MIDVALE CITY COUNCIL MEETING
AGENDA
February 6, 2018

PUBLIC NOTICE IS HEREBY GIVEN that the Midvale City Council will hold a regular meeting on the 6th day of February 2018 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
C. Award Presentation – for Unified Fire Authority Board Member Paul Glover
   [Chief Petersen]
D. UDOT Update – Southbound I-15 and 7200 South Construction Project [Lisa Zundel]

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 Dustin Gettel
C. Councilmember Paul Glover
D. Councilmember Quinn Sperry
VI. MAYOR REPORT
A. Mayor Robert M. Hale

VII. PUBLIC HEARINGS
A. Consider Olson Amended Preliminary Subdivision Plat located at 7054-7088 South 300 East [Alex Murphy, Associate Planner]

ACTION: Consider approval of Olson Amended Preliminary Subdivision Plat for an 8-Lot Subdivision located at 7054-7088 South 300 East

B. Consider a Rezone of 139 East 8000 South and 141 East 8000 South from Transit Oriented Development (TOD) and Single Family Residential with Agricultural Overlay to Multifamily Residential-Medium Density Zone (RM12) [Alex Murphy, Associate Planner]

ACTION: Consider Ordinance No. 2018-O-02 Rezoning 139 East 8000 South and 141 East 8000 South from Transit Oriented Development (TOD) and Single Family Multifamily Residential with Agricultural Overlay to Multifamily Residential-Medium Density Zone (RM12)

C. Consider Jordan Bluffs Subdivision 1st Amendment; 3-Lot Subdivision for 40-acre Parcel; approximately 877 West 7800 South/8150 South 700 West; Wasatch Residential Group (Applicant) [Lesley Burns, City Planner]

ACTION: Consider Approval of Jordan Bluffs Subdivision 1st Amendment; 3-Lot Subdivision for 40-Acre Parcel; Approximately 877 West 7800 South/8150 South 700 West; Wasatch Residential Group (Applicant)

D. Consider Union Manor Subdivision; 3-Lot Residential Subdivision; 985-987 East 7240 South and 7270 South 1035 East (Rear Property); Meyers Enterprises Inc. (Applicant) [Lesley Burns, City Planner]

ACTION: Consider Approval of Union Manor Subdivision; 3-Lot Residential Subdivision; 985-987 East 7240 South and 7270 South 1035 East (Rear Property); Meyers Enterprises Inc. (Applicant)

VIII. CONSENT AGENDA
A. Set Date and Time [February 20, 2018 at 7:00 p.m.] for a public hearing to consider amendments to the FY2018 General Fund and other funds as necessary [Laurie Harvey, Assistant City Manager/Admin. Services Director]

B. Consider Minutes of January 16, 2018 [Rori Andreason, H.R. Director/City Recorder]
IX. **ACTION ITEM**
   A. Consider Resolution No. 2018-R-07 Confirming the Reappointment of Colleen Costello to serve as a Full Time Member of the Planning Commission

   [Mayor Robert Hale]

X. **DISCUSSION ITEM**
   A. Discuss the Center Street Pedestrian Study and City-Wide Pedestrian Safety

   [Phillip Hill, Asst. City Manager/Community Development 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 day 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](http://www.midvalecity.org) and the State Public Notice Website at [http://pmn.utah.gov](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:**
   FEBRUARY 2, 2018

   **SIGNATURES:**
   RORI L. ANDREASON, MMC
   H.R. DIRECTOR/CITY RECORDER
Mayor Hale called the meeting to order at 6:32 p.m.

I. INFORMATIONAL ITEMS
   A. DEPARTMENT REPORTS

Chief Randy Thomas discussed police reports and citations for the City including the crosswalk operation they just completed. They issued 41 citations during the crosswalk operation. He said they have also recently conducted two prostitution stings in which within a five-hour period, they had two arrests. Two days ago, they hosted the highway patrol troopers to discuss the homeless shelter and how the City deals with associated issues.

Chief Andrus reviewed the stats for December 2017 as well as the year end stats. He discussed the monthly safety message which was heart health.

Laurie Harvey said the Network Administrator position has been filled and he will start February 12, 2018. She asked the Council if they wanted to continue to provide traffic school. The Council said yes.

Phillip Hill said last week he received approval notice from the EPA for the five-year grant for the site coordinator with the possibility of renewal. He also mentioned that the tour of the Jordan Bluffs will be at 4:00 p.m. on Tuesday, February 13, 2018.

II. CITY MANAGER’S REPORT
Kane Loader said the ULCT conference is coming up April 25-27. They are partnering with the Utah Association of Counties and the Land-Use Academy. He asked the Council to let staff know as soon as possible if they will be attending. He updated the Council on several legislative bills that may impact the City. He reported on a recent meeting with Canyon’s School District regarding the plans for the rebuild of Hillcrest High School. The project will take 8-10 months for design. The build will be over two different phases so the kids will stay in place. Hillcrest High School will be on 36 acres, it will be very compact. The average high school is 55 acres. They plan to come and present to the City Council on this and other projects. He also met with the UTOPIA Executive Committee and discussed moving the project forward in all the cities. He discussed needed take rates that would pay for the construction. He felt those could be met. He said the City’s take rate is pretty good, and it can be used to cover the cost of construction. Our sales in 2016 in new residential customers was 2600, and in 2017 our sales in new residential customers was 3217. He said UTOPIA bid on the project to put 10G connection in every school. They are also looking at bids on projects for the UEN. The plan going forward is a total build out for Midvale by the year 2022.

III. GENERAL BUSINESS

A. Welcome and Pledge of Allegiance

B. Roll Call – Council Members Quinn Sperry, Paul Glover, Paul Hunt, Bryant Brown and Dustin Gettel were present at roll call.

C. Award Presentation - for Unified Fire Authority Board Member Paul Glover
Chief Peterson expressed his appreciation for Councilmember Paul Glover. He said he was a very effective active board member for them. He wanted to honor him for this service on that board. He presented a nice award and award of excellence coin from the Fire Chief. Chief Peterson said they do not provide the board with any stipend, so they do like to provide the board members with an award.

