MIDVALE CITY COUNCIL MEETING
AGENDA
October 16, 2018

PUBLIC NOTICE IS HEREBY GIVEN that the Midvale City Council will hold a regular meeting on the 16th day of October 2018 at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

6:00 PM  PRE-MEETING WORKSHOP
Dahl Conference Room

6:30 PM  INFORMATIONAL ITEMS
Council Chambers

7:00 PM  REGULAR MEETING

I.  GENERAL BUSINESS
A.  WELCOME AND PLEDGE OF ALLEGIANCE
B.  ROLL CALL

II.  PUBLIC COMMENTS
Any person wishing to comment on any item not otherwise scheduled for public hearing 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.

III. COUNCIL REPORTS
A.  Council Member Bryant Brown
B.  Council Member Paul Hunt
C.  Council Member Dustin Gettel
D.  Council Member Paul Glover
E.  Council Member Quinn Sperry

IV.  MAYOR REPORT
A.  Mayor Robert M. Hale

V.  PUBLIC HEARINGS
A.  Consider request to Vacate City-Owned Property located at 7287 South Catalpa Street from applicant Ryan Hughes [Alex Murphy Associate Planner]

ACTION:  Approve request to Vacate City-Owned Property located at 7287 South Catalpa Street from applicant Ryan Hughes

B.  Consider Ordinance No. 2018-O-15 for a Rezone on three parcels from Single Family Residential (SF-1) with Duplex and 7200 South Overlays to Regional Commercial with 7200 South Overlay from applicant Sourabh Singha, Ganesh Restaurant Center [Alex Murphy, Associate Planner]
ACTION: Approve Ordinance No. 2018-O-15 for a Rezone on three parcels from Single Family Residential SF-1 with Duplex and 7200 South Overlays to Regional Commercial with 7200 South Overlay from applicant Sourabh Singha, Ganesh Restaurant Center

C. Consider a Final Subdivision Plat located at Lang Subdivision 6891 South 185 East from applicant Justin Lang [Alex Murphy, Associate Planner]

ACTION: Approve a Final Subdivision Plat located at Lang Subdivision 6891 South 185 East from applicant Justin Lang

VI. CONSENT AGENDA
A. Consider Minutes of October 2 & 9, 2018 [Rori Andreason, H.R. Director/City Recorder]

B. Consider Resolution No. 2018-R-43 Adopting Amendments to Midvale City’s Financial Policies [Dalin Hackett, Assistant Finance Director]

VII. ACTION ITEM
A. Consideration for Adoption of Resolution No. 2018-R-44 of the City of Midvale City Utah, Authorizing the Execution and Delivery of a Bond Purchase Agreement and an Interlocal Sales Tax Pledge and Loan Agreement in Connection with the Issuance by the Redevelopment Agency of Midvale City of Its Tax Increment and Sales Tax Revenue Bonds in the Aggregate Principal Amount of not to Exceed $9,750,000 in one or more Series and with such Additional or Alternate Designations as the Agency may Determine and Related Matters [Laurie Harvey, Assistant City Manager/Admin Services Director]

VIII. DISCUSSION ITEMS
A. Discussion on Jordan Bluffs Development [Brian Berndt, Community Development Director]

B. Discuss Amendments to the Midvale Policies and Procedures Manual, Section 5.0 Leave Policies [Rori Andreason, H.R. Director/City Recorder]

IX. 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 also posted at the following locations on the date and time as posted above: 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 SILENCE CELLPHONES DURING THE MEETING

DATE POSTED: OCTOBER 12, 2018

RORI L. ANDREASON, MMC
H.R. DIRECTOR/CITY RECORDER
CITY COUNCIL MEETING
Minutes
Tuesday October 16, 2018
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Robert M. Hale
COUNCIL MEMBERS: Council Member Bryant Brown
Council Member Paul Hunt
Council Member Dustin Gettel
Council Member Paul Glover
Council Member Quinn Sperry

STAFF: Kane Loader, City Manager; Brian Berndt, Asst. City Manager/CD Director;
Laurie Harvey, Asst. City Manager/Admin. Services Director; Rori
Andreasen, H.R. Director/City Recorder; Garrett Wilcox, Deputy City
Attorney; Matt Dahl, Redevelopment Agency Director; Alex Murphy,
Associate Planner; Laura Magness, Communications Specialist; Glen
Kennedy, PW Director; Patrick O'Brien, RDA Housing Project Manager;
Chief Randy Thomas, UPD; Chief Brad Larson, UFA; and Jake Shepherd,
Network Administrator.

