MIDVALE CITY COUNCIL MEETING
AGENDA
January 17, 2017

PUBLIC NOTICE IS HEREBY GIVEN that the Midvale City Council will hold a regular meeting on the 17th Day of January, 2017 at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

6:30 PM
INFORMATIONAL ITEMS

I. DEPARTMENT REPORTS

II. CITY MANAGER BUSINESS

7:00 PM
REGULAR MEETING

III. GENERAL BUSINESS
A. ROLL CALL
B. WELCOME AND PLEDGE OF ALLEGIANCE
C. Employee of the Year Award

IV. PUBLIC COMMENTS
Any person wishing to comment on any item not otherwise on the Agenda may address the City Council at this point by stepping to the microphone and giving his or her name for the record. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Governing Body. Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing, non-Agenda items. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.

V. COUNCIL REPORTS
A. Councilmember Wayne Sharp
B. Councilmember Stephen Brown
C. Councilmember Paul Glover
D. Councilmember Paul Hunt
E. Councilmember Quinn Sperry

VI. MAYOR REPORT
A. Mayor JoAnn B. Seghini

VII. PUBLIC HEARING(S) - 7:00 PM
A. Consider approval of Union Woods Subdivision Plat (2 Lots) located at 7090 South Union Park Avenue [Lesley Burns, City Planner]

ACTION: Approve Union Woods Subdivision Plat (2 Lots) located at 7090 South Union Park Avenue
B. Consider Ordinance No. 2017-O-01 rezoning 0.77 acres of property located at 7697 South Holden Street and 788-798 West Center Street from Historic Commercial to Regional Commercial (Unique Auto Body) [Lesley Burns, City Planner]

ACTION: Approve Ordinance No. 2017-O-01 rezoning .077 acres of property located at 7697 South Holden Street and 788-798 West Center Street from Historic Commercial to Regional Commercial (Unique Auto Body)

VIII. CONSENT AGENDA
A. Approve minutes of January 3rd & 10th, 2017 [Rori Andreason, H. R. Director/City Recorder]
B. Set date and time [February 7, 2017 at 7:00 p.m.] for a public hearing to consider a text amendment request to amend the lot standards for corner lots within single-family residential zones [Matt Hilderman, Associate Planner]

IX. ACTION ITEMS
A. Approve Resolution No. 2017-R-02 Appointing Larry Wright as the Midvale City Public Works Director [Kane Loader, City Manager]
B. Approve Resolution No. 2017-R-03 A Resolution of the City Council of Midvale City pertaining to the Appointment of a City Representative to the Salt Lake Valley Fire Service Area and Unified Fire Authority Board [Kane Loader, City Manager]

X. DISCUSSION ITEMS
A. Discuss a text amendment request to amend the lot standards for corner lots within single-family residential zones [Matt Hilderman, Associate Planner]
B. Discuss Surplus Property [Jarin Blackham, IT Manager/Larry Wright, Public Works Director]

XI. ADJOURN

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working days advance notice of the meeting. TTY 711

A copy of the foregoing agenda was provided to the news media by email and/or fax; the agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City’s website at www.midxalecity.org and the State Public Notice Website at http://pmn.utah.gov. Council Members may participate in the meeting via electronic communications. Council Members’ participation via electronic communication will be broadcast and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication.

PLEASE MAKE SURE ALL CELL PHONES ARE TURNED OFF DURING THE MEETING

DATE POSTED: JANUARY 13, 2017

RORI L. ANDREASON, MMC
H.R. DIRECTOR/CITY RECORDER
SUBJECT:

Public Hearing on the Union Woods Subdivision Plat (2 Lots) located at 7090 South Union Park Avenue

SUBMITTED BY:

Lesley Burns, City Planner

SUMMARY:

The applicant, Union Woods Acquisitions Partners LLC, represented by Dusty Harris, is proposing to redevelop a portion of its existing 5.58 acre office development site located at 7090 South Union Park Avenue. Currently, the property includes a six story office building (approx. 82,000 square feet of leasable space) and surface parking. The applicant is proposing to replace the majority of the surface parking with a 209 unit apartment building and a four level commercial parking structure. The existing office building would remain on approximately 3.12 acres of the site, which would also include the proposed commercial parking structure located directly west of the office building. The apartment building is proposed to be located on the remaining 2.46 acres of the site at the south end of the overall property. This proposal requires the following approvals from the City. (When the application was originally submitted, an amendment to the General Plan Proposed Land Use Map was also required. With the adoption of the Midvale City General Plan 2016, this is no longer necessary.)

1. A subdivision plat dividing the overall property into two lots, one lot for the office and proposed commercial parking structure and one lot for the proposed multi-family residential building.
2. A rezone of the 2.46 acre residential lot to include the Regional Commercial Residential Overlay.
3. A conditional use permit for the proposed multi-family residential use.
4. A site plan approval for the new structures and how they integrate with the existing and surrounding development.
5. A development agreement.

At this time, applicant is requesting the City Council approves the subdivision plat that will divide the property into two lots. This division will create a 3.12 acre lot for the existing commercial building and proposed commercial parking structure, and a 2.46 acre lot for the proposed residential building. The subdivision plat is intended to facilitate
future lending on the property, and will also create the legal description to be tied to the rezone request to allow the residential development. The RC Zone and RCRO do not have minimum lot size requirements, so the two proposed lots comply with the zone standards.

On October 12, 2016, the Planning Commission forwarded a positive recommendation to the City Council for approval of the subdivision plat for the Union Woods Subdivision with the following conditions:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer and City Council.
2. The final subdivision plat shall note all existing easements to remain on the property, including the access easement for the property to the north, the East Jordan Canal easement (Salt Lake City Public Utilities), and utility easements.
3. The final subdivision plat shall note all new parking and access easements between the two lots, as well as any other operational agreements required for the project.

A final subdivision plat has been prepared with the required existing easements being shown. This plat has been reviewed and approved by the City Engineer. The applicant is working on the required recording language for parking and access easements between the two lots. This language will need to be reviewed by the City and then recorded concurrently with the subdivision plat. The language/document needs to ensure the shared access from Union Park Avenue continues in perpetuity, and the current surface parking for the existing office building can continue to be utilized until the proposed redevelopment of the overall site occurs at a future time.

FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of the final subdivision plat for the Union Woods Subdivision with the following conditions:

1. The applicant shall obtain all required signatures on the subdivision plat Mylar.
2. The document to ensure continued shared access and parking between the two lots in the subdivision shall be submitted for review and approval by the City, and recorded concurrently with the subdivision plat.

