



7505 South Holden Street
Midvale, UT 84047
Phone: (801) 567-7200
www.midvalecity.org

MIDVALE CITY COUNCIL WORKSHOP MEETING
*****AMENDED AGENDA*****
May 12, 2015

PUBLIC NOTICE IS HEREBY GIVEN that the Midvale City Council will hold a workshop meeting on the **12th Day of May, 2015** at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

6:30 PM

I. DISCUSSION ITEMS

- A.** General Plan Update Workshop [*Phillip Hill, Assistant City Manager, CD Director; Lesley Burns, City Planner*]
- B.** Department Budget Review - Community Development [*Phillip Hill, Asst. City Manager/CD Director*]
- *C.** Discussion Regarding Amendment to The Junction at Midvale Development Agreement [*Matt Hilderman, Associate Planner*]

II. ADJOURN

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working days advance notice of the meeting. TTY 711

A copy of the foregoing agenda was provided to the news media by email and/or fax; the agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice Website at <http://pmn.utah.gov>. Council Members may participate in the meeting via electronic communications. Council Members' participation via electronic communication will be broadcast and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication.

PLEASE MAKE SURE ALL CELL PHONES ARE TURNED OFF DURING THE MEETING

DATE POSTED: MAY 8, 2015

RORI L. ANDREASON, MMC
H.R. DIRECTOR/CITY RECORDER



7505 South Holden Street
Midvale, Utah 84047
Phone (801) 567-7200
Fax (801) 567-0518

Memorandum

Date: May 12, 2015
To: Midvale City Council Members
From: Matt Hilderman, Associate Planner
Subject: Discussion regarding amendment to The Junction at Midvale
Development Agreement

On November 13, 2007 the City of Midvale entered into a Development Agreement, known as The Junction at Midvale, for property located south of 7200 S. between 700 West and the Jordan River and intends to develop the property into a combination of mixed use retail, residential and office uses. The purpose of this development agreement is to address various issues that are specific to the Junction Project area. This development agreement also agrees to amend the open space exhibits in order to address changes resulting from a more refined development and road layout. Since the initial approval of this development agreement, refinements to the overall development layout have been reviewed and approved, most recently in July, 2014.

Staff recently received an application for development to commence within this project area. The developer, known as the Gardner Company, has proposed several office buildings totaling 338,539 sq. ft. and associated parking structures known as CHG (Comp Health Group) Office Building located at 7250 S. Bingham Junction Boulevard. Based upon the applicant's initial proposed development, it was determined the approved open space plan will need to be amended to accommodate the new CHG development.

The applicant has provided a revised open space exhibit plan to replace the amended open space plan currently identified within the Junction at Midvale Development Agreement. The revised open space plan will accommodate the developer's new proposed development while still complying with the necessary amount of initial open space remaining. All other conditions and terms of the original Development Agreement shall remain the same with no additional changes.

Attached are a copy of the proposed amended open space plan and a copy of the proposed CHG development for your review. Staff is proposing to present this item at the next available City Council meeting for review and final approval.

Attach: Vicinity Map
2nd Amended Open Space Plan – current
3rd Amended Open Space Plan – proposed
CHG Development Proposal



Jordan River Pkwy T11

Jordan Walk Way

River Fox Way

Village River Ln

River Reserve Ct

River Gate Dr

FLSmith Drive

Jordan River Blvd

Bingham Junction Blvd

River Gate Dr

6960 S

700 W

Commerce Park Dr

600 W

7200 S

Whimpy Way

Ninth Ave


Main St

Eig

Main St

I-15 Sb 7200 On Ramp
I-15 Sb Col

CHG OFFICE BUILDING

 Proposed Location





SALT LAKE CITY
 90 E. Fort Union Blvd
 Suite 100
 Midvale UT 84047
 Phone: 801.255.0529
 Fax: 801.255.4449