D. UDOT Update - Southbound I-15 and 7200 South Construction Project
Lisa Zundel, UDOT Updated the Council on the Southbound I-15 and 7200 South Project

The Utah Department of Transportation completed an environmental study to evaluate possible transportation related improvements to reduce delays along I-15 and 7200 South. The proposed project will include the following improvements:

- Adding a lane to southbound I-15 between S.R. 201 and 12300 South in Salt Lake County
- Modifications to the I-15 interchange at I-215 to improve traffic flow
- Widening 7200 South to three lanes in each direction between I-15 and Bingham Junction Boulevard in Midvale

I-15/I-215 Interchange
To improve overall traffic flow at this interchange:

- Motorists transferring from westbound I-215 to southbound I-15 will merge directly onto southbound I-15, eliminating the need to merge with the high volume eastbound I-215 traffic before entering I-15
• Motorists transferring from eastbound I-215 to southbound I-15 won’t merge with the high-volume westbound I-215 motorists, but will instead merge with only the low-volume 7200 South on-ramp traffic

Project Benefits
  • Average delay during PM commute in 2024
  • Without Project: 5 minutes and 4 seconds
  • With Project: 40 seconds
  • Average speed during PM commute in 2024
  • Without Project: 37.7 MPH
  • With Project: 61.9 MPH

7200 South Improvements I-15 Intersection
  • Pedestrian walkway, Frontrunner and UPRR Structure, UTA TRAX structure
The proposed improvements to 7200 South improve mobility immediately and well into the future at the major intersections between I-15 and Bingham Junction Boulevard

Anticipated Schedule
• Contract awarded to Ralph L. Wadsworth
• Project design now underway
• Construction expected to begin in early spring 2018
• Construction expected to span two construction seasons
• Estimated completion dates:
  • 7800 S to 12300 S: Late Fall 2018
  • I-15/I-215 Interchange and north to SR-201: Early Fall 2019
  • Midvale 7200 S: Late Fall 2019
• Railroad construction estimated to begin in Late Fall 2018
Ralph L. Wadsworth has been awarded the contract. Design is currently underway. We hope to then be underway with construction by March or April and complete the project by the end of 2019 if all goes as planned.

Construction Impacts
  • Traffic congestion
  • Delays
  • Detours
  • Noise
  • Dust
  • Temporary access restrictions
  • Alternate pedestrian routing

Coping Strategies
• Utilize transit
• Alternative work schedules
• Carpool
• Telecommute
• Active transportation
I-15 Northbound Project Information
- I-15 Northbound Environmental Study
- Scoping: Winter 2018
- Alternatives Development & Screening: Spring 2018
- Public Hearing and 30-day Comment Period: Summer 2018
- Decision: Fall 2018

I-15 Northbound Project Contract Information
- Website udot.utah.gov/i15northbound
- Email: i15northbound@utah.gov
- Phone: (801) 747-9950

**HOW CAN I STAY INFORMED AND INVOLVED?**

Please follow the website and/or sign up for email updates to stay informed of project progress:

- udot.utah.gov/i15southbound
- i15southbound@utah.gov
- 801-885-6096

For updates on this and other area UDOT projects, please follow:

- @i15southbound
- facebook.com/utahdot

**IV. PUBLIC COMMENTS**

Sophia Hawes-Tingey, Vice Chair of Community Council, said she is very interested in the discussion item regarding the Center Street area. She said a couple of years ago she presented a petition for the Grant Street area to receive UTOPIA. She has not seen any action on that petition even after discussions with the Executive Director of UTOPIA. She asked that her area be included in the build out.

Amanda Hollingsworth asked why Midvale isn’t more walkable. She wanted to know what makes the City successful to each of the Council. Why haven’t the crosswalks been planned. Who owns Center Street. Maybe some transparency would help. Councilmember Gettel and Councilmember Brown expressed their appreciation to Ms. Hollingsworth for administering the Midvale Resident Facebook page.

Spencer Mears thanked the Mayor and Larry Wright for their quick response on waterline breaks. He thanked Chief Thomas and his officers for his efforts on Center Street. He said the street is very dangerous.

Ethan Mears asked when the City will have a pool again. When will Midvale have dog parks.

Andrew Stoddard, Chair of Community Council, said they are looking at building a strong Community Council and getting people from all areas of the City. They’re meeting tomorrow night at 7:00 p.m. if anyone would like to attend.
Kathleen Riebe, State Board Representative, said the Midvale schools are in their thoughts. She wanted to check in with the Council and would welcome any questions.

Kevin Jorgensen asked how many people the Mayor interviewed to be on the Planning Commission. He said people are tired of the way government has been run. Reappointing people who have been part of the problem, won’t be good for the City. He felt it’s time for fresh blood. He knows several people who are interested in this position. He said people want change. He asked if the City still had a Beautification Committee. He was willing to bet no. There are some unsightly areas within the City. He asked about zoning requirements and why some buildings can be built so close to the roadway.

Councilmember Paul Glover said not to blame staff for enforcing the ordinances of the City. If there is a request to change the ordinance, it needs to come before the City Council.

Mayor Hale suggested he attend the Community Council to discuss the Beautification Committee.

Floyd Tarbet thanked the City. He said he was speaking on behalf of the CBC Medical and Dental clinic. In the January issue of the Midvale Journal, they allowed them to have an article in the paper.

Jodi Smith said she is also on the Community Council as the secretary. She said she is new so bear with her. She said she is looking forward to having a great Community Council.

Lauren Walker said there is a house on Pioneer Street Northwest corner that has a tow truck parked in the driveway with the wheels on the lawn. The place is a mess. She asked if there was something that can be made stricter in code enforcement to clean up these types of places. She also said she would like to see the buildings 15 feet back from the property line instead of the curb like the one on Center Street.