RECOMMENDED MOTION:

“I move that we approve the final subdivision plat for the Union Woods Subdivision located at 7090 South Union Park Avenue with the following conditions:”
1. **The applicant shall obtain all required signatures on the subdivision plat Mylar.**
2. **The document to ensure continued shared access and parking between the two lots in the subdivision shall be submitted for review and approval by the City, and recorded concurrently with the subdivision plat.**

**Attachments:**

- Vicinity Map
- Proposed Preliminary Site Plan
- Proposed Subdivision Plat
Union Woods
7090 S. Union Park Avenue
CONCEPTUAL ILLUSTRATIVE LANDSCAPE PLAN

LEGEND:
- Existing tree (Deciduous and evergreen).
- Felled plant on podium deck.
- Felled plant on podium deck.
- Proposed evergreen trees.

At least 25% of the landscaping must be evergreen.

No landscaping may be removed without replacement of equal or better quality.

A min of one tree for every 400 sf of landscaping is required for all landscaped areas.

All deciduous trees shall have a min. caliper size of two inches.

All ornamental trees shall have a min. caliper size of one and one half inches.

All evergreen trees shall have a min. height of six feet.
1. EAST (FRONT) ELEVATION

2. NORTH ELEVATION

3. SOUTH ELEVATION

UNION WOODS  MIDVALE, UTAH

CONCEPTUAL RESIDENTIAL ELEVATIONS

HINES

MATERIALS AND FINISH LEGEND

1. EXTERIOR FINISH PLASTER
2. EXTERIOR TILES
3. PERFORATED METAL RAILING
4. CORRUGATED METAL
5. CEMENTITIOUS FIBER-CEMENT PANEL
6. STOREFRONT WINDOW SYSTEM
7. METAL L-ARAI E-3L REINUK
8. PERFORATED METAL
9. CEMENTITIOUS FIBER-CEMENT SIDING

NOTE: ALL MATERIALS NOTED "DR. APPROVED EQUAL"

EAST (FRONT) ELEVATION:

GROUND FLOOR MATERIALS - 100%
STUCCO - 20%
GROUND FLOOR GLASS - 10% (Note: The Planning Commission may allow for a reduction in the amount of transparent glass if the applicant can demonstrate the building floor plan required by the use cannot effectively accommodate this requirement.) Due to the ventilation requirements for the use of parking structure on the ground floors, a combination of brick, perforated metal, and metal slat materials are used 100% for this project.

NORTH ELEVATION:

GROUND FLOOR MATERIALS - 100%
STUCCO - 50%
GROUND FLOOR GLASS - 18% (Note: The Planning Commission may allow for a reduction in the amount of transparent glass if the applicant can demonstrate the building floor plan required by the use cannot effectively accommodate this requirement.) Due to the ventilation requirements for the use of parking structure on the ground floors, a combination of brick, perforated metal, and metal slat materials are used 100% for this project.

SOUTH ELEVATION:

GROUND FLOOR MATERIALS - 100%
STUCCO - 50%
GROUND FLOOR GLASS - 0% (Note: The Planning Commission may allow for a reduction in the amount of transparent glass if the applicant can demonstrate the building floor plan required by the use cannot effectively accommodate this requirement.) Due to the ventilation requirements for the use of parking structure on the ground floors, a combination of brick, perforated metal, and metal slat materials are used 100% for this project.

KEY MAP N.T.S.

SCALE: 1" = 20'
SUBJECT:

Public Hearing on a Rezone request from Historic Commercial to Regional Commercial on three parcels (0.77 acres) located at 7697 South Holden Street and 788-798 West Center Street (Proposed Ordinance No. 2017-O-01)

SUBMITTED BY:

Lesley Burns, City Planner

SUMMARY:

Unique Auto Body, located on the northeast corner of Center and Holden Street, has been a successful Midvale business since 1983. The vehicle repair business currently occupies one building located on two parcels totaling 0.52 acres. In order to operate more effectively, Unique has purchased the 0.25 acre parcel directly east at 788 West Center Street. The building on this parcel was originally constructed as a carwash, operating from 1980-84. The building has more recently been used as office space for various businesses. Unique would like to remodel this building and create two vehicle detailing bays and approximately 550 square feet of office space. This would free up some of the space in the existing building to better accommodate the existing business.

Unique’s current business and the office building to the east are on properties located in the Historic Commercial (HC) Zone District. These properties were included in the HC Zone when this zone was created and adopted in 2002 as part of a City-wide zoning ordinance rewrite and new zoning map. The HC Zone does not allow a vehicle repair use. Because Unique’s business was legally existing before the HC Zone District was created, it is considered a non-conforming use and can remain. Any new development or expansion beyond the current boundary of the non-conforming use is required to comply with the current zoning and development standards. In order to change the use of the existing building at 788 West Center Street from office to vehicle repair and office, the property needs to be located in a zone that allows such a use. Chad Weller, representing Unique Auto Body, is requesting that all three parcels totaling 0.77 acres be rezoned from HC to Regional Commercial (RC). The RC Zone allows a vehicle repair use with a Conditional Use Permit.

Under Section 17-3-1 of the Zoning Ordinance, the Planning Commission may recommend, and the City Council may grant, a rezoning application if it determines the rezoning is consistent with the goals and policies of the Midvale City General Plan, and the following:
1. The proposed rezoning is necessary either to comply with the Midvale City General Plan Proposed Land Use Map, or to provide land for a community need that was not anticipated at the time of the adoption of the Midvale City General Plan;
2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by natural characteristics of the land, including but not limited to steep slopes, floodplain, unstable soils, and inadequate drainage; or
3. Land surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

With the adoption of the Midvale City General Plan 2016, there is no longer a General Plan Proposed Land Use Map designating future uses of property. Under the new General Plan, these properties are part of the Main Street/Old Town Opportunity Area. The General Plan anticipates minor-to-major changes in current land uses to occur in Opportunity Areas due to market forces, increasing land values and other opportunities to optimize land uses, with the need for rezoning to be evaluated on a case by case basis. Two goals for commercial development and economic sustainability (p. 57 Midvale City General Plan 2016) include the following:

- Redevelop existing commercial and industrial areas to generate economic revitalization, and improved physical conditions.
- Rekindle interest and investment in the Main Street area.

This rezone request represents a minor change to the current land uses on the property; the existing non-conforming use will remain with or without the rezone. It stems from a long time, successful business wanting to remain and invest in the Main Street area. It will also allow the property owner/business to improve some of the physical conditions of the existing business site by providing needed room for vehicles to be located inside the shop space. Currently, the non-conforming nature of the site creates a barrier for any substantial improvements/investments to be made.

