MIDVALE CITY COUNCIL MEETING
**AMENDED AGENDA**
April 16, 2019

PUBLIC NOTICE IS HEREBY GIVEN that the Midvale City Council will hold a regular meeting on the 16th day of April 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
   • Admin Services Report
   • RDA Report

II. UPD & UFA DEPARTMENT REPORTS

III. CITY MANAGER REPORT

7:00 PM
REGULAR MEETING

IV. GENERAL BUSINESS
   A. WELCOME AND PLEDGE OF ALLEGIANCE
   B. ROLL CALL
   C. *Proclamation Declaring April 22, 2019 as Earth Day

V. 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.

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

VIII. **CONSENT AGENDA**  
A. Consider Minutes of April 2, 2019 [Rori Andreason, H.R. Director/City Recorder]

B. Set Date and Time [May 7, 2019 at 7:00 P.M.] for a Public Hearing to Consider the Adoption of the Midvale City Tentative Budgets for the Fiscal Year beginning July 1, 2019 and ending June 30, 2020 [Bryce Haderlie, Assistant City Manager/Admin Services Director]

IX. **ACTION ITEMS**  
A. Consider Resolution No. 2019-R-12 Authorizing the Mayor to enter into an Agreement with Miller Paving for the Foxbridge Area Project [Keith Ludwig, City Engineer]

B. Consider a Final Subdivision Plat for the Union Manor Subdivision located at 987 East 7240 South from applicant Greg Hansen [Alex Murphy, Associate Planner]

X. **DISCUSSION ITEMS**  
A. Discuss FY2020 Midvale City Tentative Budget [Kane Loader, City Manager]

XI. **CLOSED SESSION TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL**

XII. **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: APRIL 12, 2019  
RORI L. ANDREASON, MMC  
H.R. DIRECTOR/CITY RECORDER
CITY COUNCIL MEETING
Minutes
Tuesday April 16, 2019
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Robert M. Hale

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; Brian Berndt, Asst. City Manager/CD Director;
Rori Andreason, HR Director/City Recorder; Lisa Garner, City Attorney;
Matt Dahl, Redevelopment Agency Director; Glen Kennedy, PW Director;
Chief Randy Thomas, UPD; Battalion Chief Brad Larson, UFA; Keith
Ludwig, City Engineer; Alex Murphy, Associate Planner; Annaliese
Eichelberger, RDA Project Manager; and Jake Shepherd, Network
Administrator.

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

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

Laura Magness asked the Council about possibly moving the date of Harvest Days to
August 3 to alleviate conflicts with other events going on in the valley. The Council agreed
as long as the Arts Council has not already booked any events.

INFORMATIONAL ITEMS
I. DEPARTMENT REPORTS
   • Admin Services Report – Nothing to report.
   • Redevelopment Agency Report
     Matt Dahl announced the resignation of Annaliese Eichelberger May 15th. She has been
with the agency for five years. He said he is a member of the Utah Commission for
Housing Affordability Board. At the last meeting they discussed affordability crises.
Statewide from 2013 to 2018 the mortgage for a median home increased 56%. The
average household income only increased by 20%. We are not keeping up with demand.
He said the basketball court development was purchase and sale agreement was approved last month. They were given 90 days to find two tenants for the property. He is working with them on a regular basis to assist them in finding those tenants.

The RDA Board approved the terms for the request for proposals for the development of the Museum property. They are looking for a contractor to build the facility in the park, so the museum can be moved.

May 1st is the deadline for the arts project in the Bingham Junction project area. They have had some responses from artists.

II. Unified Police Department Report
Chief Randy Thomas reported on the March statistical reports. There was an increase in night time burglary with breaking into vehicles, checking doors on houses and cars. He announced Sgt. Norton has announced his retirement. The Road Home implemented a metal detector program. They have received good feedback from the staff and residents with the detector. This Friday at St. Therese Church they will have a parade for Good Friday. It will be at 1:00 p.m. and again at 8:30 p.m. April 27th is National take back prescription drugs day at Hillcrest High School. He also reported that they will have a good UPD representation at the Cinco de Mayo Celebration.

