



**Midvale City**  
**CITY COUNCIL MEETING**  
*Minutes*

**Tuesday, May 05, 2015**  
**Council Chambers**  
**7505 South Holden Street**  
**Midvale, Utah 84047**

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**MAYOR:** JoAnn Seghini

**COUNCIL MEMBERS:** Council Member Paul Glover  
Council Member Paul Hunt  
Council Member Quinn Sperry  
Council Member Wayne Sharp  
Council Member Stephen Brown

**STAFF:** Kane Loader, City Manager; Phillip Hill, Assistant City Manager/Community and Economic Development Director; Laurie Harvey, Assistant City Manager/Admin. Services Director; Rori Andreason, H.R. Director/City Recorder; Bob Davis, Public Works Director; Chad Woolley, City Attorney; Chief Tony Mason, UPD Midvale Precinct; Chief Stephen Higgs, UFA; Danny Walz, RDA Director; Annaliese Eichelberger, Planner I/RDA Coordinator; and Jarin Blackham, IT Manager.

Mayor Pro Tem Hunt called the meeting to order at 6:32 p.m.

**I. INFORMATIONAL ITEMS**  
**A. DEPARTMENT REPORTS**

Chief Higgs discussed the upcoming fire school. EJ Hinderman, UFA, presented the “Push to Survive” program. This program will be offered free to the community. He asked the Council if they would like to proceed with offering this program within the City. The Council agreed.

Chief Mason introduced Darren Paul and Edwin Meono, COP Officers who are each assigned to update specific Council members. Edwin Meono discussed the Good Landlord Program and strongly urged the Council to continue the program to open up communication with the apartment complex owners. He reviewed statistics on several apartment complexes.

Councilmember Paul Glover would like to see how many apartments are within each complex and how many calls for service occur each month. He would like a report each month emailed to the Council.

Councilmember Wayne Sharp asked for back data as far as possible to see a comparison to what the calls for service have been and what they are now.

Darren Paul introduced himself and stated he has seen a big difference in the apartment complexes and the numbers of calls. He said he is definitely sold on this program.

Laurie Harvey discussed the financial report for March. Water revenue seems to be slow but Court revenues are doing very well.

Phillip Hill reported that Holden Street is under construction, it's about a 60 day project. The bid document for 7200 South is being prepared and will be advertised for the next three weekends. This project is about 180 days to completion. He informed the Council of a position opening in the Engineering Division.

Bob Davis reported on the bulky waste program that just ended.

Councilmember Sharp asked if he has a meeting scheduled with the ditch users on 6850 South State Street. He said they are anxious to talk to the city.

Bob said he wants to talk with Sandy first but will meet with them soon.

Rori Andreason updated the Council on meetings at Midvale City Hall.

## **II. CITY MANAGER'S REPORT**

Kane Loader reported that the Mayor was successful in obtaining the LDS seminary building for the CBC program and University of Utah Health Clinic. The architect has been in the building to see what needs to be done. It will meet the needs of both programs. Jim Childs will do a rough estimate of the project for the Council to review prior to taking possession of the building. Mauricio Agramont has been successful in obtaining about \$60,000 through grants for the remodel. The building is not air conditioned but the building itself is in very good condition.

Mr. Loader reported on the progress of the Raccoon program. He thinks the program will be successful. He had a meeting with the Sheriff and financial specialist discussing the financial state of UPD and the district. He will keep the Council informed on the progress of these discussions.

Mayor JoAnn B. Seghini opened the regular meeting at 7:50 p.m.

## **III. GENERAL BUSINESS**

### **A. Welcome and Pledge of Allegiance**

**B. Roll Call** – Council Members Stephen Brown, Paul Hunt and Wayne Sharp, Quinn Sperry, and Paul Glover were present at roll call.

**C. Proclamation** – Declaring May 16, 2015 as Kids to Parks Day

Mayor Seghini read the proclamation declaring May 16, 2015 as Kids to Park Day.

## **IV. PUBLIC COMMENTS**

Marcus Kaller, resident over 10 years, Salt Lake County Bicycle Voluntary Advisory Committee, said their mission is to create bicycle infrastructure and make the county one of most bicycle friendly areas in country. He feels there is a need in Midvale to increase bicycle areas, lanes, etc. He would like to have meetings with the Council regarding how to implement this through their committee and hold a monthly

meeting at city hall. He is also participating in the general plan update for Midvale City. He said he looks forward to working with the City.

Zach Gatherun, said he has an Eagle Scout project he wanted to announce. The project is picking up latex and oil based paints from the community. It is causing environmental concerns at the landfill. He will be passing out the fliers throughout the community on May 13th with a pickup day on May 16th. Only residential, not businesses can drop off the paint. There is permanent drop off site for these types of materials at 6030 West California Avenue.

**V. COUNCIL REPORTS**

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

**B. Councilmember Paul Hunt** – said he needs to get caught up from the meeting he missed last week.

**C. Councilmember Quinn Sperry** – had nothing to report.

**D. Councilmember Wayne Sharp** – said the raccoons have crossed State Street. He also reported on the Mosquito Abatement. He asked scouts to get rid of standing water if they see it. He said he has heard a lot of advertisements for Utopia lately.

**E. Councilmember Stephen Brown** – said he too heard the Utopia advertisements. It's good but it's not available to everyone yet.