The pre-meeting workshop began at 6:00 p.m.

PRE-MEETING WORKSHOP – Staff and Council discussed agenda items as well as
updates from staff.

Mayor Hale called the regular meeting to order at 7:00 p.m.

III. GENERAL BUSINESS
A. Welcome and Pledge of Allegiance

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

IV. PUBLIC COMMENTS
Sophia Hawes Tingey said that communications are very important to her. She updated
the City Council on the Community Council meeting. She has been a member of the
Reaching for Solutions for Suicide Prevention Panel that meets once a month. They
would like to hear from students and help find solutions.

Davie Bird, Tyler Library Director, introduced himself to the City Council. He announced
on Halloween, October 31, there is Trunk or Treat from 4:00 to 5:30 p.m. The library will
be giving out a book to everyone who attends. He said the Day of the Dead event is on
November 2nd from 5:00 to 9:00 p.m. There will be food, dancing and a live D.J. The library offers free tutoring to students online from 2:00 to 11:00 p.m. every day Sunday through Saturday. Students in Kindergarten through University College Level are eligible for this service. The address of the Tyler Library is 8041 South Wood Street. He invited everyone to come to the library to check out all the resources that are available to everyone.

V. COUNCIL REPORTS
   A. Council Member Bryant Brown – Thanked staff for making the signs on the crosswalk in front of the school doubled sided. He said the Arts Council is looking to fill their treasurer position. He said he anyone is interested to contact the Arts Council.

   B. Council Member Paul Hunt – Had nothing to report.

   C. Council Member Dustin Gettel – said the next Community Council meeting is on November 7th where they will hold elections for chair, vice chair, secretary and treasurer. Only community council members can vote but everyone is welcome to attend. He said he had spoken with County Council member Arlin Bradshaw regarding evaluation criteria for requests from cities for transportation funding. This new evaluation criteria are how they are going to decide on funding from now on. The issue is to make sure the City has transportation projects in mind when funding is requested.

   D. Council Member Paul Glover – Had nothing to report.

   E. Council Member Quinn Sperry – Had nothing to report.

VI. MAYOR REPORT
Mayor Robert Hale reported that he attended an open house at Jordan Valley Water Conservancy District. The meeting was regarding a 12½ million-gallon underground reservoir of water. They provide a backstop to our water needs here in Midvale City. He attended the Unified Fire Authority meeting. He also reported that Brighton City is looking to incorporate. If they decide to incorporate, they will need to find a way to come up with $1.8 million dollars with 160 residents.

MOTION: Council Member Paul Glover MOVED to open a public hearing. The motion was SECONDED by Council Member Bryant Brown. Mayor Hale called for discussion on the motion. There being none, he called a vote. The motion passed unanimously.

VII. PUBLIC HEARINGS
A. CONSIDER REQUEST TO VACATE CITY-OWNED PROPERTY LOCATED AT 7287 SOUTH CATALPA STREET FROM APPLICANT RYAN HUGHES
Alex Murphy said Midvale City owns a piece of property approximately 0.49 acres in size at 7287 South Catalpa Street. The City has received a request to sell the property from Ryan Hughes, who is interested in purchasing the property for a private development.
The subject parcel was created in 1998 as the result of an eminent domain action by UDOT during a project to widen I-15. Millennium Street was created as part of this project to redirect traffic from Catalpa Street to Cottonwood Street to create a more efficient interchange at 7200 South and I-15. UDOT transferred this property to the City in 2006. A UTOPIA hub was added to the property near the east end around the same time with an easement recorded on the property for access and maintenance. The City currently has no plans for development on this parcel. The UTOPIA easement will need to remain on the property, should the City decide to sell.

Any future development on this parcel must comply with the development standards in effect at the time of application. The current zone, Transit Oriented Development (TOD), allows a variety of uses, including residential, commercial, office, etc.

