



Midvale City
7505 South Holden Street
Midvale, UT 84047
801-567-7200
www.midvalecity.org

**MIDVALE CITY COUNCIL MEETING
AGENDA
August 23, 2016**

PUBLIC NOTICE IS HEREBY GIVEN that the **Midvale City Council** will hold a regular meeting on the **23rd day of August, 2016** at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

**6:30 PM
INFORMATIONAL ITEMS**

- I. DEPARTMENT REPORTS**
- II. CITY MANAGER BUSINESS**

**7:00 PM
REGULAR MEETING**

- III. GENERAL BUSINESS**
 - A. WELCOME AND PLEDGE OF ALLEGIANCE
 - B. ROLL CALL

- IV. PUBLIC COMMENTS**

Any person wishing to comment on any item not otherwise 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.

- V. COUNCIL REPORTS**
 - A. Councilmember Paul Hunt
 - B. Councilmember Quinn Sperry
 - C. Councilmember Wayne Sharp
 - D. Councilmember Stephen Brown
 - E. Councilmember Paul Glover

- VI. MAYOR REPORT**
 - A. Mayor JoAnn B. Seghini

- VII. PUBLIC HEARING(S) - 7:00 PM**
 - A. Consider Rezoning property located between 263 East - 297 East Fort Union Boulevard from Single-Family Residential/Duplex Overlay & 7200 South Overlay to Mixed-Use/7200 South Overlay (SF1/DO & 7200 South - MU/7200 South) [*Matt Hilderman, Associate Planner*]

ACTION: Approve an Ordinance No. 2016-O-10 rezoning property located between 263 East - 297 East Fort Union Boulevard from Single-Family Residential/Duplex Overlay & 7200 South Overlay to Mixed-Use/7200 South Overlay (SF1/DO & 7200 South - MU/7200 South

- B. Consider Rezoning property located at 179-189 Wet 8600 South from Regional Commercial (RC) to Single Family Residential (SF-1); Watchman/Draper Rezone *[Lesley Burns, City Planner]*

ACTION: Approve Ordinance No.2016-O-09 Rezoning property located at 179-189 Wet 8600 South from Regional Commercial (RC) to Single Family Residential (SF-1); Watchman/Draper Rezone

VIII. CONSENT AGENDA

- A. Approve minutes of August 9, and 16, 2016 *[Rori Andreason, H.R. Director/City Recorder]*
- B. Set date and time [September 6, 2016 at 7:00 p.m.] for a public hearing to consider a text amendment to clarify language for parking and landscaping requirements associated with single family and duplex lots in the SF-1, SF-2, RM-12, and RM-25 zones *[Lesley Burns, City Planner]*

IX. ACTION ITEMS

- A. Approve **Resolution No. 2016-R-23** approving the Seminary Building Lease Agreement between Midvale City and Utah Community Action *[Lisa Garner, City Attorney]*
- B. Approve **Resolution No. 2016-R--29** Authorizing the Mayor to enter into an Agreement with Miller Paving for the Reconstruction of 9th Avenue *[Keith Ludwig, City Engineer]*

X. DISCUSSION ITEMS

- A. Presentation of the Recommended Midvale City General Plan 2016; Consultant Logan Simpson Design Inc. *[Lesley Burns, City Planner]*
- B. Discussion on a proposed text amendment to clarify language for parking and landscaping requirements associated with single family and duplex lots in the SF-1, SF-2, RM-12, and RM-25 zones *[Lesley Burns, City Planner]*

XI. ADJOURN

XII. CALENDAR OF EVENTS

Aug -23 Regular Meeting	Aug - 24 Planning Commission Meeting
Sept 5 - LABOR DAY	Sept 6 - Regular Council Meeting
Sept 13 - Workshop Meeting	Sept 14 - Planning Commission Meeting
Sept 20 - Regular Council Meeting	Sept 28 - Planning Commission Meeting

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 19, 2016

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



CITY COUNCIL MEETING
Minutes

Tuesday, August 23, 2016

Midvale City
7505 South Holden St
Midvale, UT 84047

MAYOR: Mayor JoAnn B. Seghini

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

STAFF: Phillip Hill, Asst. City Manager/CD Director; Laurie Harvey, Asst. City Manager/Admin. Services Director; Rori Andreason, H.R. Director/City Recorder; Lisa Garner, City Attorney; Stephen Black, Streets/Storm Drain Superintendent; Danny Walz, Redevelopment Agency Director; Chief Scott McBride, UFA; Lesley Burns, City Planner; Matt Hilderman, Associate Planner; Christopher Butte, Economic Development Director; and Matt Pierce, System Network Administrator.

