MIDVALE CITY COUNCIL MEETING
AGENDA
March 5, 2019

PUBLIC NOTICE IS HEREBY GIVEN that the Midvale City Council will hold a regular meeting on the 5th day of March 2019 at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

6:00 PM – Dahl Conference Room
COUNCIL BUSINESS

6:30 PM – Council Chambers
INFORMATIONAL ITEMS

I. DEPARTMENT REPORTS
   • Public Works
   • Community Development

II. Unified Police Department Report

7:00 PM
REGULAR MEETING

III. GENERAL BUSINESS
   A. WELCOME AND PLEDGE OF ALLEGIANCE
   B. ROLL CALL
   C. Proclamation Declaring Ken Donarski Recognition for Services to Midvale Senior Center [Mayor Hale]
   D. Salt Lake County Animal Control Report

IV. 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.

V. COUNCIL REPORTS
   A. Councilmember Dustin Gettel
   B. Councilmember Paul Glover
   C. Councilmember Quinn Sperry
   D. Councilmember Bryant Brown
   E. Councilmember Paul Hunt
VI. **MAYOR REPORT**
   A. Mayor Robert M. Hale

VII. **PUBLIC HEARINGS**
   A. Consider TXT-19-01; Text Amendment to increase Residential Density in Jordan Bluffs Zone, create a Review Process and Development Standards for Residential, Commercial, and Mixed-Use Development Subareas 1-3 of the Jordan Bluffs Zone, and Amend Chapters 17-7-10 and 17-2 of the Midvale Municipal Code [Brian Berndt, Assistant City Manager/CD Director & Lesley Burns, City Planner]

   B. Consider Ordinance No. 2019-O-02 Regarding Pygmy Goats [Lisa Garner, City Attorney]

   **ACTION:** Approve Ordinance No. 2019-O-02 Regarding Pygmy Goats

VIII. **CONSENT AGENDA**
   A. Consider Minutes of February 19, 2019 [Rori Andreason, H.R. Director/City Recorder]

IX. **DISCUSSION ITEMS**
   A. Discuss Jordan Bluffs Master Agreement and Project Discussion [Brian Berndt, Assistant City Manager/CD Director]

   B. Discuss Council Rules & Procedures [Lisa Garner, City Attorney]

X. **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 MAKE SURE ALL CELL PHONES ARE TURNED OFF DURING THE MEETING**

**DATE POSTED:** MARCH 1, 2019

**RORI L. ANDREASON, MMC**
**H.R. DIRECTOR/CITY RECORDER**
CITY COUNCIL MEETING
Minutes
Tuesday March 5, 2019
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Robert M. Hale - Excused

COUNCIL MEMBERS: Council Member Dustin Gettel
Council Member Paul Glover
Council Member Quinn Sperry
Council Member Bryant Brown
Council Member Paul Hunt

STAFF: Kane Loader, City Manager; Bryce Haderlie, Asst. City Manager/Admin. Services Director; Brian Berndt, Asst. City Manager/CD Director; Rori Andreasen, HR Director/City Recorder; Lisa Garner, City Attorney; Matt Dahl, Redevelopment Agency Director; Laura Magness, Communications Specialist; Glen Kennedy, PW Director; Chief Randy Thomas, UPD; Battalion Chief Larson, UFA; and Matt Pierce, IT Director.

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

COUNCIL BUSINESS
Staff and Council discussed agenda items as well as updates from staff.

Mayor Pro-Tem Dustin Gettel asked staff to report back on a meeting held with the Employees Association regarding a letter sent to the Council regarding hiring practices.

Council Member Bryant Brown discussed parking at the Performing Arts building. There was a problem recently with the business next door taking all the parking places. If it continues, he would like parking signs for the Arts Council only.

The Council and staff discussed the Jordan Bluffs Development.

INFORMATIONAL ITEMS
I. DEPARTMENT REPORTS
   • Public Works
Glen Kennedy reported that Public Works has had a break from the snow and has been able to catch up on other things. There was an LED stop sign installed on 6790 South and 300 East. The curb painting was finished at Bingham Junction today and should help with some of the confusion with parking. Streets and Stormwater have been catching up on patching and they’ve been running the sweeper for the last few days. Parks and
Cemetery have been working with the landscape contractor on de-winterizing the irrigation and getting the backflows in. They have also cleaned up the cemetery. Water and Sewer have been focusing on preventative maintenance. The well and sewer lift stations have been painted, and the wells pumps were serviced. Public Works has been focusing on safety. UFA will be performing first aid and CPR training for all Public Works employees.