**VI. MAYOR REPORT**

**Mayor JoAnn B. Seghini** – had nothing to report at this time.

**MOTION:** Councilmember Wayne Sharp moved to open public comment. The motion was seconded by Councilmember Stephen Brown. Mayor Seghini called for discussion on the motion. There being none the Mayor called for a vote. The motion passed unanimously.

**VII. PUBLIC HEARING(S) – 7:00 PM**

**A. CONSIDER THE ADOPTION OF THE MIDVALE CITY TENTATIVE BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2016**

Kane Loader said as the City goes through the process of adopting the FY 2016 budgets there are several procedural steps the City Council are required to take in order to be compliant with state statute.

1. UCA 10-6-111(1) requires the Budget Officer to present a tentative budget for each fund within the City. The budgets must be submitted not later than the first regularly scheduled meeting in May. Budgets will be presented for the General Fund, Public Utility Fund, Sanitation Fund, Internal Service Funds, Capital Improvement Fund, Telecommunications Fund, Street Lighting Fund and Storm Water Utility Fund on Tuesday on May 5th. At that time staff will brief the Council on the revised revenue estimates, provide a brief overview of the expenditures, and present budget highlights along with any proposed program changes.

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2. UCA 10-6-111(3) further requires the City Council to adopt the tentative budget at this meeting. The Council will then review and amend, if necessary, the budgets prior to their final adoption. During the next several weeks we will begin discussing in detail with the Council each department budget.

3. As a reminder, the purpose of a tentative budget is to have a working tool from which the City can start the formal adoption process. By adopting the tentative budgets and the revenue assumptions the Council is not agreeing to anything. The budget document can be changed, updated and amended any time prior to final adoption in June. At the time of final adoption, all of the City's budgets must be balanced, meaning that expenditures must be equal to revenues.

Objectives from March Budget Retreat

Avoid or minimize property tax increase

- Achieved, but not without reducing Fund Balance to 8.4% of General Fund Revenues

Contain Public Safety costs

- Unified Police Department contract increase is 1.9%, down from requested 3.6%
- No funding in this budget for additional officers
- Animal Control contract increase is up 18% (requested 58%) due to conversion of facility to “no kill” facility.

Increase funding for road maintenance

- Budget for pavement management remains at FY 2015 level of \$500,000
- \$7.4 million (one-time) needed to improve roads to rating of 90+
- \$2.1 million/year estimated to maintain roads in that condition
- Possible effects of HB 362
- \$65,000 from 5 cent state gas tax increase available in FY16
- An additional \$625,000 will be available in FY 2017 if the voters of Salt Lake County approve .25% sales tax increase for transportation in November election

Contain health insurance costs

- Funding for benefits is level with the FY 2015 budget
- The City is adopting a new High Deductible Health Plan in conjunction with Health Savings Accounts (HSA)
- Reduces premiums
- Allows employees to build up individual HSA accounts which are portable and can be used tax-free for medical expenses
- Traditional plan is still available but employees will bear a higher portion of the premium costs

Stay competitive with the job market

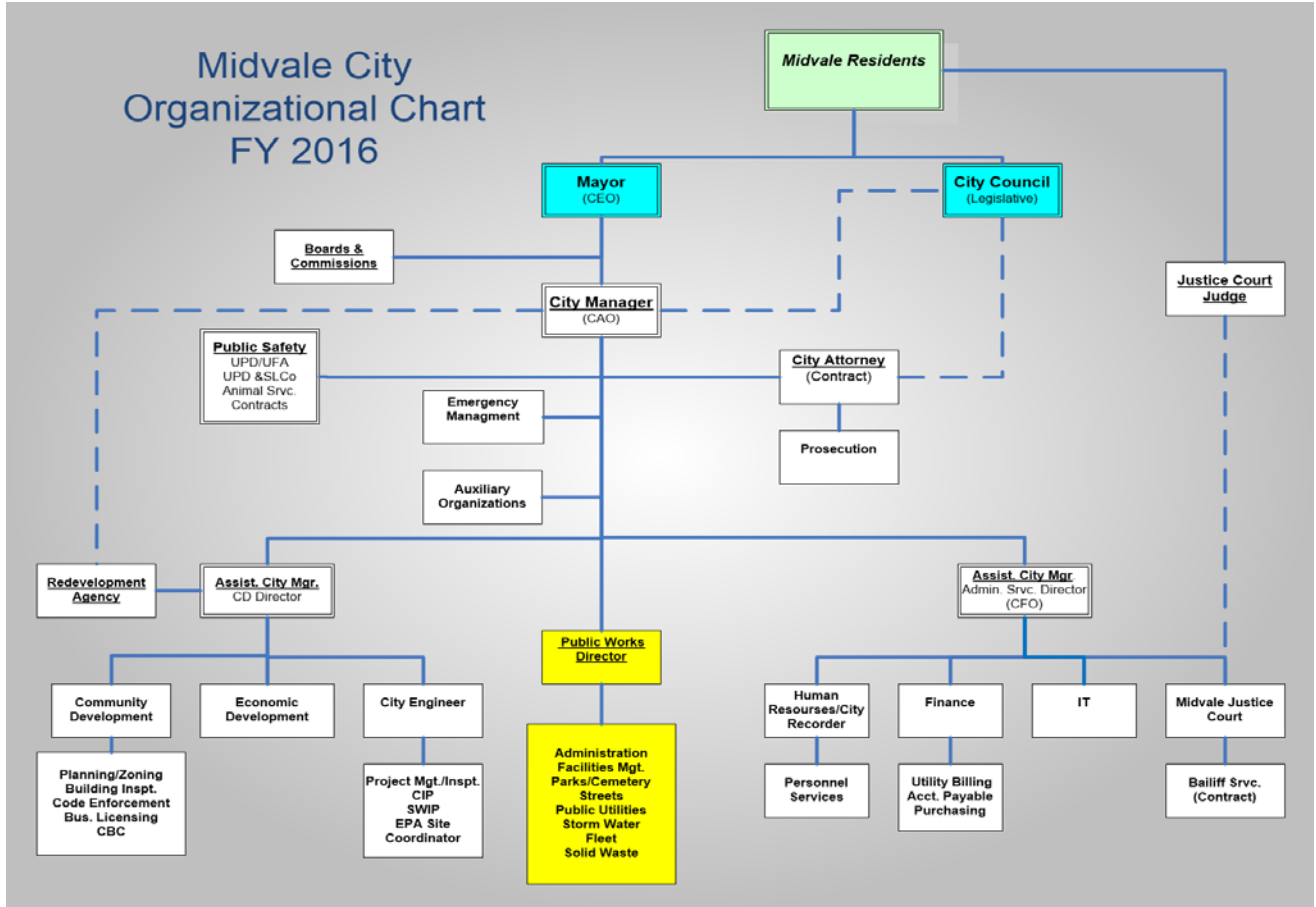
- Market adjustments for several positions are recommended
- Merit increases averaging 2% (Dept. Director discretion)