Mayor Seghini called the meeting to order at 6:33 p.m.

I. INFORMATIONAL ITEMS
A. DEPARTMENT REPORTS

Chief McBride had nothing to report.

Laurie Harvey updated the Council on staffing issues. She also said a Utopia meeting was held with frontline staff so everyone is informed about Utopia and how to answer questions. She discussed the Union Jordan Irrigation System users. The users' costs each year are \$2000. The City isn't billing them the full cost of maintaining that system. It takes 3 employees 15 full days to prepare for the season then they have to check the gate everyday including the weekends which is overtime. There are also additional costs, use of vactor, one ton and backhoe. They have asked that the city consider buying them out of their lease right. Their last offer at the last meeting was \$10,000, based on cost of a 1" meter average use. The benefit to Midvale City would be it would free up 18 weeks of one storm water technician's time. It saves the wear and tear on our equipment. It reduces our liability.

Stephen Black said that the liability is high with the irrigation ditch is running in the backyards of the whole east side of the city. They are constantly maintaining the ditches. He would like to eventually redirect the water to a pipe and get the water out of the ditch.

Laurie asked the council if Lisa could get started with the agreements to move forward.

The Council agreed to move forward with the agreements.

Stephen Black reported that he has one opening in the Streets Department that he will be filling. Councilmember Stephen Brown asked if there has been increased work and cost due to the year round homeless shelter. Stephen Black said absolutely.

Danny Walz said one of the homes the City owns on Allen Street burned down a week or so ago. This has sped up the demolition of the homes. The utilities have been shut off on all three homes. Anticipate starting demolition on Friday or Monday on the homes.

Rori Andreason discussed position openings within the City. She also discussed who the Council would designate as volunteers. These volunteers would not be associated with a 501C3. She mentioned the Harvest Days Committee, CERT Volunteers, Audit Committee and Planning Commission. The Council agreed to move forward with the Volunteer dinner with these designated volunteers.

Phillip Hill reviewed street trees on Main Street that are raising the sidewalks. He said they need to be removed. Recently the Council passed a resolution for the Jordan River Commission. He needs a Council Member to be a Board Member. He will be the alternate member, which has voting rights.

II. CITY MANAGER'S REPORT

Kane Loader was excused.

III. GENERAL BUSINESS

A. Welcome and Pledge of Allegiance

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

IV. PUBLIC COMMENTS

Wade Walker 116 W. Alta View Dr. said he received additional petitions that he brought and turned in. He said that he felt like the petitions were dismissed fairly quickly. He asked what they could do in the interim, and was told that they should cross their fingers. He said the council had brought up some items and issues that would be relevant to a moratorium. He feels like the water issues on 10th east is another issue. He is concerned with the setbacks and transitions in the apartment and single family home zones. He liked the draft ideas in the general plans. He thanked the staff for the e-notifications for public notices on the new website.

Katie Calhoun Evergreen Management & Parleys Partners said she manages Burk Hill apartments in Murray and is an incredible community. They make sure they put good people in their apartments and make sure they abide by the rules. If you allow Midvale Station into the community, she would be a partner in managing that and assure their standards will continue into this community. She invited the Council or anyone to take a tour of their community; 16 E. Gillbride Avenue, Murray.

Council Member Sharp asked if they allow dogs. She said they do because ADA standards of animals have become broad. They have broad restrictions and have a 2 animal maximum. Anyone who has a companion animal they can come in as well. They pay for DNA testing so if the residents don't pick up after their dogs, they pick it up and test it then charge the owners.

They have 2 dog parks. She said she will insist on doggie stations. Burk Hill will have 70% affordable and 30% market.

V. COUNCIL REPORTS

- A. Councilmember Paul Hunt** – had nothing to report.
- B. Councilmember Quinn Sperry** – had nothing to report.
- C. Councilmember Wayne Sharp** – had nothing to report.
- D. Councilmember Stephen Brown** – had nothing to report.
- E. Councilmember Paul Glover** – had nothing to report.