**Planning Commission Recommendation**

The Planning Commission conducted a public hearing and discussed this request on December 14 2016. At this meeting, the Planning Commission forwarded a positive recommendation to the City Council to rezone the property at 7697 South Holden Street and 788-798 West Center Street from Historic Commercial (HC) to Regional Commercial (RC) based on the following findings:

- It helps redevelop the existing commercial area to generate economic revitalization, and improved physical conditions for the property.
- It helps rekindle interest and investment in the Main Street area.
- It helps support a long-time, successful, local business.
- It provides consistency between the current favorable land use and zoning.

**FISCAL IMPACT:** N/A
STAFF RECOMMENDATION:

Staff agrees with the Planning Commission’s recommendation and recommends the adoption of Ordinance 2017-O-01, which rezones the three parcels located at 7697 South Holden Street and 788-798 West Center Street from Historic Commercial to Regional Commercial.

RECOMMENDED MOTION:

“I move that we adopt Ordinance No. 2017-O-01, rezoning the three parcels located at 7697 South Holden Street and 788-798 West Center Street (approx. 0.77 acres in total) from Historic Commercial to Regional Commercial.”

Attachments:

- Vicinity Map/Zoning Map
- Proposed Ordinance No. 2017-O-01
Unique Autobody
7697 S. Holden/788-798 W. Center St.
Unique Autobody
7697 S. Holden/788-798 W. Center St.
ORDINANCE NO. 2017-O-01

AN ORDINANCE REZONING THREE PARCELS LOCATED AT 7697 SOUTH HOLDEN STREET AND 788-798 WEST CENTER STREET (APPROX. 0.77 ACRES IN TOTAL) FROM THE HISTORIC COMMERCIAL ZONE TO THE REGIONAL COMMERCIAL ZONE; ALSO PROVIDING A SAVING CLAUSE AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, pursuant to Sections 10-9a-503 and 10-9a-505 Utah State Code, the City has the authority to make and amend a zoning plan which divides the City into zoning districts and within those districts to regulate and restrict the erection, construction, reconstruction, alteration, repair, and use of buildings and structures and the use of land to promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of the municipality; and

WHEREAS, a request has been made by the property owner for a change of zoning on the properties described in Exhibit A; and

WHEREAS, following appropriate notice to surrounding property owners and publication in the newspaper on November 30, 2016, the Planning Commission held a public hearing on December 14, 2016, to review the request to rezone the properties; and

WHEREAS, after considering the proposal and public input, the Planning Commission found that the rezone: (1) helps redevelop the existing commercial area to generate economic revitalization, and improved physical conditions for the property; (2) helps rekindle interest and investment in the Main Street area; (3) helps support a long-time, successful, local business; and (4) provides consistency between the current favorable land use and zoning, and, thus, forwarded a recommendation to the City Council to approve the rezone; and

WHEREAS, following appropriate notice to surrounding property owners and publication in the newspaper on January 3, 2017, the City Council held a public hearing on January 17, 2017, to review the Planning Commission’s recommendation to rezone the properties; and

WHEREAS, after considering the proposal, public input and Planning Commission’s recommendation, the City Council found that the rezoning of said property is appropriate in that it complies with the goals of the Midvale City General Plan and is in the best interests of the particular neighborhood involved.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Midvale City, Utah as follows:

Section 1. The zoning ordinance, which sets forth the zone districts within Midvale City which portion of the said zoning ordinance is established by a zoning map, is hereby

Ordinance No. 2017-O-01
amended as follows:

The properties (Parcels 21-26-479-034, 21-26-479-023 and 21-26-479-009) described in Exhibit A attached hereto and by this reference made a part hereof, which properties are located at 7697 South Holden Street and 788-798 West Center Street, Midvale, Utah and are currently zoned Historic Commercial (HC) shall be zoned Regional Commercial (RC).

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

Historic Commercial (HC)

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

Regional Commercial (RC)

Section 2. If any part of this ordinance or the applications thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section 3. This ordinance shall be effective upon publication of a summary thereof.

PASSED AND APPROVED this ____ day of ______________, 2017.

________________________________________
JoAnn B. Seghini, Mayor

ATTEST:

__________________________
Rori Andreason, MMC
City Recorder

Date of publication: ______________

Voting by City Council

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Ordinance No. 2017-O-01
Legal Description of Rezone Properties:

PARCEL 21-26-479-009
BEG 750 FT S & 687 FT W OF NE COR CUTLER’S SUB; E 172.5 FT M OR L; S 39.10 FT M OR L; W 69.5 FT; S 28.4 FT M OR L; W 102.5 FT M OR L; N 67.5 FT M OR L TO BEG

AND

PARCEL 21-26-479-023
BEG 850.5 FT S & 720 FT W FR NE COR OF SE ¼ OF SE ¼ SEC 26, T 2S, R 1W, SLM; E 103 FT; S 113.6 FT TO N LINE OF CENTER STREET; S 84°33´ W 104 FT, MOR L TO A PT DUE S OF BEG; N 125 FT, M OR L TO BEG

AND

PARCEL 21-26-479-034
BEG SW COR LOT 3, BLK 7, CUTLER’S SUB; N 142 FT; E 69.5 FT; S 28.5 FT; E 11.52 FT; S 0°53’25” E 106.04 FT; S 84°32´ W 83.05 FT TO BEG
Mayor Seghini called the meeting to order at 6:30 p.m.

I. INFORMATIONAL ITEMS
   A. DEPARTMENT REPORTS
   Chief Mazuran reported that Officer Javier Chavez was nominated and awarded the NAACP. He said he spoke to his staff and they will look into the problem of cars parking on the roadway prohibiting the snowplow trucks. He said he had asked Public Works to install a flag light and Brian Hullinger installed a monster spot light. He expressed his appreciation. He said as a result of the roof leaks, there were a number of tiles that were damaged. The whole front part of the building has now been retiled. It has made a tremendous difference to the building and work environment. He again expressed his appreciation to Public Works.

   Kane Loader said the City will be putting up message boards stating cars will be ticketed that are parked on the street against the City’s Ordinance.

   Chief Mazuran discussed the issues on the east side of the City in Councilmember Sperry’s area. He feels the issues have been resolved.

   Laurie Harvey reported that both Finance Clerk positions have been filled. Leslie Coleman is moving from the Court to Finance as of today but will continue working in the Court for a few weeks as needed.

   Phillip Hill reported that staff will be expanding the notifications regarding the TOD zones to 600 feet. This will include approximately 1100 residents.

