



**MIDVALE CITY
CITY COUNCIL WORKSHOP MEETING
*Minutes***

**Tuesday, May 12, 2015
Council Chambers
7505 S. Holden Street
Midvale, Utah 84047**

MAYOR: JoAnn Seghini

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

STAFF: Kane Loader, City Manager; Phillip Hill, Asst. City Manager/CD Director; Laurie Harvey, Asst. City Manager/Admin. Services Director; Chad Woolley, City Attorney; Rori Andreason, H.R. Director/City Recorder; Bob Davis Public Works Director; Danny Walz, Redevelopment Agency Director; Annaliese Eichelberger, RDA Coordinator/Planner I; Matt Hilderman, Associate Planner; Lesley Burns, City Planner; Christopher Butte, Economic Development Director; and Matt Pierce, Systems Administrator.

Mayor Seghini called the meeting to order at 6:30 p.m.

I. DISCUSSION ITEMS

A. GENERAL PLAN UPDATE WORKSHOP

Phillip Hill discussed the process for the General plan exercise. The exercise was conducted by Logan Simpson Co. with several Midvale residents, staff, and the Mayor and Council participating. Ideas were then presented to the congregation. Logan Simpson will continue with the process of combining these ideas to assist with coming up with an updated General Plan for the City.

B. DEPARTMENT BUDGET REVIEW – COMMUNITY DEVELOPMENT

Phillip Hill reviewed the Community Development Department budget.

C. DISCUSSION REGARDING AMENDMENT TO THE JUNCTION AT MIDVALE DEVELOPMENT AGREEMENT

Matt Hilderman said 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.

**Proceedings of the Midvale City Council Workshop Meeting
May 12, 2015**

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.

II. ADJOURN

Mayor Seghini adjourned the meeting at approximately 9:05 p.m.

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

Approved this 2nd day of June, 2015.