



7505 South Holden Street
Midvale, UT 84047
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www.midvalecity.org

MIDVALE CITY COUNCIL WORKSHOP MEETING AGENDA

August 16, 2016

PUBLIC NOTICE IS HEREBY GIVEN that the Midvale City Council will hold a workshop meeting on the **16th Day of August, 2016** at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

6:30 P.M.

I. DISCUSSION ITEMS

- A. Review General Plan Process [*Phillip Hill, Assistant City Manager/Community Development Director*]

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: AUGUST 12, 2016

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



**MIDVALE CITY
CITY COUNCIL WORKSHOP MEETING
Minutes**

**Tuesday, August 16, 2016
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, Assist. City Manager/Community Development Director; Laurie Harvey, Asst. City Manager/Admin. Services Director; Rori Andreason, H.R. Director/City Recorder; Danny Walz, Redevelopment Agency Director; Annaliese Eichelberger, RDA Project Manager; Lisa Garner, City Attorney; Christopher Butte; Economic Development Director; and Jarin Blackham, IT Manager.

Mayor Seghini called the meeting to order at 6:44 p.m.

I. DISCUSSION ITEMS

A. REVIEW GENERAL PLAN PROCESS

Councilmember Wayne Sharp asked Phillip Hill if he could give a short Zoning 101 presentation to the audience.

Phillip Hill said the reason zoning came into existence is there was incompatible uses on top of each other. There were health and safety issues that came into play. Cities have to adopt a General Plan, which is a future vision of how the City will develop. You look at general land use capabilities. Cities then adopt a zoning ordinance and amend or adopt new zoning ordinances to amend the development vision within the City. One specific zone is TOD – Transit Oriented Development zones. This zone is for areas that have close transit opportunities (i.e. Trax, light rail, etc.) and develop around those nodes. Cities have been adopting TOD zones in relation to the cities where they are located.

Kane Loader said this is a special meeting which was not previously scheduled. He asked Phillip Hill, Asst. City Manager/Community Development Director, to review the General Plan to make sure the City is moving in the direction the Council desires. The General Plan update has been taking place over the past year and a half. After the meeting on August 9th, he wanted to make

sure the Council and citizens knew the process that has taken place to get to where they are with the General Plan update.

Phillip Hill stated he wanted to review the petitions that were presented at the last council meeting. Petition #1 asked for a moratorium on the TOD zones, which were exactly what discussed six months ago. With that information, legal counsel has indicated that a moratorium at this point would not be advisable. Petition #2 was to change the zoning. The Planning Commission said they wanted to wait until the General Plan was completed before making changes to the zones.

Petition #3 addressed concerns with the Midvale Station Development:

- Planning Commission tabled a decision on this project until a traffic study is completed. When submitted, the traffic study will be reviewed by the City Engineer and our Traffic Engineering Consultants.
- The closure of Roosevelt Street would require Council action

A city is required to have a General Plan; however, it can be modified as needed. It is a guide. The zoning trumps the General Plan. The General Plan was adopted in May 2000. The purpose of the General Plan is to provide policy direction and guidance to decision-makers as the City addresses community development and planning issues.

The 2000 General Plan identified properties in the vicinity of light rail stations which are likely candidates for TOD, which maximizes the strong relationship between land use and transportation systems.

- November 2001 - TOD ordinance was adopted- Chapter 17-7-8 and is as it stands today. He reviewed the Center Square Project.
- October 21, 2008 - TOD setbacks and buffering standards were amended to address community concerns resulting from the Center Square Project. Text amendment increased original setbacks and buffering. Midvale has the largest setback in the valley.
- In June/September 2015 the Station at Midvale project was proposed. After that project was introduced, there was a lot of concern regarding the setbacks and buffering. A moratorium was put into place on TOD.
- March 23, 2016 the Planning commission recommended adopting the General Plan Update and then look at changing the zoning. In a 3-2 vote the City Council decided to follow the Planning Commission's recommendation to leave the zoning as is until the General Plan Update was complete.

He explained that the Midvale Station Apartment development could have been developed with the current ordinance because it was a four story building not five stories. The developer waited until after the moratorium to see where the City was leaning as far as development. The Midvale Station Apartments development has been tabled by the Planning Commission until a traffic study has been completed.

Mr. Hill stated that the draft General Plan Update goals were developed with comments from the public during Harvest Days, Neighborhood block parties, Easter egg hunts, etc. He addressed

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the comment that crime has increased in Midvale. He reviewed the Good Landlord Program and the requirements associated with that program. In 2014 the disproportionate calls for service by rental unit type increased for single family homes but decreased for duplexes and multi-unit (3+ & mobile) since 2007. As the population grows the calls increase.

Mr. Hill stated that of the 14,263 housing units in Midvale, 907 of those units or 6.4% are subsidized units. He said staff doesn't want to present a General Plan that is not what the Council desires. A General Plan presentation will be made at the next Council meeting,

Councilmember Wayne Sharp asked if the wanted to look at specific areas now, could that be done? Phillip Hill stated yes.

Councilmember Stephen Brown said he would like to see the transition between high density and low density development. He would like to see more housing in TOD that is not just rentals but gives the opportunity to purchase the units. He just doesn't want to have such high density next to low density.

Councilmember Paul Glover said his vision is to take each parcel in a neighborhood that could be developed and determine the maximum height the neighbors would be comfortable with and take each of those individually. He also thinks there is not enough parking being required in the developments. There is never a place to park.

Councilmember Quinn Sperry asked if as the consultants looked at the plan and if they weighed the input from the neighbors next to where the development could take place.

Councilmember Hunt arrived at 7:40 p.m.

Phillip Hill said that is the benefit of the small area plan, this type of thing can be done.

Councilmember Paul Glover said in any development if there are problems that arise, the City is responsible to mitigate those problems and the Council can do that. It is an ongoing process.

Councilmember Wayne Sharp said he wanted to look at the Applewood and Whisperwood TOD areas immediately. There is currently no development applications submitted for those areas, but he wants to look at them now.

Phillip Hill said the property owners would have to be contacted as well as the neighbors in regards to changing the zoning.

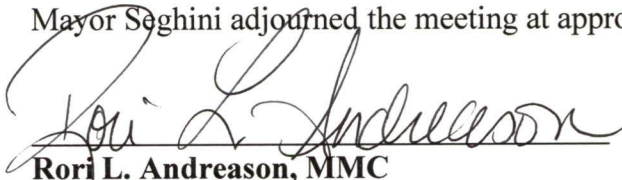
Councilmember Paul Hunt said there are sensitive areas the Council would like to look at now.

Councilmember Stephen Brown asked about notification policies and if they have been looked at. Phillip Hill stated the mailers will have the property owner's names on the envelope. The notice is published in the newspaper 2-3 weeks ahead so the mailers will go out at the same time.

II. ADJOURN

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Mayor Seghini adjourned the meeting at approximately 8:00 p.m.



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

Approved this 23rd day of August 2016.