   Larry Wright said yes they have been plowing snow. The crews were out on Christmas day and at 4 am that morning and are doing a great job. Councilmember Hunt said he received two
phone calls thanking the City for the work the employees were doing removing snow. Councilmember Sperry said his neighbors were saying their cul-de-sac was cleared the best it has ever been. Mr. Wright said they have had a lot of issues with the cars being parked on the street. He felt the message boards would be a great idea. Councilmember Brown said the parking lot on the south side of the Boys & Girls Club needs to be plowed because residents drop off and pickup kids for school. Mr. Wright said two weeks of data from the two solar speed limit signs indicated there were 149,000 vehicles and of those 31% exceeded the speed limit. The highest speed being 66 mph in a 30 mph zone. There were many at 55 mph. The average maximum speed was 52.8 mph. There were only 20% that were at the actual posted speed limit.

Rori Andreason asked the Council if they wanted staff to order new name tags for them to wear to functions such as Harvest Days. The Council said yes and to update the logo to the new logo.

Lisa Garner said it was Judge George Vo-Duc’s first day on the job. He will go through some training and will take the bench January 24, 2017.

II. CITY MANAGER’S REPORT
Kane Loader discussed property on Winchester Drive that Murray City wants to allow to be developed. However, Murray City does not want to manage a sewer lift station for that area and wants Midvale to manage it. He said he disagreed with that and further discussions will be taking place regarding this proposed development.

III. GENERAL BUSINESS
A. Welcome and Pledge of Allegiance

B. Roll Call – Council Members Paul Hunt, Wayne Sharp, Quinn Sperry, Paul Glover, and Stephen Brown were present at roll call.

IV. PUBLIC COMMENTS
Robert Hale thanked Public Works for their snow plowing efforts. He said the 1000 East sidewalk needs some attention. It is a code enforcement issue with the snow removal from the businesses across from 1000 East. They are pushing the snow onto the sidewalks.

Laurene Butler thanked Public Works for their efforts on the snow plowing. She thanked the Mayor and Council as well as Kane Loader for serving this City. She also thanked the staff for their many efforts. She said she would like to do things to make this City better. She would love to be part of something to help the City. She suggested maybe having a good neighbor award with a newsletter article in the Journal.

Spencer Mears said he agreed with everything Mrs. Butler said. He expressed appreciation to Public Works for snow removal as well. A resident approached him about some broken garbage cans she needs replaced. Laurie Harvey said to have that person contact her.

Tom Shomar said he lives at 163 E. 7800 S. He said there is no noise control or traffic control in this area. He would appreciate it if someone would control the noise and traffic. He asked if the snow plows could slow down so the snow doesn’t get pushed up on his sidewalk. He expressed his frustration with the snow plowing.
V. COUNCIL REPORTS
A. Councilmember Wayne Sharp – Had nothing to report.
B. Councilmember Stephen Brown – Had nothing to report.
C. Councilmember Paul Glover – Had nothing to report.
D. Councilmember Paul Hunt – Had nothing to report.
E. Councilmember Quinn Sperry – Had nothing to report.

VI. MAYOR REPORT
Mayor JoAnn B. Seghini – thanked everyone in the City for what they did to get the decorations out for Christmas.

VII. CONSENT AGENDA
A. APPROVE MINUTES OF DECEMBER 13, 2016

B. SET DATE AND TIME (JANUARY 17, 2017 AT 7:00 P.M.) FOR A PUBLIC HEARING TO CONSIDER APPROVAL OF UNION WOODS SUBDIVISION PLAT (2 LOTS) LOCATED AT 7090 SOUTH UNION PARK AVENUE

C. SET DATE AND TIME (JANUARY 17, 2017 AT 7:00 P.M.) FOR A PUBLIC HEARING TO CONSIDER REZONING 0.77 ACRES OF PROPERTY LOCATED AT 7697 SOUTH HOLDEN STREET AND 788-798 WEST CENTER STREET FROM HISTORIC COMMERCIAL TO REGIONAL COMMERCIAL (UNIQUE AUTO BODY)

MOTION: Councilmember Wayne Sharp MOVED to approve the consent agenda. The motion was SECONDED by Councilmember Paul Glover. Mayor Seghini called for discussion on the motion. There being none she called for a roll call vote. The voting was as follows:

- Council member Stephen Brown Aye
- Council member Paul Glover Aye
- Council member Paul Hunt Aye
- Councilmember Wayne Sharp Aye
- Council member Quinn Sperry Aye

The motion passed unanimously.

VIII. ACTION ITEM
A. APPROVE RESOLUTION NO. 2017-R-01 AUTHORIZING THE MAYOR TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE TRANS-JORDAN CITIES AND ADOPTING AND IMPLEMENTING THE MIDVALE CITY DEBRIS MANAGEMENT PLAN APPENDIX M

Kane Loader discussed the Midvale City Debris Management plan. It is supported by entering into an Interlocal Agreement with Trans-Jordan Cities as a temporary staging area for debris management generated during an emergency event. The purpose in developing and adopting this
agreement is due to the fact that FEMA is not obligated to fully reimburse the City post disaster unless this plan is officially adopted.

The purpose of this Debris Management Support annex is to provide a guideline for how Midvale City will manage debris as well as provide assistance to local jurisdictions for debris management. These efforts may include: pre-disaster debris planning, technical assistance, recommendations, and/or guidance to other entities with regard to debris operations, potential funding, resources, contracting, etc. Implementation of this support annex will be coordinated through the Midvale City Emergency Operation Center (EOC). And be added to and referenced as appendix M in the Midvale City Emergency Operation Plan (EOP). A resolution has been prepared to take action on both of these items as the Council deems appropriate.

MOTION: Councilmember Paul Hunt MOVED to approve Resolution No. 2017-R-01 authorizing the Mayor to enter into an Interlocal Agreement with the Trans-Jordan cities and adopting and implementing the Midvale City Debris Management Plan as outlined in our packet as Appendix M. The motion was SECONDED by Councilmember Quinn Sperry. Mayor Seghini called for discussion on the motion. There being none the she called for a roll call vote.
The voting was as follows:

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<th>Council member</th>
<th>Vote</th>
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<tr>
<td>Stephen Brown</td>
<td>Aye</td>
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<tr>
<td>Paul Glover</td>
<td>Aye</td>
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<td>Paul Hunt</td>
<td>Aye</td>
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<tr>
<td>Wayne Sharp</td>
<td>Aye</td>
</tr>
<tr>
<td>Quinn Sperry</td>
<td>Aye</td>
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</tbody>
</table>

The motion passed unanimously.