§12.16.050 of the Midvale City Municipal Code establishes a process for reviewing and responding to requests to vacate City-owned property. Per that process, this request was forwarded to other affected City departments to determine potential impacts to the City. The affected City departments concluded disposal of the property was appropriate and raised the following concerns during the internal review and discussion of the proposal:

1. The property does not have direct sewer access on Catalpa or Millennium Street. A sewer line will need to be extended to service the property if it is developed.

2. The UTOPIA easement may need to be updated if the property transfers ownership.

A public hearing was held by the Planning Commission on September 26, 2018 to consider the request and make a recommendation to the City Council. The Planning Commission decided to recommend sale of the property with the following conditions:

1. The future developer shall be solely responsible for any public improvements required to service the project.

2. The UTOPIA easement shall be updated, if required, to guarantee future access or clarify its impacts on future development.

At the Planning Commission public hearing, the owner of the adjacent property (375 West Millennium Street) expressed interest in purchasing the property and explained that his company now owns a strip approximately 8' wide between the City's parcel and the Millennium Street public right-of-way after purchasing property from UDOT in August 2018. An exhibit has been included to clarify the approximately location of this new parcel.

With multiple parties interested in purchasing the property and the complication of loss of access to Millennium Street from the City's parcel, Staff would like direction regarding how the Council would like to proceed. Possible options include:

- Sell the property
  - Choose one interested party
Proceedings of City Council Meeting
October 16, 2018

- Allow competitive bids for purchase
- Transfer the property to the RDA to pursue other options for disposition allowed by code
  - Keep the property, either for a specific use or a use to-be-determined in the future
  - Table decision to obtain additional information (survey, title report, etc.)

**FISCAL IMPACT:** Should the Council decide to sell the property, the City will receive funds, up to the market value of the property, in exchange. If the property is not sold, the City is responsible for ongoing maintenance of the property, except for the UTOPIA easement area.

Laura Stevens, Ryan Hughes representative, said they had submitted an application to purchase the piece of land. They plan to build 3 to 4 town homes on this property.

Mayor Hale opened the hearing to public comment.

Harley Ernest said he owned this property until the State eminent domained the property from them in the 1980’s. Since then he and his family have been trying to acquire a 10 ft strip from UDOT around his property. They have now done so. Their plan was to try to maximize the footage on the commercial building. They desired additional parking for the building. They had hoped to acquire Midvale’s piece of property for the parking.

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

The Council discussed several options for this property.

Council Member Dustin Gettel said he was comfortable with moving forward with surplusing the property.

Matt Dahl discussed the process to give the property to the Redevelopment Agency.

**MOTION:** Council Member Paul Hunt MOVED to table the decision to obtain additional information on this property and get an appraisal and survey on the property. The motion was SECONDED by Council Member Quinn Sperry. Mayor Hale called for discussion on the motion. There being none then he called for roll call vote. The voting was as follows:

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

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

B. CONSIDER ORDINANCE NO. 2018-O-15 FOR A REZONE ON THREE PARCELS FROM SINGLE FAMILY RESIDENTIAL (SF-1) WITH DUPLEX AND 7200 SOUTH OVERLAYS TO REGIONAL COMMERCIAL WITH 7200 SOUTH OVERLAY FROM APPLICANT SOURABH SINGHA, GANESH RESTAURANT CENTER

Alex Murphy stated the applicant, Sourabh Sinha, NJRA Architects on behalf of Ganesh Gardens Midvale LLC, is requesting to rezone property located at 145 East Fort Union Boulevard from Single Family Residential with the Duplex and 7200 South Overlays (SF-1/DO & 7200 S) to Regional Commercial with the 7200 South Overlay (RC/7200 S) for the purpose of consolidating existing parcels to develop a new restaurant and retail/service commercial project. This request includes 3 of the 5 parcels under Ganesh Gardens Midvale LLC ownership; the remaining parcels will remain under the RC/7200 zone. A preliminary Site Plan application has been included with this rezone request and will be reviewed by Staff, provided the rezone request is approved.

The overall property is adjacent to other property zoned RC/7200 South on the west; to the north is the SF-1/DO; to the east is the SF-1/DO & 7200 S zones. Adjacent development patterns include a variety of commercial and residential projects at varying scales, including single family residential, tow family residential, and commercial uses including offices, retail, and restaurants.

