MIDVALE CITY COUNCIL MEETING
AGENDA
August 01, 2017

PUBLIC NOTICE IS HEREBY GIVEN that the Midvale City Council will hold a regular meeting on the 1st Day of August 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. WELCOME AND PLEDGE OF ALLEGIANCE
B. ROLL CALL

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 Paul Hunt
B. Councilmember Quinn Sperry
C. Councilmember Wayne Sharp
D. Councilmember Stephen Brown
E. Councilmember Paul Glover

VI. MAYOR REPORT
A. Mayor JoAnn B. Seghini

VII. PUBLIC HEARING(S) - 7:00 PM
A. Consider Rezone request from Single-Family Residential to Single-Family Residential with a Duplex Overlay (SF-1 to SF1/DO) located from 7575 South - 7601 South 700 East [Matt Hilderman, Associate Planner]

VIII. CONSENT AGENDA
A. Approve Minutes of July 18, 2017 [Rori Andreason, H.R. Director/City Recorder]
IX. ACTION ITEMS
A. Approve Ordinance No. 2017-O-10 Proposed Text Amendment to revise the Subarea Plan for the Jordan Bluffs Zone and amend the Jordan Bluffs Zone Use Table for Warehouse/Distribution Uses in all Subareas [Phillip Hill, Asst. City Manager/CD Director]

B. Consider Resolution No. 2017-R-29 Amending the Midvale Policies and Procedures Manual [Rori L. Andreacon, HR Director/City Recorder]

C. Approve Resolution No. 2017-R-30 Declaring Surplus Property [Jarin Blackham, IT Manager]

X. DISCUSSION ITEMS
A. Discussion of Draft Development Agreement with Gardner Jordan Bluffs Holdings, L.C. [Phillip Hill, Asst. City Manager/CD Director; Lisa Garner, City Attorney; and Jody Burnett, Outside Legal Counsel]

B. Arts Council Presentation [Wade Walker, Midvale Arts Council]

C. Discussion regarding Property Tax Notices [Laurie Harvey, Asst. City Manager/Admin. Services 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.midvalecity.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: JULY 28, 2017

RORI L. ANDREASON, MMC
H.R. DIRECTOR/CITY RECORDER
CITY COUNCIL MEETING
Minutes
Tuesday, August 01, 2017
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor JoAnn B. Seghini

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

STAFF: Phillip Hill, Asst. City Manager/CD Director; Laurie Harvey, Asst. City Manager/Admin. Services Director; Rori Andreason, H.R. Director/City Recorder; Lisa Garner, City Attorney; Larry Wright, Public Works Director; Danny Walz, Redevelopment Agency Director; Matt Dahl, RDA Housing Director; Annaliese Eichelberger, RDA Project Coordinator; Lesley Burns, City Planner; Matt Hilderman; Associate Planner; Chief Jason Mazuran, UPD; and Jarin Blackham, IT Manager.

Mayor Seghini called the meeting to order at 6:35 p.m.

I. INFORMATIONAL ITEMS
A. DEPARTMENT REPORTS

Chief Mazuran introduced Officer Greg Wathen as Officer of the Month for June. He discussed a vehicle burglary that took place where the victim in the burglary had most of her possessions. Officer Wathen was called out on another location where property had been left behind and realized the two incidents may be connected. In doing so, he was able to recover all of the belongings for the victim on the vehicle burglary.

Laurie Harvey said she, Kane, Ivan Sandoval, and Chief Mazuran will be attending the White City Town meeting to discuss Midvale City processing their court cases. She expressed appreciation for two of her employees, Leslie Coleman and Meagan Evans, for updating the utility billing website.

Phillip Hill said he has been approached by Salt Lake County who would like the City to explore adding some dog parks. The City currently has one dog park in Bingham Junction. This item will come back for further discussion. He said there is an item on the agenda to discuss a development agreement which they are not ready to discuss that evening. This item will be rescheduled for the next Council meeting. The EPA has committed to $100,000 a year grant for 5 years for a site coordinator position. He is working to get that grant application prepared. He reported on the light on Normandy Way, which has been replaced. A resident contacted staff regarding a project at 440
East 7200 South where residents are concerned with the lights on the crosswalk. He has contacted Rocky Mountain Power to address this issue.