IX. DISCUSSION ITEMS
A. DISCUSS THE UNION WOODS SUBDIVISION PLAT (2 LOTS) LOCATED AT 7090 SOUTH UNION PARK AVENUE

Lesley Burns said the applicant, Union Woods Acquisitions Partners LLC, represented by Dusty Harris, is proposing to redevelop a portion of its existing 5.58 acre office development site located at 7090 South Union Park Avenue. Currently, the property includes a six story office building (approx. 82,000 square feet of leasable space) and surface parking. The applicant is proposing to replace the majority of the surface parking with a 209 unit apartment building and a four level commercial parking structure. The existing office building would remain on approximately 3.12 acres of the site, which would also include the proposed commercial parking structure located directly west of the office building.

The apartment building is proposed to be located on the remaining 2.46 acres of the site at the south end of the overall property. This proposal requires the following approvals from the City. (When the application was originally submitted, an amendment to the General Plan Proposed Land Use Map was also required. With the adoption of the Midvale City General Plan 2016, this is no longer necessary.)

1. A subdivision plat dividing the overall property into two lots, one lot for the office and proposed commercial parking structure and one lot for the proposed multi-family residential building.
2. A rezone of the 2.46 acre residential lot to include the Regional Commercial Residential Overlay.
3. A conditional use permit for the proposed multi-family residential use.
4. A site plan approval for the new structures and how they integrate with the existing and surrounding development.
5. A development agreement.

At this time, applicant is requesting the City Council approves the subdivision plat that will divide the property into two lots. This division will create a 3.12 acre lot for the existing commercial building and proposed commercial parking structure, and a 2.46 acre lot for the proposed residential building. The subdivision plat is intended to facilitate future lending on the property, and will also create the legal description to be tied to the rezone request to allow the residential development. The RC Zone and RCRO do not have minimum lot size requirements, so the two proposed lots comply with the zone standards.

On October 12, 2016, the Planning Commission forwarded a positive recommendation to the City Council for approval of the subdivision plat for the Union Woods Subdivision with the following conditions:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer and City Council.
2. The final subdivision plat shall note all existing easements to remain on the property, including the access easement for the property to the north, the East Jordan Canal easement (Salt Lake City Public Utilities), and utility easements.
3. The final subdivision plat shall note all new parking and access easements between the two lots, as well as any other operational agreements required for the project.

A final subdivision plat has been prepared with the required existing easements being shown. This plat has been reviewed by the City Engineer, and a few technical corrections are being made at this time. The applicant is working on the required recording language for parking and access easements between the two lots. This will need to be recorded concurrently with the subdivision plat to ensure the shared access from Union Park Avenue continues in perpetuity and the current surface parking for the existing office building can continue to be utilized until the proposed redevelopment of the overall site occurs at a future time.

**B. DISCUSS A REZONE REQUEST FROM HISTORIC COMMERCIAL TO REGIONAL COMMERCIAL ON THREE PARCELS (.077 ACRES) LOCATED AT 7697 SOUTH HOLDEN STREET AND 788-798 WEST CENTER STREET**

Lesley Burns said Unique Auto Body, located on the northeast corner of Center and Holden Street, has been a successful Midvale business since 1983. The vehicle repair business currently occupies one building located on two parcels totaling 0.52 acres. In order to operate more effectively, Unique has purchased the 0.25 acre parcel directly east at 788 West Center Street. The building on this parcel was originally constructed as a carwash, operating from 1980-84. The building has more recently been used as office space for various businesses. Unique would like to remodel this building and create two vehicle detailing bays and approximately 550 square feet
of office space. This would free up some of the space in the existing building to better accommodate the existing business.

Unique’s current business and the office building to the east are on properties located in the Historic Commercial (HC) Zone District. These properties were included in the HC Zone when this zone was created and adopted in 2002 as part of a City-wide zoning ordinance rewrite and new zoning map. The HC Zone does not allow a vehicle repair use. Because Unique’s business was legally existing before the HC Zone District was created, it is considered a non-conforming use and can remain. Any new development or expansion beyond the current boundary of the non-conforming use is required to comply with the current zoning and development standards. In order to change the use of the existing building at 788 West Center Street from office to vehicle repair and office, the property needs to be located in a zone that allows such a use. Chad Weller, representing Unique Auto Body, is requesting that all three parcels totaling 0.77 acres be rezoned from HC to Regional Commercial (RC). The RC Zone allows a vehicle repair use with a Conditional Use Permit.

Under Section 17-3-1 of the Zoning Ordinance, the Planning Commission may recommend, and the City Council may grant, a rezoning application if it determines the rezoning is consistent with the goals and policies of the Midvale City General Plan, and the following:

1. The proposed rezoning is necessary either to comply with the Midvale City General Plan Proposed Land Use Map, or to provide land for a community need that was not anticipated at the time of the adoption of the Midvale City General Plan;
2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by natural characteristics of the land, including but not limited to steep slopes, floodplain, unstable soils, and inadequate drainage; or
3. Land surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

With the adoption of the Midvale City General Plan 2016, there is no longer a General Plan Proposed Land Use Map designating future uses of property. Under the new General Plan, these properties are part of the Main Street/Old Town Opportunity Area. The General Plan anticipates minor-to-major changes in current land uses to occur in Opportunity Areas due to market forces, increasing land values and other opportunities to optimize land uses with the need for rezoning to be evaluated on a case by case basis. Two goals for commercial development and economic sustainability (p. 57 Midvale City General Plan 2016) include the following:

- Redevelop existing commercial and industrial areas to generate economic revitalization, and improved physical conditions.
- Rekindle interest and investment in the Main Street area.

This rezone request represents a minor change to the current land uses on the property; the existing non-conforming use will remain with or without the rezone. It stems from a long time, successful business wanting to remain and invest in the Main Street area. It will also allow the
property owner/business to improve some of the physical conditions of the existing business site by providing needed room for vehicles to be located inside the shop space. Currently, the on conforming nature of the site creates a barrier for any substantial improvements/investments to be made.

Planning Commission Recommendation
The Planning Commission conducted a public hearing and discussed this request on December 14 2016. At this meeting, the Planning Commission forwarded a positive recommendation to the City Council to rezone the property at 7697 South Holden Street and 788-798 West Center Street from Historic Commercial (HC) to Regional Commercial (RC) based on the following findings:

- It helps redevelop the existing commercial area to generate economic revitalization, and improved physical conditions for the property.
- It helps rekindle interest and investment in the Main Street area.
- It helps support a long-time, successful, local business.
- It provides consistency between the current favorable land use and zoning.

X. ADJOURN

MOTION: Councilmember Wayne Sharp MOVED to adjourn the meeting. Councilmember Paul Hunt SECONDED the motion. Mayor Seghini called for discussion on the motion. There being none, she called for a vote. The motion passed unanimously.

The meeting adjourned at 7:52 p.m.