VI. MAYOR REPORT

Mayor JoAnn B. Seghini – said she has spent most of the day dealing with the homeless population in Salt Lake City. They are looking for two sites, one for men and one for women. They are hoping to have the sites by August. It is important to not be close to a freeway.

MOTION: Councilmember Paul Glover MOVED to open a public hearing. The motion was SECONDED by Councilmember Stephen Brown. Mayor Seghini called for discussion on the motion. There being none she called for a vote. The motion passed unanimously.

VII. PUBLIC HEARING(S) – 7:00 PM

- A. CONSIDER REZONING PROPERTY LOCATED BETWEEN 263 EAST – 297 EAST FORT UNION BOULDEVA RD FROM SINGLE-FAMILY RESIDENTIAL/DUPLEX OVERLAY & 7200 SOUTH OVERLAY TO MIXED-USE/7200 SOUTH OVERLAY (SF1-DO & 7200 SOUTH-MU/7200 SOUTH)**

Matt Hilderman stated this rezone proposal is being requested for the purpose of building a three-story medical and retail office building identified as the Fort Union Medical Plaza. This property is approximately 1.61 acres in size and includes several existing single-family residences and associated accessory structures. This proposal will require a rezone from SF-1/DO and 7200 SO to MU/7200 SO.

The applicant Quinn Millet has proposed to construct 18,003 sq. ft. of medical office use and 1,320 sq. ft. of medical retail use. The building has provided entrances along 7200 South, 300 East, and the rear of the building and has incorporated pedestrian connections throughout the site. The existing access points along 7200 South and 300 East will continue to remain with a proposed 24-foot wide driveway access traversing through the site and the applicant has also proposed a 16 ½ foot-wide drop-off area along 7200 South for inpatient/outpatient services.

Each elevation includes a combination of brick veneer, windows and doors, stucco, a solar screen wall, a brise-soleil shade system, and a large expanse of window and door openings oriented towards 7200 South and 300 East. The height of the building varies between 34' ¾" to 43' 8 ¾" and in some sections exceeds the maximum height limitation of 35-feet. The planning commission may grant minor exceptions to the height maximums, in writing, for mixed-use

developments and found that the height increase of the overall office building is appropriate based on the overall operation of the structural features, the use of equivalent materials being proposed and design merit, and approved the height increase.

The applicant has provided a total of 23.2% landscaping, exceeding the 10% minimum landscaping requirement. There are existing fencing types separating these properties that are proposed to be removed and installation of an 8-foot masonry wall to provide buffering between the commercial and permanent residential uses to the North and West. A medical office use requires 5 stalls per 1,000 square feet of leasable building area and 3 stalls per 1,000 square feet of leasable building area for retail and service commercial uses. The applicant has provided 94 parking stalls on-site and included the required perimeter landscaping and interior parking lot landscaping.

The Fire Marshall and City Engineer have reviewed and approved the preliminary development layout. Detailed construction drawings shall be reviewed and approved as part of the final site plan application.

In order for this development to proceed as proposed, the following approvals are required from the City:

1. A rezone of the entire property from SF1/DO & 7200 SO to MU/7200 SO.
2. Site plan approval of the medical and retail office building.

General Plan and Rezone

The entire property is approximately 1.61 acres (70,131.60 sq. ft.) in size. This area is currently designated as mixed use on the General Plan Proposed Land Use Map and is zoned single-family residential with a duplex overlay and a 7200 South overlay. These properties are located within the 7200 South overlay zone which was created to facilitate the transition of the 7200 South corridor from residential to a mix of residential and commercial uses. This proposal is consistent with the General Plan and the development requirements of the mixed use and 7200 South overlay zone districts. These properties are surrounded by existing single-family developments to the North, South, East and West, and pockets of mixed use development and multifamily residential development to the South.