General Fund New Expenditures

- Fund 2015 municipal elections (\$28,000)

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- Provide monthly City Newsletter (\$25,000)
- Improve Cemetery road (\$20,000)
- Increase landscape maintenance contract for parks (\$50,000)
- Continue enhanced warrants enforcement (\$50,000)
- Lower cost of credit card discount fees (\$35,000)
- Achieved by assessing credit card service charges and obtaining lower credit card fees for utility payments
- Provide matching funds for architectural design of improvements to Performing Arts Center (\$30,000)



Midvale City Property Tax Rate

- This Tentative Budget does not include a proposed property tax increase for Midvale City
- Owner of \$200,000 home will pay \$69
- Owner of \$500,000 business will pay \$312
- The City is currently NOT assessing the General Obligation portion of the property tax - \$405,000 per year

General Fund “Fund Balance”

- Fund balance in the General Fund will be reduced from 17% to 8.4% of General Fund Revenue
- Including reserves in the Fleet Fund and the Municipal Building Authority, fund balance = 16.25% of General Fund Budget

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- Statutory requirements:
- Minimum fund balance of 5%
- Maximum fund balance of 25%
- Midvale City Council fund balance target
- Fund balance of 12%

Requests Not Funded in FY 2016 Budget

- Additional police officers
- Additional FTE in Parks and Fleet/Facilities
- Additional pavement management
- Data security analysis of City network
- Electronic time-keeping software
- Full time salary for Mayor Position
- Cemetery fence

Ongoing vs. One-time Revenues and Expenditures

FY 2016 revenues of \$16,132,000

- Ongoing - \$14,817,700
- One-time - \$1,314,300 (includes contrib from Fund Balance)

FY 2016 expenditures of \$16,132,000

- Ongoing - \$15,354,900
- One-time - \$777,100
- Ideally, ongoing expenditures are not funded with one-time revenues; however, this diversion from standard practice represents only 3% of the budget and is deemed an acceptable risk

Midvale City Capital Improvements Project Fund

The following projects are funded in the FY 2016 tentative budget:

- Pavement management - \$500,000
- Sidewalk maintenance - \$50,000
- Curb and gutter maintenance - \$50,000
- City building improvements - \$50,000
- Lennox Street - \$16,800
- Reserve - \$14,400
- Total Capital Improvements Project Fund - \$829,200

Midvale City Telecommunications Fund

- Pledge payments to Utopia increased from \$800,000 to \$830,000 (increase 2%/year)
- Contributions to Utopia operating expenses decreased from \$125,000 to \$62,500
- Utopia's financial position is improving and the demand for service is increasing