Richard Conway said his son was struck on January 24th outside Hillcrest High school in a 30-mph zone. These crosswalks aren’t being dealt with properly in the school zones. The budgeting needs to go towards the schools and towards Center Street. It needs to be easier and safer for these kids to cross the street. It’s not just the kids, we also have a public main park and programs after school. It needs to be safe.

V. **COUNCIL REPORTS**

A. **Councilmember Paul Hunt** – had nothing to report.

B. **Councilmember Dustin Gettel** – showed some clips of a video taken on Center and Grant Street regarding the crosswalk. He said there is a bicyclist and 19 cars that pass through as the pedestrians are waiting to cross. It’s taking 65 seconds for kids waiting to cross the crosswalk while 39 cars pass through the crosswalk. He said if there was a button with lights flashing, they could have crossed. When cars finally stop, pedestrians usually run across, because there is no guarantee that other cars will stop. He thanked Spencer Mears for putting together the video.
C. Councilmember Paul Glover – thanked Mayor Hale and Kane Loader for the training with UPD last Saturday.

D. Councilmember Quinn Sperry – had nothing to report.

E. Councilmember Bryant Brown – said he’s had a few citizens that approached him regarding the speed on Grant Street. There was a black box that was put up some time ago. He wanted to know if there was any data taken. Chief Thomas said it was probably UPD’s box and he would follow-up on it.

VI. MAYOR REPORT
Mayor Robert M. Hale – said he had the opportunity to sit on the floor during the legislative session. It was a very interesting experience.

MOTION: Councilmember Paul Glover MOVED to open the public hearing. Councilmember Quinn Sperry SECONDED the motion. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

VII. PUBLIC HEARING(S)
A. CONSIDER OLSON AMENDED PRELIMINARY SUBDIVISION PLAT LOCATED AT 7054-7088 SOUTH 300 EAST

Alex Murphy said the proposed Olson Amended Subdivision Plat consists of eight (8) proposed lots on a total of 0.87 acres located north of 7200 South on 300 East and is being submitted by Jill Kinder, owner of the property, as part of an overall proposal for twin home structures with one unit on each lot. The Planning Commission granted approval of proposed twin homes, subject to the City Council approving the subdivision plat.

The proposed subdivision has been reviewed and approved by the City Engineer and Fire Marshal. As a large subdivision request (more than 3 lots), this request is subject to and complies with the requirements of the Single Family Residential zone with Duplex Overlay (SF-1/DO) and the subdivision ordinance (Title 16), subject to the recommended conditions below.

All subdivisions require a review and recommendation from the Planning Commission and approval from the City Council with public hearings held before each body. The Planning Commission conducted a public hearing on this subdivision plat on January 10, 2018. Based on compliance with the City’s zoning and subdivision requirements, the Planning Commission forwarded a positive recommendation to the City Council to approve the preliminary subdivision plat for the Olson Amended Subdivision with the following conditions:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer, Fire Marshal, and City Council.
2. A minimum of four (4) additional street trees are required to be planted along 300 East. There shall be a note added to the plat requiring the trees to be planted prior to issuance of certificates of occupancy.
3. The applicant shall obtain duty to serve letters for water and sewer prior to the subdivision plat being recorded.
4. The applicant shall provide evidence that courtesy notices have been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and CenteryLink regarding the utility easements on the subdivision plat prior to final approval.

5. All new development on the flag lots shall comply with the flag lot requirements, i.e. setbacks, height (single story), parking, and 30-foot wide paved driveway. A note indicating these requirements shall be included on the final subdivision plat.

6. The flat lot driveway shall remain clear of overhanging vegetation and no parking signs posted. A note stating this shall be included on the final subdivision plat.

7. A minimum six-foot high screening fence shall be constructed and maintained around the exterior of the project. This fence shall be completed prior to certificates of occupancy being issued on the lots. A note indicating this requirement shall be included on the final subdivision plat. The owner will also work with the neighboring property in replacing the existing fences or working with them, as needed.

8. The existing structures on the property will need to be demolished prior to the subdivision plat being recorded.

Upon City Council approval of the preliminary plat, the applicant will be required to prepare a final plat accurately reflecting any conditions of approval imposed by the City Council. The subdivision shall not be considered approved until final action by the City Council on the final plat at a future date.

Staff agrees with the Planning Commission’s recommendation of approval with an additional note being included on the final subdivision plat putting future property owners and developers on notice that these lots are being created to construct four twin home structures and not detached single family dwellings.

Mayor Hale opened the public hearing to public comment.

Lothar Eisert asked if the property ownership had changed. The prior proposal was for four buildings two single family and two-story dwellings and now I am hearing eight. He is afraid they are going to get inundated with more and bigger buildings. He is not in favor of changing it to eight buildings.

Councilmember Quinn Sperry’s commented that this project fits the zoning requirements. If they tried to increase the density, it would not fit the zoning requirements and a rezone would be required. If it was before the Council for a rezone, then it could be denied.

Jill Kinder, owner of property, said the development plan had not changed. The lots have just been split down the middle. It was always going to be eight doors and four buildings.

MOTION: Councilmember Paul Hunt MOVED to close the public hearing. Councilmember Paul Glover SECONDED the motion. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.
ACTION: APPROVE OLSON AMENDED PRELIMINARY SUBDIVISION PLAT FOR AN 8-LOT SUBDIVISION LOCATED AT 7054-7088 SOUTH 300 EAST

MOTION: Councilmember Paul Hunt MOVED based on demonstrated compliance with the requirements of Chapter 17-7-1, Single Family Residential zone with Duplex Overlay and Title 16, Subdivisions, I move to approve the amended preliminary subdivision plat for an 8-lot subdivision located at 7054-7088 South 300 East with the following conditions:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer, Fire Marshal, and City Council.

2. A minimum of four (4) additional street trees are required to be planted along 300 East (one tree on each lot). There shall be a note added to the final subdivision plat requiring the trees to be planted prior to the issuance of certificates of occupancy for units on the lots.