Rori L. Andreason, MMC
H.R. DIRECTOR/CITY RECORDER

Approved this 17th day of January, 2017.
MIDVALE CITY
CITY COUNCIL WORKSHOP MEETING
Minutes
Tuesday, January 10, 2017
Council Chambers
7505 S. Holden Street
Midvale, Utah 84047

MAYOR: JoAnn Seghini

COUNCIL MEMBERS: Council Member Wayne Sharp
Council Member Stephen Brown
Council Member Paul Glover
Council Member Paul Hunt
Council Member Quinn Sperry

STAFF: Kane Loader, City Manager; Phillip Hill, Asst. City Manager/Community Development Director; Laurie Harvey, Asst. City Manager/Admin. Services Director; Rori Andreason, H.R. Director/City Recorder; Danny Walz, Redevelopment Agency Director; Lisa Garner, City Attorney; Larry Wright, Public Works Director; Keith Ludwig, City Engineer; Christopher Butte, Economic Development Director; Dalin Hackett, Asst. Finance Director; and Jarin Blackham, IT Manager.

Mayor Seghini called the meeting to order at 6:33 p.m.

I. DISCUSSION ITEMS
   A. DISCUSS PARKING LOT LANDSCAPING
      Phillip Hill discussed the current requirements for parking lots.

Parking Lot Landscaping

Standard Ordinance Requirement
- Required Landscaping. The following landscaping standards apply to new development:
  - i. Parking areas with more than four stalls must have perimeter landscaping of at least five feet in width;
  - ii. Parking areas with over ten stalls must have a minimum of ten percent interior landscaping, and perimeter landscaping of at least five feet in width;
  - iii. Parking areas with over fifteen spaces shall provide landscaped islands at the end of each parking row, an island for every fifteen spaces (135 feet), perimeter landscaping of at least five feet in width, and a minimum of ten percent interior landscaping.

Why Landscaping in a Parking Lot?
- Reduce heat gain through shade
  - Urban Development vs Rural
    - Daytime heat increase – 18 to 27 degrees hotter than air temperature
    - Nighttime heat increase – 9 to 18 degrees hotter than air temperature
Proceedings of the Midvale City Council Meeting
January 10, 2017

- Opportunity to shade cars
- More aesthetically pleasing

Low Impact Development Requirements Coming
Storm runoff will be limited to pre-development discharge (2018/2019)

Councilmember Wayne Sharp said the biggest complaint he hears is there is not enough parking for both commercial and residential. He was hoping to lower the 10% requirement. He said plowing snow with the islands in the middle of the parking lot causes a lot of problems as well as losing parking stalls.

Councilmember Paul Glover said he would rather look like a forest than a sea of asphalt. He always tries to park under a shady area so his car is not so hot. He suggested requiring more drainage in the parking lots but leave the trees.

Keith Ludwig said there are several cities that have come under the discharge permit of DEQ that are encouraging low impact developments. It’s not required but the permit will suggest the city encourage low impact developments.

Phillip Hill said they try to make the landscaping requirements the least impact as possible. Midvale City requirements are pretty much the standard across the valley with the parking lot landscaping.

Councilmember Stephen Brown discussed the QES Development that is required to have a lot more parking lots than they would ever use.

Phillip Hill discussed the requirements for a business like that and what is reviewed in order to calculate the required parking stalls. They have to be careful to make sure there would be enough parking stalls for another type of business that could go into that same size building in the future in case it is ever sold.

The Council agreed that nothing should change from the current requirements.

B. DISCUSS PROPOSED ROAD BOND
Laurie Harvey reviewed major road improvements, sidewalk projects, and needed maintenance.

Series 2017 Revenue Bonds

Projects under Consideration
- Major road improvements $ 3 million
- Sidewalk projects 3 million
- Rehab of roads < 80 PCI 6 million
- Total $12 million

Major Road Improvements

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Est Costs</th>
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<tbody>
<tr>
<td>270 East (7500 S – 7740 S)</td>
<td>105,936</td>
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<tr>
<td>300 East (7800 S – 7616 S)</td>
<td>417,235</td>
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### Sidewalk Projects

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Est Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>7265 S – 1095 E – 1130 E</td>
<td>573,815</td>
</tr>
<tr>
<td>Baker Street &amp; 840 East area</td>
<td>355,868</td>
</tr>
<tr>
<td>7440 South &amp; 240 East area</td>
<td>476,968</td>
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<tr>
<td>Holden Street (7594 S 7676 S)</td>
<td>100,519</td>
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<tr>
<td>Nicolette Drive (64 E – 104 E)</td>
<td>139,276</td>
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<tr>
<td>Harvard Drive (320 W)</td>
<td>33,719</td>
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<td>Harrison Street (8420 S – 8450 S)</td>
<td>68,010</td>
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<tr>
<td>430 East &amp; 6990 South</td>
<td>92,142</td>
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<tr>
<td>Connie Drive &amp; Luana Street</td>
<td>613,500</td>
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<td>7570 S &amp; 520 E</td>
<td>435,388</td>
</tr>
<tr>
<td>95 East &amp; 6850 S</td>
<td>110,944</td>
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<td>$3,000,149</td>
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### Rehab of Roads < 80 PCI

- Analysis prepared by Ensign Engineering (August 2016)
- Pavement Condition Index (PCI) assigned
- Maintenance strategy established
- Total cost estimated at $6 million

### Maintenance Strategy

<table>
<thead>
<tr>
<th>Maintenance Strategy</th>
<th>PCI</th>
<th>Generalized Maintenance Cycle (years)</th>
<th>Base Unit Price (SF)</th>
<th>Total Estimated Unit Price</th>
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<tbody>
<tr>
<td>Crack seal</td>
<td>90-100</td>
<td>1-2</td>
<td>$.04</td>
<td>$.05</td>
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<tr>
<td>Seal coat</td>
<td>80-90</td>
<td>3-5</td>
<td>$.17</td>
<td>$.25</td>
</tr>
<tr>
<td>Slurry seal</td>
<td>60-80</td>
<td>4-7</td>
<td>$.17</td>
<td>$.25</td>
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<tr>
<td>Overlay</td>
<td>40-60</td>
<td>8-10</td>
<td>$.93</td>
<td>$1.73</td>
</tr>
<tr>
<td>Reconstruction</td>
<td>0-40</td>
<td>12 or more</td>
<td>$2.47</td>
<td>$4.72</td>
</tr>
</tbody>
</table>
Cost to bring all roads to PCI of 80
- 87 roads identified as having PCI < 80
- Most treatments were slurry seal, mill & overlay
- Reconstruction of 2 roads
  - 220 East and Foxbridge Drive
- Major projects (mill and overlay)
  - 700 West - $516,609
  - Ft. Union Blvd - $643,174
  - 7500 South - $569,207
  - 7720 S Holden to State - $749,852