Larry Wright said he has investigated the idea of terminating the contract with the building cleaners. There have been many complaints about the job that is not getting done. He has tried working with them for the past year regarding the complaints, but it has not improved. Bringing this function in-house will not cost the City any more money than being paid currently but the staff will have more control. The Council agreed.

Rori Andreason reviewed the Harvest Days Schedule of events as well as the Meet the Candidate events scheduled.

Lisa Garner said she and Jarin Blackham met with Mr. Mears regarding his GRAMA request which was modified. The number of items for review according to Mr. Mears’ request is 675 items. She said she will proceed with the request process.

II. CITY MANAGER’S REPORT
Kane Loader reported on several follow-up items from the last meeting. He discussed the issues with connecting to Utopia. Everyone seems to want it but the infrastructure hasn’t been completed.

Councilmember Paul Hunt said that marketing is not a problem for Utopia. It’s getting Utopia connected that is the problem.

Kane Loader reported that the Union Jordan ditch head gate has been closed off permanently. He said there is a connection to the ditch for storm water, and that has been disconnected as well.

Kane Loader said Lorene Butler said the welcome to Midvale sign has been cleaned up. The cemetery fence will also be fixed in the next few weeks.

Kane Loader said Verdon Walker suggested that the old Senior Center be turned into a Parks and Recreation department. He explained that there are only two people in the parks department so that would not serve a purpose. The building was scheduled to be remodeled and put to use as a new community center and a new home for the Midvale Museum. They are currently working on designs for the remodel.

Kane Loader said Dustin Gettel asked for live streaming the City Council meetings. He said staff has been exploring ways to accomplish this. This item will be brought back for discussion at a future meeting.

Kane Loader reported that on August 18th at 5:30 p.m. the new Midvale Middle School with have a welcome back night for the students with tours of the school and hotdogs and hamburgers.

The Mayor called the business meeting to order at 7:12 p.m.

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 Newman said he came before the Council asking for his street light to be replaced. He said it has been completed. He expressed his appreciation for the quick turn around.

Laurene Walker said her husband knows the City doesn’t have a recreation department but wonders why. She wanted to pay tribute to her daughter-in-law Suzanne and the work she has done with the Arts Council.

Robert Hale said he has had the privilege of meeting many citizens over the month. He said 90% of the residents in Bingham Junction love their homes and the location. He asked about the fence around the City cemetery that is broken. Kane Loader said that project is scheduled to be repaired.

Mayor Seghini said she agreed with the hard work the Walker family has put into the Arts Council. She expressed her appreciation.

V. **COUNCIL REPORTS**
A. **Councilmember Paul Hunt** – also agreed with the hard work the Walker family has put into the Arts Council.

B. **Councilmember Quinn Sperry** – asked for clarification of the parking on 900 East with the project being built. Phillip Hill said there will be no parking on 900 East. He thanked Phil for his quick response on the street light on Normandy Way. He said a resident said the County was working on the light at 7200 South and 700 East and took out the left turn lane. He expressed his frustration with some residents who did not clean up their fireworks after the July 4th and 24th holidays.

C. **Councilmember Wayne Sharp** – discussed the seriousness of the West Nile virus. He encouraged the residents to remove the standing water from their yards on a regular basis.

D. **Councilmember Stephen Brown** – asked staff to follow-up on the striping on Millennial Way.

E. **Councilmember Paul Glover** – also thanked the Walkers for their hard work on the Arts Council.

VI. **MAYOR REPORT**
Mayor JoAnn B. Seghini – invited the residents to schedule a block party with the police department. The Mayor, City Council members, Police, and Fire can come visit these parties.

**MOTION:** Councilmember Stephen Brown MOVED to open a public hearing. The motion was SECONDED by Councilmember Paul Glover. Mayor Seghini called for discussion on the motion. There being none she called for a vote. The motion passed unanimously.
VII. PUBLIC HEARINGS
   A. CONSIDER REZONE REQUEST FROM SINGLE-FAMILY RESIDENTIAL WITH A DUPLEX OVERLAY (SF-1 SF1/DO) LOCATED FROM 7575 SOUTH – 7601 SOUTH 700 EAST

Matt Hilderman said Brian McMullin, representative of the property owners, is proposing to rezone and develop property between 7575 South – 7601 South 700 East under the proposed Master Planned Development/Duplex Overlay zone district development standards. This proposal includes two (2) parcels totaling approximately 1.16 acres (50,529.6 sq. ft.) and currently has two, existing single-family residences on each property with associated accessory structures. The applicant is proposing, upon approval of the rezone request, to propose a ten-unit (10-unit), owner-occupied townhome development, accessible from a private, thirty-five-foot (35’) right-of-way, associated amenities, and landscaping elements.

