



7505 S Holden Street
Midvale, UT 84047
801-567-7200
Midvale.Utah.gov

MIDVALE CITY COUNCIL REGULAR MEETING AGENDA OCTOBER 1, 2024

Public Notice Is Hereby Given that the **Midvale City Council** will hold a regular meeting on the **October 1, 2024** at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

Electronic & In-Person City Council Meeting

This meeting will be held electronically and in-person. **Public comments may be submitted electronically to the City Council at Midvale.Utah.gov/PublicComment by 5:00 p.m. on September 30, 2024.**

The meeting will be broadcast on **You Tube (Midvale.Utah.gov/YouTube)**

6:00 p.m. - REGULAR MEETING

I. GENERAL BUSINESS

- A. WELCOME AND PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. Unified Fire Authority Report **[Chief Brad Larson]**
- D. Informational Presentation on the Salt Lake County Public Safety Bond – **[Dea Theodore, Salt Lake County Councilmember & Kelly Colopy, Salt Lake County Human Services Director]**

II. PUBLIC COMMENTS

Any person wishing to comment on any item not otherwise scheduled for a public hearing on the agenda may address the City Council at this point by stepping to the microphone and giving their 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 issues not scheduled for public hearing. 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.

III. MAYOR REPORT

- A. Mayor Marcus Stevenson

IV. COUNCIL REPORTS

- A. Council Member Bonnie Billings
- B. Council Member Paul Glover

- C. Council Member Heidi Robinson
- D. Council Member Bryant Brown
- E. Council Member Dustin Gettel

V. CITY MANAGER REPORT

- A. Matt Dahl

VI. PUBLIC HEARINGS

- A. Consider a Midvale City initiated Text Amendment to sections of Title 17 of the Midvale City Municipal Code. This amendment clarifies the definition of building height as well as development standards relating to height in each zone. – ***[Elizabeth Arnold, Senior Planner]***

ACTION: Approve Ordinance No. 2024-O-26 Approving a Text Amendment to sections of Title 17 of the Midvale City Municipal Code. This amendment clarifies the definition of building height as well as development standards relating to height in each zone.

- B. Consider a Final Subdivision request for Maad Townhomes consisting of 8 lots located at 7488 S Casa Blanca Drive in the Multifamily Residential – Medium to High Density (Rm-25) zone. — ***[Elizabeth Arnold, Senior Planner]***

ACTION: Approve Final Subdivision request for Maad Townhomes consisting of 8 lots located at 7488 S Casa Blanca Drive in the Multifamily Residential – Medium to High Density (Rm-25) zone.

VII. CONSENT

- A. Consider Minutes of September 17, 2024 — ***[Rori Andreason, H.R. Director/City Recorder]***

VIII. DISCUSSION

- A. Discussion on the Midvale City lead and copper service line inventory – ***[Bryton Mecham, Utilities Water Quality & Regulatory Administrator]***
- B. Discussion on the updated Midvale City Water Conservation Plan – ***[Bryton Mecham, Utilities Water Quality & Regulatory Administrator]***
- C. Discussion on ULCT Legislative Policy Committee Appointment – ***[Matt Dahl, City Manager]***

IX. POSSIBLE CLOSED SESSION

The City Council may, by motion, enter into a Closed Session for:

- A. Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual;
- B. Strategy sessions to discuss pending or reasonably imminent litigation;
- C. Strategy sessions to discuss the purchase, exchange, or lease of real property;
- D. Discussion regarding deployment of security personnel, devices, or systems; and

E. Investigative proceedings regarding allegations of criminal misconduct.

X. 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

The agenda was posted in the City Hall Lobby, on the City's website at Midvale.Utah.gov and the State Public Notice Website at 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.

Date Posted: September 26, 2024

**Rori L. Andreason, MMC
H.R. Director/City Recorder**



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MIDVALE CITY COUNCIL STAFF REPORT 10/01/2024

SUBJECT

Consider Ordinance No. 2024-O-26 Approving a Text Amendment to sections of Title 17 of the Midvale City Municipal Code. This amendment clarifies the definition of building height as well as development standards relating to height in each zone.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND ANALYSIS

Midvale City requests an amendment to section 17-2-2“B” regarding building height, and to the following sections of the Midvale City Municipal Code all governing building height development standards within individual zone sections: 17-7-1.4(C), 17-7-1.8(D), 17-7-1.10(B)(1)(e)(viii), 17-7-2.4(C), 17-7-2.8(D), 17-2-2.10(B)(1)(e)(viii), 17-7-3.4(C), 17-7-3.8(D), 17-7-4.4(C), 17-7-4.8(D), 17-7-8.3(4), 17-7-8.3(7)(d), 17-7-9.12.1.4(D), 17-7-9.12.1.4(G)(3), 17-7-9.12.1.5(B), 17-7-9.12.2.4(E), 17-7-9.12.2.4(H)(4), 17-7-9.12.3.5(E), 17-7-9.12.3.5(H)(4), 17-7-10.11.3(5), 17-7-10.11.6(A), 17-7-15.4(A)(2), 17-7-15.4(D)(4), 17-7-15.12(B)(2)(a)(iii).

The proposed amendment clarifies the definition of building height and makes the interpretation of building height regulations in development standards of individual zones clearer.

Public notice has been sent to affected entities as required in 17-3-9.B of the Municipal Code. No comments have been received as of the writing of this report.

-ZONING CODE AMENDMENT CRITERIA-

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. An proposal may only be approved if it demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102;
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff finds that this proposal meets both the second and third criteria listed above.

STAFF RECOMMENDATION

Staff recommends the City Council approve the text amendment with the following finding:

1. The amendment complies with Midvale City Code 17-3-1(F)(2) and 17-3-1(F)(3).

PLANNING COMMISSION RECOMMENDATION

Approval.

RECOMMENDED MOTION

“I move that we approve Ordinance No. 2024-O-26 Approving a Text Amendment to sections of Title 17 of the Midvale City Municipal Code as included in the attachments.”

ATTACHMENTS

1. Draft Ordinance

ORDINANCE NO. 2024-O-26

AN ORDINANCE AMENDING SECTIONS OF TITLE 17 OF THE MIDVALE CITY MUNICIPAL CODE. THIS AMENDMENT CLARIFIES THE DEFINITION OF BUILDING HEIGHT AS WELL AS DEVELOPMENT STANDARDS RELATING TO HEIGHT IN EACH ZONE.

WHEREAS, pursuant to Utah Code Annotated Sections 10-8-84 and 10-9a-501 through 10-9a-503, Midvale City (“the City”) has authority to make and amend any regulation of or within zoning districts or any other provision of the land use ordinance to promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of the municipality; and

WHEREAS, on January 2, 2002, the Midvale City Zoning Ordinance, Title 17 of the Midvale City Municipal Code (the “Code”), became effective and is subject to amendments from time to time pursuant to Section 17-3-1 the Code; and

WHEREAS, pursuant to Section 16-04-010 of the Code, the City desires to promote the protection of public health, life and safety; protect the character and social and economic stability of all parts of the city; protect and preserve the value of land throughout the municipality; guide public and private policy and action; establish responsible standards; prevent pollution and degradation of air, streams, and ponds; preserve the natural beauty and topography; and provide for open spaces through the most effect design and layout of the land;

WHEREAS, pursuant to Section 17-1-1 of the Code, the City desires to promote coordinated development, redevelopment, effective use of land, and site planning; protect and promote public safety, health, and general welfare by providing adequate light and air, water and sewage control, police, fire and wetlands protection; and secure economy in governmental expenditures; and

WHEREAS, the City desires to amend sections of Title 17 of the Midvale City Municipal Code clarifying the definition of building height, as well as development standards relating to height in each zone; and

WHEREAS, the Planning Commission held a public hearing on September 17, 2024, to review the request for amendments and, after considering all the information received, made a recommendation to approve the amendment request to the City Council; and

WHEREAS, the City Council of Midvale City, Utah held a public hearing on October 1, 2024; and

WHEREAS, after taking into consideration citizen testimony, planning analysis, and the Planning Commission’s recommendation as part of its deliberations, the City Council finds it is appropriate and within the best interest of the City to make changes to the Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Midvale City, Utah as follows:

Section 1. The following sections of the Midvale City Municipal Code are hereby amended as included in the following attachments to this document:

- Attachment A: Amending the following sections relating building height: 17-7-1.4(C), 17-7-1.8(D), 17-7-1.10(B)(1)(e)(viii), 17-7-2.4(C), 17-7-2.8(D), 17-2-2.10(B)(1)(e)(viii), 17-7-3.4(C), 17-7-3.8(D), 17-7-4.4(C), 17-7-4.8(D), 17-7-8.3(4), 17-7-8.3(7)(d), 17-7-9.12.1.4(D), 17-7-9.12.1.4(G)(3), 17-7-9.12.1.5(B), 17-7-9.12.2.4(E), 17-7-9.12.2.4(H)(4), 17-7-9.12.3.5(E), 17-7-9.12.3.5(H)(4), 17-7-10.11.3(5), 17-7-10.11.6(A), 17-7-15.4(A)(2), 17-7-15.4(D)(4), 17-7-15.12(B)(2)(a)(iii).

Section 2. This ordinance shall take effect upon the date of first publication.

PASSED AND APPROVED this 1st day of October, 2024.

Marcus Stevenson, Mayor

ATTEST:

Rori Andreason, MMC
City Recorder

Voting by City Council
Bonnie Billings
Paul Glover
Heidi Robinson
Bryant Brown
Dustin Gettel

“Aye”

“Nay”

Date of first publication: _____

Attachment A:

17-2-2 "B" definitions.

"Building height" means the vertical distance from the lowest existing grade point within the building footprint ~~the existing grade~~ to the highest point of the ~~cornice of a flat roof or to the deck line of a mansard roof or to the midpoint of the highest gable of a pitch or hip~~ roof.

17-7-1.4 Development standards.

C. *Height.* The maximum height for a structure ~~in the zone~~ is twenty-eight feet ~~to the midpoint~~ for a ~~pitched sloping~~ roof and twenty-five feet ~~to the cornice~~ for ~~a~~ flat roofs.

a. *Projections.* Chimneys can project up to three feet above the maximum height.

17-7-1.8 Unoccupied accessory structure and external accessory dwelling unit standards.

D. *Height.* The height of an unoccupied accessory structure or an EADU may not exceed twenty feet ~~for a pitched to the midpoint for a sloped~~ roof and sixteen feet ~~to the cornice~~ for a flat roof.

17-7-1.10 Conditional use standards of review.

B. *Specific Review Criteria for Certain Conditional Uses.*

1. *Conditional Use.*

e. *Neighborhood Commercial-2 (NC-2).* Each application for a neighborhood commercial use shall demonstrate that the proposed use:

viii. Is architecturally compatible with the SF-1 zone including a maximum height of twenty-eight feet ~~to the midpoint~~ for a ~~pitched sloping~~ roof and twenty-five feet ~~to the cornice~~ for a flat roof.

17-7-2.4 Development standards.

C. *Height.* The maximum height for a structure ~~in the zone~~ is twenty-eight feet ~~to the midpoint~~ for a ~~pitched sloping~~ roof and twenty-five feet ~~to the cornice~~ for ~~a~~ flat roofs.

a. *Projections.* Chimneys can project up to three feet above the maximum height.

17-7-2.8 Unoccupied accessory structure and external accessory dwelling unit standards.

D. *Height.* The height of an unoccupied accessory structure or an EADU may not exceed twenty feet ~~for a pitched to the midpoint for a sloped~~ roof and sixteen feet ~~to the cornice~~ for a flat roof.

17-7-2.10 Conditional use standards of review.

B. *Specific Review Criteria for Certain Conditional Uses.*

1. *Conditional Use.*

e. *Neighborhood Commercial-2 (NC-2).* Each application for a neighborhood commercial use shall demonstrate that the proposed use:

viii. Is architecturally compatible with the SF-1 zone including a maximum height of twenty-eight feet ~~to the midpoint~~ for a ~~pitched sloping~~ roof and twenty-five feet ~~to the cornice~~ for a flat roof.

17-7-3.4 Development standards.

C. *Height.* All buildings must be from one to three stories. If a structure is constructed within fifty feet of a single family residential zone, the maximum height shall be twenty-eight feet ~~to the midpoint for sloped roofs or to the cornice for flat roofs.~~

17-7-3.8 Unoccupied accessory structure and external accessory dwelling unit standards.

D. *Height.* The height of an unoccupied accessory structure or an EADU may not exceed twenty feet ~~to the midpoint~~ for a ~~pitched~~sloped roof and sixteen feet ~~to the cornice~~ for a flat roof.

17-7-4.4 Development standards.

C. *Height.* All building types must be from one to four stories. If a structure is constructed within fifty feet of a single family zoning district, the maximum height shall be thirty-five feet ~~to the midpoint~~ for ~~a pitched~~sloped roofs and thirty feet ~~to the cornice~~ for a flat roofs.

17-7-4.8 Unoccupied accessory structures and external accessory dwelling unit standards.

D. *Height.* The height of an unoccupied accessory structure or an EADU may not exceed twenty feet ~~to the midpoint~~ for a pitched ~~sloped~~ roof and sixteen feet ~~to the cornice~~ for a flat roof.

17-7-8.3 Single family residential development standards.

4. *Height.* The maximum height for a structure is twenty-eight feet ~~to the midpoint~~ for a ~~pitched sloping~~ roof and twenty-five feet ~~to the cornice~~ for a flat roofs.

7. *Unoccupied Accessory Structures and External Accessory Dwelling Unit Standards.* An unoccupied accessory structure or an external accessory dwelling unit shall meet the following development standards:

d. *Height.* The height of an unoccupied accessory structure or an EADU may not exceed twenty feet ~~to the midpoint~~ for a ~~pitched sloped~~ roof and sixteen feet ~~to the cornice~~ for a flat roof.

17-7-9.12.1.4 Single family residential development standards.

D. *Height.* The maximum height for a structure is twenty-eight feet ~~to the midpoint~~ for a sloping roof and twenty-five feet ~~for a to the cornice for~~ flat roofs.

G. *Unoccupied Accessory Structure and External Accessory Dwelling Unit Standards.* An unoccupied accessory structure and shall meet the following development standards:

3. *Height.* The height of an accessory structure or an EADU may not exceed twenty feet ~~to the midpoint~~ for a sloped roof and sixteen feet ~~to the cornice~~ for a flat roof.

17-7-9.12.1.5 Medium and high density residential development standards.

B. *Height.* The maximum height for the zone is four stories. If a structure is constructed on a lot within fifty feet of a single family residential development the maximum height shall be thirty-five feet ~~to the midpoint~~ for a sloped roofs and thirty feet ~~to the cornice~~ for a flat roofs.

17-7-9.12.2.4 Single family residential development standards.

E. *Height.* The maximum height for a structure is twenty-eight feet ~~to the midpoint~~ for a ~~pitched sloping~~ roof and twenty-five feet ~~to the cornice~~ for a flat roofs.

H. *Unoccupied Accessory Structure and External Accessory Dwelling Unit Standards.* An unoccupied accessory structure or an external accessory dwelling unit shall meet the following development standards:

4. *Height.* The height of an unoccupied accessory structure or an EADU may not exceed twenty feet ~~to the midpoint~~ for a ~~pitched sloped~~ roof and sixteen feet ~~to the cornice~~ for a flat roof.

17-7-9.12.3.5 Single family residential traditional lot subdivision standards.

E. *Height.* The maximum height for a structure is twenty-eight feet ~~to the midpoint~~ for a ~~pitched sloping~~ roof and twenty-five feet ~~to the cornice~~ for a flat roofs.

H. *Unoccupied Accessory Structure and External Accessory Dwelling Unit Standards.* An unoccupied accessory structure or an external accessory dwelling unit shall meet the following development standards:

4. *Height.* The height of an unoccupied accessory structure or an EADU may not exceed twenty feet ~~to the midpoint~~ for a ~~pitched sloped~~ roof and sixteen feet ~~to the cornice~~ for a flat roof.

17-7-10.11.3 Development review process.

5. *Building Height Transition.* In “Area A” and “Area B” identified in Figure 1 of this chapter, the maximum height allowed for structures is four stories, not to exceed fifty feet-
~~measured to the top of the highest parapet or the midpoint of a sloped roof~~, subject to the following exception: when a structure is less than sixty feet from a property with a residential use, the maximum height shall be three stories, not to exceed forty feet-
~~measured to the top of the highest parapet or the midpoint of a sloped roof~~.

17-7-10.11.6 Architectural standards.

A. *Height.* For purposes of defining the maximum structure height allowed, refer to Figure 1 of this Chapter. The maximum height allowed for structures in “Area C” is four stories of living space and two stories of podium parking, not to exceed seventy-five feet-~~measured to the top of the highest parapet or the midpoint of a sloped roof~~.