LAYTON
 Phone: 801.547.1100

PLEASANT GROVE
 Phone: 801.796.8145

TOOELE
 Phone: 435.843.3590

WWW.ENSIGNUTAH.COM

ARCHITECT
 ARION GARDNER
 BINGHAM JUNCTION
 HOLDINGS, LLC

CONTACT
 PHONE:
 FAX:

**BINGHAM JUNCTION
 OPEN SPACE EXHIBIT**

MIDVALE CITY, UTAH

**OPEN SPACE
 EXHIBIT**

PROJECT NUMBER: 4584
 DATE: 7/24/14
 DRAWN BY: KTW
 CHECKED BY: RQE
 PROJECT NUMBER: RQE

C 1.0

	NORTH AREA (ACRES)	SOUTH AREA (ACRES)	TOTAL AREA (ACRES)
OVERALL AREA	114.88	99.24	214.12
BINGHAM JUNCTION BLVD	4.01	5.58	9.59
OTHER ROADWAYS	6.38	5.03	11.41
OPEN SPACE	20.43	18.24	38.71

TOTAL AREA 214.12 ACRES
 LESS ROADWAYS 21.00 ACRES
 NET AREA 193.12 ACRES
 REQ'D OPEN SPACE = 0.2 x 193.12 ACRES = 38.62 ACRES
 ACTUAL OPEN SPACE 38.71 ACRES
 LESS REQ'D OPEN SPACE 38.62 ACRES
 EXCESS OPEN SPACE 0.09 ACRES

	OPEN SPACE PARCEL AREAS	
	FEB. 21, 2012 (ACRES)	ADJUSTED (ACRES)
PARCEL A	12.31	12.31
PARCEL B	3.06	3.06
PARCEL C	1.66	1.66
PARCEL D	0.39	0.39
PARCEL E	0.91	0.91
PARCEL F	0.95	0.95
PARCEL G	3.47	3.39
PARCEL H	3.95	3.90
PARCEL I	2.88	3.01
PARCEL J	1.07	1.07
PARCEL K	0.20	0.20
PARCEL L	1.31	1.31
PARCEL M	3.36	3.57
PARCEL N	-	-
PARCEL O	1.27	1.27
PARCEL P	0.71	0.50
AREA X	0.49	0.49
AREA Y	0.72	0.72
TOTAL	38.71	38.71