3. The applicant shall obtain duty to serve letters for water and sewer prior to the subdivision plat being recorded.

4. The applicant shall provide evidence that courtesy notices have been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and CenturyLink regarding the utility easements on the subdivision plat prior to the subdivision plat being recorded.

5. All new development on the flag lots shall comply with the flag lot requirements, i.e. setbacks, height (single story), parking, and 20-foot wide paved driveway. A note indicating these requirements shall be included on the final subdivision plat.

6. The flag lot driveway shall remain clear of overhanging vegetation and be posted with “No Parking” signs. A note to this effect shall be included on the final subdivision plat.

7. A minimum six-foot high screening fence shall be constructed and maintained around the exterior of the project. This fence shall be completed prior to certificates of occupancy being issued on the lots. A note indicating this requirement shall be included on the final subdivision plat. The owner will also work with the neighboring property in replacing or enhancing the existing fences or working with them, as needed.

8. The existing structures on the property shall be demolished prior to the subdivision plat being recorded.

9. A note shall be added to the subdivision plat indicating that two-unit residential structures with a common wall are required to be constructed along the center lines of Lots 1 & 2, 3 & 4, 5 & 6, and 7 & 8 unless the subdivision plat is officially amended.”

The motion was SECONDED by Councilmember Quinn Sperry. Mayor Hale called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council member Quinn Sperry    Aye
Council member Paul Glover      Aye
MOTION: Councilmember Paul Glover MOVED to open the public hearing. Councilmember Paul Hunt SECONDED the motion. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

B. CONSIDER A REZONE OF 139 EAST 8000 SOUTH AND 141 EAST 8000 SOUTH FROM TRANSIT ORIENTED DEVELOPMENT (TOD) AND SINGLE FAMILY RESIDENTIAL WITH AGRICULTURAL OVERLAY TO MULTIFAMILY RESIDENTIAL-MEDIUM DENSITY ZONE (RM-12)

Alex Murphy said the applicant, Boyd Brown on behalf of Chen Ping Chung and BBSold, is requesting approval of a rezone request for property located at 139 E 8000 S and 141 E 8000 S from Transit Oriented Development (TOD) and Single Family Residential w/ Agricultural Overlay (SF-1/AO), respectively, to Multifamily Residential – Medium Density (RM-12) for the purpose of coordinating development of a townhome project across both properties. A concept plan for the townhome project has been included, but is not up for review at this time. Provided the rezone is approved, it is the applicant’s intent to submit the required development applications for a development project at a later date.

Boyd Brown previously requested a rezone of the property located at 141 E 8000 S from SF-1/AO to TOD. In response to concerns raised by the Planning Commission and nearby property owners, Mr. Brown withdrew the TOD rezone request and submitted the new proposal for both lots to be rezoned to RM-12 instead.

GENERAL PLAN CONSIDERATIONS:

The 2016 Midvale City General Plan locates the subject properties in a Stability Area, near the border of the Middle State Street and South State Street Opportunity Areas. The proposal to rezone the subject properties from SF-1/AO and TOD to RM-12 is generally supported by the General Plan because it allows for redevelopment in a manner consistent with the surrounding neighborhood and satisfies the land use goals for Stability Areas in general.

The General Plan states that:

“In Stability Areas, the current overall land use mix is desirable and preservation of these areas’ character and function is the desired future condition. These areas are nearly fully developed and have little foreseeable change in the types or intensity of land uses in the future. In Opportunity Areas, minor-to-major changes in current land uses are likely to occur due to market forces, increasing land values, and opportunities to optimize land uses to take advantage of transit and other public investments. Projects in Opportunity Areas are anticipated to be at higher levels of density than current land uses and should be carefully planned and designed to integrate into the fabric of the area and minimize impacts on adjacent and nearby existing land uses.”

The subject property is in a neighborhood that has been transitioning from single family detached residential on narrow and deep lots to medium density residential uses in the form of single-family
attached and duplex style development over the last two decades. To the east of this property is a multifamily complex of duplexes, owned by Kenneth and Tamara Lloyd, and to the west are multiple properties containing single family attached dwellings, Auburn Townhomes and Creekside Townhomes.

To the northwest is an apartment complex, Candlestick Apartments, and to the south are additional single family attached dwellings in the Station Place Condominium project and a small property owned by Oviatt Properties LLC. A few single-family dwellings remain scattered throughout these projects. Rezoning the subject property to RM-12 would allow it to be redeveloped in a manner consistent with the surrounding overall land use mix.

Regarding future land use goals for the Stability Area and nearby Opportunity Areas, the General Plan states:

“The land use goals for 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 Middle State Street Opportunity Area is generally bounded by 7300 South on the north and approximately 7900 South on the south. The east-west extent of the Opportunity Area varies, but the boundary is intended to encompass properties that front on or have direct access to State Street, as well as incorporates the Center Street TRAX station. The area includes underutilized commercial uses facing State Street with limited parking.

The future land use goals for the Middle State Street Area include:
1. Support development of higher-value commercial and business uses through the development of mixed-use and higher density residential uses.
2. Develop a small area plan for the development near the TRAX station.
3. Support and encourage development to take advantage of transit and transportation opportunities.
4. Focus commercial and mixed-use development at the nodes of 7500 South and 7720/7800 South into mixed-use residential development.
5. Support redevelopment of the underutilized commercial properties between the commercial nodes into mixed-use residential development.
6. Explore the potential for unifying urban-design elements and beautification of the area.
7. Employ design elements to buffer the effects of higher intensity uses in the core areas on adjacent existing residential uses.
8. Strengthen pedestrian connections to the Center Street TRAX station.

The South State Street Opportunity Area is generally bounded by 7900 South on the north, southern City boundary on the south, and the TRAX line on the east. The west extent of the
Opportunity Area varies, but the boundary is intended encompass properties that either front on or have direct access to State Street. The area includes existing industrial uses on the east side of State Street; stacked condos/townhomes at approximately 8250 South State Street; and used ear lots on the west side of State Street.