Discussion points
- Bond funds should be spent within a three year period
  - Is the project right-sized?
- Repayment terms should not extend beyond estimated project life
- Regular annual pavement management still required for roads above PCI of 80
  - Avoid committing 100% of B&C revenue to debt service
  - Capping debt service @ $810,000 leaves $290,000 for regular pavement management and/or sidewalk projects

B&C Road Fund Revenue
- FY 2015 - $ 837,100
- FY 2016 - $ 938,500
- Estimated FY 2017 - $ 1,100,000
  - Increase of $ 262,900 (31%) over FY 2015
    - $ 148,700 (18%) from increase in gas tax
    - $ 114,200 (13%) from increase in population and road miles

Funding Options
- #1 – Pledge B&C road revenue – limited to 10 year term
- #2 – Pledge sales tax revenue – 12 year term
- #3 – Pledge sales tax revenue – 15 year term

Funding Option #1
- Excise tax revenue bond
- B&C Road Fund revenue pledged
- Term limited to ten years by Utah law
- Available construction funds - $6 million

Funding Option #2 and #3
- Sales tax revenue bond
- Sales tax revenue pledged
  - (B&C road revenue may be used for repayment)
  - Repayment terms not limited
- Available construction funds
  - $7.5 million (12 year term)
  - $9.0 million (15 year term)
Staff Recommendation
• Funding Option #3
  • Approximately $9 million in construction funds
  • Annual payments of about $810,000 for 15 years
• Pavement Management plan and Major Road projects
  • Consider sidewalk projects as funds become available

Laura Lewis with Lewis, Young, Robertson & Burningham discussed funding options for the Revenue Bonds.

The Council discussed talking to Utopia and doing the installations at the same time. The Council agreed to move forward with the proposed bond funding and schedule the parameters resolution for adoption on February 7, 2017.

II. ADJOURN

Mayor Seghini adjourned the meeting at approximately 7:33 p.m.

Rori L. Andreason, MMC
H.R. DIRECTORY/CITY RECORDER

Approved this 17th day of January, 2017
SUBJECT:

Set Public Hearing for February 7, 2017 and Discussion on a text amendment request to amend the lot standards for corner lots within single-family residential zones

SUBMITTED BY:

Matt Hilderman, Associate Planner

SUMMARY:

The City Council has made a request to review our development lot standards for corner lots within the Single-Family Residential Zones (SF-1 & SF-2). The initial discussion suggested reviewing the existing lot and development standards for corner lots and proposing an allowance for additional development on larger corner lots with existing residential homes, specifically looking at the limitation created by the lot depth standard required on corner lots.

The existing Municipal Code for SF-1 and SF-2 lot and development standards for corner lots and accessory structures identifies the following:

During our initial review and discussion on November 9, 2016, Staff discussed with the Planning Commission to continue recognizing and requiring the development standards as shown above; however, proposing an exception to the minimum lot depth from both street frontages, to allow an additional single family lot to be created in certain instances. Staff also discussed the location limitations currently placed on accessory structures on corner lots and is currently reviewing and proposing language for an exception to allow accessory structures to be located in a front yard setback, in certain instances; however, this language is not being proposed, at this time.

Staff has provided the attached proposed text amendment (Attachment A) for review and discussion. In summary, this attachment addresses the following proposed changes:

- Any new proposed corner lot must include an existing residential structure.
• The reduced setback dimension shall not be less than the minimum lot width and the pre-existing structure must comply with the minimum side yard setback dimension.
• The minimum lot area shall comply with the underlying zone district and the new lot shall comply with the minimum lot depth from the other street frontage.

Planning Commission Recommendation

On December 14, 2016, a public hearing was conducted and initial comments from the public were received. The Planning Commission reviewed all the information received and discussed the aesthetics of this use as it related to the surrounding neighborhoods and overall city character. It was the Planning Commission’s recommendation to forward a positive recommendation of the ordinance amendment with the following motion:

“In order to provide additional opportunities for new single family detached homes in stable, residential neighborhoods and to mitigate visibility limitations on corner lots, I move that we forward a positive recommendation to the City Council to add language in the SF-1 and SF-2 Zones corner lots as included in Attachment A but deferring a decision on ancillary buildings in those lots for further Staff review and rewriting of language.”

FISCAL IMPACT: N/A

Attachments:

• Attachment A – Revised Ordinance Proposal
• Proposed Example
Chapter 17-7-1
SINGLE FAMILY RESIDENTIAL ZONE (SF-1)

Sections:

17-7-1.1 Purpose.
17-7-1.2 Use table.
17-7-1.3 Lot standards.
17-7-1.4 Development standards.
17-7-1.5 Neighborhood compatibility.
17-7-1.6 Fences, hedges and walls.
17-7-1.7 Landscaping.
17-7-1.8 Parking.
17-7-1.9 Accessory structures (unoccupied).
17-7-1.10 Master planned development.
17-7-1.11 Conditional use standards of review.
17-7-1.12 Home occupation standards.
17-7-1.13 Signs.
17-7-1.14 Duplex (two-family) overlay (OD) zone.
17-7-1.15 Agricultural overlay zone.
17-7-1.16 Related provisions.
17-7-1.17 Camping.

17-7-1.3 Lot standards.

The following standards apply to all new subdivisions of land in the zone:

A. Lot Area. The minimum lot area is seven thousand square feet, subject to the following exception:

1. For the purpose of promoting owner-occupied residences, a lot complying with the requirements of the zone may be subdivided to allow for individual ownership of a pre-existing single family attached structure.

B. Lot Width. The minimum lot width is fifty-five feet, measured at the front setback line.
C. Lot Frontage. The minimum lot frontage is fifty-five feet unless the lot is on a cul-de-sac, in which case the minimum lot frontage is thirty-five feet.

D. Lot Depth. The minimum lot depth is ninety feet, unless the lot width is at least eighty-two feet, then the minimum lot depth shall be eighty feet. Corner lots must meet the minimum lot depth from both street frontages. The minimum corner lot depth requirement from one street frontage may be reduced provided the following items are satisfied:

1. Any new corner lot created by this provision must include a pre-existing residential structure. The pre-existing structure may or may not comply with the front yard setback requirements in Section 17-7-1.4 (A) (1).

2. The reduced lot depth dimension shall not be less than fifty-five feet, and shall be such that the pre-existing structure shall have at least the minimum side yard setback required in Section 17-7-1.4 (A) (2). Any existing accessory structure shall comply with the required setback for accessory structures.