GENERAL PLAN CONSIDERATIONS
The 2016 Midvale City General Plan locates the subject properties in the 7200 South Opportunity Area. The General Plan identifies the following future land use goals for the Opportunity Area:

1. Support new retail and office used located west if 700 East.
2. Plan for bike ways to connect to the 7200 South TRAX station.
3. Develop urban design standards for new commercial development to create a distinct area character.
4. Continue to employ design and landscaping elements to buffer the effects of higher intensity uses on adjacent existing residential uses.

The proposed rezone is consistent with the General Plan because it furthers goal #1 by allowing a new retail commercial, office, and restaurant use to develop in the Opportunity Area and #4 by utilizing the existing requirements in the RC zone to buffer higher intensity uses along Fort Union Boulevard from the adjacent existing residential uses.

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 is 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 to 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 in the General Plan Considerations section addresses how the proposed rezoning is consistent with the General Plan. Further, the proposed rezone can be supported by findings addressing goals 2 and 3 above.

Of the three parcels included in the requested rezone, two do not meet lot standards for the current zone (SF-1). Despite being pre-existing lots, these lots would be difficult to develop due to the setback the lot standards for the SF-1 zone. The third parcel, the northernmost lot, does meet the lot standards for the SF-1 zone. However, if developed according to the current zone, it would complicate development of the remaining property on the corner to a point that the corner may not be usable; a viable commercial development, as suggested by the General Plan, will require rezoning of all the parcels included in this request. For these reasons, it can be concluded the existing zoning was applied in error.

In addition to the issues above, the Fort Union Boulevard corridor has transitioned from a residential corridor to a commercial corridor as intended with the creation of the 7200 South Overlay in 2000, further supporting the need to rezone the subject parcels.

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 Councils 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 September 26, 2018. The Planning Commission reviewed the submitted information and public comment before deciding the recommend approval of the rezone request.

STAFF RECOMMENDATION:
Staff agrees with the Planning Commission’s recommendation and recommends the requested rezone be approved through adoption of Ordinance No. 2018-O-15.

Sourabh Singha applicant said their restaurant is going to be relocated to this location. They are open to suggestions.

Mayor Hale opened the hearing to public comment.
Stuart Nelson, property manager of the property next door to the west, said he had an issue with boundary line of the vacuum shop, but he thinks it has been resolved. The boundary will be verified so the development can move forward. He just wanted to make sure it was done prior to approval.

MOTION: Council Member Bryant Brown MOVED to close the public hearing. The motion was SECONDED by Council Member Quinn Sperry. Mayor Hale called for discussion on the motion. There being none, he called a vote. The motion passed unanimously.

ACTION: APPROVE ORDINANCE NO. 2018-O-15 FOR A REZONE ON THREE PARCELS FROM SINGLE FAMILY RESIDENTIAL (SF-1) WITH DUPLEX AND 7200 SOUTH OVERLAYS TO REGIONAL COMMERCIAL WITH 7200 SOUTH OVERLAY FROM APPLICANT SOURABH SINGHA, GANESH RESTAURANT CENTER

MOTION: Council Member Quinn Sperry MOVED that based on the following findings, I move that we forward a recommendation to the Midvale City Council to approve the rezoning of 145 East Fort Union Boulevard to the Regional Commercial zone with 7200 South Overlay:
1. The proposed rezoning is consistent with the goals of the 2016 Midvale City General Plan;
2. The existing zoning is the result of an error in that it failed to take into account the constraints on development under the current zone; and
3. 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.

The motion was SECONDED by Council Member Paul Glover. Mayor Hale called for discussion on the motion. There being none then he called for roll call vote. The voting was as follows:
Council Member Quinn Sperry  Aye
Council Member Paul Glover  Aye
Council Member Paul Hunt  Aye
Council Member Bryant Brown  Aye
Council Member Dustin Gettel  Aye

The motion passed unanimously.