17-7-15.4 Residential development standards.

A. The following development standards apply to new single family attached, single family detached, and multifamily development in the residential land use area.

2. *Height.* The maximum height for residential structures and residential portions of mixed-use structures in the State Street overlay zone is five stories. If a structure is constructed within seventy-five feet of a single family structure located within a single family residential zoning district, the maximum height shall be thirty-five ~~feet to the midpoint~~ for ~~a pitched sloped~~ roofs and thirty-two feet ~~to the cornice~~ for ~~a flat~~ roofs. See Section [17-7-15.8\(C\)](#) for the surface parking exception.

D. *External Accessory Dwelling Unit Standards.* An external accessory dwelling unit shall meet the following development standards:

4. *Height.* An EADU may not exceed twenty feet ~~to the midpoint~~ for a ~~pitched sloped~~ roof and sixteen feet ~~to the cornice~~ for a flat roof.

17-7-15.12 Conditional use standards of review.

B. *Specific Review Criteria for Certain Conditional Uses.*

2. *Administrative Conditional Use.*

a. *Accessory Structure (Unoccupied).* An unoccupied accessory structure shall meet the following development standards:

iii. *Height.* An unoccupied accessory structure height may not exceed twenty feet ~~to the midpoint~~ for a ~~pitched sloped~~ roof and sixteen ~~feet to the cornice~~ for a flat roof.



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MIDVALE CITY COUNCIL STAFF REPORT 10/01/2024

SUBJECT

Consider a Final Subdivision request for Maad Townhomes consisting of 8 units located at 7488 S Casa Blanca Drive in the Multifamily Residential – Medium to High Density (RM-25) zone.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND ANALYSIS

The Maad Townhomes project has a development agreement that was recorded on May 8, 2023, and a site plan that was approved September 27, 2023. Nothing regarding either document is changing. The application is to subdivide the units to allow for individual ownership.

This proposal has been reviewed by Planning Staff, the City Engineer, and the Unified Fire Authority for compliance with the respective guidelines, policies, standards, and codes. Staff finds the proposal complies with requirements outlined in Midvale City Municipal Code for minor subdivisions (16.04.050) and the lot development standards of the RM-25 zone (17-7-4.4).

Public notice has been sent to property owners within 500 feet of the subject parcel. Three written emailed comments were received for the Planning Commission meeting held on September 11, 2024. No new written comments have been received for the City Council meeting as of the writing of this report.

STAFF RECOMMENDATION

Based on compliance with the requirements of Chapter 16.04.050 and 17-7-4.4 of the Midvale City Municipal Code demonstrated in the application or addressed by the inclusion of conditions of approval, Staff recommends the City Council approve the final subdivision with the following findings:

1. The application is for a final subdivision to allow for 8-units located at 7488 S Casa Blanca Drive.
2. The project complies with the minor subdivision procedure outlined in Midvale City Code 16.04.050 and the lot development standards of the RM-25 zone in 17-7-4.4.

3. The applicable departments have reviewed the project, and the Planning Commission has forwarded the item on for the City Council to render a decision.

PLANNING COMMISSION RECOMMENDATION

Approval.

RECOMMENDED MOTION

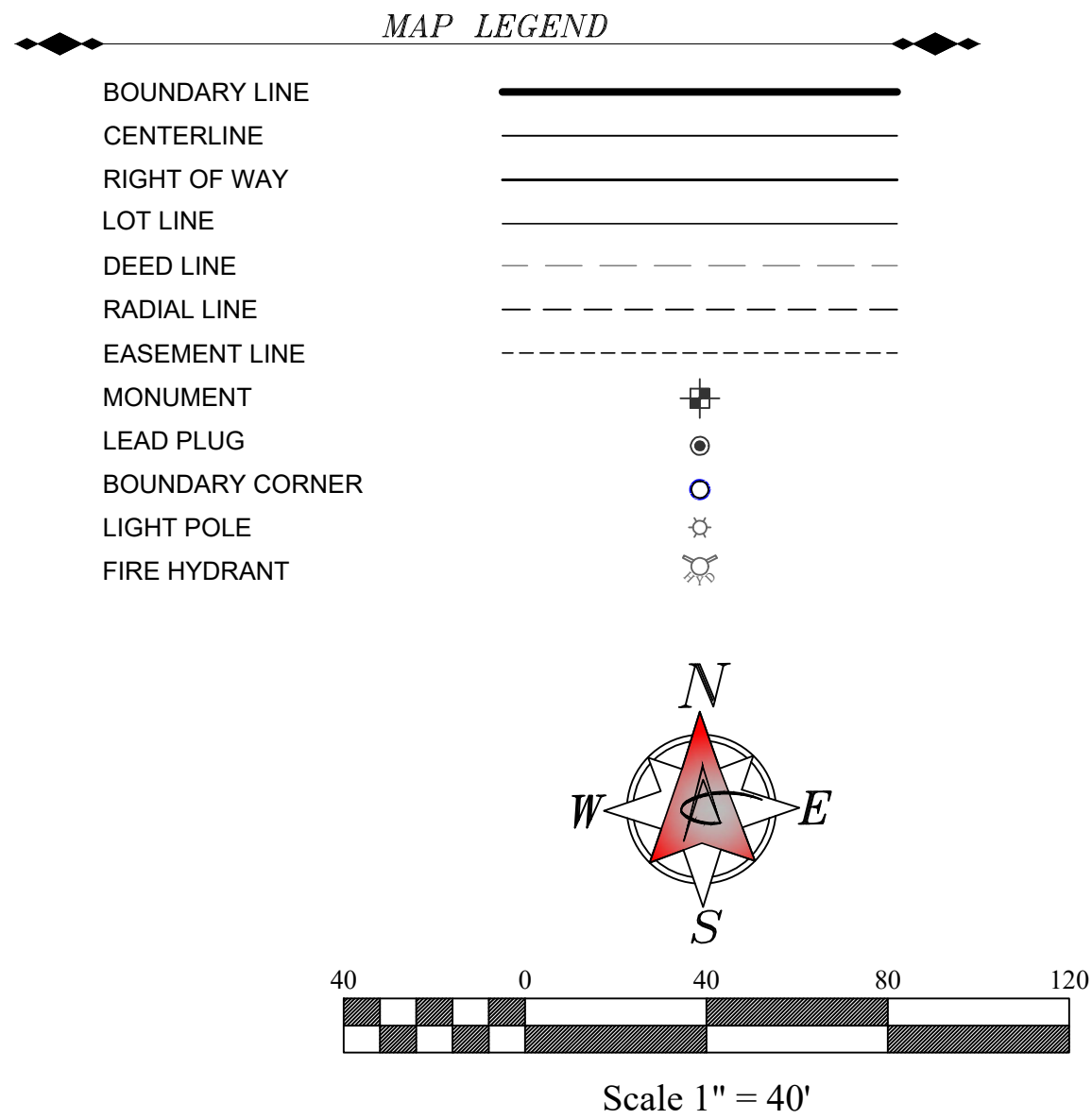
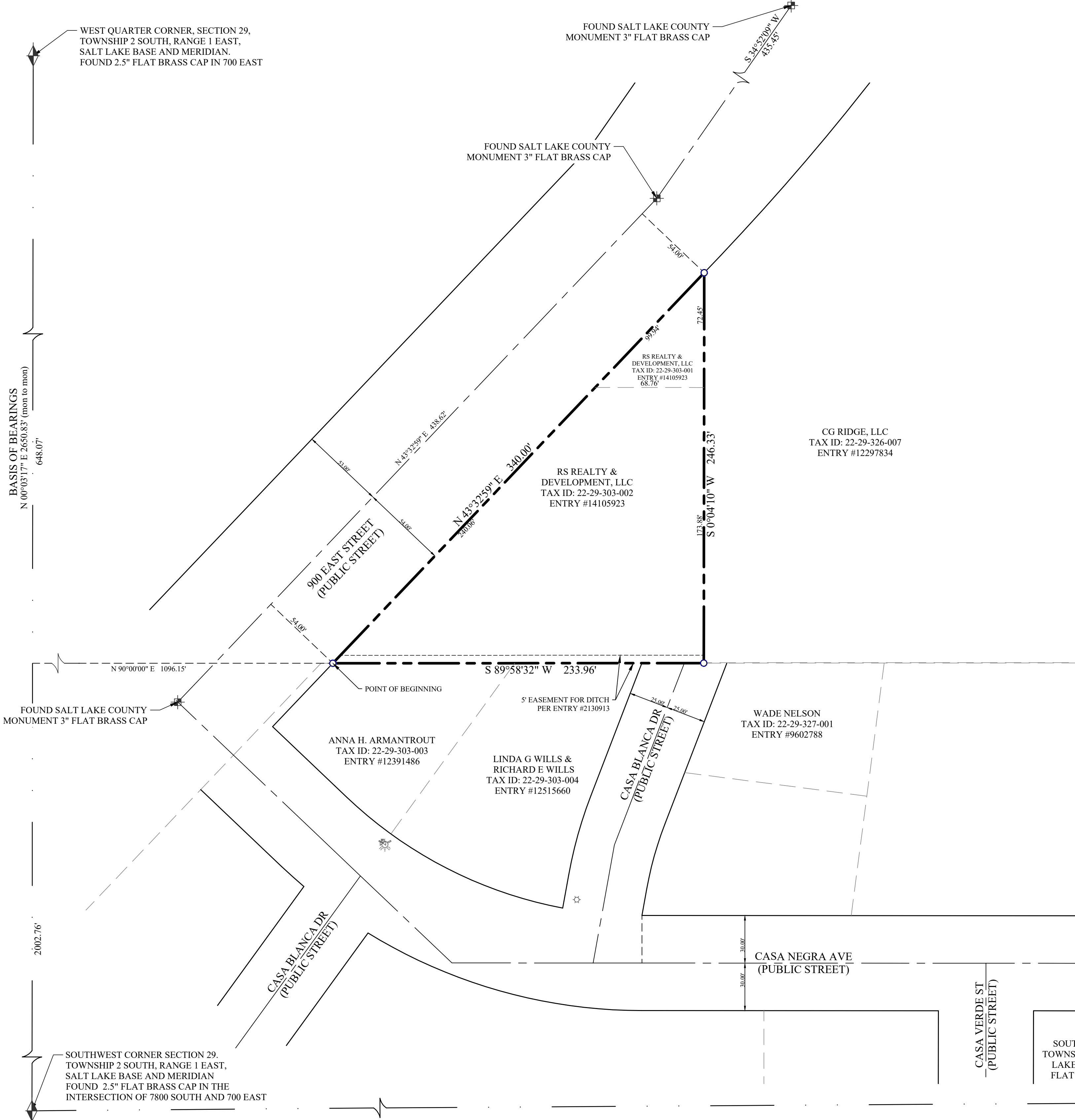
“I move that we approve the Final Subdivision for the Maad Townhomes consisting of 8 units located at 7488 S Casa Blanca Drive with the findings included in the staff report.”

ATTACHMENTS

1. Final Plat

MAAD TOWNHOMES
CONDOMINIUM PLAT

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
7488 SOUTH CASA BLANCA DRIVE, MIDVALE, UTAH



SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NO. 155100, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS:

MAAD TOWNHOMES

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.



FOR FINAL
REVIEW

DATE:

SATTAR N. TABRIZ, PLS
LICENSE NO. 155100

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 0°03'17" EAST 2,002.76 FEET AND NORTH 90°00'00" EAST 1096.15 FEET FROM THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE NORTH 43°32'59" EAST 340.00 FEET; THENCE SOUTH 0°04'10" WEST 246.33 FEET; THENCE SOUTH 89°58'32" WEST 233.96 FEET TO THE POINT OF BEGINNING.

CONTAINS: 28,815 SQUARE FEET, OR 0.660 ACRE

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL BY THESE PRESENT THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, RIGHT OF WAYS, EASEMENTS AND PARCELS TO BE HEREAFTER KNOWN AS MAAD TOWNHOMES, DO HEREBY DEDICATE THE PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY SERVICES AND COMMON AREA TO THE HOA AS SHOWN ON THIS PLAT AND CONTAINED WITHIN THE ABOVE DESCRIBED BOUNDARY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 20____.

RS REALTY & DEVELOPMENT, LLC

SIGNATURE: _____

PRINT NAME: _____

TITLE: _____

NOTARY ACKNOWLEDGEMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS ____ DAY OF _____, 20____, BEFORE ME
_____, A NOTARY PUBLIC PERSONALLY APPEARED
_____, WHO

BEING DULY SWORN DID SAY THAT HE IS THE _____ OF RS REALTY & DEVELOPMENT, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION REGARDING THE MAAD TOWNHOMES AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID RS REALTY & DEVELOPMENT, LLC, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME.

COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

PRINT NAME: _____

A NOTARY PUBLIC COMMISSIONED IN _____

GENERAL NOTES

- NO TITLE COMMITMENT WAS SUPPLIED TO THE SURVEYOR AT THE TIME OF THE SURVEY.
- THIS MAP IS NOT PROOF OF OWNERSHIP.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESES INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND STRUCTURES. THE LOCATIONS OF UNDER GROUND STRUCTURE MAY VARY FROM THE LOCATIONS SHOWN HEREON BLUES STAKES OF UTAH SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION OF THE SITE.
- PROPERTY CORNERS NOT FOUND WERE MARKED WITH A 5/8" REBAR AND YELLOW NYLON CAP STAMPED "WARD", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THIS MAP.
- DEVELOPER SHALL INSTALL DECIDUOUS TREES, TWO INCHES IN CALIPER, FOR EVERY THIRTY FEET OF FRONTAGE.
- THIS PLAT WILL EXPIRE AND BE VOID IF IT IS NOT RECORDED WITHIN ONE YEAR OF THE DATE IT IS APPROVED BY THE CITY.
- THE PROPERTY CONTAINED WITHIN THIS PLAT MAY BE SUBJECT TO ADDITIONAL COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN CO&R'S TO BE RECORDED AGAINST THE PROPERTY.

MAAD TOWNHOMES
CONDOMINIUM PLAT

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

SALT LAKE COUNTY RECORDER

SHEET

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED
AT THE REQUEST OF

DATE: _____ TIME: _____
BOOK: _____ PAGE: _____

FEE \$ _____ DEPUTY, SALT LAKE COUNTY RECORDER

1 OF 2

COUNTY SURVEYOR
SALT LAKE COUNTY SURVEYOR

RECORD OF SURVEY# _____

SALT LAKE COUNTY SURVEY REVIEWER

COUNTY HEALTH DEPARTMENT
SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED AS TO FORM THIS ____ DAY OF
_____, A.D., 20____

SALT LAKE COUNTY HEALTH DEPARTMENT

MIDVALE CITY PLANNING COMMISSION
CITY PLANNING

APPROVED THIS ____ DAY OF _____

COMMUNITY DEVELOPMENT DIRECTOR

PLANNING COMMISSION CHAIR

MIDVALE CITY ENGINEERING
CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

MIDVALE CITY ENGINEER

DATE

CITY ATTORNEY

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS ____ DAY OF _____

ATTORNEY FOR MIDVALE CITY

Ward Engineering Group

Planning ✦ Engineering ✦ Surveying
231 West 800 South
Salt Lake City, Utah 84101
Phone: (801)487-8040 Fax: (801)487-8668

Line Table		
Line #	Length	Direction
L30	20.50	N24° 15' 34"E
L31	7.23	S24° 15' 34"W
L32	2.64	N65° 44' 26"W
L33	13.27	S24° 15' 34"W
L34	4.53	N65° 44' 26"W
L35	49.00	S65° 44' 26"E
L36	37.29	N65° 44' 26"W
L37	7.18	N65° 44' 26"W
L38	20.50	N24° 15' 34"E
L39	7.23	S24° 15' 34"W
L40	2.64	N65° 44' 26"W
L41	438.62	N43° 32' 59"E
L41	13.27	S24° 15' 34"W
L42	4.53	N65° 44' 26"W
L43	37.29	N65° 44' 26"W
L44	49.00	S65° 44' 26"E
L45	7.18	N65° 44' 26"W
L46	20.50	N24° 15' 34"E
L47	7.23	S24° 15' 34"W
L48	25.15	N46° 25' 15"E
L49	2.64	N65° 44' 26"W
L51	13.27	S24° 15' 34"W
L52	25.15	N46° 25' 15"E
L53	4.53	N65° 44' 26"W
L54	49.00	S65° 44' 26"E
L55	37.29	N65° 44' 26"W
L56	7.17	N65° 44' 26"W
L57	20.57	N24° 15' 34"E
L58	7.17	N65° 44' 26"W