Future land use goals for the South State Street Area include:
1. Support development of higher-value commercial and business uses through the development of mixed-use and higher density residential uses.
2. Make the 8000 South State Street intersection a commercial node.
4. Explore the potential for unifying urban-design elements and beautification of the area.
5. Strengthen pedestrian connections along State Street to the Center Street TRAX station access on State Street just north of 8000 South.
6. Enhance pedestrian connections east/west across State Street.
7. Employ design elements to buffer the effects of higher intensity uses in the core areas on adjacent existing residential uses.”

The subject properties clearly fall outside the boundaries of the Middle and South State Street Opportunity Areas. However, due to their general proximity to the eastern boundary of both Opportunity Areas, supporting redevelopment to strengthen the buffer between the higher density residential and commercial uses, both existing and expected, in the Opportunity Areas to the north and west and the lower density residential uses further to the south and east is consistent with Stability Area Goal #2. The remaining goals for Stability Areas do not apply to the proposed rezone, as no project is under consideration at this time.

**ORDINANCE CONSIDERATIONS:**
The City Council may only approve a rezone application if it determines, in written findings, that the proposed rezoning is consistent with the policies and goals of the general plan and that the applicant has demonstrated the following:

1. The proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption of the general plan;
2. The 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 the natural characteristics of the land including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage; or
3. The land or its 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.

The discussion above in the General Plan Considerations section addresses how the proposed rezoning is consistent with the 2016 Midvale City General Plan.

Further, the surrounding environs have changed and continue to change such that rezoning from SF-1/AO and TOD to RM-12 will make the zoning designation consistent with nearby properties, encourage redevelopment of underutilized lots, and response to neighborhood concerns regarding the intrusion of commercial uses. As mentioned previously, multiple projects with densities higher
than allowed by the SF-1/AO zone have been constructed in the neighborhood surrounding the subject property. Adjacent zoning designations include TOD to the west and RM-12 to the east. The SF-1/AO zone would remain on property to the south, although several lots under this zoning designation appear to be nonconforming.

Redevelopment of 139 E to a multifamily or single family attached style project is possible under the current zone. However, the applicant wishes to develop the lot in conjunction with 141 E. Redevelopment of this lot would not be possible under the SF-1/AO zone currently assigned due to zone limitations and the property shape (narrow and deep). Rezoning both properties to RM-12 allows them to be redeveloped in tandem and in a manner consistent with newer development patterns along 8000 S between the TRAX line and eastern City boundary.

PLANNING COMMISSION RECOMMENDATION:
Section 17-3-1 of the Midvale City Municipal Code requires the Planning Commission hold a public hearing and adopt a written recommendation to the City Council, advising the City Council to approval, disapprove, or modify a request on all zoning map amendments.

The Planning Commission reviewed this rezone request and conducted a public hearing on January 10, 2018. The Planning Commission reviewed the submitted information and public comment before making a decision to recommend approval of the rezone request with the following motion:

"Based on the following findings, I move that we forward a recommendation to the Midvale City Council to approve the rezoning of 139 East and 141 East 8000 South to the Multifamily Residential – Medium Density (RM-12) zone:
1. The proposed rezoning is consistent with the goals of the 2016 Midvale City General Plan; and
2. The land and its surrounding environs have changed to such a degree that it is in the public interest to recognize the changed character of the area and encourage redevelopment of the area."

Councilmember Dustin Gettel said he noticed the applicant withdrew his TOD application.

Alex Murphy said he would allow the applicant to respond to why he withdrew the original application.

Councilmember Paul Glover asked what is the potential if it was a TOD verses what they are asking for.

Alex Murphy said a TOD zone allows a higher maximum density up to 25 units per acre and it allows a variety of commercial uses. Downzoning to a RM-12 reduces it to a maximum density to 12 units per acre and increases setback requirements. Parking requirements are the same.

Councilmember Bryant Brown said the people on the west side feel similar to the TOD zone upon homes.

Mayor Hale opened the public hearing to public comment. There was no one present who desired to speak to this item.
Boyd Brown, Applicant, said one reason for the change was because of the neighbor feedback at the Planning Commission.

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

**ACTION:** ADOPT ORDINANCE NO. 2018-O-02 REZONING OF 139 EAST 8000 SOUTH AND 141 EAST 8000 SOUTH FROM TRANSIT ORIENTED DEVELOPMENT (TOD) AND SINGLE FAMILY RESIDENTIAL WITH AGRICULTURAL OVERLAY TO MULTIFAMILY RESIDENTIAL-MEDIUM DENSITY ZONE (RM12)

**MOTION:** Councilmember Quinn Sperry MOVED to adopt Ordinance No. 2018-O-02 rezoning 139 East 8000 South and 141 East 8000 South from Transit Oriented Development (TOD) and Single Family Residential with Agricultural Overlay to Multifamily Residential-Medium Density Zone (RM12)

1. The proposed rezoning is consistent with the goals of the 2016 Midvale City General Plan; and
2. The land and its surrounding environs have changed to such a degree that it is in the public interest to recognize the changed nature of the area and encourage redevelopment of the area.

The motion was SECONDED by Councilmember Bryant Brown. Mayor Hale called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

- Council member Quinn Sperry: Aye
- Council member Paul Glover: Aye
- Council member Paul Hunt: Aye
- Councilmember Bryant Brown: Aye
- Council member Dustin Gettel: Aye

The motion passed unanimously.