In order for this development to proceed as proposed, the following approvals are required from the City:

1. A rezone of the entire property from SF-1 to SF1/DO.
2. Approval of a Conditional Use Permit for any proposed Master Planned Development.
3. Preliminary and Final Site Plan approval that complies with the requirements of the SF1/DO development standards.
4. Preliminary and Final Subdivision Plat approval for individual ownership of each unit and to allocate the common/limited-common areas of the proposed subdivision.

General Plan and Rezone

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 caused 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 2 identified as being within a Stability Area. The General Plan states there are relatively stable residential neighborhoods, throughout most areas of Midvale City, where little change internal to the neighborhood itself is expected. New development along major streets and in areas of underutilized properties is expected however; measures to protect and enhance the livability of stable residential neighborhoods should accompany the anticipated change (2016
General Plan, Pg. 45). The General Plan further states the current overall land-use mix is desirable in these Stability Areas and the preservation of these areas character and function is the desired future condition. Some additional future land use goals for these Stability Areas include:

1. Support property maintenance and neighborhood stability.
2. Buffer uses in Stability Areas from more intensive land uses nearby, including adjacent Opportunity Areas.
3. Provide for better pedestrian/bicycle connections through and between neighborhoods.
4. Provide for access to parks, trails and recreation facilities.
5. Provide for appropriate transit opportunities.
6. Provide mechanisms for appropriate home remodeling to occur to accommodate today’s lifestyles and needs.

The General Plan identifies some future goals for Residential Development and Housing development (2016 General Plan, Pg. 56) that includes:

1. Maintain and strengthen stable neighborhoods. The goal includes preserving the quality and character of existing neighborhoods; providing neighborhoods with better connectivity and access to recreational amenities; and ensuring that infill and adjacent development is compatible with the existing neighborhoods.
2. Maintain and improve the quality of the existing housing stock in Midvale, and revitalize the physical and social fabric of neighborhoods that are in decline.
3. Expand the variety of housing opportunities to allow for more choices in types and locations of residences. This includes providing for a mixture of housing sizes, densities, types and affordability in each area of the City.
4. Support the development of more affordable housing in appropriate locations, i.e., near transit, retail commercial, schools and recreational amenities.

Staff believes the existing zone district was not the result of a clerical error or mistake of fact when the zoning designations for these properties were created however; there is evidence that the surrounding neighborhoods have changed and is continuously changing. Examples of these changes can include the following residential projects along 700 East:

- 700 East Townhomes; 7339 S – 7353 S 700 E; total size = 0.65 acres
  4-unit twin home development (2006)
- Orchard Vista PUD; 7614 S 700 E; total size = 1.1 acres
  13-unit twin home development and private right-of-way (2007)
- Midvale Townhomes; 7475 S – 7495 S 700 E; total size = 1.05 acres
  10-unit twin home development and private right-of-way (2016 received use and preliminary approval)

This rezone request represents a slight, but important, change to the current zoning and land uses on these parcels of property. If the property receives approval of the rezone amendment, the applicant would then be required to receive approval of a Master Planned Development for the proposed Amara Court Subdivision which at the minimum, would require the following development requirements:
• Improved, nonmotorized vehicle trail linkages and access for general pedestrian use;
• A minimum of fifteen percent (15%) of the land as improved, common open space to include such uses as mini-parks, picnic areas, playgrounds, recreation areas and structures such as club houses, pavilions, swimming pools, etc.;
• A minimum of fifty percent (50%) of the site shall be open space (excluding streets, parking, driveways, and steep slopes);
• A minimum of sixty percent (60%) of the structural facade and forty percent (40%) of the side facade shall be brick or equivalent material. The planning commission may grant a reduction to the forty percent side facade requirement based on design merit, or if it is demonstrated that all or portions of the facade cannot be seen from public or common areas;
• A grant to the city of a permanent open space easement on and over all private open spaces to guarantee that the open space remains perpetually in recreational use, with the ownership and maintenance being the responsibility of the owners’ association; and
• Adopted articles of association and by-laws of such association that are satisfactory to the city.