3. The minimum lot area shall be seven thousand square feet. The minimum lot depth from the other street frontage shall be ninety feet. (Ord. 5/20/2003 O-5 § 1 (part), 2003; Ord. 11-13-2001 § 2 (part), 2001)
Chapter 17-7-2
SINGLE FAMILY RESIDENTIAL ZONE (SF-2)

Sections
17-7-2.1 Purpose.
17-7-2.2 Use table.
17-7-2.3 Lot standards.
17-7-2.4 Development standards.
17-7-2.5 Neighborhood compatibility.
17-7-2.6 Fences, hedges and walls.
17-7-2.7 Landscaping.
17-7-2.8 Parking.
17-7-2.9 Accessory structures (unoccupied).
17-7-2.10 Master planned development.
17-7-2.11 Conditional use standards of review.
17-7-2.12 Home occupation standards.
17-7-2.13 Signs.
17-7-2.14 Related provisions.
17-7-2.15 Camping.

17-7-2.3 Lot standards.

The following standards apply to all new subdivisions of land in the zone:

A. Lot Area. The minimum lot area is five thousand square feet, subject to the following exception:

   1. For the purpose of promoting owner-occupied residences, a lot complying with the requirements of the zone may be subdivided to allow for individual ownership of a pre-existing single family attached structure.

B. Lot Width. The minimum lot width is forty-five feet, measured at the front setback line.

C. Lot Frontage. The minimum lot frontage is forty-five feet unless the proposed lot is on the curve of a cul-de-sac, then the minimum lot frontage is thirty-five feet.

D. Lot Depth. The minimum lot depth is ninety feet, unless the lot width is at least sixty-seven feet, then the minimum lot depth shall be eighty feet. Corner lots must meet the minimum lot depth from both street
frontages. The minimum corner lot depth requirement from one street frontage may be reduced provided the following items are satisfied:

1. Any new corner lot created by this provision must include a pre-existing residential structure. The pre-existing structure may or may not comply with the front yard setback requirements in Section 17-7-1.4 (A) (1).

2. The reduced lot depth dimension shall not be less than forty-five feet, and shall be such that the pre-existing structure shall have at least the minimum side yard setback required in Section 17-7-1.4 (A) (2). Any existing accessory structure shall comply with the required setback for accessory structures.

3. The minimum lot area shall be five thousand square feet. The minimum lot depth from the other street frontage shall be sixty-seven feet. (Ord. 5/20/2003O § 1 (part), 2003; Ord. 11-13-2001 § 2 (part), 2001)
SUBJECT: Resolution Appointing Larry Wright as the Midvale Public Works Director

SUBMITTED BY: Kane Loader, City Manager

SUMMARY:
Larry Wright was appointed Interim Public Works Director in September 2016. He has an extensive background in supervising and leading a team of employees to success. Larry is more than qualified for the job and has proven himself over the last four months in earning the respect of the Public Works employees and management by doing an excellent job.

STAFF’S RECOMMENDATION AND MOTION: I move that we approve Resolution No. 2017-R-37 Appointing Larry Wright as the Public Works Director for Midvale City.

Attachments: Proposed Resolution
MIDVALE CITY, UTAH
RESOLUTION NO. 2017-R-02

A RESOLUTION APPOINTING LARRY WRIGHT AS THE MIDVALE CITY PUBLIC WORKS DIRECTOR

WHEREAS, the Mayor is authorized to appoint, with the advice and consent of the City Council, a qualified person to serve as the Public Works Director; and

WHEREAS, the Mayor has sought the advice and consent of the City Council concerning such appointment; and

WHEREAS, the Mayor desires to appoint Larry Wright as the Public Works Director; and

WHEREAS, the City Council desires to consent to this appointment,

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF MIDVALE, UTAH:

Section 1. The City Council hereby confirms the City Manager’s appointment of Larry Wright as the Public Works Director.

Section 2. This Resolution shall take effect immediately.

APPROVED AND ADOPTED this 17th day of January, 2017.

JoAnn B. Seghini, Mayor

ATTEST:

Rori L. Andreason, MMC
City Recorder

Voting by the City Council

<table>
<thead>
<tr>
<th>Name</th>
<th>“Aye”</th>
<th>“Nay”</th>
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</thead>
<tbody>
<tr>
<td>Stephen Brown</td>
<td></td>
<td></td>
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<tr>
<td>Paul Glover</td>
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<td>Quinn Sperry</td>
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<tr>
<td>Wayne Sharp</td>
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SUBJECT: Resolution Appointing Council Member Paul Glover to represent Midvale City on the Salt Lake Valley Fire Service Area and Unified Fire Authority Boards

SUBMITTED BY: Mayor JoAnn B. Seghini

SUMMARY: As of Thursday, January 12, 2017 my resignation was tendered to both the Salt Lake Valley Fire Service Area and Unified Fire Authority Boards. Council Member Paul Glover has agreed to serve as the City’s Representative on these two Boards. A Resolution has been prepared for the Council’s consideration.

STAFF’S RECOMMENDATION AND MOTION: I move to approve Resolution No. 2017-R-02 A Resolution of the City Council of Midvale City pertaining to the Appointment Paul Glover as the City’s representative on the Salt Lake Valley Fire Service Area and Unified Fire Authority Board.

Attachments: Proposed Resolution
A RESOLUTION OF THE CITY COUNCIL OF MIDVALE CITY PERTAINING TO THE APPOINTMENT OF A CITY REPRESENTATIVE TO THE SALT LAKE VALLEY FIRE SERVICE AREA AND UNIFIED FIRE AUTHORITY BOARD

Whereas, Midvale City became a member of the Salt Lake Valley Fire Service Area and entered into a fire service contract with the Unified Fire Authority in July 2011; and

Whereas, a representative of each member city is appointed by the governing body of such city to serve as a member of these Boards; and

Whereas, the City Council desires to appoint Council Member Paul Glover to represent Midvale City on the Salt Lake Valley Fire Service Area Board and the Unified Fire Authority Board,

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF MIDVALE, UTAH:

Section 1. The City Council desires to appoint Council Member Paul Glover as the representative on the Salt Lake Valley Fire Service Area Board and the Unified Fire Authority Board with a term commencing on January 12, 2017.

Section 2. This resolution shall take effect immediately.

Adopted by the City Council of Midvale, Utah, this 17th day of January 2017.

JoAnn B. Seghini
Mayor

ATTEST:

VOTING BY COUNCIL:  “AYE”  “NAY”
Stephan Brown
Paul Glover
Paul Hunt
Wayne Sharp
Quinn Sperry

Rori L. Andreason, MMC
City Recorder