**MOTION:** Councilmember Paul Glover MOVED to open the public hearing. Councilmember Dustin Gettel SECONDED the motion. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

**C. CONSIDER JORDAN BLUFFS SUBDIVISION 1ST AMENDMENT; 3-LOT SUBDIVISION FOR 40-ACRE PARCEL; APPROXIMATELY 877 WEST 7800 SOUTH 8150 SOUTH 700 WEST; WASATCH RESIDENTIAL GROUP (APPLICANT)**

Lesley Burns stated Wasatch Residential Group is requesting approval of a subdivision plat to divide Lot 1 of the Jordan Bluffs Subdivision into three lots to facilitate future development proposals under a Large-Scale Master Plan. Lot 1 includes the 40 acres encompassing Subarea 4
of the Jordan Bluffs Zone and is anticipated to be residential development. It includes existing frontage on 7800 South, Holden Street and 700 West, and will have frontage on the extension of Ivy Drive on the south and Bingham Junction Boulevard on the west as part of the overall Jordan Bluffs development. The proposed three lot subdivision plat reflects the Subarea 4 divisions included in the Jordan Bluffs Subarea 4 Residential Development Ordinance adopted in November 2017. The proposed plat includes the dedication of the 60-foot public right-of-way for a new interior road (Seghini Drive). It also includes the required public roadway dedication along 700 West to provide the area for the extension of the public curb, gutter and sidewalk along the property frontage.

This property is zoned Jordan Bluffs (JB). The JB Zone allows property to be divided in this manner and will require future review and approval of development applications before construction can occur on the property.

The Planning Commission reviewed this request on January 10, 2018 and forwarded a positive recommendation to the City Council for approval of the subdivision plat with the following conditions:
1. The applicant shall reduce the width of the public right-of-way for Seghini Drive from 70 feet to 60 feet.
2. The applicant shall have a final subdivision plat prepared. This plat shall be reviewed and approved by the City Engineer and City Council. This plat shall address the City Engineer’s preliminary plat comments.
3. The applicant shall obtain duty to serve letters for water and sewer and provide evidence that a courtesy notice has been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia and CenturyLink regarding the utility easements on the subdivision plat prior to the subdivision plat being recorded.

The applicant has prepared a final subdivision plat. This plat shows the correct right-of-way width for Seghini Drive and has been reviewed and approved by the City Engineer. The applicant has obtained a water and sewer letter and has notified the other utility companies. All conditions recommended by the Planning Commission and standards required by the JB Zone and Title 16 of the Midvale Municipal Code have been satisfied.

Mayor Hale opened the public hearing to public comment.

Amanda Hollingsworth said the planning blows on this project.

Councilmember Dustin Gettel said he moved here from New Jersey to the San Moritz. He knew nothing about superfund sites. From what he has learned from the superfund sites in all of the research that has been done is that it is actually safer to living in that type of community, because they have done so much clean up. The research indicates that you are safer.

Councilmember Paul Glover said there is monitoring all the time of what is going on out there. There is nothing that prevents us to build single family homes, it’s the cost that is involved with the single-family homes that no one would be able to afford it.

Councilmember Bryant Brown asked if the Site Coordinator would be monitoring the site.
Phillip Hill said that the way it is set up is the monitoring is conducted by the state on behalf of the EPA. They test everything on this site. On a quarterly basis they do 5-year reviews. The site coordinator is paid for by the EPA to work on behalf of the City to make sure all the rules and regulations are followed by the developers and contractors. Then on the other end the developers and contractors are required to have special inspector’s, special engineers, and special geologists. They have to report back to the city, state and EPA. The monitoring goes on forever.

Ida Ortega said the superfund site is right in front of her house. She asked what made all the chemicals go away and now it’s safe.

Phillip Hill said back in the early 90’s the EPA came in and cleaned up all of the materials and covered it with several layers of geo synthetic clay layer and membrane like a pvc liner and then on top of that, is clean dirt. The EPA said to keep it in one place and don’t allow public access.

**MOTION:** Councilmember Paul Glover MOVED to close the public hearing. Councilmember Dustin Gettel SECONDED the motion. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

**ACTION:** APPROVE JORDAN BLUFFS SUBDIVISION 1ST AMENDMENT; 3-LOT SUBDIVISION FOR 40-ACRE PARCEL; APPROXIMATELY 877 WEST 7800 SOUTH 8150 SOUTH 700 WEST; WASATCH RESIDENTIAL GROUP (APPLICANT)

**MOTION:** Councilmember Bryant Brown MOVED that we approve the final subdivision plat for the Jordan Bluffs Subdivision 1st Amendment with the following condition: The applicant shall obtain all required signatures on the subdivision plat Mylar.” The motion was SECONDED by Councilmember Paul Hunt. Mayor Hale called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

- Council member Quinn Sperry  Aye
- Council member Paul Glover  Aye
- Council member Paul Hunt  Aye
- Councilmember Bryant Brown  Aye
- Council member Dustin Gettel  Aye

The motion passed unanimously.

**MOTION:** Councilmember Paul Glover MOVED to open the public hearing. Councilmember Dustin Gettel SECONDED the motion. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

**D. CONSIDER UNION MANOR SUBDIVISION; 3-LOT RESIDENTIAL SUBDIVISION; 985-987 EAST 7240 SOUTH AND 7270 SOUTH 1035 EAST (REAR PROPERTY); MEYERS ENTERPRISES INC. (APPLICANT)**
Lesley Burns stated the applicant, Chris Meyers, is requesting a subdivision approval to reconfigure three existing parcels into a flag lot subdivision with one frontage lot and two flag lots with a shared driveway access. The two northern parcels are pre-existing lots with vacant single-family houses. The south parcel is landlocked. The applicant is proposing to reconfigure the existing property boundaries to create a shared 20-foot wide driveway to access the landlocked parcel and the northwest parcel, creating two flag lots. It is the intent of the applicant to demolish the existing houses and accessory structures and construct three residential structures in the future. The combined property includes approximately 0.69 acres (29,969 square feet) with 123 feet of frontage on 1035 East. This property is zoned Single Family Residential with a Duplex Overlay (SF-1 DO). The minimum lot size is 7,000 square feet. Under this zone, the lots could be developed as single-family houses or two-unit residential structures.