Councilmember Bryant Brown asked to have Laura Magness, Communications Director, put something on Facebook regarding cars being broken into.

Chief Thomas presented Evan Taylor, Boys and Girls Club, with a citizen's award for her contribution to the club. He said Evan is moving to Alaska to direct another club.

Chief Brad Larson reported that at the district board meeting the representatives from S L County Flood Control discussed the weather conditions and potential for flooding. Individuals need to stay away from the creeks and runoffs. They have 400 sand bags ready to go and are working on more. He passed out a handout on the Unified Fire budget talking points. He said they are working on being more efficient. They are also working on new recruitment salaries and keeping the recruits. He reported on the UFA's 2018 accomplishments and statistics, which is the basis for the budget.

III. City Manager Report
Kane Loader reported there are 23,000 subscribers on Utopia. They are growing about 1000-1500 subscribers per month, so revenue is also growing rapidly. He said he would inform the Council where the next footprint will be. The VECC project has hit a roadblock. The CAD system works well, except the records management system has struggles. Hexagon has failed to produce and perform as they were contracted to do. It will more than likely end up in litigation. There is a push to get something else that is compatible with the system.
He said the Emergency Management contractor is planning an earthquake exercise for Midvale City staff. There will also be a flooding exercise later in May.

Mayor Hale called the business meeting to order at 7:21 p.m.

IV. GENERAL BUSINESS
   A. WELCOME AND PLEDGE OF ALLEGIANCE

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

   C. PROCLAMATION DECLARING APRIL 22, 2019 AS EARTH DAY
      Mayor Hale read the proclamation declaring April 22, 2019 as Earth Day.

V. PUBLIC COMMENTS – There was no one that desired to speak.

VI. COUNCIL REPORTS
   A. Council Member Dustin Gettel – said he has received complaints regarding the Bingham Junction CHG parking lot. There is a lot of congestion especially in the mornings with employees trying to turn into the parking lot, which is backing up traffic at the intersection. He asked if the City can put up “No Left Turn” signs. He thanked the police chief for his assistance with the over night campers on Bingham Junction Blvd. He asked if signs can be placed there as well restricting overnight parking.

   B. Council Member Paul Glover – said there will be a lot of water this year so prepare for mosquitoes.

   C. Council Member Quinn Sperry – thanked Matt Dahl for being responsive to issues he had. Also, thanked Lesley Burns for her quick response to some issues.

   D. Council Member Bryant Brown – thanked public works for helping his neighborhood with a spring-cleaning project and getting a dumpster. He would like to make it so that people can adapt their older homes by changing setbacks for garages to be built so crime breaking into vehicles can be avoided.

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

VII. MAYOR REPORT
      Mayor Robert Hale – Reported on flooding statistics. He reminded everyone to stay clear of the creeks and running water. He also reported on his attendance at the Latino Town Hall in Taylorsville City.

VIII. CONSENT AGENDA
      A. CONSIDER MINUTES OF APRIL 2, 2019
B. SET DATE AND TIME [MAY 7, 2019 AT 7:00 P.M.] FOR A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE MIDVALE CITY TENTATIVE BUDGETS FOR THE FISCAL YEAR BEGINNING JULY 1, 2019 AND ENDING JUNE 30, 2020

MOTION: Council Member Paul Glover MOVED to approve the consent agenda. The motion was SECONDED by Council Member Dustin Gettel. 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 ITEMS
A. CONSIDER RESOLUTION NO. 2019-R-12 AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MILLER PAVING FOR THE FOXBRIDGE AREA PROJECT

Keith Ludwig said the City has received CDBG funds for the Foxbridge Area project. The plans and specifications were finalized, and this project was put out for bid on March 18th, 2019. A bid opening was held on April 4th, 2019, and after evaluating the bids, determined that Miller Paving was the lowest responsible bidder.