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

C. CONSIDER A FINAL SUBDIVISION PLAT LOCATED AT LANG SUBDIVISION 6891 SOUTH 185 EAST FROM APPLICANT JUSTIN LANG
Alex Murphy said the proposed Lang Subdivision plat consists of three (3) proposed lots on a total of approximately 0.54 acres located at the intersection of 6890 South and 185/190 East. This request was submitted by Justin Lang, owner of the subject properties, for the purpose of creating a flag lot for a twin home structure behind the existing single-family dwelling on the property. The twin home was reviewed and approved by the Planning Commission subject to this subdivision plat being approved by the City Council. This plat will allow each of the units in the twin home to be individually owned. This property is zoned Single Family Residential with Duplex Overlay (SF-1/DO).

All subdivisions require a review and recommendation from the Planning Commission and approval from the City Council. Public hearings are required to be held by each body. The Planning Commission conducted a public hearing on this subdivision plat on July 11, 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 subdivision plat for the Lang 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 note shall be added to the subdivision plat indicating that a two-unit residential structure with a common wall is required to be constructed along the center line dividing Lots 2 and 3 unless the subdivision plat is officially amended.
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 has been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia and Century Link regarding the utility easements on the subdivision plat prior to final approval.
5. 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 for the twin home. A note indicating this requirement shall be included on the final subdivision plat. The owner will also work with the neighboring property owners in replacing or enhancing the existing fences or working with them, as needs be.
6. All new development on the flag lots shall comply with the flag lot requirements, i.e. setbacks, height (limited to a single story), parking, and provision of a 20-foot wide paved driveway. A note indicating these requirements shall be included on the final subdivision plat.
7. The flag lot driveway shall remain clear of overhanging vegetation and be posted with “No Parking” signs every fifty feet (50’). A note to this effect shall be included on the final subdivision plat.
8. The existing accessory structure on the proposed flag lot shall be demolished prior to the subdivision plat being recorded.
9. Two improved parking spaces shall be constructed in the side or rear yard of the base lot house prior to the subdivision plat being recorded.

The applicant has prepared and submitted the final plat (see attached). The applicable notes regarding flag lot access, development, and fence requirements have been added.
The proposed subdivision plat was reviewed and approved by the City Engineer, provided some minor technical revisions are completed, and Fire Marshall. Planning Commission conditions remaining to be addressed include the following. These conditions do not affect the proposed subdivision layout but should be addressed prior to the subdivision plat being recorded.

- No duty to serve letters for water or sewer service or evidence that courtesy notices have been sent to the other applicable utilities have been provided.
- The existing accessory structure has not been demolished.
- The required parking spaces for Lot 1 have been identified on the civil drawings but have not been installed.

As a minor subdivision request, this request is subject to and complies with the requirements of the Single Family Residential (SF-1) zone and the subdivision ordinance (Title 16), subject to the recommended conditions below.

**STAFF RECOMMENDATION:**
Staff recommended the City Council approve the final subdivision plat for the Lang Subdivision with the following conditions:

1. The applicant shall obtain duty to serve letters for water and sewer prior to the subdivision plat being recorded.
2. The applicant shall provide evidence that courtesy notices have been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia and Century Link regarding the utility easements on the subdivision plat prior to the subdivision plat being recorded.
3. Two improved parking spaces shall be constructed in the side or rear yard of the base lot house prior to the subdivision plat being recorded.
4. The applicant shall obtain all required signatures on the final subdivision plat Mylar.

Mayor Hale opened the hearing to public comment. There was no one present who desired to speak on this item.

**MOTION:** Council Member Paul Glover MOVED to close the public hearing. The motion was SECONDED by Council Member Paul Hunt. Mayor Hale called for discussion on the motion. There being none, he called a vote. The motion passed unanimously.

**ACTION:** APPROVE A FINAL SUBDIVISION PLAT LOCATED AT LANG SUBDIVISION 6891 SOUTH 185 EAST FROM APPLICANT JUSTIN LANG

**MOTION:** Council Member Paul Hunt MOVED that based on compliance with the requirements of the Midvale City Municipal Code demonstrated in the application or addressed by conditions of approval, I move that we
approve the final subdivision plat for the Lang Subdivision with the following conditions:

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

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

3. Two improved parking spaces shall be constructed in the side or rear yard of the base lot house prior to subdivision plat being recorded.