The Planning Commission conducted a public hearing and reviewed this request on August 23, 2017. Based on compliance with the zoning and subdivision requirements of the SF-1 zone district and the Duplex Overlay, the Planning Commission recommended approval of the proposed Union Manor Subdivision with the following conditions:

1. The applicant shall work with the City and irrigation company to determine the appropriate improvements needed, if any, for the irrigation ditch running along the south boundary of the proposed driveway for the flag lot. This determination shall be made prior to final subdivision plat approval.

2. The applicant shall work with Rocky Mountain Power to determine the improvements and reconfiguration needed for the overhead power lines and poles on the property to accommodate the new development. Approval of a plan from Rocky Mountain Power is required before final subdivision plat approval.

3. Duty to serve letters for water and sewer shall be obtained before final subdivision plat approval.

4. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer and City Council. The final subdivision plat shall include the following notes:
   - All new development on Lots 1 & 2 shall comply with the flag lot requirements, i.e. setbacks, height/single-story, parking, and 20-foot wide paved driveway.
   - The flag lot driveway shall remain clear of all vegetation, including overhanging branches, and no parking signs posted.
   - A minimum 6-foot high screening fence shall be constructed along the perimeter of Lots 1 & 2 where a screening fence does not currently exist. This fence shall be completed prior to certificates of occupancy being issued on these lots.
   - Three street trees are required on Lot 3. Required trees shall be planted prior to a certificate of occupancy being issued on this lot.
   - A shared access and maintenance easement shall be indicated and noted on the flag lot driveway area to ensure Lot 1 has legal access to 1035 East.

5. The applicant shall work with the Fire Marshal in the placement of a new fire hydrant to serve the subdivision.

6. The applicant shall provide evidence that a courtesy notice has been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and CenturyLink regarding the utility easements on the subdivision plat prior to final approval.
The applicant has prepared construction plans to address the improvements needed for the irrigation ditch. The construction plan includes power, water, sewer and storm drain utility improvements required for the three lots, as well as a new fire hydrant on 1035 East. This plan has been reviewed and approved by the applicable entities. The applicant has also prepared a final subdivision plat. This plat shows the notes recommended by the Planning Commission and provides for a shared driveway access between the owners of Lot 1 and Lot 2. The final subdivision plat has been reviewed and approved by the City Engineer. The applicant has obtained letters from Salt Lake City and Midvalley Improvement District indicating they can provide water and sewer service to the subdivision with the improvements being shown on the construction plans. The applicant has notified the other utility companies. All conditions recommended by the Planning Commission and standards required by the SF-1 DO Zone and Title 16 of the Midvale Municipal Code have been satisfied.

Mayor Hale opened the public hearing to public comment.

Gary Cannon representing Meyers Enterprises, said they aren’t asking for a smaller lot consideration. There is an abandoned ditch that will be re-piped and they will make sure the waterline is connected to the end property owner. There are also some old trees that will not be torn down, instead they will move the road a little bit. The two homes remaining will be removed. These houses are marked by the Midvale Police as being used for vagrancy, homelessness, and drug use. He applauded the City of Midvale because they are one of the most pedestrian friendly cities for public transportation.

Councilmember Quinn Sperry said he is excited to see this property develop.

Councilmember Bryant Brown said he appreciates the goal to leave the trees.

**MOTION:** Councilmember Quinn Sperry MOVED to close the public hearing. Councilmember Paul Hunt SECONDED the motion. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

**ACTION:** APPROVE UNION MANOR SUBDIVISION; 3-LOT RESIDENTIAL SUBDIVISION; 985-987 EAST 7240 SOUTH AND 7270 SOUTH 1035 EAST (REAR PROPERTY); MEYERS ENTERPRISES INC. (APPLICANT)

**MOTION:** Councilmember Quinn Sperry MOVED that we approve the final subdivision plat for the Union Manor Subdivision with the following conditions:

1. The applicant shall obtain all required signatures on the subdivision plat Mylar.
2. The applicant shall bond for the required public improvements prior to the subdivision plat being recorded.
3. An access and maintenance easement between Lot 1 and Lot 2 shall be recorded concurrently with the subdivision plat.
The motion was SECONDED by Councilmember Paul Glover. Mayor Hale called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council member Quinn Sperry  Aye
Council member Paul Glover  Aye
Council member Paul Hunt  Aye
Councilmember Bryant Brown  Aye
Council member Dustin Gettel  Aye

The motion passed unanimously.

VIII. CONSENT AGENDA
A. SET DATE AND TIME [FEBRUARY 20, 2018 AT 7:00 P.M.] FOR A PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE FY2018 GENERAL FUND AND OTHER FUNDS AS NECESSARY

B. CONSIDER MINUTES OF JANUARY 16, 2018

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

Council member Quinn Sperry  Aye
Council member Paul Glover  Aye
Council member Paul Hunt  Aye
Councilmember Bryant Brown  Aye
Council member Dustin Gettel  Aye

The motion passed unanimously.

IX. ACTION ITEM
A. CONSIDER RESOLUTION NO. 2018-R-07 CONFIRMING THE REAPPOINTMENT OF COLEEN COSTELLO TO SERVE AS A FULL TIME MEMBER OF THE PLANNING COMMISSION

Mayor Robert Hale stated he asked Colleen Costello to come and get acquainted with everyone.

Colleen Costello stated that Lesley Burns was the one that asked her to serve on the Planning Commission when she lost the election. She is honored to serve.

Mayor Hale said members of the Midvale City Planning Commission are appointed to serve four-year terms and can serve a maximum of two full consecutive terms. Colleen Costello finished her first four-year term at the end of January and is eligible to serve another four-year term. Ms. Costello has served the City well in this capacity. She is a life-long resident of Midvale City and served on the City Council for 16 years. She has attended several Planning Commission training sessions through the League of Cities and Towns and the Land Use Academy of Utah and understands the purpose and role of a Planning Commission.