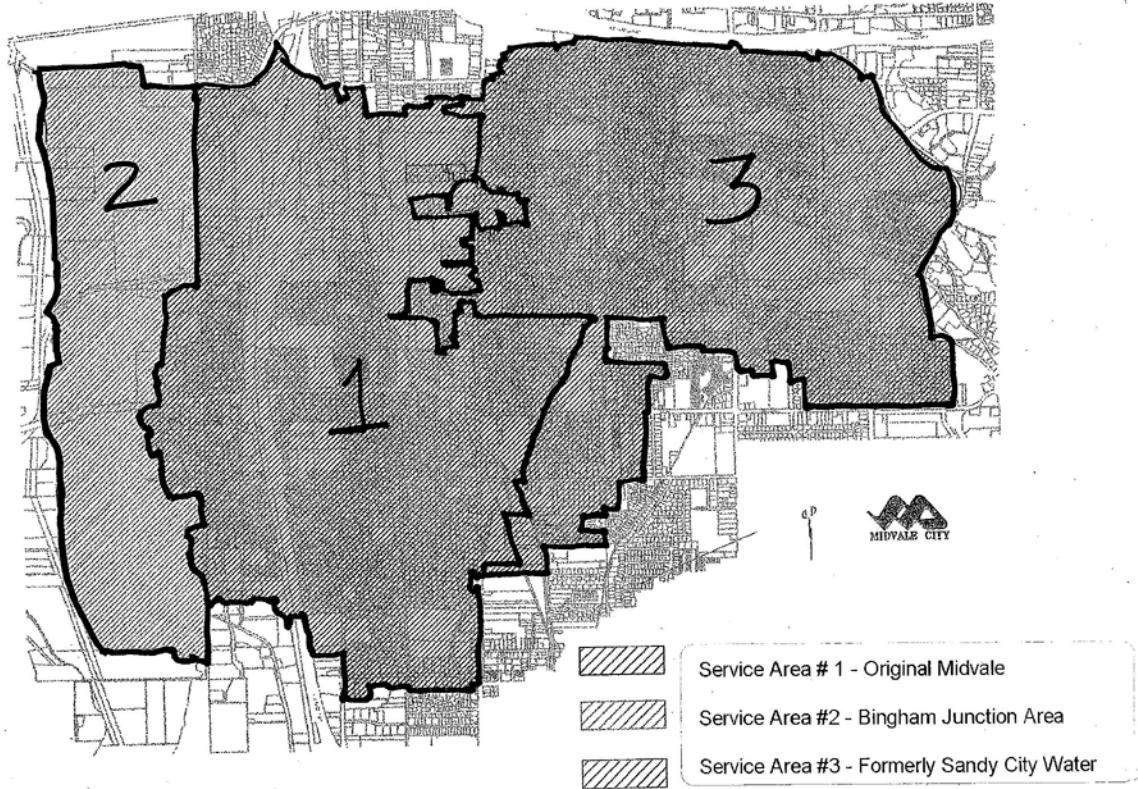
Midvale City Enterprise Funds

Utilities provided by Midvale City:

- Water

- Sewer
- Storm Water Utility
- Sanitation (garbage disposal)
- Street Lighting

Due to annexations and new growth, the City is divided into three service areas  
Midvale Utility Service Areas



### Water Fund

- Even though Sandy and Jordan Valley Water Conservancy District wholesale water rates are increasing, staff is not recommending any increases in Midvale City water rates.
- The City's goal is to equalize water rates among all three service areas over time. In FY 2016, a decrease of 5% in water rates for Service Area 3 (the highest rate of the three service areas) is recommended.
- Average \$16 annual savings for residents in Service Area 3

Sewer Fund

- Separated from Water Fund for better tracking

Increase of 5% in base rate for all areas recommended

- Average consumer (average winter water usage of 4,000 gallons/month) will see an increase of \$13 per year

Increase of 49% in overage rate for Service Area 1

- \$14 per year for each 2,000 gallons of winter water usage over 4,000 gallons per month
- Equalizes overage rate among Service Areas

Increase of 5% in overage rate for Service Area 2

- \$2 per year for each 2,000 gallons of winter water usage over 4,000 gallons per month
- Rates would have to be increased by 20% in Service Area 1 and 10% in Service Area 2

Storm Water Fund

- Rate increases in prior years have stabilized this fund. No rate increases proposed in FY 2016 budget

Rate history:

- \$3.25 in FY 2012
- \$4.06 in FY 2013
- \$5.08 in FY 2014
- \$7.62 in FY 2015 and FY 2016

Sanitation Fund

- Rate decrease of 10% in all service areas is proposed
- Annual savings to residents of \$14 per year

Street Lighting Fund

General Fund subsidy of Street Lighting Fund is eliminated

- In order to relieve pressure on the General Fund, staff recommends increasing the Street Lighting Fee to cover operations as well as debt service.

50% rate increase recommended

- Annual cost for residents - \$12 per year
- Annual cost for commercial - \$36 per year

Utility Fee Rate Changes for Residents

Service Area #1 - \$25 increase

- Sewer base - \$13
- Sewer overage - \$14
- Street lighting - \$12
- Garbage - \$(14)

Service Area #2 - \$13 increase

- Sewer base - \$13
- Sewer overage - \$2



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- Street lighting - \$12
  - Garbage - \$(14)
- Service Area #3 - \$(18) decrease
- Water base - \$(16)
  - Street lighting - \$12
  - Garbage - \$(14)

Process for Finalizing Budget

In-depth review of department budgets by City Council

- May 5th – City Manager
- May 12th – Community Development
- May 19th – Administrative Services
- June 2nd – Public Works
- June 9th – Budget Wrap-up

Public Hearing June 16th

- Adoption of Final Budget, fee schedule, employee compensation plan, and certified tax rate on June 16

Mayor Seghini opened the public comment portion of the hearing. There was no one present who desired to speak to this issue.

**MOTION:** Councilmember Wayne Sharp moved to close the public hearing. The motion was seconded by Councilmember Stephen Brown. Mayor Seghini called for discussion on the motion. There being none the Mayor called for a vote. The motion passed unanimously.

**ACTION:** ADOPT RESOLUTION NO. 2015-R-22 A RESOLUTION ADOPTING THE MIDVALE CITY TENTATIVE OPERATING AND CAPITAL BUDGETS FOR THE FISCAL YEAR 2016.