4. The applicant shall obtain all required signatures on the final subdivision plat Mylar.

The motion was SECONDED by Council Member Paul Glover. Mayor Hale called for discussion on the motion. There being none then he called for roll call vote. The voting was as follows:

Council Member Quinn Sperry  Aye
Council Member Paul Glover  Aye
Council Member Paul Hunt  Aye
Council Member Bryant Brown  Aye
Council Member Dustin Gettel  Aye

The motion passed unanimously.

VIII.  CONSENT AGENDA
A.  CONSIDER MINUTES OF OCTOBER 2 & 9, 2018

B.  CONSIDER RESOLUTION NO. 2018-R-43 ADOPTING AMENDMENTS TO MIDVALE CITY’S FINANCIAL POLICIES

MOTION:  Council Member Paul Glover MOVED to approve the consent agenda. The motion was SECONDED by Council Member Bryant Brown. Mayor Hale called for discussion on the motion. There being none then he called for roll call vote. The voting was as follows:

Council Member Quinn Sperry  Aye
Council Member Paul Glover  Aye
Council Member Paul Hunt  Aye
Council Member Bryant Brown  Aye
Council Member Dustin Gettel  Aye

The motion passed unanimously.

IX.  ACTION ITEM
A.  CONSIDERATION FOR ADOPTION OF RESOLUTION 2018-R-44 OF THE CITY OF MIDVALE, UTAH AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT AND AN INTERLOCAL SALES TAX PLEDGE AND LOAN AGREEMENT IN CONNECTION WITH THE ISSUANCE BY THE REDEVELOPMENT...
AGENCY OF MIDVALE CITY IF ITS TAX INCREMENT AND SALES TAX REVENUE BONDS IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED $9,750,000 IN ONE OR MORE SERIES AND WITH SUCH ADDITIONAL OR ALTERNATE DESIGNATIONS AS THE AGENCY MAY DETERMINE AND RELATED MATTERS

Matt Dahl stated we are looking at bonding to reimburse 10 developers in the project area as discussed in previous meeting discussions. He reviewed the following:

Redevelopment Agency of Midvale City Tax Increment and Sales Tax Revenue Bonds:

Parameters Resolution

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Max Aggregate Principal Amount</td>
<td>$9,750,000</td>
</tr>
<tr>
<td>Max Interest Rate</td>
<td>5.5%</td>
</tr>
<tr>
<td>Length to Maturity</td>
<td>20 Years</td>
</tr>
</tbody>
</table>

Financial Impact

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Estimated Savings</td>
<td>$2,279,492</td>
</tr>
<tr>
<td>NPV of Savings</td>
<td>$1,624,183</td>
</tr>
<tr>
<td>FY19 Budget Impact</td>
<td>$1,800,000</td>
</tr>
</tbody>
</table>

Debt Service and Developer Reimbursements

Pros and Cons

- **Pros**
  - Long Term Savings
  - Limits Liabilities
  - Supports New Investment

- **Cons**
  - Increases Debt Service
Council Member Paul Hunt asked if this would affect the city's bond rating?

Laura Lewis said her expectation is the city would maintain the same rating as on the other bonds.

**MOTION:** Council Member Bryant Brown Moved that we approve Resolution Number 2018-R-44, authorizing the execution and delivery of a bond purchase agreement and an interlocal sales tax pledge and loan agreement in connection with the issuance by the Redevelopment Agency of Midvale City of its tax increment and sales tax revenue bonds in the aggregate principal amount of not to exceed $9,750,000 in one or more Series and with such additional or alternate designations as the Agency may determine. The motion was SECONDED by Council Member Paul Glover. Mayor Hale called for discussion on the motion. There being none then he called for roll call vote. The voting was as follows:

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

The motion passed unanimously.

**X. DISCUSSION ITEMS**

**A. DISCUSSION ON JORDAN BLUFFS DEVELOPMENT**

Brian Berndt stated that the Jordan Bluffs development agreement is in the final stages. The Planning & Zoning have made a recommendation.

Mark Murdock and Christian Gardner were present to discuss the Jordan Bluffs Development Project.

Christian Gardner stated that they have come along way on this vision. They have evolved and how it fits into the broader community.