ADJUSTED OPEN SPACE

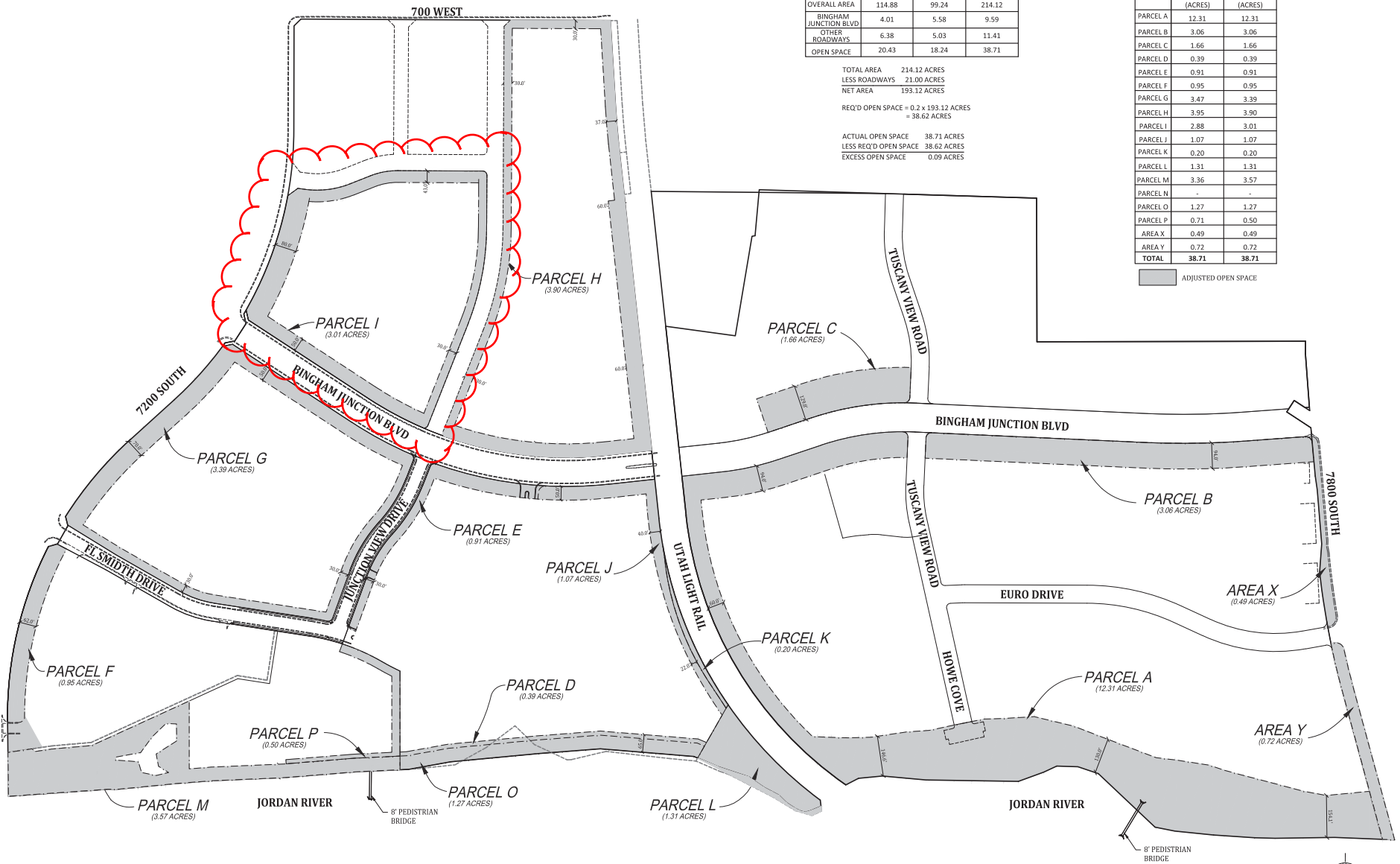
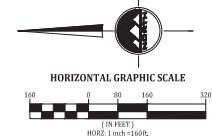


EXHIBIT C SECOND AMENDED

DATE: July 14, 2014





SALT LAKE CITY
 90 E. Fort Union Blvd
 Suite 100
 Midvale UT 84047
 Phone: 801.255.0529
 Fax: 801.255.4449

LAYTON
 Phone: 801.547.1100

PLEASANT GROVE
 Phone: 801.796.8145

TOOLE
 Phone: 435.843.3590

WWW.ENSGNUTAH.COM

FOR:
 ARBOR GARDNER
 BINGHAM JUNCTION
 HOLDINGS, LLC

CONTACT:
 PHONE:
 FAX:

**BINGHAM JUNCTION
 OPEN SPACE EXHIBIT**
 MIDVALE CITY, UTAH

**OPEN SPACE
 EXHIBIT**

PROJECT NUMBER: 4584
 DATE: 5/6/15
 DRAWN BY: KPW
 CHECKED BY: RQE
 PROJECT MANAGER: RQE

C 1.0

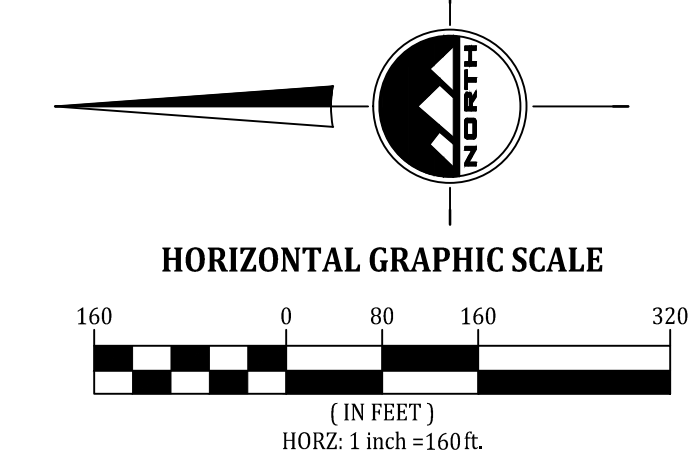
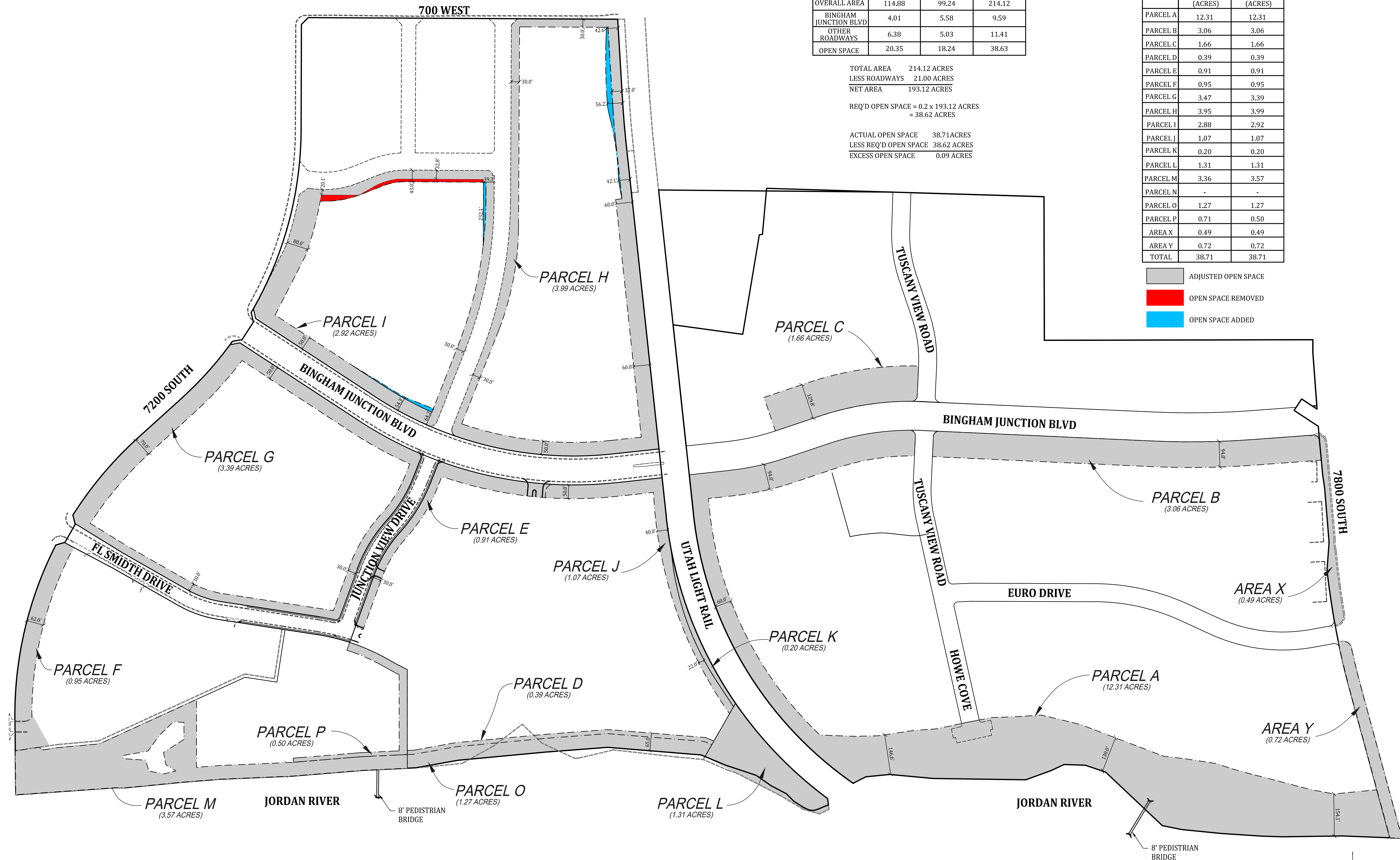
	NORTH AREA (ACRES)	SOUTH AREA (ACRES)	TOTAL AREA (ACRES)
OVERALL AREA	114.88	99.24	214.12
BINGHAM JUNCTION BLVD	4.01	5.58	9.59
OTHER ROADWAYS	6.38	5.03	11.41
OPEN SPACE	20.35	18.24	38.63