Based on the initial, conceptual plan provided by the applicant, it appears the proposal is compliant with the requirements state above. The applicant would also be required to submit for and receive preliminary and final subdivision plat approval, complying with the subdivision process for Title 16, to allow individual ownership of each attached, single-family town home structure.

Planning Commission Recommendation
On July 12, 2017, this application was presented before the Planning Commission at their regularly scheduled meeting. During discussion and review of this application, including citizen testimonies, the Commission heard concerns related to; an increase in density for this area; use of the existing irrigation ditches/canals and water rights; and the amount of high-density users vs. single-residential users. After further discussion and review, the Commission forwarded a positive recommendation concerning the rezone request with the following motion:

“Based on the development patterns in the area and the configuration of the property, including compliance with the General Plan and Zoning Ordinance, I move we forward a positive recommendation to the City Council to rezone the properties located between 7575 South – 7601 South 700 East from Single-Family Residential to Single-Family Residential with a Duplex Overlay (SF-1 to SF1-DO).” A roll call vote was taken with a unanimous vote of 3-0.

STAFF RECOMMENDATION:
In reviewing this application and the above criteria, the City Council shall consider the appropriateness of this rezone request, consider all appropriate and applicable input received and determine a final decision on this legislative change request, at their next available meeting.

Mayor Seghini opened the public comment portion of the public hearing.
Proceedings of the City Council Meeting
August 1, 2017

Holly Moffit, 7585 South 700 East, said her address has been confusing for a long time. She would like that to maybe be addressed during this project. Her house sits right on the property line so she would like consideration of that. The Orchard Pines Development has been wonderful but there isn’t ample parking. She was concerned about the amount of parking in this development.

Gina Dolapiana, said there are some semi-trucks that turn around in the circle. She feels there isn’t sufficient parking for this area. She expressed concern about losing her country feel in her yard if a large wall is built.

Brad Ballard, 7565 South, said he’s not happy with the project on any level. He wouldn’t have moved there if he had known about this. He is not happy he will lose his yard, and have people looking into his yard.

Gina Dolapiana said it is completely surrounded by single family dwellings.

Scott Geertsen, representing the developer, said they are sensitive to the residents in this area and want to do what they can to help with concerns that were brought up. He said they would not prefer to put up a cement fence and would rather put up a nice 6 ft. wood fence. With the parking issues on 700 East, they will accommodate four vehicles per residence.

Councilmember Quinn Sperry mentioned adding in the HOA covenants that the garages must be used for parking. It’s difficult to enforce but it can be done.

Ben Moffit asked when does the zoning end. He said some long-time residents will move because of these types of developments.

Andrea Person said she agreed. When is enough enough. She said the Council should be making decisions based on their moral compass and not what will benefit the budget.

Councilmember Wayne Sharp said the Council makes decisions based on the law. The City won’t make money on these developments.

Councilmember Quinn Sperry discussed the training by the state ombudsman regarding legal rights associated with land use. He said he appreciates the residents expressing their concerns.

Mr. Ballard continued to express his concern and dislike for this proposed project. He said he was frustrated that these kind of developments can take place.

Councilmember Steve Brown said when the Council considers a rezone request, they look at the purpose for the rezone. They look at three things: 1-Does it comply with the General Plan; 2-Is the existing zoning a mistake; 3-Has the surrounding land changed and the rezone is necessary to encourage development. He feels the land hasn’t changed to a degree that this area should be rezoned.

**MOTION:** Councilmember Paul Glover MOVED to close the public hearing. The motion was SECONDED by Councilmember Quinn Sperry. Mayor Seghini called for
discussion on the motion. There being none the she called for a vote. The motion passed unanimously.

This item has been scheduled for consideration at the next regular Council meeting.

VIII. CONSENT AGENDA
A. APPROVE MINUTES OF JULY 18, 2017

MOTION: Councilmember Quinn Sperry MOVED to approve minutes of July 18, 2017. The motion was SECONDED by Councilmember Paul Glover. Mayor Seghini called for discussion on the motion. There being none the 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.

IX. ACTION ITEMS
A. APPROVE ORDINANCE NO. 2017-O-10 PROPOSED TEXT AMENDMENT TO REVISE THE SUBAREA PLAN FOR THE JORDAN BLUFFS ZONE AND AMEND THE JORDAN BLUFFS USE TABLE FOR WAREHOUSE/DISTRIBUTION USES IN ALL SUBAREAS

Phillip Hill said the current Jordan Bluffs zoning ordinance, including a sub-area plan, were adopted in 2004. The Jordan Bluffs zone was written to include land uses, densities, and common development standards related to parking, utilities, signage, access management and outdoor lighting. Details related to building architecture, materials and colors; setbacks; parking lot and interior landscaping; screening and fencing were outlined through intent statements that guide the adoption of future specific development standards. These development standards will be crafted by the city and a master developer, before any development applications can be reviewed in the zone. Work will begin on this step in the near future.