He said he has worked with Miller Paving before on several projects, including CDBG funded projects and they have performed well. They also are familiar with the requirements that go along with federally funded projects and do a great job in meeting those requirements.

An award letter was sent to Miller Paving and an agreement has been prepared for this project. A preconstruction meeting will be held with Miller Paving as soon as possible so that they can get this project underway.

Since the next regular Council Meeting is not until May 7th, he asked the Council to suspend the rules, so action can be taken on this item.

FISCAL IMPACT: Funding for this project will consist of a combination of CDBG and B&C Road funds.

MOTION: Council Member Paul Hunt MOVED to suspend the rules and approve Resolution No. 2019-R-12 approving the agreement with Miller Paving Inc. for the construction of the Foxbridge Area Project and authorize the Mayor to sign the agreement. The motion was SECONDED by Council Member Bryant Brown. Mayor Hale called for discussion on
Proceedings of the Midvale City Council Meeting  
April 16, 2019

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.

B. CONSIDER A FINAL SUBDIVISION PLAT FOR THE UNION MANOR SUBDIVISION LOCATED AT 987 EAST 7240 SOUTH FROM APPLICANT GREG HANSEN

Alex Murphy stated the proposed Union Manor Subdivision consists of six (6) proposed residential lots, each containing one half of a twin home structure, on a total of 0.69 acres located at 987 East 7240 South. This request has been submitted by Greg Hansen, representing the owner of the property.

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 project on August 8, 2018 and issued a decision to approve the Conditional Use Permits required for the flag lots and twin homes and forward a recommendation to approve the subdivision plat to the City Council. The Council conducted a public hearing on the subdivision plat on September 4, 2018 and approved the preliminary subdivision plat 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 lines dividing Lots 1 & 2, 3 & 4, and 5 & 6 unless the subdivision plat is officially amended.
3. All new development on the flat lots shall comply with the flag lot requirements, i.e. setback, height (limited to a single story), parking, and provision of a minimum 20-foot wide paved driveway. A note indicating these requirements shall be included on the final subdivision plat.
4. The flag lot drive way shall remain clear of overhanging vegetation and be posted with “No Parking” signs every fifty feet (50’) with the provision that the 8’ area may be used for parking if it can be accommodated. A note to this effect shall be included on the final subdivision plat.
5. A minimum of three (3) additional street trees are required to be planted along. These trees shall be planted or guaranteed by a cash bond prior to certificates of occupancy being issued for the units on Lots 5 & 6. A note indicating this requirement shall be added to the final plat.
6. The applicant shall obtain duty to serve letters for water and sewer and shall bond for any required public improvements prior to the subdivision plat being recorded.
7. 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 final approval.

8. A minimum six-foot high screening fence shall be constructed and maintained around the exterior of the project and between structures unless all effected property owners agree in writing that a fence is not necessary. This fence shall comply with the fence requirements of the applicable zone and shall be completed prior to any certificates of occupancy being issued for the twin homes. A note indicating this requirement shall be included on the final subdivision plat. The owner shall work with the neighboring property owners in replacing or enhancing the existing fences as needed.

9. Any improvements to the existing irrigation ditch required by the City Engineer or irrigation company shall be completed or guaranteed by a bond prior to recording the final subdivision plat.

The applicant has prepared and submitted the final plat. The required notes regarding construction style, flag lot requirements, “No Parking” signs and driveway clearance, and street trees have been provided. Utility notices have been provided to the applicable utilities.

The last remaining requirements before recording the subdivision plat are to provide the required duty to serve letters for water and sewer service and complete or bond for the irrigation ditch improvements. Staff recommends including these requirements in a motion to approve the final subdivision plat. The fence requirement will be verified before Certificates of Occupancy are issued for the new dwellings.

MOTION: Council Member Paul Hunt MOVED to based on compliance 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 Union Manor Subdivision with the following conditions: 1. The subdivision plat shall not be recorded until duty to serve letters for water and sewer service are provided and the improvements required for the irrigation ditch are bonded or completed. 2. The applicant shall obtain all required signatures on the final subdivision plat Mylar. 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.

