



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

**MIDVALE CITY COUNCIL MEETING
AGENDA
November 01, 2016
Amended**

PUBLIC NOTICE IS HEREBY GIVEN that the **Midvale City Council** will hold a regular meeting on the **1st Day of November, 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 Wayne Sharp
 - B. Councilmember Stephen Brown
 - C. Councilmember Paul Glover
 - D. Councilmember Paul Hunt
 - E. Councilmember Quinn Sperry
- VI. **MAYOR REPORT**
 - A. Mayor JoAnn B. Seghini

VII. PUBLIC HEARING - 7:00 PM

- A. Consider a text amendment request to adjust the fencing height and to clarify the language and standards for fencing - City wide [*Matt Hilderman, Associate Planner*]

ACTION: Approve Ordinance No. 2016-O-15 adopting a text amendment for the fence height and to clarify the language and standards for fencing City wide.

VIII. CONSENT AGENDA

- A. Approve Minutes of October 18, 2016 [*Rori Andreason, H.R. Director/City Recorder*]

IX. ACTION ITEM

- A. ***Approve Resolution No. 2016-R-38 Ratifying the Mayor's Selection of the Midvale Justice Court Judge [*Kane Loader, City Manager*]

X. DISCUSSION ITEM

- A. Discuss amendments to Title 2, Administrative Code [*Kane Loader, City Manager*]

XI. 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: OCTOBER 31, 2016
TIME: 12:45 P.M.**

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



**MIDVALE CITY
CITY COUNCIL WORKSHOP MEETING
Minutes**

**Tuesday, October 11, 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, Asst. City Manager/Community Development Director; Laurie Harvey, Asst. City Manager/Admin. Services Director; Shelly Reed, Deputy Recorder; Danny Walz, Redevelopment Agency Director; Lisa Garner, City Attorney; and Jarin Blackham, IT Manager.

Mayor Seghini called the meeting to order at 6:36 p.m.

6:30 PM

I. DISCUSSION ITEMS

A. DISCUSS RECYCLING FEES

Kane Loader introduced Richard Hamik and Dawn Beagley from Ace Disposal. They take care of our recycling needs and are currently working on the Midvale City Bulky Waste Program.

Richard Hamik discussed the recycling process, history and fees associated that the recycling company is facing. He proposed an amendment to the current contract to eliminate the per ton rebate paid to the City for recycle material collected by Ace Recycling and Disposal and the City and Ace would share 50/50 in all processing fees charged or revenue generated by the material processor.

Councilmember Paul Hunt asked what the benefit of recycling is with the high fees associated.

Kane Loader said in Midvale's conditional use agreement the City is required to recycle. He feels that it is important to recycle because it saves the life of the landfill. He said he would bring back an amendment to the contract.

Councilmember Quinn Sperry said more community education needs to be done on what items can be recycled.

B. DISCUSS RECEIVABLE FROM CBC

Laurie Harvey introduced Tim Cosgrove and Donna Roth, CBC Chair and Vice Chair Board Members. Tim Cosgrove discussed the clinic's position of the CBC and asked for loan debt forgiveness.

Councilmember Paul Hunt said he supports CBC and likes what they do, but he doesn't agree with the forgiveness of the loan if Mauricio Agramont is in charge. Councilmember Wayne Sharp agreed and said the clinic would be able to operate without the CBC programs and services.

Councilmember Steve Brown asked about Mauricio's position and what his responsibilities are.

Tim Cosgrove discussed the responsibilities of Mauricio with the CBC.

Donna Roth discussed the emotional and social needs and the importance of the programs and services, as well as the medical and dental clinic. She said they go hand in hand. The programs that Mauricio Agramont oversees do make a contribution to the CBC.

Councilmember Paul Glover said that someone else needs to handle the financing part of the CBC.

Councilmember Steve Brown feels that he does well managing the programs, but someone else needs to oversee the financials.

Kane Loader feels the building that has been donated is a great asset to Midvale City. He said that over time the City will recoup the moneys that CBC owes.

Councilmember Wayne Sharp is concerned with the clinic providing free services to the whole valley and not Midvale residents. Councilmember Paul Glover agreed.

Councilmember Steve Brown said he feels the Board is doing good work.

Councilmember Paul Glover suggested the Board to bring back a proposal to the Council for consideration. The Council agreed.

**C. DISCUSS SINGLE EVENT PERMITS FOR LOCAL BUSINESSES,
CHURCHES, AND POLITICAL ORGANIZATIONS**

Phillip Hill discussed the single event permits and issues the City is facing. He said the current ordinance does not allow single event permits more than two times per year. The state code is 12 times per year. He said there are businesses that have more than two events per year. He said he would bring back a proposal for approval.