Council Member Paul Hunt said the State Street Trax Bridge has been tagged.

- Community Development
Brian Berendt reported on four grants they have applied for. Two of the grants are for active transportation. One is for a city active transportation plan, and one is for active transportation plan on a regional basis. These two grants are through the Wasatch Front Regional Council. They are in review with the committee. There are two grants for the CDBG Funding. One grant is for housing improvement and the second grant is for ADA ramps. This is also being reviewed by the County Council. They have actively been working with the County on the census. They are trying to get the word out on the census and get people motivated to participate. They are working with Laura to help get the word out. Jessie Stuart in Business Licensing has been very busy with renewals and has 96% of them processed. He invited the Council to a ribbon cutting Friday March 8 at 4:00 at the Little Geniuses Learning Center. They are ramping up for the street projects. Foxbridge neighborhood has approval for monies to do curbside and street improvements through the CDBG funding. Keith Ludwig will come next month to give an update on those projects.

Council Member Quinn Sperry said a portion of the street on 7800 South 1000 East where Jordan Valley did some work is not doing well and will need to be repaired.

Mayor Pro-tem Dustin Gettel asked to have a scheduled time during daylight hours to tour Jordan bluffs.

Kane Loader discussed legislative issues that will impact the City. He focused on the sales tax distribution bill.

II. Unified Police Department Report
Chief Randy Thomas reported on a few scams taking place within the city. He will work with Laura Magness to let the public know about these. He reported on their first Cinco de Mayo meeting. April 27th is take back for the prescription drugs. The drop off will be at Hillcrest High School.

Chief Thomas said within last week there has been two assaults on officers. Officer Pace made a traffic stop for a minor infraction. During the traffic stop there was an altercation where Officer Pace was knocked unconscious. Mr. Smith, a citizen, assisted in the welfare of Officer Pace and directed incoming officers, leading them to a successful apprehension of the suspect. Unified Police presented Mr. Smith with a certificate of appreciation.
Council Member Quinn Sperry requested UPD check for speeding on 1000 East.

III. GENERAL BUSINESS
   A. WELCOME AND PLEDGE OF ALLEGIANCE

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

   C. PROCLAMATION DECLARING KEN DONARSKI RECOGNITION FOR SERVICES TO MIDVALE SENIOR CENTER
      Mayor Pro-Tem Dustin Gettel read and presented the proclamation to Ken Donarski in appreciation for his dedicated service to the Midvale Senior Center.

   D. SALT LAKE COUNTY ANIMAL CONTROL REPORT
      Carrie Seibert reviewed the quarterly report from the Salt Lake County Animal Control regarding their programs.

IV. PUBLIC COMMENTS
   Colleen Costello said she was there to sing praises to public works. There was a water break on 6th avenue. On Spruce Street they had mud and debris clear up to her back porch. She called Andrea Andreason at Public Works and that afternoon the crews cleaned up the street and did a great job!

   Heidi Miller said she goes down 8000 South every day and there is no crossing guard there. The kids run across the street and it's very dangerous. It's a real concern to see all the little kids walking home and the dangerous conditions.

   Kane Loader said he would bring this up with the school board this month.

V. COUNCIL REPORTS
   A. Mayor Pro-tem Dustin Gettel – discussed an email sent from a professor regarding gender parity. The information had recommendations for the city which included:
      1. Begin establishing a tone from the top that is firmly committed to supporting and advancing woman.
      2. Make a visible commitment like the elevate her challenge or the parity pledge.
      3. Provide opportunities for staff, councils, boards, commissions and committees to increase their awareness and of why it is important to understand and support of gender quality in all areas.
      4. Offer training to staff and governing bodies on how to recognize and minimize unconscious bias.
      Mayor Pro-tem Dustin Gettel asked everyone to be aware of the diversity in the community.

   B. Council Member Paul Glover – reported that he has talked to police who said they really appreciate the speed signs. They say they are effective, and they are helping.
C. Council Member Quinn Sperry – Had nothing to report.

D. Council Member Bryant Brown – reported that the Arts Council thanked Matt Pierce for assisting them with their Wifi. He asked if Center Street will be a project for this year. Kane Loader responded yes. Glen Kennedy said the city engineer will make that one of his first projects this year.