X. DISCUSSION ITEMS
A. DISCUSS FY2020 MIDVALE CITY TENTATIVE BUDGET
Kane Loader discussed the FY2020 Midvale City Tentative Budget as follows:

**General Fund**
- Projected Revenue $20,755,039
- Projected Expenditures $20,681,450
- Positive Net $ 73,589

What are we still waiting for:
- UPD Budget (Sometime after April 18th)
- Vision and Dental Premiums (Broker is renegotiating pricing)
- Funding consideration for all unfunded projects

**Ranked Projects Included in the Budget**

1- 2020 Municipal Elections $28,920
1- Asset Management Software $150,000
1- RTK (GIS Equipment) $21,200
1- GPS Equipment $10,600
1- Sip Trunk (Phones) $7,412 ($15,000 savings)
1- Zoning Ordinance Rewrite $75,000
1- FTR Upgrade (CC Recording) $6,588
1- Wireless Security Improvements $2,395
1- VPN/Firewall $19,588 *(may be funded in FY19)
1- 4% Avg. Merit Program $104,000
1- Benefit Increases $52,400
1- Market Adjustments $76,573
1- Grant to Boys & Girls Club $40,000
1- Grant to Arts Council $45,000
1- Grant to CBC $25,000
1- Safe Sidewalk $100,000
1- Traffic Calming $21,000
1- City Hall Overflow Parking $20,000
1- Housing Trust Fund $50,000
1- Christmas Decorations $30,000
1- Police Contract $260,000
1- Swimming Pool $200,000
1- Animal Services $34,200
1.5- GIS Consultant $50,000
1.5- GIS Specialist $72,831
1.5- FTE for IT Dept. $83,500

**Ranked Projects Not Included in the Budget**

2- Truck for Parks and Cemetery $7,000
3- Four-Wheeler and Trailer for Parks $1,000
3- Main Street Programing for RDA $10,000
4- Center Street Park Sign $30,000 *(may be funded in FY 2019)
4- Website Design Consultant $7,000 *(not needed if IT position funded)
4- 50/50 Sidewalk Program $0 (will use existing funding this year)
Total $55,000 (unfunded)

Council Member Dustin Gettel asked about the merit increases. Rori Andreason said the only thing that would not prevent you from getting a merit increase would be a market adjustment. The merit increase is based on performance.

Council Member Bryant Brown said he felt the Council should spend the pool money to get started on the pool rather than just setting the money aside. He would like to push the project along.

Kane Loader said the City could acquire the access road; however, the school district would need to put the money up for it, so the City won’t have to buy it.

Council Member Bryant Brown said he spoke with a member on the school board, and they are not on the same page.

Kane Loader said the school board was in the meeting when it was discussed.

Council Member Paul Glover said either way the access is needed, even if the City has to pay for it. Hopefully the school board would reimburse us for it.

Council Member Dustin Gettel said he recently spoke to a county council member and that person knew nothing about this project.

The Council agreed that the city, county, and school board need to meet and get on the same page.

Kane Loader said the tentative budget will be presented on May 7th for adoption.

MOTION: Council Member Quinn Sperry MOVED to adjourn temporarily and move into the Redevelopment Agency meeting. The motion was SECONDED by Council Member Bryant Brown. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The City Council recessed at 8:09 p.m.

The City Council reconvened at 9:20 p.m.