Under Section 17-3-1 of the Zoning Ordinance, the Planning Commission may recommend, and the City Council may grant, a rezoning application if it determines the rezoning is consistent with the goals and policies of the Midvale City General Plan, and the following:

1. The proposed rezoning is necessary either to comply with the Midvale City General Plan Proposed Land Use Map, or to provide land for a community need that was not anticipated at the time of the adoption of the Midvale City General Plan;
2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by natural characteristics of the land, including but not limited to steep slopes, floodplain, unstable soils, and inadequate drainage; or

3. Land surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

The applicant believes the medical building proposal is a viable use for the property that will provide a service to the community, maintain a continuation of an orderly development pattern, fit into the community by alleviating nuisances and maintenance concerns, and be an enhancement to the area. This request allows in-fill development opportunities of an area that could otherwise remain underutilized and furthers the City goal to provide adequate separation between commercial and residential uses.

Planning Commission Recommendation

The Planning Commission reviewed the rezone request and conducted a public hearing on Wednesday, July 13, 2016. The Planning Commission reviewed the submitted information and public comment. It was the Planning Commission's decision to forward a positive recommendation concerning the rezone request with the following motion:

“Based on compliance with the General Plan and Zoning Ordinance, I move that we forward a positive recommendation to the City Council to rezone the properties between 263 East – 297 East 7200 South from SF-1 with a Duplex Overlay and 7200 South Overlay to Mixed-Use with a 7200 South Overlay with the following condition:

1. Development on the property shall occur in a manner consistent with the attached site plan.”

Adoption of an ordinance is required for all rezones. If the City Council decides to approve the rezone as requested, an ordinance has been prepared to accomplish this, proposed Ordinance No. 2016-O-10.

Mayor Seghini opened the public hearing to public comment.

Quinn Millett, applicant, described the proposed development. He expressed his appreciation to the Council.

Joyce Badont said it will be very busy with school children there.

Brenda Powell said she lives against the parking lot. She said they don't love having a building there but the neighborhood was becoming run down. As neighbors go, this was the best scenario.

Councilmember Paul Glover asked what the typical office hours are.

Quinn Millett said that it depends on the doctors but probably 5 to 7 p.m. No urgent care facilities.

MOTION: Councilmember Quinn Sperry MOVED to close the public hearing. The motion was SECONDED by Councilmember Paul Hunt. Mayor Seghini

**called for discussion on the motion. There being none she called for a vote.
The motion passed unanimously.**

ACTION: APPROVE AN ORDINANCE NO. 2016-O-10 REZONING PROPERTY LOCATED BETWEEN 263 EAST – 297 EAST FORT UNION BOULEVARD FROM SINGLE-FAMILY RESIDENTIAL/DUPLEX OVERLAY & 7200 SOUTH OVERLAY TO MIXED-USE/7200 SOUTH OVERLAY (SF-1/DO & 7200 SOUTH-MU/7200 SOUTH

MOTION: Councilmember Paul Hunt MOVED that based on compliance with the Midvale City General Plan and Zoning Ordinance, I move that we adopt Ordinance No. 2016-O-10, rezoning approximately 1.61 acres of property located between 263 East – 297 East 7200 South, as specifically described in the ordinance from SF-1 with a Duplex Overlay and 7200 South Overlay to Mixed-Use with a 7200 South Overlay. The motion was SECONDED by Councilmember Quinn Sperry. Mayor Seghini called for discussion on the motion. There being none she 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 Wayne Sharp. Mayor Seghini called for discussion on the motion. There being none she called for a vote. The motion passed unanimously.

B. CONSIDER REZONING PROPERTY LOCATED AT 179-189 WEST 8600 SOUTH FROM REGIONAL COMMERCIAL (RC) TO SINGLE FAMILY RESIDENTIAL (SF-1); WATCHMAN/DRAPER REZONE

Lesley Burns stated the applicants, Lawrence Watchman and David Draper, are requesting that their two properties located at 179 and 189 West 8600 South be rezoned from Regional Commercial (RC) to Single Family Residential (SF-1). These properties each have a single family house and are each approximately 0.30 acres in size. The applicants are making this request in order to have zoning that matches the existing use on the properties, and to be able to make residential improvements.