TOTAL AREA 214.12 ACRES
 LESS ROADWAYS 21.00 ACRES
 NET AREA 193.12 ACRES
 REQ'D OPEN SPACE = 0.2 x 193.12 ACRES
 = 38.62 ACRES

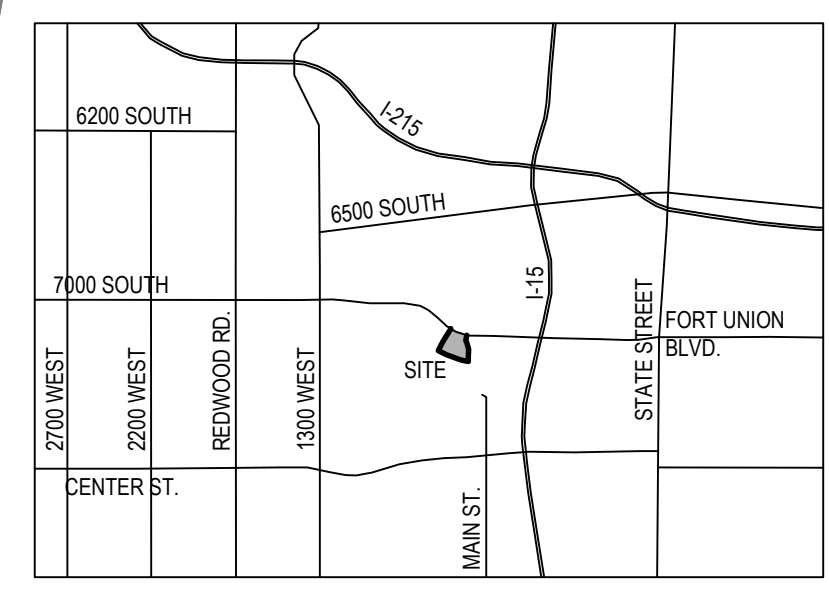
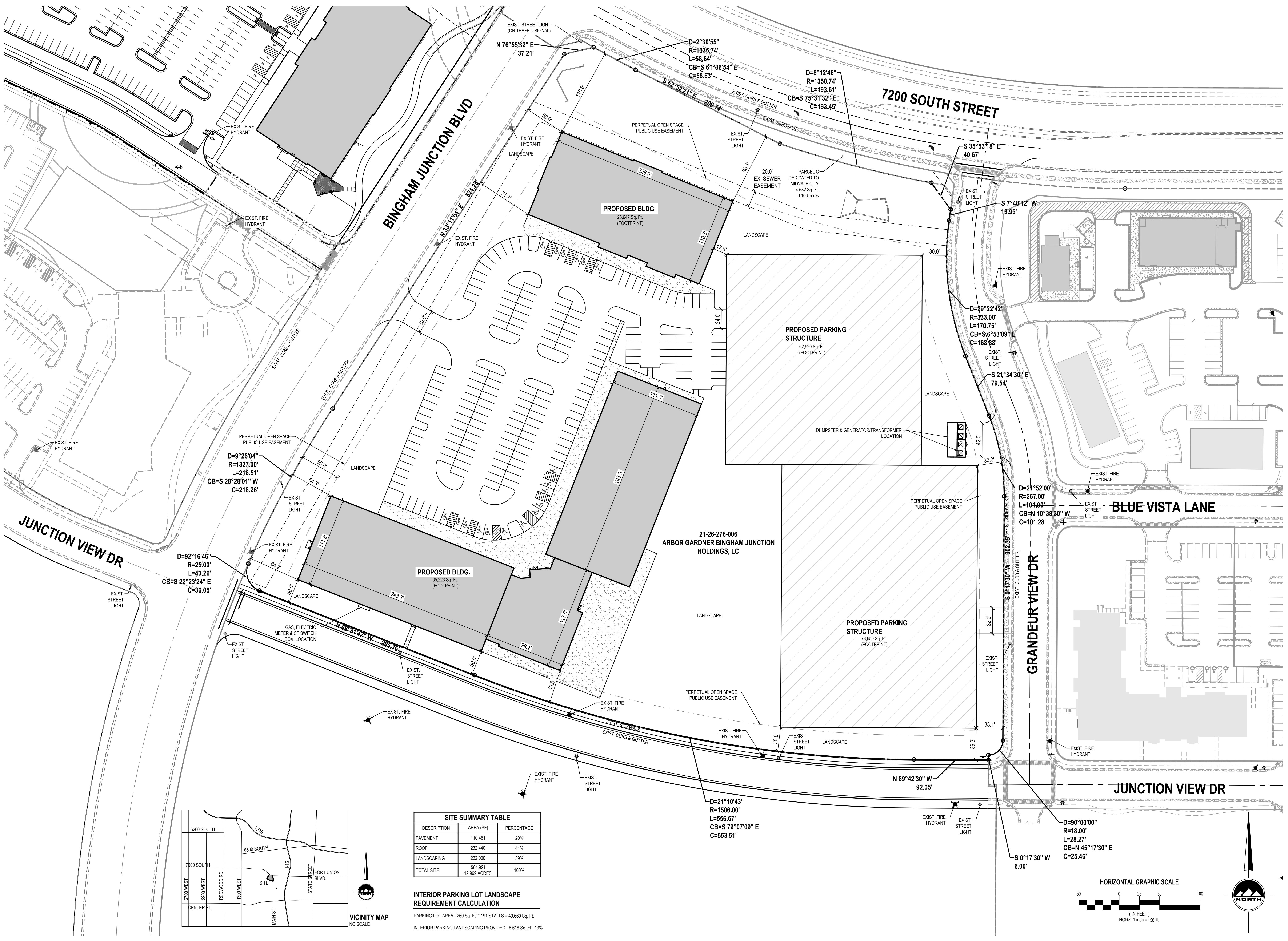
ACTUAL OPEN SPACE 38.71 ACRES
 LESS REQ'D OPEN SPACE 38.62 ACRES
 EXCESS OPEN SPACE 0.09 ACRES