Line Table		
Line #	Length	Direction
L59	7.23	S24° 15' 34"W
L60	2.64	N65° 24' 36"E
L61	13.34	S24° 15' 34"W
L62	49.00	N65° 24' 26"E
L63	37.29	N65° 24' 36"E
L64	4.53	N65° 24' 26"W
L65	7.07	S24° 15' 34"W
L66	25.17	N46° 25' 15"E
L67	2.64	N65° 24' 36"E
L68	13.40	S24° 15' 34"W
L69	20.47	N24° 15' 34"E
L70	44.47	S65° 24' 26"E
L71	29.44	N46° 25' 15"E
L72	10.00	S01° 01' 28"E
L73	49.00	S65° 24' 26"E
L74	23.50	S01° 01' 28"E
L75	26.58	S89° 58' 32"E
L76	24.00	N89° 55' 32"E
L77	23.50	S01° 01' 28"E
L78	1.25	S01° 01' 28"E
L79	35.66	S43° 44' 00"E
L80	30.74	S01° 00' 10"E
L81	16.74	S52° 37' 40"E
L82	20.66	N24° 16' 21"E
L83	2.64	N65° 24' 36"E
L84	25.15	N46° 25' 15"W
L85	54.00	N46° 27' 01"W
L86	54.00	N46° 25' 20"W














Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	22.29	27.50	46.4504	N23° 13' 31" W	21.69
C2	3.39	5.00	38.8228	N72° 02' 21" W	3.32
C3	5.63	5.00	64.4875	N20° 23' 02" W	5.34
C4	1.17	2.02	33.0419	S4° 51' 12" E	1.15
C5	21.23	68.68	17.7140	N10° 22' 40" W	21.15
C6	56.34	17.13	42.4007	N22° 04' 04" E	55.06
C7	4.66	2.00	133.5740	S23° 14' 15" E	3.68





PARCEL TABLE				
NAME	SQ. FT.	ACRES	ADDRESS	USE
COMMON AREA	21,338	0.490	7493 S. 900 E.	COMMON AREA

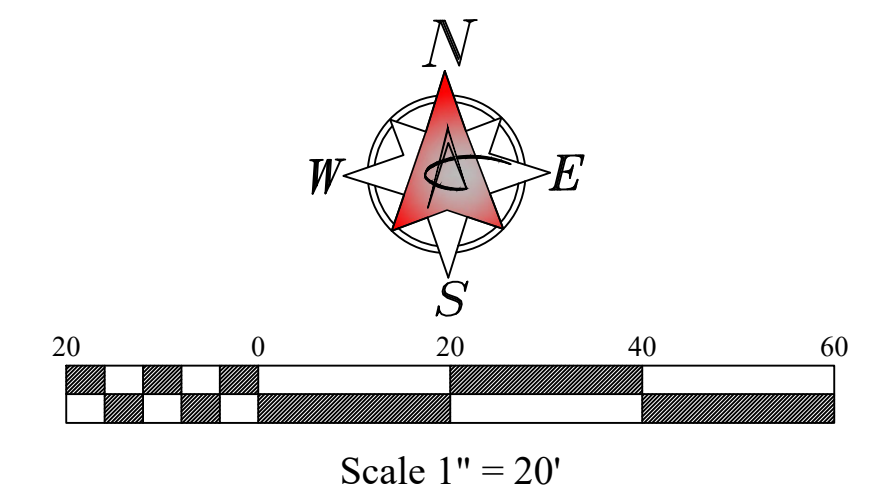
COMMON AREA:
WILL BE MAINTAINED BY THE HOA. AND IS HEREBY DEDICATED AS A PUBLIC
UTILITY EASEMENT.

ACCESS EASEMENT:
IS FOR THE BENEFIT OF ALL UNITS SHOWN ON THIS PLAT. IT IS TO BE
MAINTAINED BY THE HOA, AND IS HEREBY DEDICATED AS A PUBLIC UTILITY
EASEMENT.

MAP LEGEND

BOUNDARY LINE			
LOT LINE			
CENTERLINE			
RIGHT OF WAY			
DEED LINE			
RADIAL LINE			
CONCRETE			
ASPHALT			
MONUMENT			
LEAD PLUG			
BOUNDARY CORNER			

PRIVATE OWNERSHIP	
COMMON AREA	
LIMITED COMMON AREA	
ACCESS EASEMENT & COMMON AREA	



Ward Engineering Group
 Planning ★ Engineering ★ Surveying
 231 West 800 South
 Salt Lake City, Utah 84101
 Phone: (801)487-8040 Fax: (801)487-8668

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

SHEET

2 OF 2



CITY COUNCIL MEETING
Minutes
Tuesday September 17, 2024

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Marcus Stevenson

COUNCIL MEMBERS: Council Member Paul Glover
Council Member Bonnie Billings
Council Member Dustin Gettel
Council Member Bryant Brown
Council Member Heidi Robinson

STAFF: Matt Dahl, City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Nate Rockwood, Assistant City Manager; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Wendelin Knobloch, Planning Director; Laura Magness, Communications Director; Cody Hill, Economic Development Manager; Elizabeth Arnold, Senior Planner; Aubrey Ruiz, Community Development Executive Assistant; Jonathan Anderson, Planner II; Chief Randy Thomas, UPD; Chief Brad Larson, UFA; and Matt Pierce, IT Director.

6:00 p.m. – WORKSHOP

- Recognition of Chief Randy Thomas

7:00 p.m. – REGULAR MEETING

Mayor Marcus Stevenson called the business meeting to order at 7:02 p.m.

I. GENERAL BUSINESS

A. Welcome and Pledge of Allegiance

B. Roll Call - Council Members Heidi Robinson, Dustin Gettel, Bryant Brown, Bonnie Billings, and Paul Glover were present at roll call.

C. Unified Police Department Report

Chief Randy Thomas began with the August statistics report, there were 2,852 calls for service in August resulting in 979 general offense reports. Citations were below normal at 248, with 45 being warnings and 203 being penalty citations. The Selective Traffic shifts saw few citations. The Chief attributes this to the mandatory overtime shifts being filled throughout the police department due to manpower shortages. Chief Thomas said they are starting to see some good

recruitment efforts and many of the new recruits are already trained, speeding up the hiring process.

Chief Thomas recognized Sargeant Chacone's shelter resource efforts in the community. Sargeant Chacone and crew went into the encampment at the site of the Century Link building and was able to clear the camp and disperse the campers. The Chief also recognized Sargeant Levine and his unit for their work in confiscating several hundred fentanyl tablets as well as a weapon and other paraphernalia from a hotel room. Chief Thomas expressed his concern about Officer Lopez, who this morning, while on a peace disturbance call, was physically assaulted by a suspect. The Officer was released from the hospital and is doing well.

The Chief said that next Monday, 9/23, the department will have the Code 7 Café food truck at the precinct, the food truck will be open 12 – 2:30 and 7:30 pm - 9 pm, and on Thursday 9/26, 12:30 – 3 and 7:30 pm – 9 pm serving hotdogs and hamburgers, at no charge, to the employees. The Chief invited Council to stop by for lunch or dinner.

Chief Thomas announced his excitement to have Lieutenant April Morse appear before the council tonight. Three officers interviewed for the position of Police Chief, all the candidates are great officers and Chief Thomas respects the council and mayor's decision on who they chose to fill the position.

Mayor Stevenson announced that Chief Thomas is retiring and said how much he appreciates everything Chief Thomas has taught him, the mayor considers Chief Thomas a friend and mentor. The mayor gave examples of how Chief Thomas regularly went above and beyond to be engaged with the residents in the community, build trust, and create a positive culture between Midvale residents and the police department.

II. PUBLIC COMMENTS

Michele Ernest Cameron and Levi Ernest are developing 375 W Millennium Way near the Century Link building. They wanted to say that Chief Thomas and Sargeant Chacone have been amazing to work with throughout the development process. Levi Ernest said it's been interesting watching the building come down and expressed appreciation for the work and support from UPD during this process and the great job UPD and Midvale City are doing.

Nancy Beggs said she lives just over the fence of the Century Link building. She wondered what can be done about the drug use by McDonalds and the hotel by 7200 South and the freeway. She would like to have a community meeting with the police to talk about what's going on with drugs in the area. She wants to find a way to stop the drugs and help people overcome their addictions.

Mayor Stevenson said he understands that a neighborhood meeting to address this issue is in the planning stages. The mayor also spoke about a bond that Salt Lake

County is putting on the next ballot to address drug and addiction issues and encouraged Nancy to look at the bond as well.

III. MAYOR REPORT

Mayor Marcus Stevenson announced that he was elected to be on the League of Cities and Towns Board of Directors. He said the city is participating in the Get to the River Festival, last week there was a free movie in the park at Bingham Junction Park, the movie was Up River, a documentary about a river restoration in Oregon. This Friday they will be kayaking the Jordan River, Unified Fire Authority's Swift Water Rescue team will be participating, teaching water safety. On Saturday at 6 p.m. the Art House Grand Opening will be taking place on Main Street, the mayor invited everyone to attend.

IV. COUNCIL REPORTS

A. Council Member Bonnie Billings – nothing to report.

B. Council Member Paul Glover – congratulations Mayor on the appointment to the board and a thank you and much appreciation to Chief Thomas.

C. Council Member Heidi Robinson - thanked Chief Thomas for his concern for his officers and the city residents and for always having a sense of humor.

D. Council Member Bryant Brown – thanked Chief Thomas and told his favorite recent memory of an interaction he had with the Chief.

E. Council Member Dustin Gettel – thanked Chief Thomas, stating that it's been a pleasure working with him. The Midvale staff have done a lot of good things in Midvale and the Chief has been part of those good things that have been positive for the community. Midvale has the best Chief in Salt Lake County and we will miss him.

V. CITY MANAGER REPORT

A. Matt Dahl expressed his appreciation for Chief Thomas, they have known each other for a long time and Matt has always thought of him as a strong leader. He appreciates everything the Chief has done for Midvale and wishes him the best retirement.

MOTION: Council Member Dustin Gettel MOVED to Proceed to Action Item A to Consider RESOLUTION NO. 2024-R-43. The motion was SECONDED by Council Member Bonnie Billings. Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

VI. ACTION ITEM

A. CONSIDER RESOLUTION NO. 2024-R-43 RATIFYING THE SELECTION OF APRIL MORSE AS THE UNIFIED POLICE DEPARTMENT'S MIDVALE PRECINCT CHIEF.

Matt Dahl said Midvale is a member community of UPD, which provides law enforcement services to its members. UPD has two main components: shared services and local precincts. Shared services include administrative functions and specialized units like SWAT, forensics, K-9, and community relations, supporting all member communities as needed. Local precincts function as the police departments for each community, housing patrol officers, detectives, civilian staff, and volunteers. Each precinct is led by a Precinct Chief, who oversees local operations such as community policing, traffic enforcement, property crime investigations, school resource officers, patrol, and crossing guards. The Precinct Chief, though an employee of UPD, works closely with the staff of the community they serve.

According to the Interlocal Agreement that established UPD, the appointment, transfer, and removal of Precinct and Division Chiefs are governed by policies set by the UPD Board of Directors. The Precinct Chief reports directly to the UPD Chief of Police, and current UPD policy allows each member community to lead the selection process for their Precinct Chief.

The current Midvale Precinct Chief, Randy Thomas, is retiring in October. To fill this role, a selection process was initiated. Since the Midvale Precinct Chief also oversees policing in White City, a nearby township, the selection committee included three representatives from Midvale, two from White City, and one from UPD. The committee interviewed three highly qualified candidates and ultimately selected Lieutenant April Morse for the position.

Lt. Morse has 27 years of law enforcement experience with UPD and the Salt Lake Sheriff's Office, including roles in corrections, patrol, investigations, and administration. She has 14 years of supervisory experience and has served as Executive Officer or Deputy Chief for UPD's Investigation, Special Operations, and Professional Standards divisions. She is currently UPD's Executive Officer for Professional Standards. Lt. Morse has a Masters of Social Work from Boston University and is a Graduate of the FBI National Academy. The selection committee believes Lt. Morse's experience and vision for law enforcement in Midvale make her an excellent choice for Precinct Chief.

The Midvale City Council is now being asked to consider a resolution ratifying Lt. Morse's selection. Given that this will be the first time the City Council will hear discussion on the selection of Lt. Morse, the City Council will need to suspend the rules to take action on the ratification. If ratified by the City Council, additional approvals will be needed from White City and the UPD Board of Directors before Lt. Morse can officially assume the role of Midvale Precinct Chief.

Council Member Bryant Brown asked April Morse, Utah or BYU? Lt. Morse said Utah.

Mayor Stevenson said Lieutenant Morse impressed him for a lot of reasons, he was impressed with her approach towards tailoring the officer to the job. He appreciates the care she takes to make sure the officers receive what they need from a mental health aspect and how she uses resources available to her to bring back skills and knowledge to implement throughout the department. All of this effort ensures that the officers and the community are well taken care of.

Council Member Dustin Gettel noted the historic nature of the appointment of April Morse, the first woman serving as Police Chief in Midvale. Lieutenant Morse has excellent credentials and will do a great job.

MOTION: Council Member Heidi Robinson **MOVED** to suspend the rules to Approve **RESOLUTION NO. 2024-R-43. Ratifying the Selection of April Morse as the Midvale Precinct Chief. The motion was SECONDED by Council Member Bryant Brown . Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:**

Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

MOTION: Council Member Bryant Brown **MOVED** to Proceed to Public Hearings. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

VII. PUBLIC HEARINGS

- A. CONSIDER A REZONE REQUEST TO CHANGE THE ZONING FROM SINGLE FAMILY RESIDENTIAL-1 (SF-1) AND STATE STREET COMMERCIAL (SSC) TO MULTIFAMILY RESIDENTIAL-MEDIUM TO HIGH DENSITY (RM-25) FOR LOTS LOCATED AT 58 W 7500 S AND 7444 S STATE ST. INFORMATION REGARDING THE PROPOSED REGULATIONS, PROHIBITIONS, AND**

PERMITTED USES THAT THE PROPERTY WILL BE SUBJECT TO IF THE REZONE IS ADOPTED CAN BE FOUND IN MIDVALE CITY CODE 17-7-4.

Elizabeth Arnold said the project proposal comprises 4 parcels totaling 1.66 acres. The applicant has outlined the reason for their proposal; this has been included in the attachments.

Midvale City Code 17-3-1(E.) outlines the criteria necessary for granting a rezone as follows:

17-3-1 Criteria/Required Findings. ...rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the planning commission may recommend, and the city council may grant, a rezoning application only if it determines, in written findings, that the proposed rezoning is consistent with the policies and goals of the general plan and that the applicant has demonstrated that the:

1. Proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption of the 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 the natural characteristics of the land, including but not limited to, steep slopes, flood plain, unstable soils, and inadequate drainage; or

3. Land or its 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 proposed rezone request satisfies #1 and #3 listed above – it aligns with the general plan and encourages redevelopment of parcels that currently host a dilapidated massage parlor, overgrown weeds, a rundown home, and miscellaneous cars and trash.

The Midvale City General Plan identifies nine Opportunity Areas. Opportunity Areas are where changes in the types and/or intensities of current land uses are anticipated. In these areas, denser residential uses, mixed residential and commercial uses and larger, taller buildings are anticipated to take advantage of the transportation infrastructure and to generate more tax revenue for the City.