**MOTION:** Councilmember Wayne Sharp moved to adopt Resolution No. 2015-R-22 a resolution adopting the Midvale City Tentative Operating and Capital Budgets for the Fiscal Year beginning July 1, 2015 and ending June 30, 2016. The motion was seconded by Councilmember Quinn Sperry. Mayor Seghini called for discussion on the motion. There being none the Mayor called for a roll call vote. The voting was as follows:

Council member Stephen Brown	Aye
Council member Paul Glover	Aye
Council member Paul Hunt	Aye
Councilmember Wayne Sharp	Aye
Council member Quinn Sperry	Aye

The motion passed unanimously.

**MOTION:** Councilmember Stephen Brown moved to open a public hearing. The motion was seconded by Councilmember Quinn Sperry. Mayor Seghini called for discussion on

**the motion. There being none the Mayor called for a vote. The motion passed unanimously.**

**B. CONSIDER A TEXT AMENDMENT TO ADD MINOR VEHICLE SALES CATEGORY TO VEHICLE RELATED USES AS AN ADMINISTRATIVE CONDITIONAL USE WITH SPECIFIC STANDARDS; CLEAN INDUSTRIAL, STATE STREET COMMERCIAL AND REGIONAL COMMERCIAL ZONE DISTRICTS**

Annaliese Eichelberger said currently, the City's Zoning ordinance has a single category for all Vehicle-Related uses. The Planning Commission asked that staff look into the possibility of adding a category to our Vehicle-Related uses that would allow vehicle sales uses with minimal inventory and outside display as an Administrative Conditional Use. Staff drafted a proposed amendment addressing this in the CI, SSC, and RC zone districts. These are the zone districts that currently allow a vehicle sales use.

The Planning Commission reviewed the proposed amendment on February 25th, 2015. On March 25th, 2015 the Planning Commission conducted a public hearing and forwarded a recommendation to the City Council. The Planning Commission recommended approval of the text amendment with the specific recommended language. To summarize, the Planning Commission's recommendation includes the following changes to the ordinance:

Revising existing definition and adding new definition:

- Vehicle Sales (minor): A business engaged in only the sale of operable vehicles and that display no more than three vehicles outside and ten vehicles inside.
- Vehicle Sales and service (major): A business primarily engaged in the sale of operable vehicles with more than three vehicles displayed outside and ten vehicles inside. Vehicle parts and accessories may be sold, and minor repair and installation of parts and accessories may be performed onsite as part of this use.

Adding new parking requirement for Minor Vehicle Sales:

- Minor Vehicle Sales: 3 spaces, plus 1 per employee per shift and a minimum of 2 for customers.
- Adding new required conditions for Minor Vehicle Sales:
- A maximum of three vehicles may be displayed outside. All vehicles must be parked within an improved parking area in designated parking stalls. Up to ten for sale vehicles may be stored indoors.
  - Vehicles displayed outside shall be located in a manner as to not obstruct drive aisles, doors or pedestrian pathways.
  - The business shall provide three spaces for displayed vehicles, plus a minimum of one parking space per employee per shift and two parking stalls for customers. Depending on the business operation plan, additional spaces may be required for customers.
  - With the exception of three displayed vehicles, no other outdoor storage shall be permitted on site.
  - Any vehicle repair is prohibited onsite.

Mayor Seghini opened the public comment portion of the hearing. There was no one present who desired to speak to this issue.

**MOTION:** Councilmember Paul Glover moved to close the public hearing. The motion was seconded by Councilmember Stephen Brown. Mayor Seghini called for discussion on the motion. There being none the Mayor called for a vote. The motion passed unanimously.

**ACTION:** APPROVE ORDINANCE NO. 2015-O-05 APPROVING A TEXT AMENDMENT TO ADD MINOR VEHICLE SALES CATEGORY TO VEHICLE RELATED USES AS AN ADMINISTRATIVE CONDITIONAL USE WITH SPECIFIC STANDARDS; CLEAN INDUSTRIAL, STATE STREET COMMERCIAL AND REGIONAL COMMERCIAL ZONE DISTRICTS

**MOTION:** Councilmember Stephen Brown moved to adopt Option B, Ordinance No. 2015-O-05, modifying the review process and requirements for Vehicle-Related uses in the SSC, RC, and CI zone districts. The motion was seconded by Councilmember Paul Glover. Mayor Seghini called for discussion on the motion. There being none the Mayor called for a roll call vote. The voting was as follows:

Council member Stephen Brown	Aye
Council member Paul Glover	Aye
Council member Paul Hunt	Aye
Councilmember Wayne Sharp	Aye
Council member Quinn Sperry	Aye

The motion passed unanimously.

**MOTION:** Councilmember Paul Glover moved to open a public hearing. The motion was seconded by Councilmember Quinn Sperry. Mayor Seghini called for discussion on the motion. There being none the Mayor called for a vote. The motion passed unanimously.

**C. CONSIDER A SUBDIVISION PLAT FOR THE ROOFTOPS AT 7800 HUNDRED TOWNHOMES PHASE 5**

Lesley Burns said the Rooftops Project includes 131 townhouse units on approximately 6.4 acres located at the northwest corner of 7800 South and Euro Drive. This project has received Small Scale Master Plan approval from the Planning Commission and Final Site Plan approvals for all five phases of the project. These five phases include 16 buildings. Subdivision plats have also been approved for the first four phases, which include 97 units. The four buildings in Phase 5, which include the remaining 34 units in the project, have not been officially subdivided into individual townhouse units. The applicant and developer, Solstice Homes, is requesting subdivision approval to create the 34 individual townhouse units in Phase 5, so these units can be sold.