**Site Plan**
Commercial Highlights

- Approximately 1,000,000 sq. ft. of Office
- 15,000 sq. ft. of Retail
- Multiple hotel pads
- 1 mile of amenity filled linear park
- TOD development near Gardner Village Trax Station
Amenity Map

**Project Amenities**
- Retail
- Hotel
- Direct access to TRAX
- Dog Parks
- Baseball Diamond
- Soccer Fields
- Running/Walking Trails
- Open Space
- Frisbee area
- Food Truck Park
- Amphitheatre
- Connectivity to Jordan River Trail
- Pickleball
- Basketball
- Pavilion
- Tiered viewing areas

**Walkable Neighborhood**
- Higher density housing allows all homes to have better proximity to the retail, park and commercial office space which limit daily driving.
- Podium wrapped with townhomes
- Wrap – residential surrounding a parking structure to conceal a large portion of the parking
Access to linear park and Jordan River Trail

Amenities
- Fully Equipped Fitness Center
- Golf Simulator and Theatre Room
- Clubroom with full kitchen, games, TV and gathering areas
- Rooftop Pool and Spa
- Sun Deck

Integrated Retail
- Retail integrated in the building in specific locations to provide services to Jordan Bluffs residents as well as the broader community.
- Retail to includes uses such as the following: food and restaurant, coffee shops, dry cleaning drop off/pick up, social gathering spots, etc.
- Close proximity to retail will reduce traffic as shops are within walking distance.

Reasons for Increased Density
1. On-cap construction costs
2. Better Site Planning
3. Close proximity to large employment center
4. Location of Site in the Salt Lake Valley

On-Cap Construction Costs
- Increased costs for piers/piles for lower density buildings spread out across a broader area
- Excavation for plumbing on ground floor units is significantly more expensive. This plan minimizes the number of ground floor units.
- Increased costs to provide sewer, storm drain and water to more buildings
- Increased costs for piers/piles for lower density buildings spread out across a broader area
- Excavation for plumbing on ground floor units is significantly more expensive. This plan minimizes the number of ground floor units.
- Increased costs to provide sewer, storm drain and water to more buildings

Better Site Planning
- Elimination of Large Parking Fields
- Conceal Parking to secured parking structures
- Creates a walkable community with access to retail, employment, and open space
- Allows for a large linear park with several integrated amenities
- Less asphalt more green space

Close Proximity to Large Employment Center
- An increasing number of employees prefer to live within walking distance to their place of employment. There is a large portion of employees that live at Bingham Junction and work at Bingham Junction.
Jordan Bluffs provides residents the ability to walk to work, enjoy everyday shopping conveniences and access open space without ever leaving the community.

**Location of Site in the Salt Lake Valley**
- Located in the center of the Salt Lake Valley with easy access to TRAX and other mass transit, I-15 with exits off 7200 South and 9000 South and near I-215.
- Rental housing has seen greater demand over recent years due to a preference for flexible housing options, little to no maintenance, lack of affordable housing purchase options, etc.

Jeff Nelson stated that sediment was discussed in area.

Mark Murdock discussed the layout of the development and open space.

Council Member Paul Glover said Midvale needs parks, baseball fields, soccer fields, etc. Something the citizens can utilize.

Mark Murdock discussed reasons for requesting increased density. He discussed the increased on-cap construction costs.

The Council said in order to look at higher densities, there needs to be more parks.

Jeff Nelson said they have also been looking at an indoor soccer facility.

Mr. Nelson said they are looking at Jordan Bluffs and how to not make it another Bingham Junction. Part of what they are doing is determining how to connect the commercial and residential. They have intensified the density by the office and the further away from the office the density is more like Bingham Junction. The idea is to give it more of an urban feel. The idea with retail is to provide community neighborhood type retail that will service the residents on one side and the employees in the office on the other side. They are planning amenity space on top the courtyards. On top of the spaces there will be a pool, hot tub, and sun deck that will accessible by the residents only.

Adam Lankford discussed the vision for the retail. They wanted to build something different. Some of the ideas of the retail included servicing both the residents and office. For the on-cap area, there are piers that are holding up the buildings. The idea is that if the footprint is smaller and built higher, it is less impact and less moving of dirt. You can minimize the amount of piles you are putting into the ground. With better site planning, they are getting rid of the large parking areas and consolidating the parking to hide it from view and securing and concealing the parking behind the architecture. He discussed the uniqueness of this project area being in the middle of the Salt Lake area.