The request is to amend the use table in the Jordan Bluffs zone, identifying “Warehouse/Distribution” as an allowed use rather than conditional, and amending the sub-area plan. The existing sub-area plan was based on a prior land use plan that did not have the benefit of a 10-year vetting process and numerous geotechnical studies. This updated information shows the site is very limited with respect to development due to as much as 50 feet of uncompacted fill beneath the cap. The consensus of all the studies indicates large footprint, slab on grade office/warehouse type facilities are best suited for the capped area (roughly from the extension of Bingham Junction Boulevard, west), while residential uses should be constructed off the cap (roughly from the extension of Bingham Junction Boulevard, east). These proposed amendments address the realities of developing the Jordan Bluffs property that were not known in 2004.

A public hearing was held with the Planning Commission on July 12, 2017 at which time they took public comment and forwarded a positive recommendation to the City Council regarding this
request. The public hearing with the City Council was held on July 18, 2017, no additional public comment was received.

MOTION: Councilmember Paul Hunt MOVED to approve Ordinance No. 2017-O-10 amending the Jordan Bluffs zone to include a new sub-area map and changing Warehouse/Distribution from a conditional use to an allowed use. The motion was SECONDED by Councilmember Stephen Brown. Mayor Seghini called for discussion on the motion. There being none the 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.

B. CONSIDER RESOLUTION NO. 2017-R-29 AMENDING THE MIDVALE POLICIES AND PROCEDURES MANUAL

Rori Andreason said during the FY2018 budget process, the Educational Assistance program amounts were increased; however, were not reflected in the amended Policies and Procedures Manual. It has since come to staff’s attention that additional amendments were needed to clarify the program to both the employees and management.

The reimbursement amounts have been changed from $500 per semester with a maximum of $1000 annually to $1000 per semester with a maximum of $3,000 annually. A sentence was added to require an employee who separates from the City to sign a promissory note repaying the amount owed if the final paycheck does not cover the total due. Also, a sentence was added indicating that the City may pay 100% of Continuing Education Units and certifications required for the current position at the City and the employee will not be required to repay that amount.

Since the reimbursement amounts were changed with the adoption of the FY2018 budget, she requested the Council suspend the rules and consider adoption of these amendments that night so employees do not have to wait another month for the changes to take effect.

MOTION: Councilmember Paul Hunt MOVED to suspend the rules to adopt this since there isn’t another meeting until the end of the month. The motion was SECONDED by Councilmember Quinn Sperry. Mayor Seghini called for discussion on the motion. There being none the she called for a vote. The motion passed unanimously.

MOTION: Councilmember Stephen Brown MOVED to approve Resolution No. 2017-R-29 amending the Midvale Policies and Procedures Manual. The motion was SECONDED by Councilmember Paul Hunt. Mayor Seghini called for discussion on the motion. There being none the she called for a roll call vote. The voting was as follows:

- Council member Stephen Brown   Aye
- Council member Paul Glover      Aye
Proceedings of the City Council Meeting
August 1, 2017

Council member Paul Hunt Aye
Councilmember Wayne Sharp Aye
Council member Quinn Sperry Aye

The motion passed unanimously.

C. APPROVE RESOLUTION NO. 2017-R-30 DECLARING SURPLUS PROPERTY

Jarin Blackham said as the City replaces vehicles, computers and other technology items, there is still residual value in some of the retired equipment. While some items on the list have a minimal resale value, other items have a cost associated with disposal. Items with a higher resale value may be sold or auctioned and less valuable equipment will be disposed through a bulk-disposal or recycling company.

City ordinance requires that the Council declare surplus any property, equipment, etc. before disposal. The equipment shown on the attached list is no longer in use and should be disposed. He asked that the Council also suspend the rules to take action on this item that evening.

MOTION: Councilmember Quinn Sperry MOVED to suspend the rules. The motion was SECONDED by Councilmember Stephen Brown. Mayor Seghini called for discussion on the motion. There being none the she called for a vote. The motion passed unanimously.