This plat reflects and is consistent with the Phase 5 area that has received Final Site Plan approval. The proposed plat provides for the individual ownership of each of the townhouse units in the approved Phase 5 Final Site Plan, common area for the landscaped areas, and the private roads providing access to the individual units. These common areas will be owned and maintained by the Homeowners Association. The declaration of covenants, conditions and restrictions document (CC&R's) was completed and recorded with the Phase 1 subdivision plat. The area covered by the CC&R's has been

expanded to include Phases 2, 3 and 4, and will be further expanded to include the units of the Phase 5 area.

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 application on April 8, 2015 and forwarded a positive recommendation to the City Council to approve 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, City Planner and City Council.
2. The applicant shall provide evidence that a courtesy notice has been sent to Questar Gas, Rocky Mountain Power, Comcast Cable, Utopia and CenturyLink regarding the utility easements on the subdivision plat prior to the subdivision plat being recorded.
3. The applicant shall expand the area covered by the existing declaration of covenants, conditions and restrictions (CC&R's) for Rooftops at 78 Hundred Townhomes, to include the townhouse units in the Phase 5 area. This amendment to the document shall be recorded concurrently with the subdivision plat.

Since the Planning Commission decision, the applicant has had a final subdivision plat prepared. This final subdivision plat has been reviewed and approved by the City Engineer and Fire Marshal. All utility companies have been notified. A water and sewer letter has been provided by Midvale City. The applicant is working on the document to expand the area covered by the existing declaration of covenants, conditions and restrictions (CC&R's) for Rooftops at 78 Hundred Townhomes, to include the Phase 5 area.

**STAFF RECOMMENDATION:**

Staff recommended approval of the preliminary and final subdivision plat for the Rooftops at 78 Hundred Townhomes Phase 5 Subdivision with the following conditions:

1. The applicant shall obtain all required signatures on the subdivision plat Mylar.
2. The applicant shall expand the area covered by the existing declaration of covenants, conditions and restrictions (CC&R's) for Rooftops at 78 Hundred Townhomes, to include the Phase 5 area. This amendment to the document shall be recorded concurrently with the subdivision plat.

**MOTION:** Councilmember Stephen Brown moved to close the public hearing. The motion was seconded by Councilmember Paul Glover. Mayor Seghini called for discussion on the motion. There being none the Mayor called for a vote. The motion passed unanimously.

**MOTION:** Councilmember Paul Hunt moved that “Based on compliance with the City’s subdivision requirements and consistency with the approved Final Site Plan for the Rooftops Phase 5 development, as well as the Planning Commission’s recommendation that we approve the Preliminary and Final Subdivision Plat for Rooftops at 78 Hundred Townhomes Phase 5 with the following conditions:

1. The applicant shall obtain all required signatures on the subdivision plat Mylar.
2. The applicant shall expand the area covered by the existing declaration of covenants, conditions and restrictions (CC&R's) for Rooftops at 78 Hundred Townhomes, to include the Phase 5 area. This amendment to the document shall be recorded concurrently with the subdivision plat.

The motion was seconded by Councilmember Stephen Brown. Mayor Seghini called for discussion on the motion. There being none the Mayor called for a roll call vote.

The voting was as follows:

Council member Stephen Brown	Aye
Council member Paul Glover	Aye
Council member Paul Hunt	Aye
Councilmember Wayne Sharp	Aye
Council member Quinn Sperry	Abstained

The motion passed unanimously.

#### **VIII. CONSENT AGENDA**

**A. APPROVE MINUTES OF APRIL 14, 21, & 28, 2015**

**B. SET DATE AND TIME (MAY 19, 2015 AT 7:00 PM) FOR A PUBLIC HEARING TO CONSIDER TEXT AMENDMENTS TO INCREASE THE MAXIMUM RESIDENTIAL DENSITY IN THE SILVER REFINERY OVERLAY AND CREATE NEW PARKING STANDARDS FOR AFFORDABLE SENIOR HOUSING IN ZONES ALLOWING MULTI-FAMILY RESIDENTIAL USES**

**C. SET A PUBLIC HEARING (MAY 19, 2015 7:00 PM) FOR A PUBLIC HEARING TO CONSIDER KIMPTON SQUARE LARGE SCALE MASTER PLAN 3-LOT SUBDIVISION; 7612 SOUTH HOLDEN STREET**

**MOTION:** Councilmember Quinn Sperry moved to approve the consent agenda. The motion was seconded by Councilmember Paul Hunt. Mayor Seghini called for discussion on the motion. There being none the Mayor called for a roll call vote. The voting was as follows:

Council member Stephen Brown	Aye
Council member Paul Glover	Aye
Council member Paul Hunt	Aye
Councilmember Wayne Sharp	Aye
Council member Quinn Sperry	Aye

The motion passed unanimously.

#### **IX. DISCUSSION ITEMS**

**A. DISCUSS UPDATES AND PLANS FOR THE COMMUNITY CENTER**

Bess Garza discussed Pod Painting Mural which is beautiful. She reviewed upcoming community events.

Councilmember Paul Hunt expressed his appreciation for the hard dedicated work Bess does for the community.

Mayor Seghini asked Bess to write an article for the City newsletter.