Council Member Dustin Gettel said the issues for the closed session have been dealt with adequately and felt there was no need to go into a closed session. The Council agreed.
XI. CLOSED SESSION TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL

MOTION: Council Member Dustin Gettel MOVED to table this discussion. The Motion was Seconded by Council Member Bryant Brown. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

XII. 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 9:29 p.m.

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

Approved this 7th day of May 2019.
Midvale City Council Meeting
Sign In Sheet

Tuesday, April 16, 2019

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Midvale City Public Comment
Sign in Sheet

Tuesday, April 16, 2019

PUBLIC COMMENTS
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# State Street Project Area Feasibility Analysis

## Overall Project Area

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<td>Average parcel size</td>
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<td>Commercial</td>
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<td>Residential</td>
<td>76.5 acres (22%)</td>
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<td>Vacant/Underdeveloped Land</td>
<td>51.9 acres (15%)</td>
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<td>Developability (Improvement Value/Land Value)</td>
<td>3.2:1 ($507,827,700: $155,382,600)</td>
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## Sub-area 1

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<td>Average parcel size</td>
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<td>Commercial</td>
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<td>Residential</td>
<td>31.7 acres (61%)</td>
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<td>Vacant/underdeveloped land</td>
<td>1.2 acres (2.3%)</td>
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<td>Wasatch Club Apartments</td>
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<td>Prominent Uses</td>
<td>Multi-Family Residential, Commercial</td>
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<td>Developability (Improvement Value/Land Value)</td>
<td>4.8:1 ($109,296,400: $22,689,300)</td>
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### Sub-area 2

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<td>Residential</td>
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<td>Prominent Uses</td>
<td>Clean Industrial</td>
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<td>Developability (Improvement Value/Land Value)</td>
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### Sub-area 3

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<td>Average parcel size</td>
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<td>Commercial</td>
<td>79.2 acres (74%)</td>
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<td>Residential</td>
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<td>Vacant/underdeveloped land</td>
<td>18.9 acres (18%)</td>
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<td>Notable Businesses/Assets/Properties</td>
<td>Bohemian Brewery, Shane Co., Sportsman's Warehouse, 7200 S TRAX station</td>
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<td>Prominent Uses</td>
<td>Commercial</td>
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<tr>
<td>Developability (Improvement Value/Land Value)</td>
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</tr>
</tbody>
</table>
### Sub-area 4

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of parcels</td>
<td>41</td>
</tr>
<tr>
<td>Total number of acres</td>
<td>43.6</td>
</tr>
<tr>
<td>Average parcel size</td>
<td>1.06 acres</td>
</tr>
<tr>
<td>Commercial</td>
<td>23 acres (53%)</td>
</tr>
<tr>
<td>Residential</td>
<td>15.9 acres (37%)</td>
</tr>
<tr>
<td>Vacant/underdeveloped land</td>
<td>4.7 acres (11%)</td>
</tr>
<tr>
<td>Notable Businesses/Assets/Properties</td>
<td>Greenwood Clinic, Remington Apartments</td>
</tr>
<tr>
<td>Prominent Uses</td>
<td>Commercial</td>
</tr>
<tr>
<td>Developability (Improvement Value/Land Value)</td>
<td>3.9:1 ($52,822,900: $16,174,100)</td>
</tr>
</tbody>
</table>