Under Section 17-3-1 of the Zoning Ordinance, the Planning Commission may recommend, and the City Council may grant, a rezoning application if it determines the rezoning is consistent with the goals and policies of the Midvale City General Plan, and the following:

1. The proposed rezoning is necessary either to comply with the Midvale City General Plan Proposed Land Use Map, or to provide land for a community need

that was not anticipated at the time of the adoption of the Midvale City General Plan;

2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by natural characteristics of the land, including but not limited to steep slopes, floodplain, unstable soils, and inadequate drainage; or
3. Land surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

The General Plan Proposed Land Use Map designates these properties as a low density residential use. The current RC zoning designation is not consistent with the General Plan Proposed Land Use Map; the proposed rezone to SF-1 would make the zoning on the properties consistent with the current land use designation. The property directly east, although zoned RC, is currently being used as single family residential. The property directly west has been recently rezoned to SF-1. With the exception of the properties to the west of 193 West 8600 South, 8600 South is primarily a single family residential neighborhood west of the canal near State Street to Harrison Street. 8600 South functions and is designed as a neighborhood road. The location is not conducive to most commercial uses with its lack of visibility and traffic. It is better suited for residential type development.

Planning Commission Recommendation

The Planning Commission conducted a public hearing and discussed this request on July 27, 2016. At this meeting, the Planning Commission forwarded the following motion to the City Council for its consideration:

“Based on compliance with the Midvale City General Plan and existing development in the area and on these properties, I move that we forward a positive recommendation to the City Council to rezone the properties at 179 and 189 West 8600 South from Regional Commercial (RC) to Single Family Residential (SF-1).”

Adoption of an ordinance is required for all rezones. If the City Council decides to approve the rezone as requested, an ordinance has been prepared to accomplish this.

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

MOTION: Councilmember Paul Glover MOVED to close the public hearing. The motion was SECONDED by Councilmember Wayne Sharp. Mayor Seghini called for discussion on the motion. There being none she called for a vote. The motion passed unanimously

ACTION: APPROVE ORDINANCE NO. 2016-O-09 REZONING PROPERTY LOCATED AT 179-189 WEST 8600 SOUTH FROM REGIONAL COMMERCIAL

**RC TO SINGLE FAMILY RESIDENTIAL (SF-1); WATCHMAN DRAPER
REZONE**

MOTION: Councilmember Quinn Sperry **MOVED** that based on the Planning Commission's recommendation, I move that we adopt Ordinance No. 2016-O-09 rezoning the two parcels located at 179 and 189 West 8600 South from Regional Commerce to Single-Family Residential. The motion was **SECONDED** Councilmember Wayne Sharp. Mayor Seghini called for discussion on the motion. There being none the she 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.

VIII. CONSENT AGENDA

A. APPROVE MINUTES OF AUGUST 9 AND 16, 2016

B. SET DATE AND TIME [SEPTEMBER 6, 2016 AT 7:00 P.M.] FOR A PUBLIC HEARING TO CONSIDER A TEXT AMENDMENT TO CLARIFY LANGUAGE FOR PARKING AND LANDSCAPING REQUIREMENTS ASSOCIATED WITH SINGLE FAMILY AND DUPLEX LOTS IN THE SF-1, SF-2, RM-12, AND RM-25 ZONES

MOTION: Councilmember Wayne Sharp **MOVED** to approve the consent agenda. The motion was **SECONDED** by Councilmember Stephen Brown. Mayor Seghini called for discussion on the motion. There being none the she 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. ACTION ITEMS

A. APPROVE RESOLUTION NO. 2016-R-23 APPROVING THE SEMINARY BUILDING LEASE AGREEMENT BETWEEN MIDVALE CITY AND COMMUNITY ACTION

Lisa Garner stated that on June 2, 2015, the Church of Jesus Christ of Latter-day Saints donated the former Midvale Middle School Seminary Building to the City. As a condition of its donation, the Church required that the City use the property as "an education center and a community medical and dental clinic." Originally the City envisioned allowing Community Building Community using the building as a medical clinic. However, as the City and CBC became more

familiar with the building, it became evident that the CBC would be unable to use the building as a clinic.

After terminating the lease agreement with CBC, another non-profit, Utah Community Action (formerly known as Salt Lake Community Action), approached the City about leasing the property to house its Head Start program. The Head Start program is a comprehensive early childhood development program that serves low-income children and their families. UCA believes that this property will be perfect for their needs. Furthermore, UCA's use will not violate the conditions of the City's deed.

This agreement is intended to be a long-term arrangement, and the initial term is 20 years. UCA has agreed to pay \$2,000 per month in rent for use of the property. In addition, they have also agreed to pay for any improvements they choose to make for the property. The City would primarily be responsible for maintenance of the structure and parking areas. Additionally, the rent amount is reviewable every two years to ensure that rent does not fall far behind market rates.