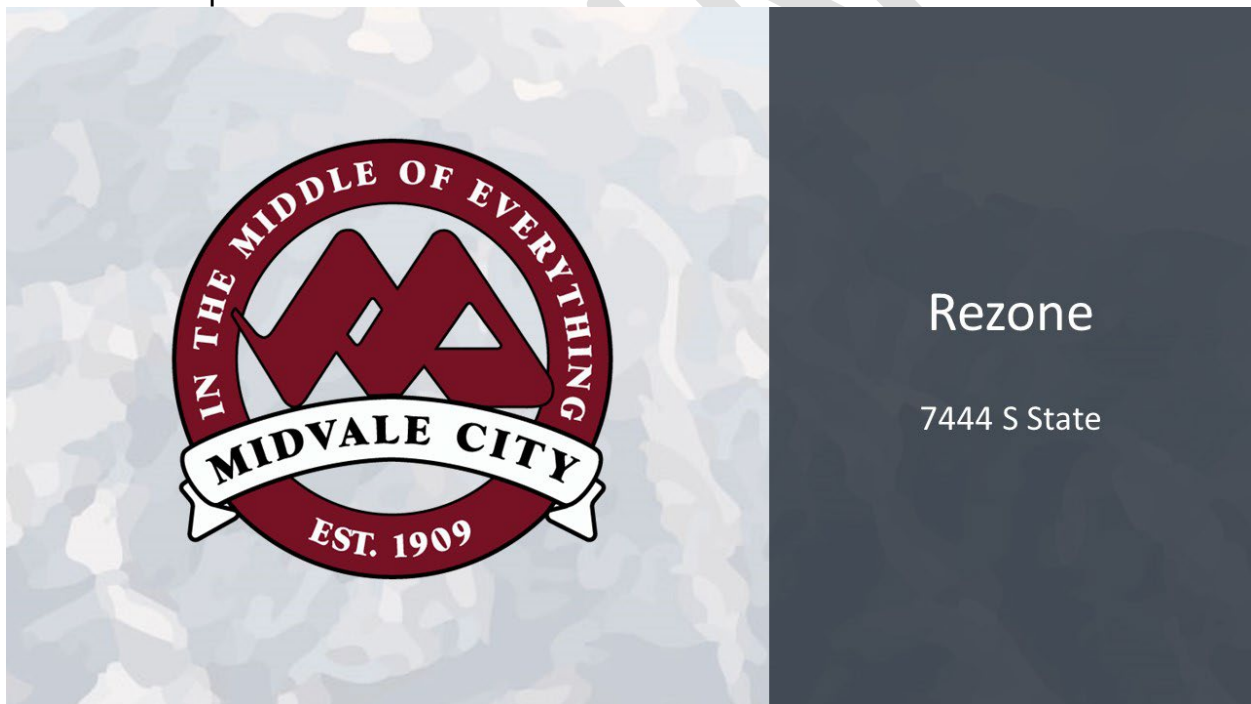
The 2016 Midvale City General Plan identifies the subject property as being in the Middle State Street Opportunity Area and lists eight goals for the area. The proposed rezone is consistent with Goal #1:

1. Support development of higher-value commercial and business uses through the development of mixed-use and higher density residential uses

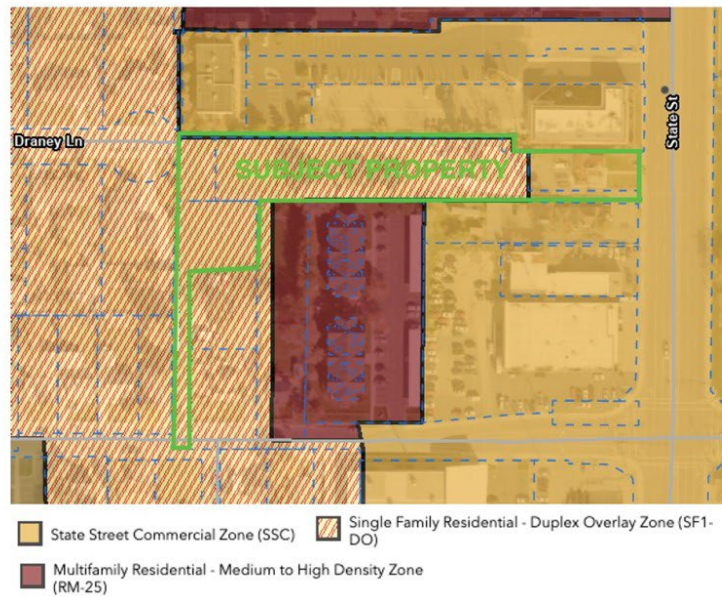
Public notice has been sent to property owners within 500 feet of the subject area. A petition against the rezone was submitted. Three written emailed objections were

received for the Planning Commission meeting held on August 14, 2024. Additionally, a petition submitted at the meeting and an exhibit detailing an easement that exists on the west property line have been included in the attachments. Other members of the public attended this Planning Commission meeting to express their concerns. The video recording of this meeting can be found [here](#).

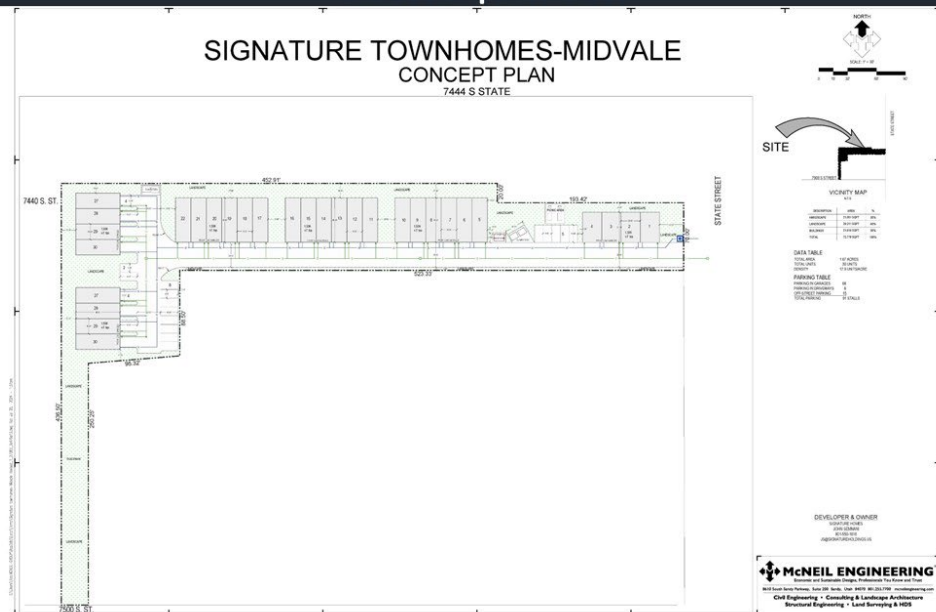
John Samoni, Signature Homes, thanked everyone in the city for their help. The project is located at 7444 S State Street. There are currently two structures on the property, a home and a massage spa, the remaining property is overgrown weeds and junk cars. The developer believes that the rezone is necessary to comply with the general plan proposed land use map or to provide land for a community that was not anticipated at the time of adoption of the general plan. It is in the public interest to redevelop the area to maintain consistency with the surrounding neighborhood. This development is designed to be a for sale product to individual homeowners, not a rental community. This property will not be accessed off 7500 South, the entrance and exit will be on State Street only. John Samoni is happy to answer questions and he added his phone number to his presentation slides.



Rezone Area



Concept Plan



Zone Map Amendment Criteria

Midvale City Code 17-3-1.E:

- 1. Proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption of the 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 the natural characteristics of the land, including but not limited to, steep slopes, flood plain, unstable soils, and inadequate drainage; or,
- 3. Land or its 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;**

General Plan Opportunity Area

The 2016 Midvale City General Plan identifies the subject property as being in the **Middle State Street Opportunity Area** and lists eight goals for the area. The proposed rezone is consistent with Goal #1:

- 1. Support development of higher-value commercial and business uses through the development of mixed-use and higher density residential uses.**

Recommended Motion

“I move that we approve Ordinance No. 2024-O-22 authorizing the Rezone request for lots located at 58 W 7500 S and 7444 S State St from Single Family Residential-1 (SF-1) and State Street Commercial (SSC) to Multifamily Residential-Medium to High Density (RM-25) zone consistent with the findings included in the staff report.”



7444 S State St. Rezone

Presented by Signature Homes, LLC
September 2024

Current zoning

- Single Family Residential Zone (SF-1)
- State Street Zone (SSC)

Proposed zoning

- Multifamily Residential - Medium to High Density Zone (RM-25)

SH.

Property Description

- 4 parcels
- 1.66 acres total
- Fronting State Street
- SF-1 & SSC zoning
- Hosts dilapidated structures, overgrown weeds, cars and trash
- Recent scene of tragic crime



Rezone to Realign - Municipal Code 17-3-1(E)

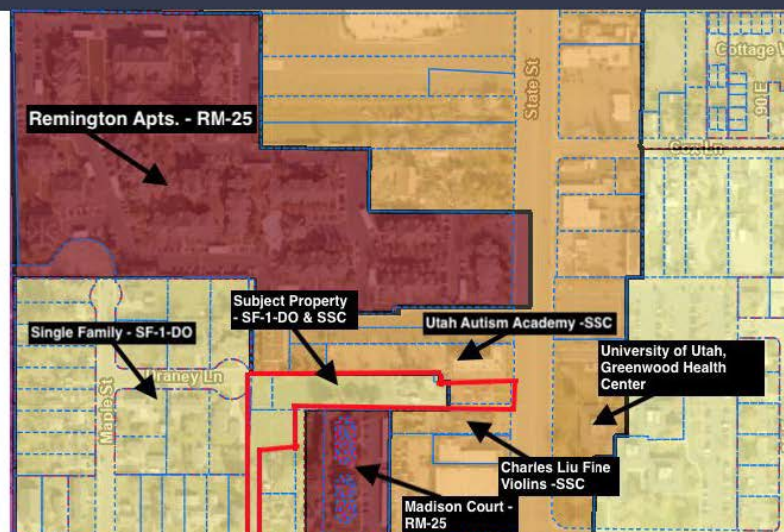
1. "Proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community that was not anticipated at the time of adoption of the general plan;"

3. "Land or its 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."

Neighborhood consistency

How compatible with the current neighborhood is an increase in housing density?

- Madison Court (26 W 7500 S)
- Single Family - SF-1 (West)
- Charles W Liu Fine Violins (7450 S State St.)
- University of Utah, Greenwood Health Center (7495 S State St.)
- Utah Autism Academy (7434 S State St.)
- Remington Apartments (7400 S State St.)



Spot zoning?

The metrics indicated herein display the approximate metrics of the project's land area as it relates to its envioned zoning.

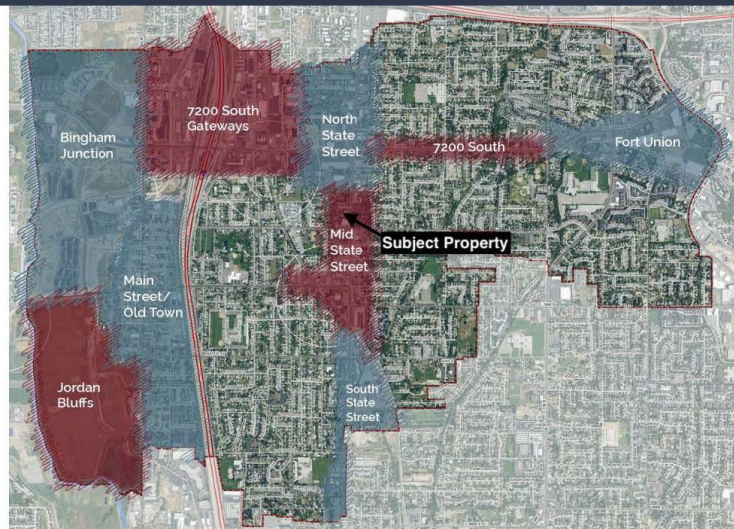
- The red dotted lines indicate that 69% of the project's land area is bordered with SSC and & RM-25
- The green dotted lines indicate that 31% of the project's land area is bordered with SF-1



Middle State Street - Opportunity Area

Opportunity Areas as defined in the Midvale City General Plan - "...areas where market forces, increased land values and opportunities for redevelopment of under-utilized land are likely to bring about changes in land uses."

- New developments along major streets
- Projects in opportunity areas anticipated to be at higher density than current land use
- Middle State Street Opportunity Area goal compliance



Considering Mixed Use (MU)

Considering Mixed-Use (MU)

- Encourage home ownership as opposed to rental communities
- Small frontage on property that doesn't support many commercial uses
- Skinny lot would make parking and through traffic a nuisance for homeowners



Traffic & Parking

7500 South Traffic

- Subject property will not connect to 7500 S.
- Entrance and exit on State St. only

State Street Traffic

- 6 lanes of traffic with center turning lane
- Minor, for sale, residential development

Parking

- Off-street parking only
- 2 - 2.5 stalls/unit depending on bed count
- 1 stall/4 units for guest parking



Contact

Thank you!

John Semnani
Developer / General Contractor



(801)-550-1818

Elizabeth stated additional public comments were received and sent to Council.

MOTION: Council Member Paul Glover **MOVED** to open the public comment portion of the public hearing. The motion was **SECONDED** by Council Member Dustin Gettel. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

Sally Smith, 150 W 7500 S., said she is glad she was here because the developer has cleared up a lot of questions. Two things she wants to address, one is the entrance into that new development from State Street, will the massage parlor be removed completely? And second, will there be a U Turn available and where is the parking located? Will there be four units on that acre? How will rezoning affect commercial buildings in front of development? The biggest concern is the apartment complexes that have gone up since she moved here. Parking is lacking in the new apartment buildings on Main Street.

Dan Peters, 52 W 7500 S, No. 2 & 3, owns a duplex but doesn't rent it out because he is not in favor of renting. The overgrown weeds only apply to the property in question, he has asked the owner to cut them and the owner refuses. Traffic is key to this area. The proposed building will be 11 feet from his property line, a building this tall will result in perpetual shade and a lack of privacy. He is concerned about the deterioration of the longtime tradition, mindset, and attitude of the community.

Lorene Butler, apologized for what she said in her email, she was feeling not heard when she sent it. She understands what public meetings are for. She opposes a U Turn, they aren't safe. She is concerned that there will be a huge increase in traffic on her street. She is concerned about the development becoming rentals.

Ashley Castle, 52 W 7500 S, No. 1 & 4, is concerned about building height but understands the area needs to be developed. She prefers they keep a single-family duplex overlay. Townhomes will be towering over the existing properties and can be turned into rental properties within 30 days. The added car and foot traffic is concerning.

Sandra Smith, a Midvale resident of 67 years, said when they built their home in Midvale they adhered to the city codes in place, specifically that the home had to be complimentary to the other homes in the area. The homes in the neighborhood are older but are well kept. Her home is next to a field, and she is nervous about all the weeds there and the fire danger. She has had a beautiful view for 67 years and hopes a new development would extend the feeling of the neighborhood and community they have on Maple Street and Draney Lane. A high-rise complex will not keep that feeling of unity and friendship. She hopes to keep the new development as a single family to preserve safety and property values.

MOTION: Council Member Paul Glover **MOVED** to close the public hearing. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

ACTION: Consider Ordinance No. 2024-O-22 Authorizing a Zone Map Amendment for Approximately 1.66 Acres Located at 58 W 7500 S and 7444 S State St (Parcel Numbers: 22-30-301-012, 21-25-427-047, 21-25-427-009, 21-25-427-036) from Single Family Residential-1 and State Street Commercial to Multifamily Residential-Medium to High Density.

Council Member Paul Glover would prefer a development agreement instead of a rezone to assure the city gets what the developer initially proposes. Not much transition of height between single family homes and development. There has always been discussion on wanting some kind of transition between the different developments.

The Council discussed this issue at length including whether they can require the property for sale as opposed to rentals and the possibility of requiring a development agreement.

Council Member Dustin Gettel thanked everyone at the meeting for putting in the time to listen and participate so the council can get the best possible product for the residents and the developer. He would like to see a development agreement in place but he is also comfortable with the rezone the way it is presented contingent to a development agreement.

Garrett Wilcox stated that the council can't approve with a contingency of a development agreement later.

John Samoni said he doesn't have an issue with doing a development agreement and that most of the concerns are resolved with building code requirements. Concerning the access issue, the developer is happy to put up a fence to restrict unwanted access. The developer has never owned a rental property, he has sold to one person that used the property as an investment property, besides that one sale he has always sold to individual homeowners. He is happy to add stipulations and restrictions to restrict renting in an HOA agreement.

Mayor Stevenson said it is a challenge for the cities to address affordable housing and listen to and consider resident's concerns about new housing.

MOTION: Council Member Dustin Gettel MOVED to Table Ordinance No. 2024-O-22 Authorizing a Zone Map Amendment for Approximately 1.66 Acres Located at 58 W 7500 S and 7444 S State St pending develop agreement and design elements approved by council. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	No
Council Member Dustin Gettel	Aye

The motion passed 4-1 in favor.

B. CONSIDER AMENDING SECTION 17-7-9.12.1 (RIVERWALK ZONE) OF THE MIDVALE MUNICIPAL CODE WHICH CLARIFIES THE RELATIONSHIP OF THE RIVERWALK ZONE TO OTHER APPLICABLE ZONES IN THE GEOGRAPHIC AREA AND DELETES SEVERAL USES FROM THE LIST OF AUTHORIZED USES IN THE ZONE.

Wendelin Knobloch said this code text amendment was initiated by feedback from neighbors in the Bingham Junction area who are concerned about potential negative impacts of commercial areas on their residential environment. Geographically, the neighbors are especially concerned about the Riverwalk Zone, which is circumscribed by the Jordan River to the west, 7200 South to the south, 700 West to the west, and the Murray City boundary/6500 South to the north.

The code text amendment clarifies that the Riverwalk Zone controls in the event of a conflict between the Riverwalk Zone and the Bingham Junction Zone; it also deletes the following uses: Public Utilities: Major; Fireworks Stands; Outdoor Storage; Automobile Filling Station, Car Wash, and/or Repair; and Warehouse/Distribution.

Public notice has been sent to affected entities as required in 17-3-9.B of the Municipal Code. No public comments were made in writing, verbally, or during the public hearing before the Planning Commission.