### Sub-area 5

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of parcels</td>
<td>119</td>
</tr>
<tr>
<td>Total number of acres</td>
<td>19.2</td>
</tr>
<tr>
<td>Average parcel size</td>
<td>.16 acres</td>
</tr>
<tr>
<td>Commercial</td>
<td>9.1 acres (47%)</td>
</tr>
<tr>
<td>Residential</td>
<td>1.9 acres (10%)</td>
</tr>
<tr>
<td>Vacant/underdeveloped land</td>
<td>8.3 acres (43%)</td>
</tr>
<tr>
<td>Notable Businesses/Assets/Properties</td>
<td>Midvalley Station Townhomes, Midvale Center TRAX station</td>
</tr>
<tr>
<td>Prominent Uses</td>
<td>Commercial, Multi-family Residential</td>
</tr>
<tr>
<td>Developability (Improvement Value/Land Value)</td>
<td>3.8:1 ($36,220,600: $9,550,700)</td>
</tr>
<tr>
<td>Sub-area 6</td>
<td></td>
</tr>
<tr>
<td>----------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Number of parcels</td>
<td>303</td>
</tr>
<tr>
<td>Total number of acres</td>
<td>59.9</td>
</tr>
<tr>
<td>Average parcel size</td>
<td>.20 acres</td>
</tr>
<tr>
<td>Commercial</td>
<td>33.9 acres (57%)</td>
</tr>
<tr>
<td>Residential</td>
<td>12.4 acres (21%)</td>
</tr>
<tr>
<td>Vacant/underdeveloped land</td>
<td>13.4 acres (22%)</td>
</tr>
<tr>
<td>Notable Businesses/Assets/Properties</td>
<td>RelaDyne Distribution, US Bank, Beehive Storage</td>
</tr>
<tr>
<td>Prominent Uses</td>
<td>Clean Industrial, Commercial, Residential</td>
</tr>
<tr>
<td>Developability (Improvement Value/Land Value)</td>
<td>2.6:1 ($83,494,300: $31,542,500)</td>
</tr>
</tbody>
</table>
Note: These points are intended to assist in creating conversation points for the liaison when meeting with councils and city officials during monthly meetings. In addition, these points can be shared in their entirety or singled out based on the interests or needs of the governing body—whether in formal settings, such as council meetings or at various administrative levels.

1. UFA Budget: The budget process is in full swing. This year the proposed UFA budget includes a 4.54% member fee increase. This increase will go towards the following:

   A. **Base budget increase ($225,370 or .42% of the increase):** Nine new firefighter positions, a new peak demand ambulance in Eagle Mountain, and replacement of emergency vehicle MDC’s and patient care tablets.

   B. **Health insurance costs ($180,574 or .34% of the increase):** UFA is projected to see a 3.5% increase.

   C. **Pay plan adjustment for sworn employees ($1,919,826 or 3.61% of the increase):** The UFA Board of Directors adopted a “Top 3” salary goal for sworn employees when compared to other fire agencies in the market. Salaries are currently behind that mark by 9.5%. The current budget proposal will increase salaries by 7.5%, helping to close that gap.

   D. **CPI adjustment for civilian employees ($86,169 or .16% of the increase):** The budget includes a 2% CPI increase for civilian salaries.

2. **Recruit Camp Update:** The 52nd UFA recruit academy crossed the halfway mark. All 26 recruits have passed their final skills test (ropes and knots) and have been adding skill by skill to their live fire scenarios. They have been put through firefighter survival training and received instruction from our Arson and bomb division. They also took advantage of a donated home to test in a real world environment.

   April topics will include Haz-Mat, Wildland and two weeks of medical training. We will also have our 24 hour training “sleep over” shift to fully simulate what life in the stations will be like.

4. **New Recruitment Effort:** UFA is launching its next recruiting effort with a new marketing push called “Are These Your Boots?” This includes a new short promotional video https://youtu.be/dzuTMwqBEZg, flyers and posters, as well as a full social media push. Details about our process and key dates and times can be found on the UFA website.

5. **City’s call volume:**

6. **Interesting/significant call or event that occurred:**
MIDVALE CITY: MAIN STREET FORM-BASED CODE

MAIN STREET NEIGHBORHOOD

The Midvale City Council adopted the Midvale Main Street Small Area Plan in December 2018. This plan identified several opportunities in the Main Street neighborhood and described recommendations for addressing those issues. City residents, business and property owners participated in the planning process through social media, survey, email, interviews, a blog, presentations, and two public open houses. This participation was crucial to defining the collective goals for the future of the Main Street neighborhood.

The Small Area Plan recommends 20 specific projects to meet the neighborhood goals. These projects are designed to be implemented in the near, mid, and long term, as resource availability and conditions change over time. As more projects are implemented in the future, the community's goals for the Main Street neighborhood will gradually be realized. One near term project is to adopt a form-based code for specific portions of the Main Street area.

WHAT IS A FORM-BASED CODE?

A form-based code (FBC) is a way to regulate land development. It replaces traditional land use zoning regulations with a code that is organized around specific physical forms. Defining the characteristics of the form for public spaces, buildings, and landscaping provides predictable results.