OPEN SPACE PARCEL AREAS		
	FEB. 21, 2012 (ACRES)	ADJUSTED (ACRES)
PARCEL A	12.31	12.31
PARCEL B	3.06	3.06
PARCEL C	1.66	1.66
PARCEL D	0.39	0.39
PARCEL E	0.91	0.91
PARCEL F	0.95	0.95
PARCEL G	3.47	3.39
PARCEL H	3.95	3.99
PARCEL I	2.88	2.92
PARCEL J	1.07	1.07
PARCEL K	0.20	0.20
PARCEL L	1.31	1.31
PARCEL M	3.36	3.57
PARCEL N	-	-
PARCEL O	1.27	1.27
PARCEL P	0.71	0.50
AREA X	0.49	0.49
AREA Y	0.72	0.72
TOTAL	38.71	38.71

- ADJUSTED OPEN SPACE
- OPEN SPACE REMOVED
- OPEN SPACE ADDED



DATE: May 6, 2015



SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	110,481	20%
ROOF	232,440	41%
LANDSCAPING	222,000	39%
TOTAL SITE	564,921	100%

INTERIOR PARKING LOT LANDSCAPE REQUIREMENT CALCULATION

PARKING LOT AREA - 260 Sq. Ft. * 191 STALLS = 49,660 Sq. Ft.

INTERIOR PARKING LANDSCAPING PROVIDED - 6,618 Sq. Ft. 13%