Council Member Bryant Brown said he was concerned because of the additional school age kids when the schools are overflowing already.
Brian Berndt stated a few months ago, a group had asked to have the Community Center more centrally located. Salt Lake County is taking this into consideration. They are planning on doing something. With that proposal, they will not support the same type of facility here. He is working with the developer for different options.

Kane Loader said that Salt Lake County is already working with the school district for access for the property. He has been told by Salt Lake County that they will work with the City on one facility, but not two. Salt Lake County has not approved this yet, but if and when it is approved it will go into the next funding cycle which is 8-10 years.

Council Member Paul Glover said he would like to see a park for the city.

Christian Gardner said let's do all of it, soccer, baseball, tot lots, etc.

Mark Murdock said there are approved plants and trees in the plan. He discussed the traffic.

Scott, Hale Engineering, traffic engineer, discussed traffic signals needed for the area.

Council Member Paul Hunt thanked them and said he loves the idea of putting commercial and residential together.

Brian Berndt said the density increased to 3500. He said he will formalize the open space and modify the zoning.

Christopher Butte said he has had discussions with the school district. With the room counts there are 181 students K-12 grade in Bingham Junction. He carried those numbers south and worked through the site plans and projections. It is not a significant impact to the school district. He stated that this project is 7 percent of the City's land mass. There are a lot of industry leaders here and are huge users of UTOPIA. Midvale is in the middle of Silicon Valley, this enables us to seek out top notch companies. With the recruitments, you need the onsite housing. This is a once in a lifetime opportunity.

B. DISCUSS AMENDMENTS TO THE MIDVALE POLICIES AND PROCEDURES MANUAL, SECTION 5.0 LEAVE POLICIES

Rori Andreason discussed the proposed amendments to the Midvale Policies and Procedures Manual regarding leave policies. A parental leave policy was added by the Council in the FY2019 Budget year. Also, the vacation carryover hours were increased from 160 to 240.

XI. ADJOURN

MOTION: Council Member Paul Glover MOVED to adjourn the meeting. The motion was SECONDED by Council Member Paul Hunt. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.
The meeting adjourned at 9:22 p.m.

Rod L. Andreae, MMC
H.R. DIRECTOR/CITY RECORDER

Approved this 16th day of October 2018.
## Midvale City Council Meeting
### Sign In Sheet

**Tuesday, October 16, 2018**

<table>
<thead>
<tr>
<th>NAME (PLEASE PRINT)</th>
<th>ADDRESS</th>
<th>CITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joyce Bedont</td>
<td></td>
<td>Midvale</td>
</tr>
<tr>
<td>Jeff Howard</td>
<td>152 E 7415 S</td>
<td>Midvale</td>
</tr>
<tr>
<td>Josh Lee</td>
<td>141 E Celestina Dr.</td>
<td>Midvale</td>
</tr>
<tr>
<td>Owen Roe C. Ainslie</td>
<td>178 S. 766 W Ave.</td>
<td>Midvale</td>
</tr>
<tr>
<td>SOURABH SINHA</td>
<td>5272 S College Dr.</td>
<td>Murray</td>
</tr>
<tr>
<td>Garth &amp; Shiree VanHoosela</td>
<td>16894 S 190 E</td>
<td>Midvale</td>
</tr>
<tr>
<td>Stuart Nelson</td>
<td>89 E 7200 S</td>
<td>Midvale</td>
</tr>
<tr>
<td>Laura Stevens</td>
<td>2172 S. 800 E.</td>
<td>SLC</td>
</tr>
<tr>
<td>Laura Lewis</td>
<td>61 N Rio Grande</td>
<td>SLC</td>
</tr>
<tr>
<td>Justin Lane</td>
<td>111 Clover Meadow</td>
<td>Murray</td>
</tr>
</tbody>
</table>
Midvale City Public Comment  
Sign in Sheet  

Tuesday, October 16, 2018  

PUBLIC COMMENTS  
Any person wishing to comment on any item not otherwise scheduled for public hearing 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.  

<table>
<thead>
<tr>
<th>NAME (PLEASE PRINT)</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sophia Hays Tingay</td>
<td>7667 S Went</td>
</tr>
<tr>
<td>Holly Ernest / Clair Resendez</td>
<td>South Jordan / Sandy</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>