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

VI. MAYOR REPORT
Mayor Robert Hale - excused

MOTION: Council Member Paul Glover MOVED to move into a public hearing. The motion was SECONDED by Council Member Quinn Sperry. Mayor Pro-Tem Dustin Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

VII. PUBLIC HEARINGS
A. CONSIDER TST-1901; TEXT AMENDMENT TO INCREASE RESIDENTIAL DENSITY IN JORDAN BLUFFS ZONE, CREATE A REVIEW PROCESS AND DEVELOPMENT STANDARDS FOR RESIDENTIAL, COMMERCIAL, AND MIXED-USE DEVELOPMENT SUBAREAS 1-3 OF THE JORDAN BLUFFS ZONE, AND AMEND CHAPTERS 17-7-10 AND 17-2 OF THE MIDVALE MUNICIPAL CODE

Lesley Burns said the Jordan Bluffs Zone and zoning ordinance were originally adopted in 2004 for the vacant 263-acre property located between 7800 South/8600 South and 700 West/Jordan River. A Master Development Agreement for the property was also approved at this time and outlined the developer's responsibilities for infrastructure improvements and public amenities on the property. The ordinance includes land uses, densities and common development standards related to parking, utilities, signage, access management and outdoor lighting. The zone allows up to 2,500 residential units as well as non-residential uses on the property. The location of these densities and uses is further refined through a Subarea Plan which is part of the adopted zoning ordinance. The boundaries of the four subareas within the Subarea Plan were amended to reflect the consensus of numerous geotechnical studies that have been done since the original plan adoption in 2004. Although the Jordan Bluffs Zone creates the use and density allowed on the property, details related to building architecture, landscaping, setbacks, fencing, etc. were only outlined through intent statements in the current ordinance. These intent statements were envisioned to guide the adoption of future specific development standards to be created with collaboration between the City and a master developer of the Jordan Bluffs property.

In 2017, the City adopted an ordinance to create a review process and development standards for residential development in Subarea 4, which includes 40 acres of the Jordan Bluffs Zone. In August 2018, the Planning Commission reviewed and recommended an ordinance to create a review process and development standards for
the remaining Jordan Bluffs Subareas. As the City Council was starting its review of the Planning Commission’s recommended ordinance, the Jordan Bluffs property owners presented a revised concept for the property. This concept includes an additional 1,000 residential units, a 15-acre central community park with improvements and amenities to be turned over to the City, a minimum of three trail connections to the Jordan River Parkway, and public facilities and infrastructure including three traffic signals.

Proposal
This proposed text amendment increases the allowed residential density within the Jordan Bluffs zone from 2,500 units to 3,500 units. It creates a review process and development standards for residential, commercial, and mixed-use development in Subareas 1-3 of the Jordan Bluffs Zone. It also includes some new and amended definitions for terms in the proposed zoning chapter. The proposed development standards reflect several of the goals of the Midvale City General Plan 2016, which includes the Jordan Bluffs property as an Opportunity. (See supplemental information packet for list of goals.) The standards also recognize the proposed Jordan Bluffs Project amenities and improvements included in an amended and restated Master Development Agreement being finalized in conjunction with this text amendment. The main project amenities include the 15-acre public park, trail connections to the Jordan River Parkway, and public facilities and infrastructure.

Infrastructure/Traffic Analysis
Last year, the City evaluated the City’s infrastructure as it relates to the Jordan Bluffs project. At that time, the City Engineer prepared a memo indicating, with infrastructure improvements being made by the developer and ongoing improvements and investments made by the City since the early 2000’s in expectation of future development in the Bingham Junction and Jordan Bluffs areas, the City’s infrastructure can accommodate the Jordan Bluffs project. With the request to increase the density on Jordan Bluffs, a revised traffic impact study was prepared, and a new infrastructure assessment was made. As provided in an updated memo from the City Engineer, the City has determined existing and planned infrastructure facilities are still sufficient for the additional residential units being requested. (See supplemental information packet for memos and studies.)

Planning Commission Recommendation
The Planning Commission has been reviewing and discussing the review process and land use regulations for Subareas 1-3 of the Jordan Bluffs Zone since August 2018. The current proposal has been before the Commission three times for a presentation, workshop discussion on the proposed draft ordinance, and a public hearing. The Planning Commission public hearing was held on February 13, 2018. (See supplemental information packet for meeting minutes.) At this meeting, the Planning Commission forwarded a recommendation to the City Council to:

- Increase the residential density to 3,500 units in the Jordan Bluffs Zone;
- Approve the proposed text amendment draft to create a review process and development standards for Subareas 1-3 of the Jordan Bluffs Zone, including proposed definition amendments; and
Amend the purpose statement of Chapter 17-7-10 (See supplemental information packet for copy of existing purpose statement) to reflect the new subchapters for Subarea 4 and Subareas 1-3 and repeal the other sections in the chapter.