The Main Street FBC is designed to create the physical forms that support the neighborhood’s goal to become a thriving and attractive town center. This requires physical forms that increase walkability and connectivity, bring more customers to local businesses, attract more types of businesses, provide more housing options, and create useful public spaces. This means that many of the current physical forms in the neighborhood will change over time.

These incremental changes will take years to realize and are part of the modern shift in land development patterns. The FBC does not prescribe when these changes will occur, rather it guides future changes so that, regardless of when they take place, they will collectively contribute to the desired overall form of the neighborhood.

FBC Building Standards example image

FBC Public Space Standards example image

Proposed Main Street FBC area boundary and form district designations
WHAT ABOUT NONCONFORMING PROPERTIES?

Nonconforming properties are properties that do not conform to the current zoning or other regulations. These properties are often located in older parts of the city where the regulations were less strict. The FBC allows for the retention of these properties under certain conditions, such as retaining their historical character.

HOW DO PROPERTY OWNERS BENEFIT FROM THIS?

Property owners can retain their existing properties under certain conditions. They can improve or expand their properties without having to conform to new regulations. This allows them to keep the character and appearance of their properties.

WHY UPDATE THE CURRENT ZONING CODE?

The purpose of updating the zoning code is to ensure that it aligns with the goals and objectives of the city. It is important to have a clear and comprehensive code that guides development and protects the city’s historic and aesthetic qualities.

FREQUENTLY ASKED QUESTIONS

1. What is the significance of the FBC?
   The FBC is a comprehensive plan that guides the development of the main street area. It includes regulations for land use, buildings, and infrastructure.

2. What is the impact of the FBC on existing properties?
   The FBC allows for the retention of nonconforming properties under certain conditions. This ensures that the character and appearance of these properties are maintained.

3. How does the FBC benefit property owners?
   The FBC provides incentives for property owners to improve or expand their properties without having to conform to new regulations.

4. What are the benefits of the FBC for the city?
   The FBC helps to preserve the city’s historic character and aesthetic qualities, while also promoting economic development.

EXAMPLE OBJECTIVES OF THE MAIN STREET AREA PLAN

The Main Street area is an important economic hub for the city. The FBC aims to enhance this area by promoting mixed-use development, preserving historic buildings, and improving pedestrian and vehicle access.

COORDINATED TRANSITIONS

The FBC transitions between different districts to ensure a smooth flow of development. This includes maintaining a mix of uses, preserving historic buildings, and promoting pedestrian-friendly streets.

NEIGHBORHOOD EXPERIENCE

The FBC aims to create a sense of place and identity in the Main Street area. This includes promoting historic preservation, maintaining a mix of uses, and creating a pedestrian-friendly environment.

FLEXIBILITY AND CHARTER

The FBC allows for flexibility in development, ensuring that new construction fits in with the existing character of the area. It also includes a charter that outlines the goals and objectives of the FBC.

MAD NON-CONFORMING HISTORIC FRAMEWORK

The Main Street area is home to many non-conforming properties. These properties are an important part of the city’s history and character. The FBC aims to preserve these properties while also promoting development.

A BUILDING-FOCUSED NEIGHBORHOOD

The FBC focuses on building development, ensuring that new construction complements the existing character of the area. This includes maintaining a mix of uses, preserving historic buildings, and promoting pedestrian-friendly streets.

FOR THE PARCELS IN THE FBC AREA, THIS INCREASES FLEXIBILITY FOR

The FBC allows for a range of building options and encourages development that is sensitive to the existing character of the area.

NEIGHBORHOOD RESILIENCE

The FBC focuses on creating a resilient neighborhood, ensuring that new construction is compatible with the existing character of the area and promotes sustainable development.

EXAMINE THE MAIN STREET AREA PLAN

The Main Street area is an important economic hub for the city. The FBC aims to enhance this area by promoting mixed-use development, preserving historic buildings, and improving pedestrian and vehicle access.