-AMENDMENTS TO THE ZONING CODE OR MAP-

Midvale City Code 17-3-1 outlines the criteria necessary for amendments to the zoning code or map (Staff responses in **bold**):

17-3-1.E Amendments to the Zoning Code or Map.

1. Proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption of the general plan;

Response: The request is not for a rezone; rather, an amendment to the zoning code that satisfies community needs.

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 the natural characteristics of the land, including but not limited to, steep slopes, flood plain, unstable soils, and inadequate drainage; or,

Response: This criterion is not applicable.

3. Land or its 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;

Response: This criterion is not applicable.



Riverwalk Code Amendment

Designates the Riverwalk Zone
as controlling in case of
conflicting provisions, Deletes
Uses

Riverwalk Code Amendment

The purpose of this amendment is:

1. Define that the Riverwalk Zone controls in the event of conflicting provisions.
2. Delete Public Utilities Major, Fireworks Stands, Outdoor Storage, Warehouse/Distribution, Automobile Filling Station-Car Wash-Repair from Subareas 1 and 2 within the Riverwalk Zone.

Riverwalk Code Amendment

Midvale Municipal Code Chapter 17-7-9.12.1, Riverwalk Zone

Page 1 of 54

Chapter 17-7-9.12.1 RIVERWALK ZONE

Sections:

17-7-9.12.1.1	Purpose.
17-7-9.12.1.2	Boundary.
17-7-9.12.1.3	Use.
17-7-9.12.1.4	Single family residential development standards.
17-7-9.12.1.5	Medium and high density residential development standards.
17-7-9.12.1.6	Retail/office/flex and mixed-use lot and development standards.
17-7-9.12.1.7	Retail/office/flex and mixed-use landscaping.
17-7-9.12.1.8	Retail/office/flex and mixed-use architectural standards.
17-7-9.12.1.9	Trails and open space.
17-7-9.12.1.10	Streets and alleys.
17-7-9.12.1.11	Related provisions.

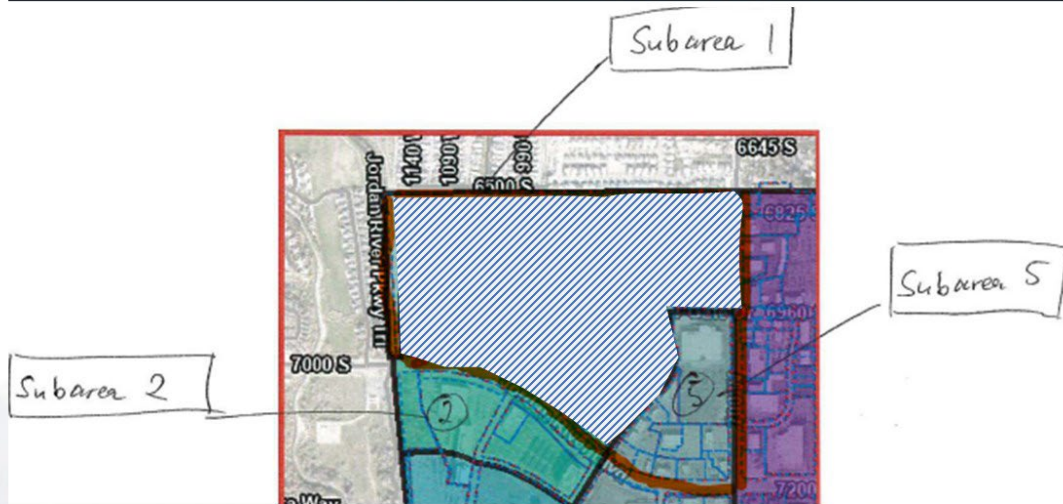
Legend

 - New text ✕ - Delete Use

17-7-9.12.1.1 Purpose.

The purpose of this chapter is to provide specific standards only applicable to the Riverwalk Zone. In the event of a conflict between the standards of the Riverwalk Zone and the Bingham Junction zone the Riverwalk Zone controls.

Riverwalk Code Amendment



Riverwalk Code Amendment



Recommended Motion

I move to approve Ordinance No. 2024-O-23 Amending Section 17-7-9.12.1 (Riverwalk Zone) of the Midvale Municipal Code which clarifies the relationship of the Riverwalk Zone to other applicable zones in the geographic area and deletes several uses from the list of authorized uses in the zone.



MOTION: Council Member Dustin Gettel **MOVED** to open the public comment portion of the public hearing. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

There were no public comments

MOTION: Council Member Dustin Gettel MOVED to close the public hearing. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

ACTION: Consider Ordinance No. 2024-O-23 Amending Section 17-7-9.12.1 (Riverwalk Zone) of the Midvale Municipal Code which clarifies the relationship of the Riverwalk Zone to other applicable zones in the geographic area and deletes several uses from the list of authorized uses in the zone.

MOTION: Council Member Dustin Gettel MOVED to Approve Ordinance No. 2024-O-23 Amending Section 17-7-9.12.1 (Riverwalk Zone) of the Midvale Municipal Code which clarifies the relationship of the Riverwalk Zone to other applicable zones in the geographic area and deletes several uses from the list of authorized uses in the zone with the findings in the staff report. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	Aye
Council Member Paul Glover	No
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed 4-1 in favor.

C. CONSIDER REZONING APPROXIMATELY 6.7 ACRES OF PROPERTIES LOCATED AT 7490 S HOLDEN STREET, 7505 S HOLDEN ST., 7576 S HOLDEN ST., 7594 S HOLDEN ST., 7608 S HOLDEN ST., 7620 S HOLDEN ST., 7652 S HOLDEN ST., 7660 S HOLDEN ST., AND 7676 S HOLDEN ST FROM THE CLEAN INDUSTRIAL (CI) ZONE TO THE MAIN STREET FORM BASED CODE (MS-FBC) ZONE. INFORMATION REGARDING THE PROPOSED REGULATIONS, PROHIBITIONS, AND PERMITTED USES THAT THE PROPERTY WILL BE SUBJECT TO IF THE REZONE IS ADOPTED CAN BE FOUND IN MIDVALE CITY CODE 17-7-11.

Jonathan Anderson said as Midvale Main Street has developed, staff feels that it would be appropriate to continue the MS-FBC zoning to the west across Holden St to further the goals of the 2018 Midvale Main Street Small Area Plan. This zoning map amendment falls in line with the proposed 5+ years implementation strategies identified in the study for potential infill development along Holden St.

Midvale City Code 17-3-1(E.) outlines the criteria necessary for granting a rezone as follows:

17-3-1 Criteria/Required Findings. ...rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the planning commission may recommend, and the city council may grant, a rezoning application only if it determines, in written findings, that the proposed rezoning is consistent with the policies and goals of the general plan and that the applicant has demonstrated that the:

- 1. Proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption of the 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 the natural characteristics of the land, including but not limited to, steep slopes, flood plain, unstable soils, and inadequate drainage; or*
- 3. Land or its 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 proposed rezone request satisfies #3 listed above – it recognizes the change in character of the area and will continue the MS-FBC west across Holden St.

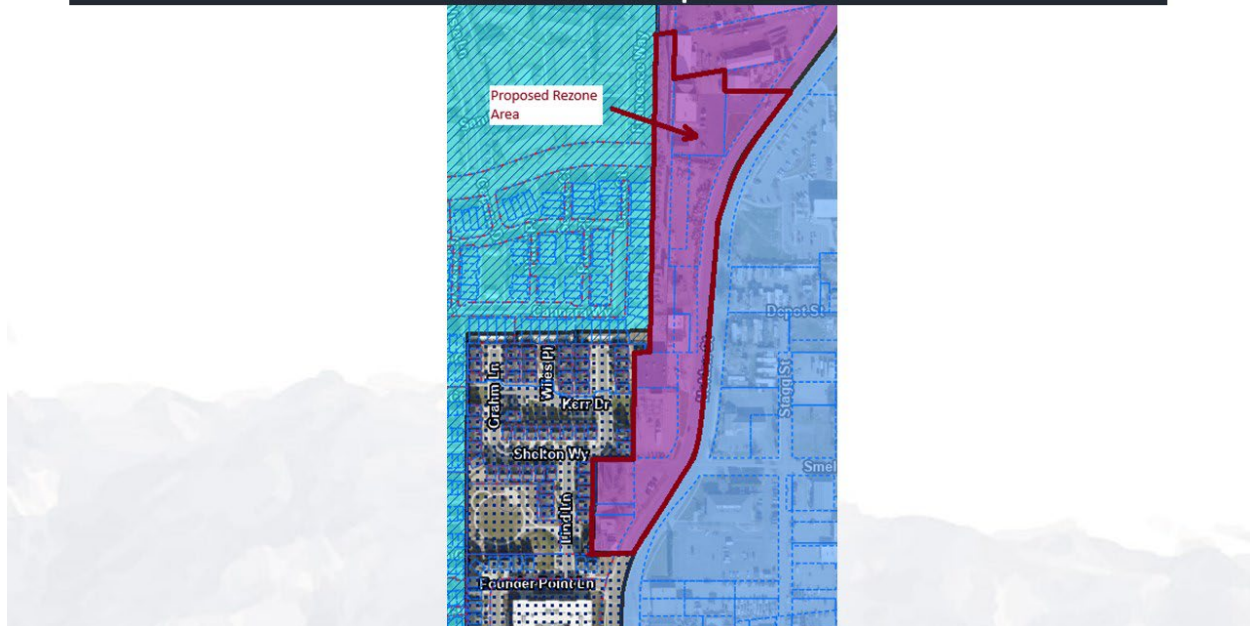
Public notice has been sent to property owners within 500 feet of the subject area. No written objections have been received as of the writing of this report, aside from the public comments received prior to the public hearing at the Planning Commission Meeting of August 14, 2024.



Rezone

Main Street Form Based Code
7490-7676 S Holden St

Rezone Map Area



Zoning Map Amendment Criteria

Midvale City Code 17-3-1.E:

1. Proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption of the 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 the natural characteristics of the land, including but not limited to, steep slopes, flood plain, unstable soils, and inadequate drainage; or,
- 3. Land or its 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;**

Recommended Motion

“I move that we approve Ordinance 2024-O-24 rezoning the following parcels from the Clean Industrial (CI) Zone to the Main Street Form Based Code (MS-FBC) Zone: 7490 S Holden St, 7505 S Holden St, 7576 S Holden St, 7594 S Holden St, 7608 S Holden St, 7620 S Holden St, 7652 S Holden St, 7660 S Holden St, and 7676 S Holden St, with the finding noted in the staff report.



MOTION: Council Member Dustin Gettel **MOVED** to open the public comment portion of the public hearing. The motion was **SECONDED** by Council Member Paul Glover. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

MOTION: Council Member Dustin Gettel MOVED to close the public hearing. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

Council Member Dustin Gettel withdrew the motion to close the public hearing.

Robert Blackmore, owner/operator of Brick Design Co., wants to be assured that he will indeed be grandfathered in.

Mayor Stevenson said yes, Mr. Blackmore's property will be grandfathered in.

Garrett Wilcox explained if the property is sold the non-conformance will continue to run with the land for a year, after a year has passed it will be considered abandoned and the non-conformance will stop.

MOTION: Council Member Dustin Gettel MOVED to close the public hearing. The motion was **SECONDED** by Council Member Paul Glover. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

ACTION: Consider Ordinance No. 2024-O-24 Rezoning approximately 6.7 acres of properties located at 7490 S Holden St, 7505 S Holden St, 7576 S Holden St, 7594 S Holden St, 7608 S Holden St, 7620 S Holden St, 7652 S Holden St, 7660 S Holden St, 7676 S Holden St from Clean Industrial (CI) Zone to Main Street Form Based Code (MS-FBC) Zone.

MOTION: Council Member Bryant Brown MOVED to Approve Ordinance No. 2024-O-24 Rezoning the following parcels from the Clean Industrial CI zone to the main street form based code MS-FBC located at 7490 S Holden St, 7505 S Holden St, 7576 S Holden St, 7594 S Holden St, 7608 S Holden St, 7620 S Holden St, 7652 S Holden St, 7660 S Holden St, 7676 S. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

D. CONSIDER A MIDVALE CITY INITIATED TEXT AMENDMENT TO AMEND SECTION 17-3-1 OF THE ADMINISTRATION AND ENFORCEMENT CHAPTER OF THE MIDVALE CITY MUNICIPAL CODE. THESE CHANGES ADD A NEW CRITERION TO THE ZONE MAP AMENDMENT CRITERIA AND ESTABLISH ZONING CODE AMENDMENT CRITERIA.

Elizabeth Arnold said Midvale City requests an amendment to the above-listed chapter of the Midvale City Municipal Code. The proposed amendment makes the zoning map amendment criteria clearer and establishes zoning code amendment criteria.

Public notice has been sent to affected entities as required in 17-3-9.B of the Municipal Code. No comments have been received as of the writing of this report.

-AMENDMENTS TO THE ZONING CODE OR MAP-

Midvale City Code 17-3-1 outlines the criteria necessary for amendments to the zoning code or map (Staff responses in **bold**):

17-3-1.E Amendments to the Zoning Code or Map.

1. Proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption of the general plan;

Response: The request is not for a rezone; rather, an amendment that makes zoning map amendment criteria clearer and establishes zoning code amendment criteria.

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 the natural characteristics of the land, including but not limited to, steep slopes, flood plain, unstable soils, and inadequate drainage; or,

Response: This criterion is not applicable.

3. Land or its 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;

Response: This criterion is not applicable.



Text Amendment

17-3-1

Text Amendment

This amendment:

1. Makes zoning map amendment criteria clearer.
2. Establishes zoning code amendment criteria.

Changes

17-3-1 Amendments to the zoning ~~map~~code or ~~code~~map.

E. ~~Zoning Map Amendment Criteria/Required Findings.~~ The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. ~~In order to establish and maintain sound, stable, and desirable development within the city, rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the planning commission may recommend, and the city council may grant, a rezoning.~~ A zoning map amendment application ~~may only be approved if the reviewing body~~ determines, in written findings, that the proposed ~~amendment~~rezoning demonstrates ~~one or more of the following: is consistent with the policies and goals of the general plan and that the applicant has demonstrated that the:~~

1. Proposed rezoning ~~promotes objectives of is necessary either to comply with the general plan; or proposed land use map or to provide land for a community need that was not anticipated at the time of adoption of the 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 the natural characteristics of the land, including but not limited to, steep slopes, flood plain, unstable soils, and inadequate drainage; ~~or~~
3. Land or its 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; ~~or~~
4. ~~Proposed rezoning promotes the purposes outlined in Utah State Code 10-9a-102.~~

~~FE. Zoning Code Amendment Criteria/Required Findings.~~ To establish and maintain a sound, stable, and desirable city, a zoning code amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102;

The Midvale Municipal Code is current through Ordinance 2024-08, passed April 16, 2024.

Midvale Municipal Code Section 17-3-1, Amendments to the zoning code or map

Page 2 of 2

3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; ~~or~~
4. Existing zoning code was the result of a clerical error or a mistake of fact.

Utah State Code Purposes

10-9a-102 Purposes -- General land use authority.

(1) The purposes of this chapter are to:

- (a) provide for the health, safety, and welfare;
- (b) promote the prosperity;
- (c) improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's present and future inhabitants and businesses;
- (d) protect the tax base;
- (e) secure economy in governmental expenditures;
- (f) foster the state's agricultural and other industries;
- (g) protect both urban and nonurban development;
- (h) protect and ensure access to sunlight for solar energy devices;
- (i) provide fundamental fairness in land use regulation;
- (j) facilitate orderly growth and allow growth in a variety of housing types; and
- (k) protect property values.

Recommended Motion

“I move that we approve Ordinance 2024-O-25 approving the text amendment to Section 17-3-1 of the Administration and Enforcement chapter of the Midvale City Municipal Code as provided in the attachments, with the finding noted in the staff report.”



MOTION: Council Member Paul Glover **MOVED** to open the public comment portion of the public hearing. The motion was **SECONDED** by Council Member Bonnie Billings. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

There were no public comments

MOTION: Council Member Dustin Gettel MOVED to close the public hearing. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

ACTION: Approve Ordinance No. 2024-O-25 Approving a Text Amendment to amend Section 17-3-1 of the Administrative and Enforcement chapter of the Midvale City Municipal Code. These changes add a new criterion to the zone map amendment criteria and establish zoning code amendment criteria.

MOTION: Council Member Heidi Robinson MOVED to Approve Ordinance No. 2024-O-25 Approving the Text Amendment to Section 17-3-1 of the Administrative and Enforcement chapter of the Midvale City Municipal Code as provided in the attachments, with the finding noted in the staff report. The motion was **SECONDED** by Council Member Bonnie Billings. Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

VIII. CONSENT AGENDA

A. Consider Minutes of September 3, 2024

MOTION: Council Member Paul Glover MOVED to Approve the Consent Agenda. The motion was **SECONDED** by Council Member Dustin Gettel. Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

IX. DISCUSSION ITEM

A. JORDAN BLUFFS DEVELOPMENT DISCUSSION

Adam Olsen said Gardner will present to Council their latest concept for the Jordan Bluffs View 78 area, Pods A & B, located south of Ivy Drive and east of Bingham Junction Blvd. Gardner and Wasatch Residential are working together on a concept consisting of higher density residential and townhome development. While the initial number of units is within the density allowance of the zone, staff does have concern with the placement of townhomes directly adjacent to the Public Works yard.