**STAFF RECOMMENDATION:**
Staff recommended the City Council conduct a public hearing on this proposal. No action is being requested at this meeting.

Mayor Pro-Tem Gettel opened the hearing for public comment.

Heidi Miller expressed concern about the traffic study. She said they don't really know exactly what is going in the pods. She feels that they got sold out for another 1,000 units. She asked the council to not agree to 1,000 more units. She feels that the land is full of toxic waste.

Mark Murdock, developer, said he was available to answer any questions. He addressed the traffic study and Environmental questions and concerns.

Council Member Paul Glover is concerned with the cost of the park. He feels the city should get everything listed for the park especially with the 1,000 extra units.

Mark Murdock said they would like to meet with staff to decide what priorities they need and want for the park.

Council Member Bryant Brown said he has concerns with the inflation costs in a few years that the money won't go as far.

Mr. Murdock said they will be installing amenities as they go, so it won't be the full cost.

Mayor Pro-tem Dustin Gettel asked Mr. Murdock what the 1,000 units mean to them.

Christian Gardner said the vision with the additional units was creating something different than Midvale currently has and to create more of a community feel and conceal the parking in the residential areas. It creates more of an urban feel.

Mayor Pro-tem Dustin Gettel asked about the access parking.

Christian Gardner said they will continue to monitor the parking and evaluate it.

Sophia Hawes-Tingey said she felt the community would feel a lot safer if their kids were not playing in the park if they were reassured the contaminants were not in the water.

Kane Loader said the site is tested constantly by the state. The main concern of the EPA (Environmental Protection Agency) is water going down through the material and then migrating to the river. The action levels are far less than you see in other areas of the state. The EPA put a low action level on this site in the 90's.
Mayor Pro-tem Dustin Gettel said he would like the testing results published on the city’s website.

Mark Murdock said the EPA has been testing this site for years and will continue to test the site.

Christian Gardner said they would like to meet with staff and forget the dollar amount and inflation costs and discuss what is actually going to be in the park.

John Call asked if the City was planning to widen Wasatch street?

Kane Loader said there are no plans for that. The city does not have the right of way there. They may put in a signal but west Wasatch does not align with east Wasatch so that is being reviewed.

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

MOTION: Council Member Paul Glover MOVED to move into a public hearing. The motion was SECONDED by Council Member Bryant Brown. Mayor Pro-Tem Dustin Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

B. CONSIDER ORDINANCE NO. 2019-O-02 REGARDING PYGMY GOATS
Lisa Garner said after multiple discussions by the City Council, it was determined that it was necessary to codify the regulation of the keeping of miniature or pygmy goats on premises zoned for single family residential dwellings with a minimum lot size of at least .25 acre. The City Council was presented with a proposed ordinance with respect to the keeping of miniature goats in a residential zone on February 5, 2019. It was determined that it is in the best interest of the public health, safety, and welfare of the City to allow for and regulate the keeping of miniature goats in residential zones. The proposed ordinance defines the term “miniature goats” and outlines the requirements, that must be met by the goat owner, if miniature goats are kept on property zoned for single family residential dwellings.

Chapter 6.18
KEEPING MINIATURE GOATS

Sections:
6.18.010 Definitions.
6.18.020 Requirements for keeping miniature goats.

6.18.010 Definitions.
"Miniature Goat" means an animal of the species Capra hircus which, at maturity, is less than 27 inches high at the shoulder weighs no more than 100 pounds, and is more commonly known as a Pygmy, Dwarf, or Miniature Goat.

6.18.020 Requirements for keeping miniature goats.
Without limiting any of the other requirements of this title, the keeping of miniature goats on premises zoned for single family residential dwellings with a minimum lot size of at least 0.25 acre and developed with one, but not more than one, residential dwelling unit shall be permitted provided the following requirements are satisfied:

A. Miniature goats shall be dehorned unless they have reached the age of one (1) year old;
B. Male miniature goats shall be neutered, and female miniature goats shall be spayed;
C. No more or no less than two (2) miniature goats shall be kept on a premise;
D. Miniature goats must be vaccinated by a veterinarian licensed in Utah to treat livestock. Proof of certifications for rabies and other proper vaccinations is required;
E. Miniature goats shall be housed in a detached structure designed to be:
   1. Predator proof;
   2. Thoroughly vented;
   3. Watertight and draft free;
   4. A minimum of fifty (50) square feet of interior space;
   5. Constructed with quality exterior building materials and in accordance with the building code;
   6. Compliant with all accessory structure setbacks and permit requirements found in Title 17 of this code;
   7. A minimum of fifteen (15) feet from any residential structure, excluding the residential structure on the property where the goats are kept; and
   8. Located in the rear or side yard of the property as defined in Title 17 of this code.