MOTION: Councilmember Quinn Sperry MOVED to approve Resolution No. 2017-R-30 declaring miscellaneous computer and electronic equipment surplus property as listed on attachment “A” as surplus. The motion was SECONDED by Councilmember Paul Hunt. Mayor Seghini called for discussion on the motion. There being none the 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.

X. DISCUSSION ITEMS

A. DISCUSSION OF DRAFT DEVELOPMENT AGREEMENT WITH GARDNER BLUFFS HOLDINGS, L.C.

This discussion item was tabled to a later date.

B. ARTS COUNCIL DISCUSSION

Bob Bedore, Vice Chair of Midvale Arts Council, said losing Suzanne Walker is a tough loss but they are moving forward. He discussed a grant they received from CHG. He also invited everyone out to the Harvest Days activities. He said introduced the Council to the new Executive Director of the Arts Council, Daniel Daniels.
Proceedings of the City Council Meeting
August 1, 2017

Daniel Daniels introduced himself and his desire to continue to build the legacy of the Midvale Arts Council.

Mr. Bedore said they have convinced an international improv festival to call Midvale their home. He thanked the City for their support.

C. DISCUSSION REGARDING PROPERTY TAX NOTICES
Laurie Harvey reviewed the property tax notice and clarified the information. She reviewed the notice of property valuation.

Councilmember Quinn Sperry said he would like a summary put on the website explaining how to read the property tax notice as well as put in the newsletter.

Laurie Harvey stated that 9% of property tax goes to Midvale City and 13% goes to the Unified Fire Service Area. She discussed understanding your property tax notice.

NOTICE OF PROPERTY VALUATION

<table>
<thead>
<tr>
<th>Assessment Type</th>
<th>2017 Market Value</th>
<th>2017 Taxable Value</th>
<th>2016 Market Value</th>
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</thead>
<tbody>
<tr>
<td>Full Market</td>
<td>$799,800</td>
<td>$176,390</td>
<td>$799,580</td>
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</tbody>
</table>

TOTAL $799,800 $176,390 $799,580

Taxable Value = 55% for residential

Notice of Tax Changes

13.15
Certified Tax Rate Calculation

- Entities receive tax revenue equal to previous year (plus revenue from new growth)
- If AVERAGE property values increase by 10%, tax rate will decrease by 10%
- AVERAGE property value increase is not the same as SPECIFIC property value increase
- SPECIFIC property value increase may be higher or lower than the AVERAGE
- Actual amount required to service any entity’s General Obligation debt may vary from year to year

Property Tax Increases

- An increase in the certified tax rate for operations requires:
  - Advertisement in paper
  - Separate column on tax notice
  - Public hearing
  - Adoption of new rate by the taxing entity

Property taxes for Education – **50% of total**

![Property Tax Comparison Table]

Property taxes for Education

<table>
<thead>
<tr>
<th>Taxing Entity</th>
<th>Explanation</th>
<th>% of total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Canyons School District</td>
<td>Operations/debt</td>
<td>33%</td>
</tr>
<tr>
<td>State Basic School Levy</td>
<td>Guarantees minimum funding per student</td>
<td>11%</td>
</tr>
<tr>
<td>Utah Charter Schools</td>
<td>Ensures funding follows the student</td>
<td>1%</td>
</tr>
<tr>
<td>Jordan old debt service</td>
<td>2003 bond (prior to split) matures 2022</td>
<td>5%</td>
</tr>
<tr>
<td>Canyons Equal Cap Outlay</td>
<td>Sunset last year</td>
<td>0%</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td><strong>50%</strong></td>
</tr>
</tbody>
</table>

No proposed increases this year.

Property taxes by Salt Lake County – **22% of total**
Property taxes for Salt Lake County

<table>
<thead>
<tr>
<th>Taxing Entity</th>
<th>Explanation</th>
<th>% of total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salt Lake County</td>
<td>Operations/debt</td>
<td>16%</td>
</tr>
<tr>
<td>Salt Lake County Library</td>
<td>Operations/debt</td>
<td>4%</td>
</tr>
<tr>
<td>Assessment &amp; collection</td>
<td>Administration of property tax assessment &amp; collection</td>
<td>2%</td>
</tr>
<tr>
<td>Judgement levies</td>
<td>May be assessed by entity to pay for prior year appeals</td>
<td>&gt;1%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>22%</strong></td>
</tr>
</tbody>
</table>