David Dennison, Gardner & Co., explained that they had presented before and they went back to work on the design to achieve a mix of uses. They are presenting a reworked plan that includes 4 58 plex's, a club house, and around 128 townhomes providing a good mix of use that conforms more with the intent and variety desired.



VIEW 78 PHASES 1 & 2 // MIDVALE, UT
CONCEPT 01 COLOR CONCEPT



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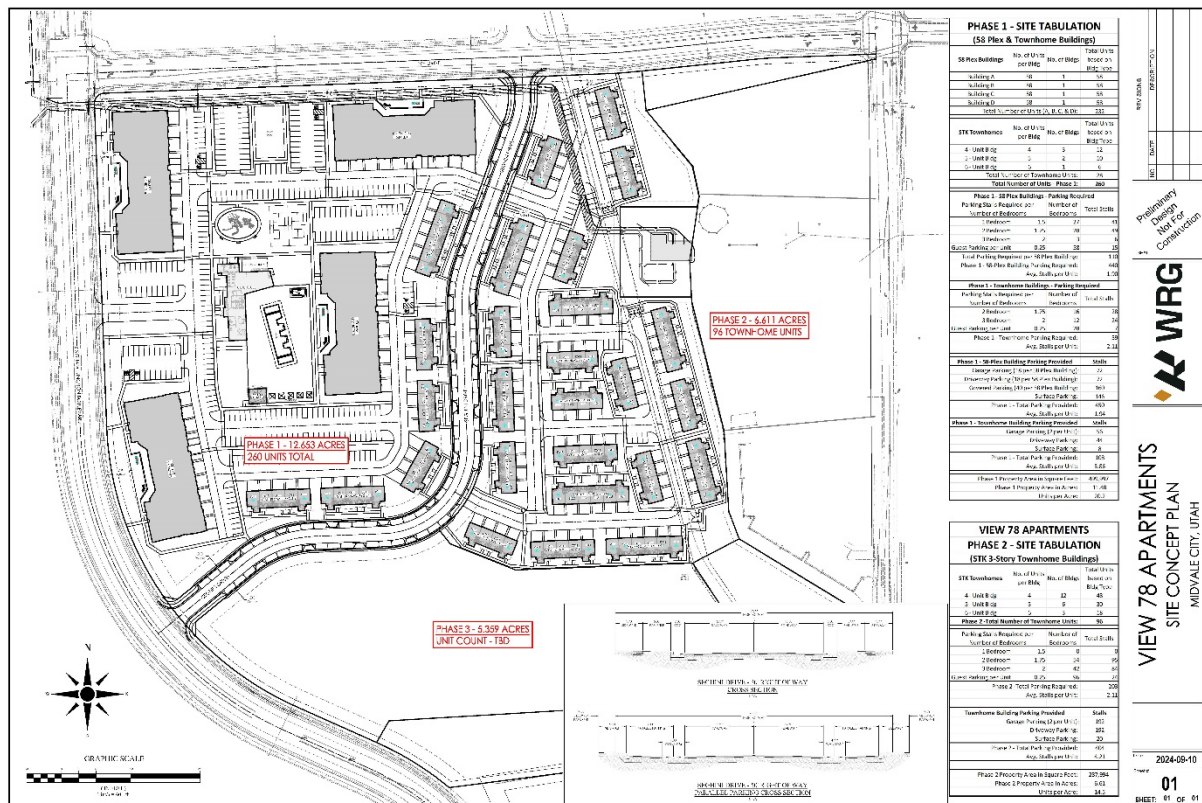
VIEW 78 PHASES 1 & 2 // MIDVALE, UT
CONCEPT 01 - W/ NOTES

CONCEPT 01 - W/ NOTES



LOFTSIXFOUR

[illegible]







6 PLEX - EXTERIOR ELEVATION

TOWNHOME DESIGN - WASATCH
STK ARCHITECTS

September 9, 2024



www.stkarch.com



5 PLEX - EXTERIOR ELEVATION

TOWNHOME DESIGN - WASATCH
STK ARCHITECTS

September 9, 2024



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TOWNHOME DESIGN - WASATCH
STK ARCHITECTS

September 9, 2024



Adam Lankford, Wasatch Residential Group, said they are extending Seghini Dr. and they would like to have dedicated on street parallel parking. These units include garages and great amenities.

Council Member Bryant Brown was really hoping for some mixed use on this site but ended up with just rental units. He was hoping for something more for the community to use.

David Dennison said they are still planning on the 15-acre park and some office and retail space.

Council Member Dustin Gettel would like to see a coffee shop or cafeteria, someplace for people from the entire community to gather and mingle. He likes pickle ball but thinks there are enough pickle ball courts in the area, he'd like to see something other than pickle ball courts.

Council Member Bryant Brown agrees with Dustin Gettel, someplace that the entire community can use and gather would be nice.

Council Member Heidi Robinson likes the idea of the designated street parking.

Mayor Stevenson would like to see the on-street parking on one side of the street and a protected bike lane on the other side of the street.

Council Member Paul Glover brought up snow removal and the ordinance requiring cars to be off the street overnight during storms. Snow removal would be difficult. He likes the mix of different types of units.

MOTION: Council Member Dustin Gettel **MOVED** to temporarily adjourn the City Council meeting and enter the RDA meeting. The motion was **SECONDED** by Council Member Heidi Robinson . Mayor Stevenson called for discussion on the motion. There being none, The motion passed unanimously.

The Council recessed at 9:39 p.m. and reconvened at 9:57 p.m.

X. POSSIBLE CLOSED SESSION

The City Council may, by motion, enter into a Closed Session for:

- A. Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual;
- B. Strategy sessions to discuss pending or reasonably imminent litigation;
- C. Strategy sessions to discuss the purchase, exchange, or lease of real property;
- D. Discussion regarding deployment of security personnel, devices, or systems; and
- E. Investigate proceedings regarding allegations of criminal misconduct.

MAYOR: Mayor Marcus Stevenson

COUNCIL MEMBERS: Council Member Paul Glover
Council Member Bonnie Billings
Council Member Dustin Gettel
Council Member Bryant Brown
Council Member Heidi Robinson

STAFF: Matt Dahl, City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Nate Rockwood, Assistant City Manager; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; and Cody Hill, Economic Development Manager.

MOTION: Council Member Dustin Gettel **MOVED** to move go into closed session to discuss the purchase, exchange, or lease of real property. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

The Council went into closed session at 10:01 p.m.

MOTION: Council Member Dustin Gettel MOVED to Exit Closed Session of the City Council meeting. The motion was **SECONDED** by Council Member Bryant Brown. Mayor Stevenson called for discussion on the motion. There being none, The motion passed unanimously.

XI. ADJOURN

MOTION: Council Member Bryant MOVED to adjourn the meeting. The motion was **SECONDED** by Council Member Bonnie Billings. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 10:13 p.m.

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

Approved this October 1, 2024



MIDVALE CITY COUNCIL SUMMARY REPORT

October 1st, 2024

SUBJECT: Discussion on the Midvale City lead and copper service line inventory, along with upcoming Environmental Protection Agency (EPA) requirements for replacement.

SUBMITTED BY:

Bryton Mecham, Utilities Water Quality and Regulatory Administrator

SUMMARY:

The Environmental Protection Agency (EPA) mandates that all drinking water systems submit a service line inventory by October 16, 2024. This inventory must include all service lines connected to the public water system, regardless of ownership, and categorize each line as lead, galvanized (requiring replacement), unknown, or non-lead. During this meeting, we will review the findings from Midvale City's inventory and outline our future plans now that the inventory is complete.

FISCAL IMPACT: N/A

ATTACHMENTS:

N/A



MIDVALE CITY COUNCIL SUMMARY REPORT

October 1st, 2024

SUBJECT: Discussion on the updated Midvale City Water Conservation Plan.

SUBMITTED BY:

Bryton Mecham, Utilities Water Quality and Regulatory Administrator

SUMMARY:

Every five years, water systems with over 500 connections must submit a water conservation plan to the Utah Division of Water Resources to comply with the Water Conservation Act. Midvale's Water Conservation Plan has been updated as required and contains existing and proposed water conservation measures that outline how Midvale City and its residents will effort water conservation to reduce per capita consumption, ensure adequate water supplies for future needs and to meet Regional Water Conservation Goals. Staff will present the water conservation plan to the city council during the meeting. Staff is requesting that the approval of the water conservation plan be placed on the consent agenda for the October 15th city council meeting.

FISCAL IMPACT: None

ATTACHMENTS:

2024 Water Conservation Plan



2025

Water Conservation Plan



Bryton Mecham

Utilities Water Quality and Regulatory Administrator



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Introduction

The Midvale City 2024 Water Conservation Plan has been prepared to comply with the Utah Water Conservation Plan Act of 1998 amended in 2004 with House Bill 71 Section 73-10-32. The act requires water conservancy districts and water retailers to file a water conservation plan with the Utah Board of Water Resources and ensure that it is updated every five years. This update outlines Midvale City's current water conservation efforts and presents its current conservation goals.

In response to projected future growth along the Wasatch Front, the citizens and leaders of Midvale City are concerned about the future water supply in the region. The city prepared the original Water Conservation Plan in 1999. Since then, the City's water conservation plan has been amended and updated accordingly to fit state requirements and city infrastructure growth. This report describes the drinking water system, reviews, and summarizes water consumption, assesses the water conservation alternatives available to the city, sets goals to conserve water, and identifies existing and proposed water conservation measures to be implemented by the city.

System Profile

Midvale City, located in the heart of Salt Lake County. The city is bounded by Murray City on the north, Cottonwood Heights on the east, Sandy City on the south, and the Jordan River on the west. As of 6/3/2024 Midvale city currently has 33,000 residents according to the Utah Department of Environmental Quality website.

In 1998, the city annexed the Union area which doubled the size and population of the city at the time. However, the drinking water needs for the Union area continued to be supplied by Sandy City and Jordan Valley Water Conservancy District (JVVCD). During the summer of 2009, Midvale City reached an agreement with Sandy City to take over the drinking water system for the Union area. This was accomplished by the installation of water meters on each pipeline that crossed the Sandy City - Midvale City boundary with Sandy City billing Midvale City on a wholesale basis for water provided to the Union area. As of 2018 Midvale City no longer purchases water from Sandy City. See figure 2-1 to see current water zones.

There are many redevelopment projects that are planned for the city, which are expected to add additional residential and commercial units. The city estimates that in the next 30 years the population will increase to 55,000 residents. Water demands for the city are expected to increase accordingly. As of 2/7/2024 the city currently has 8,432 water connections throughout the distribution system. The connection type is shown in Table 2-1.



Figure 2-1 Water Zone Map

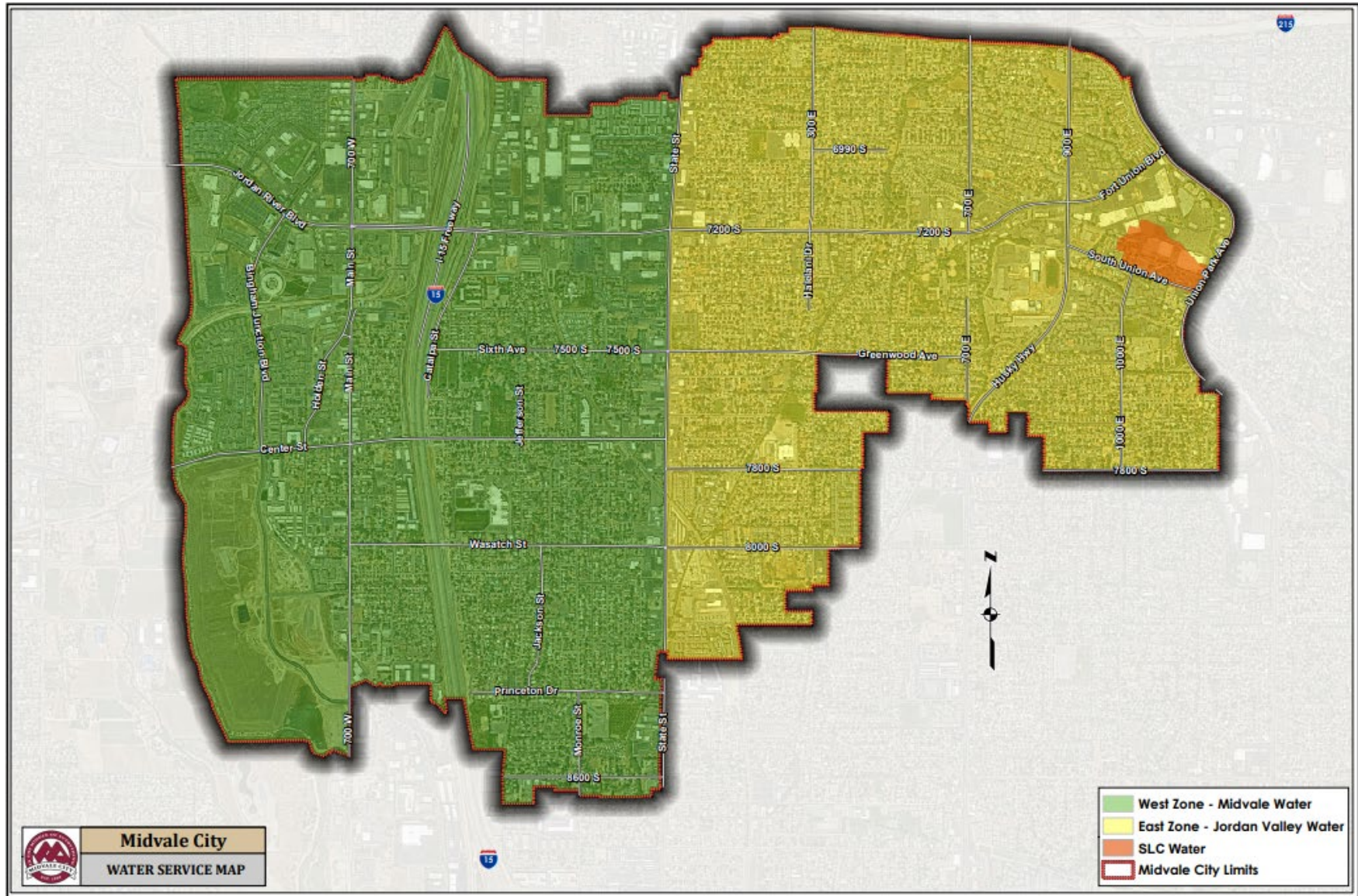




TABLE 2-1
2024 Water System Connections

Connection Type	Total Connections
Residential	7,389
Commercial	1,031
Industrial	3
Total	8,423

Inventory Of Water Resources

The city currently receives drinking water from three active wells, and several wholesale connections to Jordan Valley Conservancy District (JWCD). Table 2-2 summarizes the city's drinking water sources.

TABLE 2-2 EXISTING WATER SOURCES

Source	Water Rights	Existing Source Capacity
Hancock Well	57-1398 (126 ac-ft), -2251 (4.47 cfs)	2,100 GPM
Million Gallon Well	57-1398, -2251, 7909 (158.5 ac-ft)	2,100 GPM
Oak Street Well	57-1398, -2251	1,200 GPM
JWCD	Contract with JWCD	3,085 ac-ft
Midvale reliable supply (Based on water right limitations and Current Contract with JWCD):		Wells: 5,275 ac-ft JWCD 3,085 ac-ft Total: 8,360 ac-ft



Water use

Historical Water supplied by the Midvale city drinking water sources is summarized in table 2-3.