Mayor Pro-Tem Gettel opened the hearing for comment.

Marcie Seal, SL County Animal Control suggested requiring a regulatory permit, so they can be monitored. Regulatory permits are $50 per year. The County has regulations to cover enforcement on the goats.

Mayor Pro-tem Dustin Gettel said the 25 ft requirement is fine with the owner of the pygmy goats. He read letters from Candace Yocum’s neighbors that were in favor of her keeping the pygmy goats.
Heidi Miller said her sister had a pygmy goat. The best pet anyone could have. They are relatively quiet.

Candace Yocum said she thought they were cute and always had farm animals. She had no idea this would be such a big deal.

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

**ACTION:** APPROVE ORDINANCE NO. 2019-O-02 REGARDING PYGMY GOATS

**MOTION:** Mayor Pro-tem Dustin Gettel MOVED to approve Ordinance No. 2019-O-02 Adopting Chapter 6.18 of the Midvale Municipal Code with the following conditions. 1. The goat enclosure standard should be 25' or 15' with the closest neighbor consent, also with requirement to use Salt Lake County Animal Control for registration of the pygmy goats. The motion was SECONDED by Council Member Bryant Brown. Mayor Pro-Tem Dustin Gettel 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 FEBRUARY 19, 2019

**MOTION:** Council Member Paul Glover MOVED to approve the consent agenda. The motion was SECONDED by Council Member Quinn Sperry. Mayor Pro-Tem Dustin Gettel 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. DISCUSSION ITEMS**
A. DISCUSS JORDAN BLUFFS MASTER AGREEMENT AND PROJECT DISCUSSION

Brian Berndt said this item has been discussed for a number of months. He would like to bring the development agreement and zoning ordinance back for consideration of approval on March 19th. This will update the previous development agreement from 2004. The primary discussion for tonight is the community park. The plan from the developer will give the city a majority of options for the park. It will also give the city the opportunity to add things in the future for specific items needed as the park is used. The park will have modifications to the plan. He will make sure there is adequate parking. He asked the Council what they would like to see in the park.

Mayor Pro-tem Dustin Gettel asked if a survey could be sent out to the residents to see what they want.

Council Member Bryant Brown said he would like to have Harvest Days at the new park.

Council Member Paul Glover said he would like developer to come back with what he could put in there.

Brian Berndt asked the Council to review the options for the park and send him their suggestions.

B. DISCUSS COUNCIL RULES & PROCEDURES

Lisa Garner discussed the council rules and procedure.

Current Rules Adopted in June of 2013
Contains the following Sections
- Section 1: Council Aspirational Values and Goals
- Section 2: Council Internal Policies
- Section 3: Council Meetings

Two Common Themes to Council Rules and Procedure

- Respect to one another, staff, citizens, and guests

- Council acts as a body
  Directives
  Actions
  Representations

A discussion item could be placed on the agenda by one person. If the item goes to action, it would need the majority of council in agreement.

The Council discussed this issue at length.
Council Member Bryant Brown updated the Council on the UDOT sound wall. They think they are at 75%; they are checking and verifying the numbers. At this point they are as close to for sure as it can be.

X. ADJOURN

MOTION: Council Member Paul Glover MOVED to adjourn the meeting. The motion was SECONDED by Council Member Paul Hunt. Mayor Pro-Tem Dustin Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 9:58 p.m.

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

Approved this 19th day of March 2019.
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# Landscape & Irrigation Proposal