**B. DISCUSS TEXT AMENDMENTS TO INCREASE THE MAXIMUM RESIDENTIAL DENSITY IN THE SILVER REFINERY OVERLAY AND CREATE NEW PARKING STANDARD FOR AFFORDABLE SENIOR HOUSING IN ZONES ALLOWING MULTI-FAMILY RESIDENTIAL USES**

Lesley Burns stated the Wasatch Group is proposing two text amendments for the City's consideration in order to develop a senior affordable housing development within the Silver Refinery Overlay and the Kimpton Square Master Planned Development. These text amendments include the following:

- Increase the overall maximum residential density allowed in the Silver Refinery Overlay from 16 units per acre to 19.3 units per acre.
- Create a parking standard for senior affordable housing developments.

**Density**

Currently, the maximum residential density allowed in the Silver Refinery Overlay is 16 units per acre. The request is to change this to 19.3 units per acre across the overlay area. Assuming all other development standards are satisfied when specific development plans are submitted, i.e. open space, parking, setbacks, etc., the overall maximum number of units on the Silver Refinery Overlay property would change from 136 units (16 u/a) to 164 units (19.3 u/a). Staff prepared some proposed language to address this request. This language amends Subsection 17-7-9.12.3.3 (C) which includes the maximum residential density for residential areas within the master planned area from 16 units per acre to 19.3 units per acre across all residential areas.

**Parking**

Currently, the zoning ordinance has one parking standard for multi-family developments. The parking requirement is based on the number of bedrooms in each unit and reflects a typical family or roommate situation with multiple cars, plus guest parking. It has been the experience of managers of senior affordable housing communities that many of the residents do not drive or have cars, and if they have cars, it is typically only one. This is a result of the combination of age and limited income of the residents in this type of community. With this in mind, the current multi-family parking standard results in unused parking spaces when applied to this type of use. Based on parking counts that have been taken at similar communities, the applicant is proposing a new parking standard be created for "senior affordable housing" developments. The proposed standard includes a minimum of one space per unit plus a minimum of 0.3 spaces per unit for guest parking. This proposed guest parking number is higher than the typical 0.25 space per unit required in other multi-family projects. Because this type of project could occur in any zone that allows a multi-family use, Staff recommended that this standard be available in all zones allowing multi-family uses. These zones include RM-12, RM-25, Mixed Use, State Street Commercial, Transit Oriented Development, Bingham Junction, Silver Refinery Overlay and the State Street Overlay. Staff prepared some proposed language to address this request. This language includes the following:

- Adds a definition for "senior affordable housing" to Section 17-2-19.
- Adds a "senior affordable housing" use and associated parking requirement to the parking tables and sections in the RM-12, RM-25, MU, SSC, TOD, BJ, Silver Refinery Overlay, and SSO.

**Planning Commission Recommendation**

The Planning Commission reviewed these proposed text amendments and held a public hearing on April 22, 2015. Following the public hearing, the Planning Commission made the following motions:

**Density**

“I move that we forward a positive recommendation to the City Council to increase the residential density in the Silver Refinery Overlay as included in Attachment A.”

**Parking**

“Recognizing the community need for senior affordable housing and the distinctive characteristics of this type of multi-family housing, I move that we forward a positive recommendation to the City Council to add language to the ordinance creating a definition for “senior affordable housing” and create a specific parking standard for this use in all zones that allow multi-family uses as included in Attachment B.”

**C. DISCUSS KIMPTON SQUARE LARGE SCALE MASTER PLAN 3-LOT SUBDIVISION; 7612 SOUTH HOLDEN STREET**

Lesley Burns said on April 22, 2015, the Planning Commission approved an amended Large Scale Master Plan (LSMP) for the Kimpton Square development. This project is located on the 9.36 acre property at the northwest corner of Holden Street and 7800 South. The amended LSMP includes a 2.21 acre multi-family residential area (intended for a senior affordable housing community), a 6.31 acre medium density single-family detached area (intended for 67 single-family homes), and a 0.84 acre public open space parcel (includes pioneer cemetery).

Also on April 22, 2015, the Planning Commission recommended approval of a preliminary subdivision plat that would create a lot for each of the uses within the amended LSMP. This subdivision plat would help facilitate the future Small Scale Master Plans for each of these areas, and is consistent with the areas depicted on the amended LSMP, as well as what is anticipated with the future development for each of these areas. The Planning Commission’s recommendation included 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. The applicant shall provide evidence that a courtesy notice has been sent to Questar Gas, Rocky Mountain Power, Comcast Cable, Utopia and CenturyLink regarding the utility easements on the subdivision plat prior to the subdivision plat being recorded.

The applicant is working on completing these items.

During the public hearing, concerns were raised from some of the descendants of those who may be buried in the pioneer cemetery regarding the boundary of the cemetery. As part of its motion, the Planning Commission wanted these concerns noted for the City Council, and recommended that the City Council “takes appropriate steps to ensure, in so far as possible, that the cemetery boundary is defined.”

**MOTION: Councilmember Quinn Sperry moved to open public comment. The motion was seconded by Councilmember Paul Glover. Mayor Seghini called for discussion on the motion. There being none the Mayor called for a vote. The motion passed unanimously.**

Frank Henry Cutler said they are descendants from Harmon Cutler, the original man who settled in Midvale. He and his two sons owned large acres of ground received from the federal government. He allowed settlers to settle on their property. When they died Harmon provided that cemetery. There have been a lot of bad money deals dealing with this land. He said there are Indian burial grounds in there and they should be protected. The Indians want it and want it treated correctly. We should ask permission from the Indian’s to put buildings on the land. He wants to arrange for time to come back and talk for a half hour. He felt the scouts that looked for graves in the cemetery were incorrect because they were not archeologists.