It is my recommendation the City Council adopts Resolution No. 2018-R-07, re-appointing Colleen Costello to serve on the Planning for another four-year term.
Councilmember Paul Hunt said he also served on the Planning Commission for several years. It is a stressful job. Sometimes it is difficult to fill the vacancies on the Planning Commission so he appreciates her willingness to volunteer. It helps to have her experience and knowledge.

Councilmember Bryant Brown thanked Colleen for her time and service to the City. He said the Wasatch Front has gone through a transformation. Although she is an enforcement position, he has been to plenty of meetings where a developer says he wants to use or not use certain materials. He said the Planning Commission can reach out and have good faith towards the citizens. He asked how the Planning and Zoning could accomplish this and help alleviate stress to the citizens.

Colleen Costello said the Planning Commission members are well balanced. When these issues come up, they can usually come to an agreement. With the variety of members from all different fields, they all come together.

Councilmember Dustin Gettel thanked Colleen Costello for her service to the City. He wanted to address correspondence from the citizens stating that they would like to go in a different direction with the Planning and Zoning Commission. He asked Colleen Costello how she would address these concerns.

Colleen Costello said that she has a lot of experience. The ongoing education is a learning experience. When you look at the future of where you want the City to go, you want to do things right. You would want to make sure you have a good stable Planning & Zoning Commission. We need to start planning now for the future. She said that the Planning Commission sends recommendations to the Council, and the final approval is from the City Council.

Mayor Hale explained the process of appointing Planning Commission members. Applicants are interviewed by a committee including himself. They try to have Planning Commission members from each district within the City so the entire City is represented on the Commission.

**MOTION:** Councilmember Paul Hunt MOVED that we adopt Resolution No. 2018-R-07, re-appointing Colleen Costello to the Planning Commission as a full-time member with her term expiring January 2022. The motion was SECONDED by Councilmember Paul Glover.

Councilmember Quinn Sperry said he received correspondence about the reappointment. Regardless of how the vote shakes out he wanted to thank the community for their comments. He also appreciates how people can express their opinions without making personal attacks. He appreciates Colleen Costello’s years of service.

Mayor Hale called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

- Council member Quinn Sperry: Aye
- Council member Paul Glover: Aye
- Council member Paul Hunt: Aye
- Councilmember Bryant Brown: No
- Council member Dustin Gettel: No
The motion passed 3-2 in favor.

X. DISCUSSION ITEM
DISCUSS THE CENTER STREET PEDESTRIAN STUDY AND CITY WIDE PEDESTRIAN SAFETY

Phillip Hill stated the City has been awarded a grant for the Center Street crosswalk. Parametrics are a local traffic engineering firm that conducted the study.

Center Street Pedestrian Study
Study Area

Midvale Elementary, Midvale Middle, Midvale Center Station, Boys & Girls Club, Midvale Park, TOD Residential.

Data Collection
Pedestrian and vehicle counts were collected on September 28, 2017. Counts were collected at five-minute intervals for a 12-hour period beginning at 7:00 A.M. for every 5 minutes.

Phillip explained the peak hours and where they took place was in the mornings and afternoons when residents were taking the kids to and from school. With the study and counts and data reviewed, the solid recommendations were to relocate the Center Square crossing and move it adjacent to the Trax line. The Center Square has $158,000 federal grant money and a $40,000 match the City has to put towards it for that. That would take care of this pedestrian crossing. The consulting firm felt this was the best place for this crossing.

Staff believes the best solution for the Grant Street Crossing is to leave the crossing where it is and do improvements to it. The cost for each crossing would be $25,000. The consultants warned against having too many different treatments. Grant Street and 300 West crossings with the same type of improvements will have consistency and ensure safety. The allocated budget for crossings could be paid for that way.

Councilmember Paul Glover said the school students need to be educated. Lights alone don’t necessarily guarantee the problem has been solved.

Councilmember Paul Hunt asked about striping to draw attention to the driver.

Phillip Hill said UDOT has marked crossings that say look up to warn people that they are approaching an intersection.

Councilmember Bryant Brown asked about lighting at the crossing. Phillip Hill said that would need to be addressed in the budget.

Councilmember Dustin Gettel would like to follow-up on the 41 tickets given in the crosswalks to see what the outcome is. Were they dismissed?

XI. ADJOURN
MOTION: Councilmember Paul Glover MOVED to adjourn the meeting. Councilmember Paul Hunt SECONDED the motion. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 9:48 p.m.

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

Approved this 20th day of February 2018.
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<tr>
<th>NAME (PLEASE PRINT)</th>
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<tbody>
<tr>
<td>Rebecca Roybal</td>
<td>850 W Center St</td>
<td>Midvale</td>
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<td>Dale Jorgenson</td>
<td>850 W Center St</td>
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<td>Audra</td>
<td>UDOT I-15 SB Project</td>
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<td>Diobhan Locke</td>
<td>7260 S 1035 E</td>
<td>Midvale</td>
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<td>Celestial Hawk</td>
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<td>Midvale</td>
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<tr>
<td>Melanie Bearden</td>
<td>8165 Wilson St</td>
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<tr>
<td>Brent Beardell</td>
<td>9089 S 1300 W</td>
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<tr>
<td>Gary Cannon</td>
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<td>Keen Jorgenson</td>
<td>7281 Cooke Ave</td>
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<td>Matt McDonald</td>
<td>16570 - Full 13 News</td>
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<td>James Riebe</td>
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<td>9040 S Greenfield Dr</td>
<td>Sandy</td>
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<td>347 W Wasatch</td>
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<td>Mike Johnson</td>
<td>175 E 8000 S</td>
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<td>Boyd Brown</td>
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Steve Hirschak — 863 W Cececa Ct. Midvale
Dallan Wagner — 862 W Rentaro Ct. Midvale
Carolynn DiCaro — 335 W 7720 S Midvale
Aldo A. Menendez — 7848 S Main St. Midvale
Andrea B. Person — 7425 S Maple 84047
Lawrence A. Walker — 7886 S Olympic Way 84047