Proposed tax increases this year for judgement levy only. August 15 at County Offices

Collection fee charges by the State - <1% of total
Property taxes by Special Districts – 6% of total

<table>
<thead>
<tr>
<th>Taxing Entity</th>
<th>Explanation</th>
<th>% of total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paid by all Midvale Taxpayers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>S. SL Valley Mosquito Abatement</td>
<td>Operations/debt</td>
<td>.1%</td>
</tr>
<tr>
<td>Jordan Valley Water*</td>
<td>Operations/debt</td>
<td>3%</td>
</tr>
<tr>
<td>Central Utah Water Conservancy**</td>
<td>Operations/debt</td>
<td>3%</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>6%</td>
</tr>
</tbody>
</table>
Proposed tax increases this year:
- *Jordan Valley Water – 15% - August 9
- **Central Utah Water – 6% - August 14

Property taxes – other Special Districts

<table>
<thead>
<tr>
<th>Taxing Entity</th>
<th>Explanation</th>
<th>Tax on $230,000 residence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Varies by area within Midvale</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mid Valley (Sewer)</td>
<td>Operations/debt</td>
<td>$98</td>
</tr>
<tr>
<td>Sandy Suburban (Sewer)</td>
<td>Operations/debt</td>
<td>$96</td>
</tr>
<tr>
<td>Cottonwood (Sewer)</td>
<td>Operations/debt</td>
<td>$24</td>
</tr>
</tbody>
</table>

No proposed tax increases this year

Property taxes for municipal services – **22% of total**

![Image of Notice of Tax Changes]

Property taxes – Municipal Services

<table>
<thead>
<tr>
<th>Taxing Entity</th>
<th>Explanation</th>
<th>% of total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Midvale City</td>
<td>Operations/debt for Midvale City Services</td>
<td>9%</td>
</tr>
<tr>
<td>Unified Fire Service Area (UFA)</td>
<td>Operations/debt for fire service</td>
<td>13%</td>
</tr>
<tr>
<td>UFA judgement levy*</td>
<td>May be assessed by entity to pay for prior year appeals</td>
<td>&gt;1%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>22%</strong></td>
</tr>
</tbody>
</table>
*UFA is a calendar year entity. Hearing for tax increase was held in December 2016

Breakdown of Property Tax Assessment
Midvale City properties

- Unified Fire... 50%
- Midvale City 9%
- Special Districts 6%
- Salt Lake County 22%

[Graph showing breakdown of property tax assessment for Midvale City properties]
XI. 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 9:16 p.m.

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

Approved this 29th day of August, 2017.
### Midvale City Council Meeting
#### Sign In Sheet

**Tuesday, August 1, 2017**

<table>
<thead>
<tr>
<th>NAME (PLEASE PRINT)</th>
<th>ADDRESS</th>
<th>CITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Hole</td>
<td>998 E North Union</td>
<td>Midvale</td>
</tr>
<tr>
<td>Scott Geary</td>
<td>8519 S 2200 E</td>
<td>Sandy</td>
</tr>
<tr>
<td>Lucerne Walker</td>
<td>7886 S Olympic St.</td>
<td>Midvale</td>
</tr>
<tr>
<td>Vaughan &amp; Julie Rigby</td>
<td>7449 S Maple</td>
<td>Midvale</td>
</tr>
<tr>
<td>Robert Newman</td>
<td>782 Normandy Wy</td>
<td>&quot;</td>
</tr>
<tr>
<td>Claudia</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Daniel Daniels</td>
<td>695 W Center</td>
<td>Midvale</td>
</tr>
<tr>
<td>Melanie Beardall</td>
<td>8168 Wilson St.</td>
<td>Midvale</td>
</tr>
<tr>
<td>Trilla Bean</td>
<td>7757 Roos</td>
<td>&quot;</td>
</tr>
<tr>
<td>Matt Hanson</td>
<td>7577 S. 520 E</td>
<td>Midvale</td>
</tr>
<tr>
<td>Andrew B. Peterson</td>
<td>7425 S Maple</td>
<td>&quot;</td>
</tr>
<tr>
<td>Brad Ballard</td>
<td>7565 S. 700 E.</td>
<td>Midvale</td>
</tr>
<tr>
<td>Kelle Allred</td>
<td>7245 S. 525 E.</td>
<td>Midvale</td>
</tr>
</tbody>
</table>