D. DISCUSS PROPERTY MAINTENANCE ORDINANCES

Phillip Hill discussed the code enforcement procedures and ordinances.

Code Compliance Procedure

Courtesy notice:	10 days
Notice of violation (time to comply):	14 days
Letter of non-compliance (to comply):	5 days
Notice of hearing, schedule with hearing officer (2-3 weeks):	21 days
Total days to hearing:	40 days
Hearing officer typically allows two additional weeks for compliance;	14 days
Total from beginning of case:	54 days
*repeat offenders go through criminal process rather than civil	

City Ordinances Title 17

- ▶ Landscaping Required
 - ▶ Yard and setback areas visible from street, not utilized as approved parking, including park-strip.
 - ▶ Time frame: 6 months from occupancy/notice of violation.
- ▶ Maintenance
 - ▶ Healthy, neat and orderly at all times.
 - ▶ Mowed, groomed, trimmed, pruned and watered.
 - ▶ Eliminate hazards: dead trees, obstructing sidewalks, etc.

City Ordinances Title 8

- ▶ Storage of personal property.
 - ▶ Unsheltered storage: lumber, junk, trash or debris; abandoned or discarded furniture, stoves, refrigerators, etc.
 - ▶ Solid waste or unsightly or flammable materials.
- ▶ Property maintenance.
 - ▶ All exterior property and premises maintained in a clean, safe and sanitary condition.
 - ▶ Pipes, ducts, fans, etc. shall not be directed upon adjacent public or private property.
 - ▶ No inoperative vehicle or in a state of disassembly or disrepair to be stored in view of the general public.
- ▶ Exterior Structure
 - ▶ Maintained in good repair and structurally sound.
 - ▶ Exterior walls free from holes, breaks, and loose or rotting materials.
 - ▶ Roofs and Drainage: roof and flashing to be sound and tight. Roof drainage maintained on owners property.

International Property Maintenance Code

- ▶ Exterior surfaces
 - ▶ Doors, window, trim, wood surfaces.
 - ▶ Door hardware.
 - ▶ Screens on windows.

Considerations:

- ▶ Adopt additional stricter codes
- ▶ Stronger enforcement of current codes/zero tolerance
- ▶ Reduced water rates for qualifying individuals
- ▶ City sponsored low interest loans and/or grants

Phillip Hill discussed options for the code compliance program.

Councilmember Wayne Sharp said he feels like nothing is happening with the current code enforcement process.

Midvale resident Jerry Garrett commented on yards in Midvale City. He said he feels it isn't just people who can't afford to keep the yards up and is concerned that the enforcement isn't currently working.

Phillip Hill said he would work on a proposal to bring back for approval. The Council agreed.

E. DISCUSS GENERAL PLAN COMMENTS

Lesley Burns discussed the General Plan comments from the public hearing in September. She explained that the General Plan is used only as a general guide for city planning and goals.

Lesley said following the City Council's public hearing on September 20, 2016 for the proposed Midvale City General Plan 2016 document, the Council provided the public an additional two week time period to submit written comments on the proposed plan. Those comments were distributed to the Council. These comments included:

- We need more bike lanes (09-14-16)
- Transit Oriented Development Zones (09-21-16)
- Laurene Walker (09-29-16)
- Message on General Plan (09-29-16)
- General Plan requests (10-03-16)
- General Planning for Trax line areas (10-03-16)
- Ideas for changes to city general plan (10-03-16)
- Master Plan – Allen Litster's comments from Aug 23rd meeting (10-04-16)
- General Plan Comments – bike lanes (10-04-16)
- Developments (10-05-16)
- A Midvale resident's voice expressing concern with city planning (10-06-16)
- TOD property (10-06-16)
- Scrap the current TOD Zones (10-07-16)
- Applewood Community (10-07-16)
- TOD Zone (10-07-16)

Councilmember Paul Glover said he felt the plan needed to be worded differently with the language to make it easier to understand the TOD zones and community center/recreation goals.

The Council agreed.

F. DISCUSS CITY SOCIAL MEDIA POLICY

Lisa Garner discussed the need of having policies and procedures for social media. She will work with Rori Andreason to put together a policy and bring it back to the council for approval.

II. ADJOURN

Mayor Seghini adjourned the meeting at approximately 9:07 p.m.



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

Approved this 18th day of October