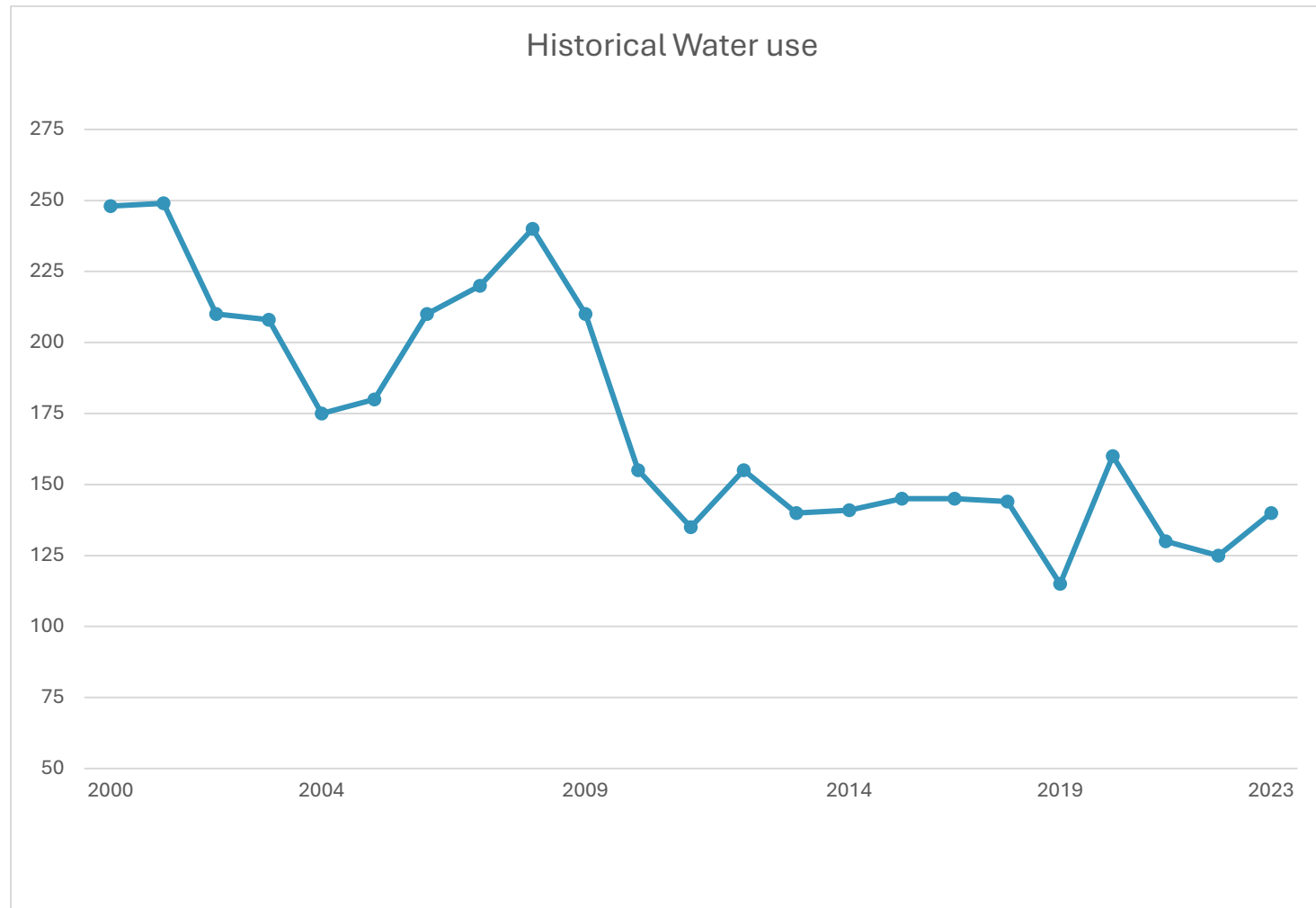
TABLE 2-3 HISTORICAL WATER SUPPLY SUMMARY

YEAR	SOURCE SUPPLIED (AC-FT)				OTHER EXTERNAL USE	TOTAL (AC-FT)
	HANCOCK WELL	MILLION GALLON WELL	OAK STREET WELL	JWWCD		
2015	1144.3	1648.3	448.6	180.51	2,071.27	5,493
2016	856.1	2052.8	358.2	131.1	1,958.8	5,357
2017	979.2	1763.7	345.9	165.6	2,042.6	5,297
2018	915.2	2336.1	332.5	390.1	1,659.1	5,633
2019	1390.0	1393.5	277.5	2627		5,688
2020	1453.15	1459.65	453.2	3542		6,908
2021	1172.35	1218.45	443.2	3113		5,947
2022	920.9	1896.7	168.4	3092		6,078
2023	928.5	1415.9	513.6	3053		5,911

Based on population estimates collected from the US Census for Midvale City, the per capita water use for the city from 1998 through 2001 was approximately 250 gallons per capita per day (gpcd). From 2002 through 2009, the water use dropped to about 200 gpcd. From 2009 through 2014 the use dropped to about 190 gpcd. In the past 5 years, Midvale has continued to show a declining trend in water use. The average for the last 5 years has been 148 gpcd. (See Figure 2-2)



FIGURE 2-2 MIDVALE CITY HISTORICAL WATER USE



(Gallons per capita daily values were calculated using historical US Census data.)

Water use is categorized into residential, commercial, Industrial, and Institutional/other uses. The historical percentage of water use for each type of use is shown in Table 2-4. These percentages include the Union area. It should be noted that the commercial water use percentage also includes multi-unit apartment buildings.



TABLE 2-4
PERCENT WATER USE BY TYPE OF USE

Type of water use	Residential	Commercial	Industrial
2015	83.4%	16.5%	0.1%
2016	86.7%	13.2%	0.1%
2017	86.5%	12.6%	0.9%
2018	86.5%	12.5%	01%
2019	88.2%	11.1%	0.7%
2020	87.5%	11.5%	01%
2021	87.6%	11.4%	01%
2022	87.8%	11.3%	0.9%
2023	88.2%	10.9%	0.9%

Table 2-5 compares the water supplied to the Midvale City drinking water system to the metered water use for the years 2015 through 2023. About 9% of the water supplied by the City's drinking water sources was unaccounted for in 2023. Possible explanations for the unaccounted water use include leaks in the distribution system, meter inaccuracies, and miscellaneous unmetered water use (such as pipeline flushing, etc.).

TABLE 2-5
COMPARISON OF WATER SUPPLIED TO METERED WATER USE

Year	Supplied Water (ac-ft)	Metered Water Use (ac-ft)	Percent Difference
2015	5,492	4,831.0	-12%
2016	5,357	5,173.0	-3.4%
2017	5,297	5,065.0	-4.4%
2018	5,633	5,261.0	-6.6%
2019	5,688	4,856.0	-14.6%
2020	6,908	6,266.0	-9.3%
2021	5,947	5,384.6	-9.5%
2022	6,078	5,194.0	-14.5%
2023	5,911	5,222.0	-11.7%



Existing and Future Water Use

If current water conservation efforts can be maintained into the future, it will save the City about 3,630 ac-ft/year of required build-out water supply compared to their 1995 water use rates. Water losses in the system were low, but if water losses could be reduced to 4%, the estimated additional water savings at build-out would be about 360 ac-ft/year.

The city recently had a consultant review its current and future buildout source requirements. It was determined that current sources exceed buildout requirements and that no new sources will be required, especially if water conservation efforts continue.

Water Metering and Pipeline Replacement

Midvale City currently meters water use at all connections and reads meters on a monthly basis. Midvale City has replaced all water meters within the water system with radio-read meters within the past 10 years and continues to monitor and replace meters throughout the city as they become older and defective.

Midvale City has a current program to replace and/or upsize old or undersized water pipelines in streets that need to be re-constructed. Old or undersized pipelines have been and will be identified for replacement in the City's Water System Master Plan. These projects are implemented as City budget allows. The city also regularly replaces old water service laterals with new copper or poly lines as pipeline projects are constructed.

Current Water Structure

Midvale City's drinking water rate structure is summarized in Table 3-1. The city has different rates for nine-meter sizes in three different areas. Rates are evaluated regularly and adjusted for fiscal and water conservation needs.



TABLE 3-1
WATER RATE STRUCTURE 2024

Meter Size	Area #1	Area #2	Area #3
Base Rate			
3/4 " - 5/8"	24.46	25.81	26.34
1"	34.24	36.12	36.87
1.5"	44.03	46.46	47.42
2"	70.91	74.81	76.36
3"	268.67	283.77	289.63
4"	342.32	361.15	368.61
6"	513.15	541.75	552.95
8"	709.38	748.4	763.86

Identified Problems

Midvale City is concerned with the potential waste of water from inefficient indoor/outdoor water use and from system wide losses. The following specific concerns have been identified by the city:

- Many pipes in the drinking water distribution system are old, undersized, and may be leaking.
- The city has adopted an annually increasing rate structure with higher overage charges for peak usage times.
- Comparison of the water supplied to the distribution system and the monthly meter readings has revealed water that is unaccounted for.
- The city currently has no estimates for the amount of water used during fire hydrant tests and distribution system flushing.



Goals

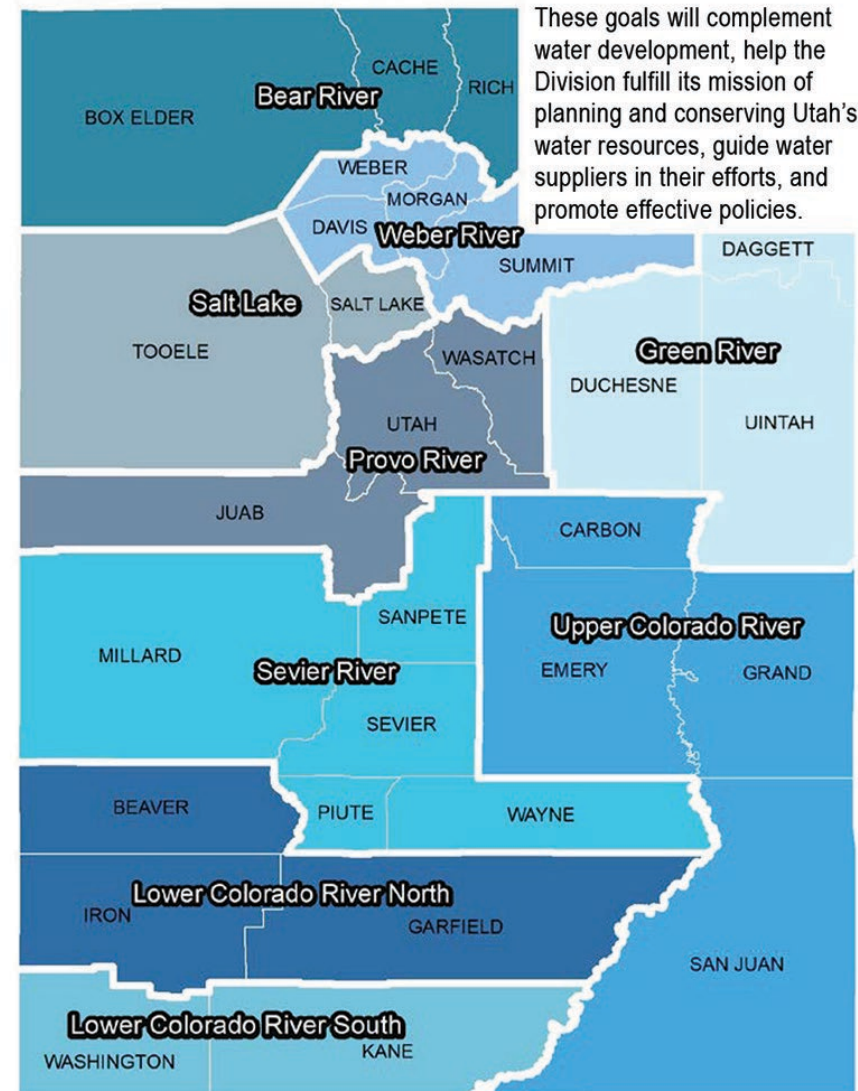
State regional water conservation goals:

The state's [Regional Water Conservation Goals](#), established in 2019, are for Utah's nine municipal and industrial (M&I) areas. M&I includes residential, commercial, institutional (for example, schools and parks) and industrial water use, but excludes agriculture, mining, and power generation as these are classified individually.

As recommended by the [2015 Legislative Audit, 2017 Follow-up Audit, Third-Party Review](#), and [2017 Recommended State Water Strategy](#), regional water conservation goals were developed to enhance water conservation efforts around the state. Region-specific goals support the unique characteristics and needs of Utah's diverse climates and ecosystems.

Thanks to the efforts of many Utahns and their water providers, per capita water use has declined by at least 18%. We've made significant progress, but more must be done to accomplish these goals including policy and ordinance changes on state, local and municipal levels. Even with all the progress that has been made, balanced efforts both in water development and water conservation are still necessary to meet Utah's long-term water needs. This is the first-time conservation goals have been established on a regional level and they build on the previously established statewide goal of reducing per-capita use by 25% by 2025, (using the 2000 M&I water use report as a starting value).

These goals will complement water development, help the Division fulfill its mission of planning and conserving Utah's water resources, guide water suppliers in their efforts, and promote effective policies.





Midvale City's goal:

Midvale City has reached the state-wide goal of reducing their Per capita water consumption by 25%. A goal was also set in 2015 for each city in Salt Lake County to be below 187 GPCD. Midvale City currently has a gallon per capita daily water use of 148 based on current US Census data. Even though Midvale has completed both state goals and the new regional goal set in place in 2019 they will continue to promote conservation with a goal to reduce their per capita use by 11% aligning with the regional goal to reduce per capita use by 11%. Bringing Midvale City's GPCD to roughly 131.72 GPCD.

Midvale City believes that water conservation is an important factor for allowing the city to meet water demands into the future. Although the City has not appointed a separate water conservation coordinator, staff is aware of the conservation goals and work together to implement the goals. Water conservation efforts are coordinated by:

Wesley Vanvalkenburg
Midvale City Public Utilities Manager
801-567-7235

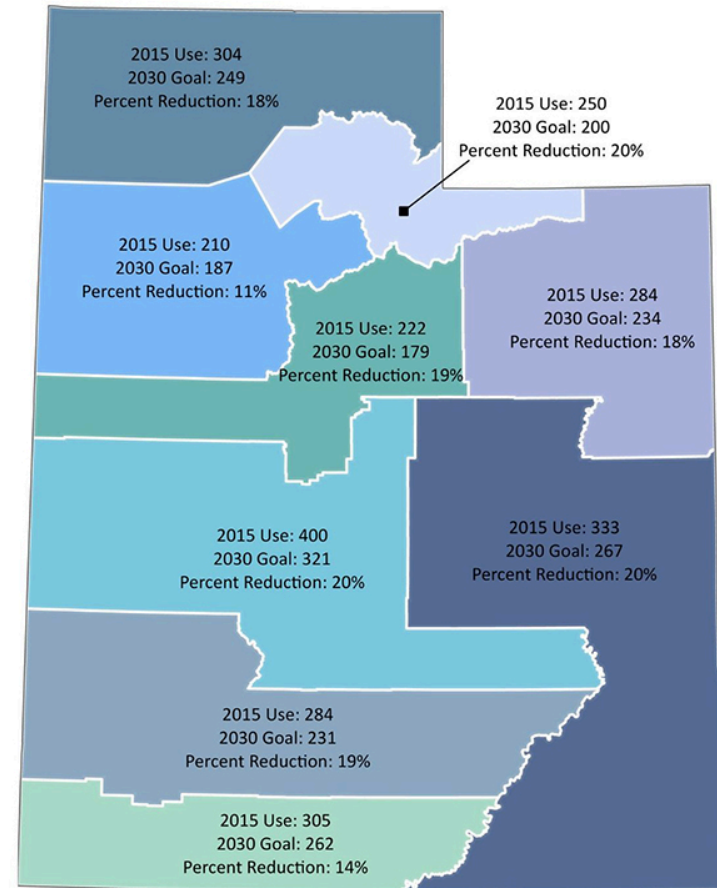
Midvale City Existing Conservation Measures

Public Education:

Midvale City actively promotes water conservation measures to its residents through multiple channels, ensuring a comprehensive approach to sustainability. The city's [website](#) serves as a central hub, offering detailed guidelines, tips, and resources on efficient water usage and the importance of conservation. Annually, the city's water



M&I Water Conservation Regions 2015 Use Vs 2030 Goals



A regional approach allows the goals to be tailored for nine different regions and takes into account climate, elevation, and each region's characteristics. Note: Use is measured in gallons per capita per day.



quality report not only provides essential information about the safety and quality of the water supply but also includes practical advice on how residents can reduce their water consumption. Additionally, the city newsletter features regular articles and updates on water-saving initiatives and upcoming conservation workshops.

Require Water Saving Fixtures:

Midvale City has adopted the International Plumbing Code, mandating the use of water-saving plumbing fixtures in all new developments to enhance sustainability and resource efficiency. During the building permit review process, the city meticulously examines building plans to ensure they incorporate these water-efficient fixtures. Compliance with the code is further enforced through rigorous building inspections, ensuring that all new constructions adhere to these water conservation standards. This proactive approach not only promotes responsible water usage but also supports Midvale City's broader environmental goals.

Replace Old Water Service Laterals:

Midvale City has adopted a material standard aimed at improving the durability and efficiency of its water infrastructure by requiring that all leaking galvanized water laterals be replaced with copper or poly piping. This measure is part of the city's commitment to maintaining a reliable and sustainable water supply system. When a pipeline replacement project is conducted, any existing galvanized laterals are systematically replaced to prevent future leaks and ensure long-term resilience. By upgrading to copper or poly piping, Midvale City not only enhances the overall quality of its water distribution network but also reduces maintenance costs and water loss.

