



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

**Tuesday, September 08, 2015**  
**Council Chambers**  
**7505 S. Holden Street**  
**Midvale, Utah 84047**

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**MAYOR:** JoAnn Seghini

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

**STAFF:** Kane Loader, City Manager; Phillip Hill, Asst. City Manager/CD Director; Laurie Harvey, Asst. City Manager/Admin. Services Director; Rori Andreason, H.R. Director/City Recorder; Bob Davis Public Works Director; Danny Walz, Redevelopment Agency Director; Lesley Burns, City Planner; Annaliese Eichelberger, RDA Coordinator; and Jarin Blackham, IT Manager.

Mayor Seghini called the meeting to order at 6:31 p.m.

**I. DISCUSSION ITEMS**

**A. PRESENTATION ON GENERAL PLAN UPDATE**

Phillip Hill introduced Logan Simpson who discussed the process the General Plan update has been through so far and what next steps will be taken. They then reviewed what they heard at the block parties. They reviewed comments they received from residents as follows:

**Neighborhood Assessments**

- **Transportation**
- Residents concerned with aging roads, specifically east side roads.
- Planning should focus on bicycle and pedestrian mobility needs.
- Improve mobility network from Main Street to Bingham Junction.
- Concerned with traffic cutting through neighborhood streets.
  
- **Parks and Recreation**
- Residents are proud of Midvale's parks and park amenities.
- Desire for parks and recreation opportunities on west side of State Street.
- Community pool and centrally located community center are desired.

- **Housing**
- Majority of residents like the multifamily housing in Bingham Junction and are supportive of it in other context appropriate areas if it is designed well and is owner occupied.

### **Old Town**

- Support for urban design
- Connection with Main Street
- Support for transition of some
- Buildings and a “face lift” of Northern portion
- See opportunity to Connect to Jordan Bluffs
- Support for a transition to a different use

### **Main Street**

- Improve pedestrian connects to Bingham Junction
- Strict design standards or façade improvement program
- Preserve historic character

### **Central**

- Supportive of transition
- Desire for local convenience commercial, such as a pharmacy or grocery store
- Generally not supportive of additional multifamily housing

### **Copperview**

- Desire for local convenience commercial, such as a pharmacy or grocery store
- Supportive of a transition of uses in the area, a community garden was one idea.
- Improved waling path with lights for safety

### **North East**

- Not supportive of a bus route
- Transition from fast food chains to local establishments
- Concerned with traffic cutting through neighborhood

### **Midvalley**

- Concerned with low quality retail on State Street
- Not supportive of additional tattoo, quick loans, or pawn shops
- Supportive of redevelopment, ideas included a park, community pool, or community center

### **State Street**

- Support mixed-use concept with retail, office, and residential amenities, such as a park
- Too much low value retail (pawn shops, tattoo parlors, quick loan places).
- Enhance streetscape as a gateway to Midvale

### **Draft Plan Format**

- Our Vision
  - Introduction

- How to use this plan
- Vision and Vision Statements
- Our Future
  - Present and future conditions
- Our Plan
  - Land use
    - Goals and Policies
  - Housing and Demographics
    - Goals and Policies
  - Transportation and Mobility
    - Goals and Policies
  - Economic Development
    - Goals and Policies
  - Public facilities and amenities
    - Goals and Policies
  - Parks, Recreation, and Open Space
    - Goals and Policies
- Our Neighborhoods
  - Specific area opportunities
- Our Commitment
  - Implementation and projects

### **Example of Goals and Policies**

**Element:** Land use

**Goal 1:** Encourage pleasing gateways to Midvale City that promote an image of the Midvale as distinctive, unique place.

### **Supporting Policies:**

**Policies1A:** Landscaping, prominent and specifically designed gateway monuments and appropriate lighting should be used to reflect the City's identity at each entrance.

**Policies1B:** Promote context-appropriate public art in public spaces, including at entry points to Midvale.

**Policies1C:** Establish gateway overlay zones at entrances that minimize and discourage visually prominent development, including buildings and utilities.

### **Example of Implementation and Projects**

**Project 1:** Development design standards

**Location:** City-wide

**Objective:** Establish and maintain development standards that promote high aesthetic values for specific types of development in Midvale.

### **Potential**

**Stakeholders:** City staff, appointed officials, residents, developers, architects, planners.

**Recommendations:** Development design standards can balance siting, materials, style elements, colors, lighting, parking, landscaping, and building orientation to the street. It is a primary tool for the City to ensure that new development is of high quality, complements the City's character and site-specific scale, and ensures carefully determined overall design outcomes. Midvale City should consider whether to adopt the resulting standards as advisory or to codify them into ordinance.

**Timeline:** 2016

Phillip Hill said with staff being in the middle of the General Plan Update, he suggested maybe placing a moratorium on development in the TOD zone so the council and staff can relook at the areas in this zone to make sure that is the appropriate zone for the areas. He also suggested looking at maybe the State Street zone as well. He would have more discussions in regards to where the Council wants those designations and how it relates to surrounding neighborhoods and developments. He would like to put a moratorium in place until this process is complete. The Council agreed with the moratorium and discussing these issues further.

**B. DISCUSS LEASE AGREEMENT BETWEEN MIDVALE CITY AND MIDVALE ARTS COUNCIL**

Laurie Harvey discussed a proposed lease agreement between the Midvale City Council and the Midvale Arts Council, the intent is to have the resolution next week approving this agreement. The agreement has been reviewed by the City Attorney, Arts Council and City Manager. The rental fees for these facilities go directly to the Arts Council. The Arts Council will pay Midvale City \$1 per year for use of the properties. This agreement will automatically renew each year unless one of the parties disagrees. She reviewed the rental fees for the facilities.

The Council said the acceptable noise level needs to be included in the contract. The arts council needs to make sure and enforce that. She will bring back as action item next week.

**C. DISCUSS THE USE OF CITY PARK OPENSOURCE**

Kane Loader discussed the increasing requests to utilize the park for events. He asked the Council if they wanted to reserve the park for events or leave it open for the public to use. The Council said they would rather have the park available to the public. After a lengthy discussion, the Council said they would like the organization to fill out an application that shows how they are tied to the Midvale community. Have staff review the application and if it looks viable for the community, bring it to the Council. The Council did not want anything scheduled for Sundays and wanted to limit use of any organized event so the park is available to the community.

**II. ADJOURN**

Mayor Seghini adjourned the meeting at approximately 7:44 p.m.

*Rori L. Andreason*

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

Approved this 15<sup>th</sup> day of September, 2015.