Jordan Bluffs Center Park - Budget Proposal 2019

Midvale, UT

Friday, March 1, 2019

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| 60     | Each       | Bike Racks | $750.00 | $45,000.00 |
| 56     | Each       | Table w/ 4 Chairs | $6,150.00 | $344,400.00 |
| 100    | Each       | Chairs at Counter | $955.00 | $95,500.00 |
| 4      | Each       | Table w/ 4 Chairs & Umbrella | $10,800.00 | $43,200.00 |
| 3      | Each       | BBQ | $515.00 | $1,545.00 |
| 1      | Lump Sum   | Signage Way Findings | $32,000.00 | $32,000.00 |
| 8      | Each       | Pickleball Courts | $36,000.00 | $288,000.00 |
| 3      | Each       | 1/2 Basketball Courts | $54,000.00 | $162,000.00 |
| 4      | Each       | Small Playground Units | $40,250.00 | $161,000.00 |
| 4      | Each       | Large Playground Units | $94,875.00 | $379,500.00 |
| 1254   | Lineal Feet | Black Vinyl Coated Link Fencing around Sports Courts @ 12' Height | $93.00 | $11,622.00 |
| 1      | Lump Sum   | Triangular Pavilion | $31,200.00 | $31,200.00 |
| 6      | Each       | Concrete Ping-Pong Tables | $7,025.00 | $42,150.00 |
| 21     | Each       | Table and 6 Chairs | $5,578.21 | $117,424.30 |
| 19     | Each       | Game Tables | $7,025.00 | $133,475.00 |
| 1      | Lump Sum   | Splash Pad | $350,000.00 | $350,000.00 |
| 4      | Each       | Restroom | $200,000.00 | $800,000.00 |
| 9      | Each       | Shade Structure | $40,000.00 | $360,000.00 |
| 498    | Lineal Feet | Sitting Wall | $185.00 | $92,130.00 |
| 4      | Each       | Tree grate | $3,200.00 | $12,800.00 |
| 370    | Lineal Feet | Counter Height Wall | $310.00 | $114,700.00 |
| 1852   | Lineal Feet | 6" wide x 18" Curb Wall | $52.00 | $96,304.00 |
| 2      | Each       | Fitness Structure | $28,000.00 | $56,000.00 |
| 1      | Each       | Dog Park Fence | $50.00 | $22,000.00 |
| 448    | Lineal Feet | 2ft Seat Wall | $192.00 | $138,240.00 |
| 720    | Lineal Feet | Concrete Steps in Wall | $100.00 | $9,600.00 |
| 96     | Lineal Feet | 4" Thick Concrete over 6" Base | $7.50 | $963,750.00 |
| 2      | Each       | Horseshoe Pits | $6,000.00 | $12,000.00 |
| 1      | Lump Sum   | Bike Pump Track | $400,000.00 | $400,000.00 |
| 160    | Each       | Walking Path Lighting every 40ft (Bollard) | $4,500.00 | $720,000.00 |

| 800    | Lineal Feet | 1/4" x 5" x 16" Black Steel Edging between Sod & Planter Beds | $11.50 | $9,200.00 |
| 160000 | Square Feet | Weed Barrier Fabric | $0.25 | $40,000.00 |
| 596    | Lineal Feet | Playground Concrete Header 8" W x 24" D w/ Rebar | $52.00 | $30,992.00 |
| 3840   | Lineal Feet | Edging Around DG Pathway | $11.50 | $44,160.00 |

**Plants**

- **Intermountain Planters, LLC**
- 579 West 14600 South
- Bluffdale, Utah 84065
- 801.523.6100 Office
- 801.523.6113 Fax
- UT Contractors License #9480062-5501 Type: S330 & B100
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<tr>
<th>Item Description</th>
<th>Quantity</th>
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The following is a list of qualifications and exclusions for this proposal, unless otherwise stated above.

**Project Specific Notes**

This budget is based on conceptual drawings with no detail sheets or specifications.

This budget proposal doesn't include dry or wet utilities for site.

**General Qualifications and Exclusions**

- All demolition will be by others.
- Water meter, water connection and water by others.
- Water hook-ups or conduits inside buildings for irrigation purposes by others.
- Electrical work to irrigation controller by others. Clock and valve wiring done by Intermountain Plantings.
- Erosion and dust control by others.
- Traffic control by others.
- Construction access to site is provided by others (repair of temporary access roads if any are not included).
- Repair of improperly identified/buried utility, cable, gas, and phone lines (including fiber optics) are not included.
- Performance and payment bond costs are not included.
- Any and all permits not listed specifically above are not included.
- Hardscape (concrete, pavers, retaining walls, etc.) done by others.
- Construction site protection and security to be provided by others.
- Discovery and removal of underground obstructions by others.

This proposal represents a complete package (as per the plans and specifications), and is valued upon the entire scope of work listed above being awarded to Intermountain Plantings.

**Finish grade of subgrade/rough grade must be received at 1/10th +/- of 1' or as per specifications.**

**Proposal is based on the following:**

- Plan Pages: Concept Plan
- Spec Sections: N/A
- Addendums: N/A

Proposal valid for 30 days

Proposal submitted by: Chief Richards 801.223.6100