Mr. Cutler's son said they just want some compromise. He wants to make sure that due diligence is done before buildings are put on the property.

Danny Walz said the letter written to the Utah Daughters of the pioneers in 1999 was in hopes the property would be turned over to them and left as a park but that did not happen. The study done by James and Moore was used as the basis for putting the white picket fence there and the boundary of the cemetery. There is no evident to suggest otherwise. The property owner was disingenuous from the beginning so there is not much we can believe. The boy scouts were just testing a theory hypothesis not legitimizing there were bodies there. We are working with the developer to come with a compromise to keep open space in that area. The City does not control the property, and we are doing what we can.

**MOTION: Councilmember Wayne Sharp moved to close public comment. The motion was seconded by Councilmember Quinn Sperry. Mayor Seghini called for discussion on the motion. There being none the Mayor called for a vote. The motion passed unanimously.**

**D. DISCUSS DEPARTMENT LEVEL REVIEW OF FY2016 TENTATIVE BUDGET**  
Kane Loader discussed the City Managers Budgets.

**City Manager's Budgets**

- City Council
- General Administration
- City Attorney
- Community/Intergovernmental Relations
- Harvest Days
- Public Safety
- Telecommunications

**City Council**

Line Item Changes

- Personnel +\$7,000
  - IT Equipment +\$2,000
  - Prof. Services (Lobbyist) -\$15,000
  - Misc. Supplies -\$ 500
- (-\$6,500)**

**General Administration**

Line Item Changes

- Personnel Costs +\$20,200
  - Changed Administration Receptionist position from 2-PTE to 1-FTE
- (+\$19,800)**

**City Attorney**

- First full year of all contracted legal services
- (-\$46,800)**

**Community/Intergovernmental Relations**

- Personnel Costs +\$3,300
- Salaries and benefits for CBC
- IT Equipment +\$1,200
  - Newsletter (monthly) +\$25,000
  - Boys & Girls Club grants -\$110,600
  - Not showing SL County pass through grant
  - Arts Council grants \$21,000
  - City grants for production and 1/2 of PTE



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- Volunteer Appreciation +\$700
- Fleet Vehicle Replacement +\$1,900
- **(-\$87,400)**

**Harvest Days**

- City float will be on a refurbish cycle next year **(-\$14,000)**

**Public Safety**

- Personnel Costs +\$7,000
- Full year FTE Emergency Mgr.
- UPD Contract +\$80,500
- Requested increase of \$390,000
- Animal Control Contract +\$18,600
- Increased cost for No Kill Shelter
- Education -\$4,900
- Emergency Mgt. training grants
- Equipment -\$11,600
- Emergency Mgt. grants
- Fleet replacement +\$2,300
- **(+\$73,100)**

**Telecommunications**

- Pledge payment will increase by 2% +\$32,500
- UTOPIA Operations shortfall will end by January 2016 (1/2 year payment) -\$62,500
- **(-\$50,800)**

**X. CLOSED SESSION TO DISCUSS THE PURCHASE, EXCHANGE OR SALE OF REAL PROPERTY**

**MAYOR:** JoAnn Seghini

**COUNCIL MEMBERS:** Council Member Paul Glover  
Council Member Paul Hunt  
Council Member Quinn Sperry  
Council Member Wayne Sharp  
Council Member Stephen Brown

**STAFF:** Kane Loader, City Manager; Phillip Hill, Assistant City Manager/Community and Economic Development Director; Laurie Harvey, Assistant City Manager/Admin. Services Director; Rori Andreason, H.R. Director/City Recorder; Bob Davis, Public Works Director; Chad Woolley, City Attorney; Danny Walz, RDA Director; Annaliese Eichelberger, Planner I/RDA Coordinator; and Jarin Blackham, IT Manager.

**MOTION:** Councilmember Wayne Sharp moved to move into closed session to discuss the purchase, exchange or sale of real property. The motion was seconded by Councilmember Stephen Brown. Mayor Seghini called for discussion on the motion. There being none the Mayor called for a roll call vote. The voting was as follows:  
**Council member Stephen Brown Aye**

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<b>Council member Paul Glover</b>	<b>Aye</b>
<b>Council member Paul Hunt</b>	<b>Aye</b>
<b>Councilmember Wayne Sharp</b>	<b>Aye</b>
<b>Council member Quinn Sperry</b>	<b>Aye</b>

**The motion passed unanimously.**

The Council went into closed session at 9:54 p.m.

**MOTION: Councilmember Wayne Sharp moved to reconvene into open session. The motion was seconded by Councilmember Stephen Brown. Mayor Seghini called for discussion on the motion. There being none the Mayor called for a vote. The motion passed unanimously.**

The Council reconvened into open session at 10:01 p.m.

**XI. AJOURN**

**MOTION: Councilmember Wayne Sharp MOVED to adjourn the meeting. Councilmember Paul Hunt SECONDED the motion. Mayor Seghini called for discussion on the motion. There being none, she called for a vote. The motion passed unanimously.**

The meeting adjourned at 10:01 p.m.

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**Rori L. Andreason, MMC**  
**CITY RECORDER**

Approved this 19th day of May, 2015.