Replacement Program for Old Pipelines:

Midvale City is committed to the ongoing improvement of its water infrastructure by aiming to replace 1,000 feet of pipeline annually. This systematic approach is aligned with the city's master plan, ensuring that pipeline replacement projects are strategically conducted in conjunction with street renovations, as leaks are detected, and as the annual budget permits. By integrating pipeline replacements with broader infrastructure projects, Midvale City maximizes efficiency and minimizes disruption to residents. This proactive replacement strategy not only helps maintain a reliable water distribution system but also supports its broader water conservation goals by reducing leaks and water loss, thereby ensuring a more sustainable and efficient use of water resources for the community.

Replacement Program of Old Water Meters:

Midvale City has implemented a comprehensive meter replacement program to enhance the accuracy and efficiency of water usage monitoring. New, accurate radio-read meters are installed at all connections, allowing for precise data collection. During monthly meter scans, the city identifies meters with continuous flow, indicating potential leaks, and promptly contacts the respective residents. Meters showing abnormally high usage are also flagged, with residents being



notified to address possible issues. Additionally, meters registering zero flow are noted, and if found to be broken or inaccurate, they are promptly replaced. This diligent monitoring and proactive replacement approach ensures accurate billing and reduces water waste.

Restrict Water Use for Public Landscaped Areas:

Midvale City enforces water use restrictions for public landscaped areas to promote efficient water usage and conservation. Sprinkler systems are carefully adjusted based on current weather conditions, ensuring that landscapes receive the appropriate amount of water without waste. Watering is scheduled for the evening or early morning hours to minimize water loss due to evaporation, maximizing the effectiveness of irrigation. This strategic approach not only conserves water but also helps maintain the health of public green spaces.

Require Separate Meters for Large Irrigated Areas:

Midvale City mandates the installation of separate meters for large, irrigated areas in commercial and industrial properties. This requirement ensures that water usage for landscaping is distinctly monitored, promoting responsible water management practices. By isolating irrigation water consumption, the city can more accurately track and manage water usage, encouraging businesses to adopt efficient irrigation techniques. This policy not only aids in identifying potential leaks and inefficiencies but also aligns with Midvale City's water conservation plan, ensuring that commercial and industrial landscape areas are maintained without compromising valuable water resources.

Evaluate Water Rate Structure:

Midvale City conducts an annual evaluation of its water rate structure to promote water conservation and ensure the sustainability of its water resources. By reviewing and adjusting the rates each year, the city aims to incentivize efficient water usage among residents and businesses. The rate structure is designed to reflect the true cost of water provision and to encourage conservation by implementing tiered pricing, where higher usage results in higher rates. This annual assessment allows the city to adapt to changing water supply conditions, economic factors, and consumption patterns, reinforcing its commitment to responsible water management and the long-term preservation of this vital resource.



PROPOSED CONSERVATION MEASURES

The following specific conservation goals have been identified by the city to help continue to promote conservation. Some of these goals were previously implemented but are being updated with additional information to align with future conservation goals.

Public Education: Updated Annually

Midvale City remains committed to promoting water conservation measures among its residents through ongoing public education initiatives. In alignment with the newly adopted Jordan Valley Water Conservancy District conservation measures, the city will update all relevant information to ensure residents are well-informed and equipped to conserve water effectively. This commitment extends to advertising conservation measures by providing convenient access to water conservation websites through links on the city [website](#). As part of these efforts, the city will continue public education campaigns, encouraging customers to limit outside watering to the hours of 6 pm to 10 am. This information will be reviewed and updated annually.

Unmetered Connections and Water Use: Conducted Monthly

The city will undertake efforts to identify potential causes of unmetered or unaccounted for drinking water. Investigation and analysis conducted monthly based on meter reading data, Midvale City aims to pinpoint areas where water may be escaping the metering system or being lost through leaks or other means. Additional Hydrant meters will be purchased to help account for water used during fire hydrant flushing. By addressing these issues proactively, the city can mitigate water loss, conserve resources, and ensure efficient distribution of safe drinking water to residents and businesses. This will be reviewed and updated monthly.

Pipeline Repairs: Conducted Upon Discovery of Leak

Midvale City is committed to promptly replacing leaking pipelines as they are discovered to minimize water loss and ensure the efficient delivery of clean water to residents. The city prioritizes replacement of leaking water pipes to minimize environmental impact and conserve resources. This will be conducted upon the discovery of a leak and processes will be reviewed and revised annually.



Jordan Valley Water Conservancy District Conservation Measures

As of 2024 Midvale City adopted the Jordan Valley Water Conservancy District (JVWCD) conservation measures allowing all Midvale City residents the ability to utilize the conservation measures implemented by JVWCD in conjunction with the conservation efforts enforced by Midvale City. A summary of JVWCD efforts are included below or can be found at <https://jvwcd.org/public/conservation>

Free Water Audits:

JVWCD offers free water audits upon request for residential, commercial, industrial, or institutional water users. These audits involve a thorough examination of the sprinkling system and landscaping to identify opportunities for increasing irrigation efficiency and promoting conservation. By providing this service, JVWCD aims to empower water users with the knowledge and tools necessary to minimize water waste and optimize usage practices.

Water-Wise Landscaping Classes:

JVWCD provides Water-Wise Landscaping Classes tailored for both residential and commercial water users, emphasizing principles of water conservation. These classes offer participants valuable insights into sustainable landscaping practices that can significantly reduce water consumption while maintaining attractive and healthy outdoor spaces.

Large Water User Workshops:

JVWCD hosts Large Water User Workshops tailored for entities with extensive outdoor water usage, such as public schools, churches, parks and recreation areas, and municipalities. These workshops equip participants with practical tools and strategies for effectively managing large, landscaped areas while minimizing water consumption. By offering guidance on irrigation best practices, water-efficient landscaping techniques, and innovative water management technologies, JVWCD supports large water users in optimizing their operations for sustainability. These workshops serve as collaborative platforms for sharing knowledge, fostering partnerships, and collectively advancing water conservation efforts within the community.

Water Quest – Saving Water by the Yard:

This program showcases water-wise landscaping practices through the transformation of four residential homes across the Salt Lake Valley. These homes serve as living examples of sustainable landscaping in a residential setting, illustrating how water-efficient designs can enhance curb appeal while conserving water. With before-and-after photos featured on the JVWCD website, these demonstration gardens provide tangible inspiration and practical insights for homeowners looking to reduce their outdoor water usage.



Residential Landscape Incentives:

Homeowners in Jordan Valley's service area are eligible for up to \$3.00 per square foot of lawn removed.

Commercial/Industrial/Institutional Incentives:

Businesses, institutions (including municipalities), and HOAs can now apply for incentives through Utah Water Savers.

Visit <https://utahwatersavers.com> today to create an account and start saving!

Implementation Summary

Even though Midvale City has completed both state goals and the new regional goal set in place in 2019 Midvale will continue to promote conservation with a goal to reduce the 2023 148-gallon per capita daily use by 11% by 2030. This goal will be achieved by implementing the proposed conservation measures and educating city residents about Jordan Valley Water Conservancy District conservation measures that are now available to them. Conservation measures will be evaluated annually. An annual water use report will be pulled each year to track the progress of decreasing the Midvale City 2023 GPCD use by 11%. This goal will align with the Salt Lake regional goal to reduce per capita use by 11%. Midvale City's Council and staff are dedicated to achieving the established objectives and ensuring that necessary actions are implemented. Midvale City will establish a realistic timeline for each project to ensure that targets are met within the specified timeframe. Midvale City will also continue to revise the plan to ensure it adapts to evolving conditions and requirements within the City. This plan will be updated and resubmitted to the Utah Division of Water Resources when it is scheduled for submission.



APPENDIX A PUBLIC EDUCATION MATERIALS





Ten ways that will save the most:

1. Water your lawn only when it needs it. Step on your grass. If it springs back when you lift your foot, it doesn't need water. So set your sprinklers for more day's in-between watering. Saves 750-1,500 gallons per month.
2. Fix leaky faucets and plumbing joints. Saves 20 gallons per day for every leak stopped.
3. Don't run the hose while washing your car. Use a bucket of water and a quick hose rinse at the end. Saves 150 gallons each time. For a two-car family that's up to 1,200 gallons a month.
4. Install water-saving shower heads or flow restrictors. Saves 500 to 800 gallons per month.
5. Run only full loads in the washing machine and dishwasher. Saves 300 to 800 gallons per month.
6. Shorten your showers. Even a one- or two-minute reduction can save up to 700 gallons per month.
7. Use a broom instead of a hose to clean driveways and sidewalks. Saves 150 gallons or more each time.
8. Don't use your toilet as an ashtray or wastebasket. Saves 400 to 600 gallons per month.
9. Capture tap water. While you wait for hot water to come down the pipes, catch the flow in a watering can use later on houseplants or your garden. Saves 200 to 300 gallons per month.
10. Don't water the sidewalks, driveway or gutter. Adjust your sprinklers so that water lands on your lawn or garden where it belongs--and only there. Saves 500 gallons per month.

In the bathroom:

1. Put a plastic bottle or a plastic bag weighted with pebbles and filled with water in your toilet tank. Displacing water in this manner allows you to use less water in each flush. (Don't use bricks, they decompose and can stain the toilet) Better yet, for even greater savings, replace your water-guzzling five to seven gallon a flush toilet with a three and a half gallon, low flush or one and a half gallon, ultra-low flush model.
2. Check toilet for leaks. Put dye tablets or food coloring in the tank. If color appears in the bowl without flushing, there's a leak that should be repaired.
3. Turn off the water while brushing your teeth.
4. Turn off the water while shaving. Fill the bottom of the sink with a few inches of water to rinse your razor.

In the kitchen and laundry:

1. If you wash dishes by hand, don't leave the water running for rinsing. If you have two sinks, fill one with rinse water. If you only have one sink, use a spray device or short blasts instead of letting the water run.
2. When washing dishes by hand, use the least amount of detergent possible. This minimizes rinse water needed.
3. Keep a container of drinking water in the refrigerator. This eliminates the need to run the tap water until it gets cold.



4. Don't defrost frozen foods with running water. Either plan ahead by placing frozen items in the refrigerator overnight or defrost them in the microwave.
5. Don't let the faucet run while you clean vegetables. Rinse them in a filled sink or pan.
6. Use the garbage disposal sparingly.

Outside:

1. Put a layer of mulch around trees and plants. Chunks of bark, peat moss or gravel slows down evaporation.
2. Water during the cool parts of the day.
3. Don't water the lawn on windy days. There is too much evaporation.
4. Cut down watering on cool and overcast days and don't water in the rain. Adjust or deactivate automatic sprinklers
5. Set lawn mower height to 2 1/2 to 3 inches. This promotes deeper roots and reduces evaporation.
6. Mow less frequently, this reduces the stress on turfgrass.
7. Sharpen mower blades. A cleaner cut grass blade heals quicker, thus less water.
8. Wash your car on the lawn. Rinse water can help water the grass.
9. Tell your children not to play with the garden hose.
10. Xeriscape--replace your lawn and high-water using plants with less thirsty ones. But do this only in early spring. Even drought tolerant plants take extra water to get them going.

ADDITIONAL WEBSITES PROMOTING WATER CONSERVATION:

- Jordan Valley Water conservation <https://jvwcd.org/public/conservation>
- Utah Water Savers <https://www.utahwatersavers.com/>
- Slow the flow <https://slowtheflow.org/>
- Conservation Garden Park <https://conservationgardenpark.org/>
- QWEL Workshops for landscape professionals <https://www.qwel.net/>
- Jordan Valley Water efficiency standards <https://jvwcd.org/public/wes>
- Utah division of water <https://conservewater.utah.gov/>



MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: October 1, 2024

SUBJECT: ULCT Legislative Policy Committee Appointment

SUBMITTED BY: Matt Dahl, City Manager

SUMMARY:

Midvale City is actively involved with several interlocal, non-profit, and governmental organizations. Each year, the Mayor and City Council carefully consider and appoint representatives to serve on the various governing boards and committees of these organizations.

The attached Board and Committee Assignment List reflects the current appointments and includes an open position on the Utah League of Cities and Towns (ULCT) Legislative Policy Committee. This vacancy has arisen due to the Mayor's recent appointment to the ULCT Board, leaving the City in need of a new voting member for the Legislative Policy Committee.

At the City Council meeting, the Council will be asked to consider a new voting member for this committee. Following the discussion, staff will return with an updated list for approval at the next City Council meeting.

**Attachments: 10.1.24 City Council Committee-Board Assignments with Open ULCT
LPC Member Spot**



BOARD AND COMMITTEE ASSIGNMENTS

October 1, 2024

<u>UIA Board</u> Nate Rockwood Council Member Heidi Robinson (Alt) (Council/Manager Decision)		<u>UTOPIA Board</u> Matt Dahl Council Member Bryant Brown (Alt) (Council/Manager Decision)
<u>Unified Fire Authority Board</u> Mayor Marcus Stevenson Council Member Paul Glover (Alt.) Matt Dahl (Council/Manager Decision)		<u>Unified Police Department Board</u> Mayor Marcus Stevenson Council Member Paul Glover (Alt.) Matt Dahl
<u>Unified Fire Service District Board</u> Mayor Marcus Stevenson Council Member Paul Glover (Alt.) Matt Dahl (Council/Manager Decision)		<u>Midvale City Audit Committee</u> Council Member Bonnie Billings Council Member Heidi Robinson Jared Zachariah (Council/Manager Decision)
<u>Community Council of Midvale City</u> Council Member Heidi Robinson Matt Dahl/Nate Rockwood (Council/Manager Decision)		<u>Midvale Arts Council</u> Council Member Bryant Brown (Council/Manager Decision)
<u>Harvest Days Committee</u> Council Member Heidi Robinson Chair Molly Signoretty George Ferris Mike Williams Rebecca Pipkin (Council/Mayor Decision)		<u>South Valley Reclamation Facility</u> Glen Kennedy Keith Ludwig (Alt.)
<u>Jordan Valley Water Cons. Dist.</u> Glen Kennedy Keith Ludwig Alan Hoyne		<u>TransJordan Landfill</u> Kane Loader Glen Kennedy (Alt.)
<u>Historical Society</u> Council Member Paul Glover (Council/Manager Decision)		<u>Community Building Community</u> Mayor Marcus Stevenson (Council/Manager Decision)

<u>Mosquito Abatement District</u> Council Member Paul Glover (Council/Manager Decision)		<u>VECC</u> Matt Dahl (City Manager Appt.)
<u>ULCT Legislative Policy Committee</u> Mayor Marcus Stevenson (ULCT Board) Council Member Bonnie Billings Matt Dahl Open Position (Council/Manager Decision)		<u>Assoc. of Government Councils</u> Council Member Heidi Robinson (Council/Manager Decision)
<u>Council Governments (COG)</u> Mayor Marcus Stevenson (Mayor Appt.)		<u>Shelter the Homeless Board</u> Mayor Marcus Stevenson (Council/Manager Decision)
<u>Conference of Mayors</u> Mayor Marcus Stevenson (Mayor Appt.)		<u>Planning Commission</u> Council Member Dustin Gettel (Council/Manager Decision)
<u>Boys and Girls Club Board</u> Council Member Dustin Gettel Mayor Marcus Stevenson (Council/Manager Decision)		<u>Animal Services Advisory Committee</u> Council Member Dustin Gettel
<u>Jordan River Commission</u> Council Member Dustin Gettel (Council/Manager Decision) Wendelin Knobloch (Alt.)		<u>Road Home Coordination Committee</u> Mayor Marcus Stevenson
<u>Utah Homelessness Council</u> Mayor Marcus Stevenson		<u>Community Development Block Grant Policy Committee</u> Mayor Marcus Stevenson
<u>Air Quality Policy Advisory Board</u> Keith Ludwig Council Member Dustin Gettel		<u>Canyons Education Foundation</u> Council Member Bonnie Billings
<u>Homeland Security Grants Council</u> Nate Rockwood Christian Larsen (Alt.)		<u>Salt Lake County Board of Health</u> Mayor Marcus Stevenson
<u>Utah Community Action Board of Trustees</u> Mayor Marcus Stevenson		
<u>Main Street Façade Improvement Advisory Board</u> Council Member Dustin Gettel RDA Representative City Planner RDA Board Member CD Rep		

Main Street Business Alliance Rep		
<u>Art Advisory Boards</u> RDA Rep City Planner RDA Board Member CD Rep Main Street Business Alliance Rep		
<u>Bingham Junction</u> Council Member Dustin Gettel		
<u>Main Street</u> Council Member Bryant Brown		
<u>City Wide</u> Council Member Heidi Robinson		