FISCAL IMPACT: Annual income of \$24,000.

The Council wanted to make sure there was a clause for a 90 day termination notice. Make sure it's clear they are doing the landscaping and not the City. The Council wanted the agreement brought back with those changes.

The council agreed to bring back this item with a language clause added to the agreement.

B. APPROVE RESOLUTION 2016-R-29 AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MILLER PAVING FOR THE RECONSTRUCTION OF 9TH AVENUE

Keith Ludwig stated the City has received funds from the State of Utah to help mitigate the issues of having the homeless shelter operate year round. A portion of these funds are to be used for the reconstruction of 9th Avenue.

The plans and specifications were finalized and the project put out for bid. A bid opening was held on July 28, 2016 and after evaluating the bidding documents, determined that Miller Paving had the lowest responsible bid.

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. Due to the limited timeframe to get this project started, he requested the Council suspend the rules so action could be taken on this item that evening.

FISCAL IMPACT: The funding for this project consists of monies received by the State of Utah which will cover Miller Paving's bid of \$388,264.

MOTION: Councilmember Wayne Sharp MOVED that we suspend the rules and approve Resolution No. 2016-R-29, to enter into an agreement with Miller Paving Inc. for

the construction of the 9th Avenue Reconstruction Project to authorize the Mayor to sign the agreement. The motion was SECONDED by Councilmember Paul Hunt. Mayor Seghini called for discussion on the motion. There being none the she 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.

X. DISCUSSION ITEM

**A. PRESENTATION OF THE RECOMMENDED MIDVALE CITY
GENERAL PLAN 2016; CONSULTANT LOGAN SIMPSON DESIGN INC.**

Lesley Burns said we are nearing the end of a year and a half process for the Midvale City General Plan. The purpose of a general plan is to establish a vision for the city, and then use this for a guideline on policies for planning.

Consultants reviewed the process of the General Plan and how the recommended General Plan was crafted.

Alan Litster expressed his appreciation to the Council and for what they do for the community. He explained the process and importance of the Planning Commission's efforts of the General Plan process.

Shane Lidtke agreed with Alan Litster's comments. He said that Midvale City has a great Planning Commission. It has a lot of great diversity and views. He appreciates the respect that everyone has for one another and also the involvement from the community.

The Council said they felt comfortable with moving forward with a public hearing.

**B. DISCUSS A PROPOSED TEXT AMENDMENT TO CLARIFY
LANGUAGE FOR PARKING AND LANDSCAPING REQUIREMENTS
ASSOCIATED WITH SINGLE FAMILY AND DUPLEX LOTS IN THE
SF-1, SF-2, RM-12, AND RM-25 ZONES**

Lesley Burns stated that after receiving some comments from Midvale residents indicating they have trouble understanding where and what improvements are required for parking on single family and duplex lots, the City Council requested that Staff review the current language and see if it could be clarified and written to be more easily understood by everyone. In reviewing the current language, Staff found the required information to be in both parking and landscaping subsections with wording that is difficult to follow. To address this issue, Staff prepared a proposed text amendment to add clarifying language to the parking improvement provision. This provision is included in all four of the City's residential zoning chapters. The intent of the proposed text amendment was to keep the requirements that have been in place, i.e. required parking to occur on an improved surface (driveway) with limitations on how much area a

driveway can cover to ensure there is a balance of landscaping and hard surface areas in front yards, but make the language more understandable.

Planning Commission Recommendation

The proposed text amendment was presented to the Planning Commission at a public hearing held on July 27, 2016. Following the public hearing and some discussion, the Planning Commission requested some additional modifications. On August 10, 2016, the Planning Commission forwarded a recommendation to the City Council to clarify the parking and landscape requirements for single family and duplex lots in the SF-1, SF-2, RM-12 and RM-25 zone districts as proposed in Attachment A.

Council agreed to bring this item back for further discussion.

Council asked if we can submit newsletter articles, why parking on the side yard is not ok, and landscaping requirements, etc.

XII. ADJOURN

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 9:33 p.m.



**Rori L. Andreason, MMC
H.R. DIRECTOR/CITY RECORDER**



Approved this 6th day of September, 2016.

