PUBLIC NOTICE IS HEREBY GIVEN that the Midvale City Council will hold a regular meeting on the 8th day of January 2019 at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

6:00 PM    PRE-MEETING WORKSHOP
I.        DISCUSS STAFF REPORTS

7:00 PM    REGULAR MEETING

II.    GENERAL BUSINESS
   A. WELCOME AND PLEDGE OF ALLEGIANCE
   B. ROLL CALL
   C. UPD AND UFA REPORTS
   D. PROCLAMATION SUPPORTING NOT IDLING

III.   PUBLIC COMMENTS
Any person wishing to comment on any item not otherwise scheduled for public hearing on the Agenda may address the City Council at this point by stepping to the microphone and giving his or her name for the record. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Governing Body. Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing, non-Agenda items. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.

IV.   COUNCIL REPORTS
   A. Council Member Paul Hunt
   B. Council Member Dustin Gettel
   C. Council Member Paul Glover
   D. Council Member Quinn Sperry
   E. Council Member Bryant Brown

V.   MAYOR REPORT
   A. Mayor Robert M. Hale

VI.   CONSENT AGENDA
   A. Consider minutes of December 11 & 13, 2018 [Rori Andreason, H.R. Director/City Recorder]
VII. ACTION ITEMS
   A. Consider request to Vacate City-Owned Property located at 7287 South Catalpa Street from applicant Ryan Hughes (follow up to 10/16 meeting) [Alex Murphy, Associate Planner]
   B. Consider a Final Subdivision Plat for Pinstripe Cove Subdivision located at 139 East 8000 South from applicant Boyd Brown [Alex Murphy, Associate Planner]
   C. Consider Resolution No. 2019-R-01 Appointing Bryce Haderlie as the Administrative Services Director [Mayor Robert Hale/Kane Loader, City Manager]

VIII. DISCUSSION ITEM
   A. Discuss Jordan Bluffs Master Development Agreement [Brian Berndt, Asst. City Manager/CD Director]

IX. 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 day notice of the meeting. TTY 711

A copy of the foregoing agenda was provided to the news media by email and/or fax. The agenda was also posted at the following locations on the date and time as posted above: City Hall Lobby, on the City’s website at www.midvalecity.org and the State Public Notice Website at http://pmn.utah.gov. Council Members may participate in the meeting via electronic communications. Council Members’ participation via electronic communication will be broadcast and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication.

PLEASE MAKE SURE ALL CELL PHONES ARE TURNED OFF DURING THE MEETING

DATE POSTED: JANUARY 4, 2019

RORI L. ANDREASON, MMC
H.R. DIRECTOR/CITY RECORDER
WHEREAS, emissions from vehicle idling significantly affect the natural environment, air quality and well-being of residents, guests, and visitors of Midvale; and

WHEREAS, education about idle reduction can raise community awareness, encourage our community to develop idle free habits; and

WHEREAS, the City strives to minimize air pollutant emissions; and

WHEREAS, every resident can improve Midvale’s air quality by turning off vehicles whenever idling more than 60 seconds; and

NOW, THEREFORE, let it be resolved that Mayor Robert M. Hale and City Council of Midvale City, do hereby express concern over the health, safety, and environmental issues associated with car idling, and encourage staff and community members to practice no idling for the greater benefit of the city of Midvale.

SIGNED on this 8th day of January 2019.

________________________________________
Robert M. Hale, Mayor

________________________________________
Paul Hunt, Council Member

________________________________________
Dustin Gettel, Council Member

________________________________________
Paul Glover, Council Member

Attest:

________________________________________
Quinn Sperry, Council Member

________________________________________
Bryant Brown, Council Member

Rori L. Andreason, MM C
City Recorder
CITY COUNCIL MEETING
Minutes
Tuesday December 11, 2018
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Robert M. Hale

COUNCIL MEMBERS: Council Member Paul Hunt
Council Member Dustin Gettel
Council Member Paul Glover
Council Member Quinn Sperry
Council Member Bryant Brown

STAFF: Brian Berndt, Asst. City Manager/CD Director; Laurie Harvey, Asst. City Manager/Admin. Services Director; Rori Andreason, H.R. Director/City Recorder; Lisa Garner, City Attorney; Glen Kennedy, PW Director; Matt Dahl, Redevelopment Agency Director; Annaliese Eichelberger, RDA Project Manager; Lesley Burns, City Planner; Christopher Butte, Economic Development Director; Laura Magness, Communications Specialist; Chief Randy Thomas, UPD; Chief Brad Larson, UFA; and Matt Pierce, IT Manager.

The pre-meeting workshop began at 6:00 p.m.

PRE-MEETING WORKSHOP
I. Staff and Council discussed agenda items as well as updates from staff.

Mayor Hale called the regular meeting to order at 7:02 p.m.

II. GENERAL BUSINESS
A. Welcome and Pledge of Allegiance

B. Roll Call - Council Members Paul Hunt, Quinn Sperry, Bryant Brown, Dustin Gettel, and Paul Glover were present at roll call.

C. UPD and UFA Reports
Chief Randy Thomas reported on graffiti throughout the city in which he sent pictures to the metro gang force to investigate. The gang force said it looks like taggers rather than gangs. He said they are working to stay on top of it. He reported on a cold case that has been solved with a suspect in custody. He said UDOT has offered UPD the ability to do some tactical training in the homes on Adams Street that are to be demolished. UDOT has also offered these homes for additional training for other agencies. He reminded
everyone to clear their windshield for good visibility, and to not leave cars running unattended.

Chief Brad Larson reported on calls from Stations 125 and 126. They have been very busy with a lot of medical calls. He reported on the “Adopt a School” program and activities. Channel 13 reported on the crews teaching the children to learn and write their addresses in this program. He said the fire crews are very active in the community.

III. PUBLIC COMMENTS

Parker Jenkins expressed opposition to the traffic light proposed for Coliseum Way. He said there are cars parked on Bingham Junction, especially near the exits of the neighborhood. The parked cars are difficult to see around so it makes it very dangerous. He requested the parking strips be painted in red to prevent the parking.

Riley Hunter expressed opposition to the proposed traffic light on Coliseum Way. He did not feel it was justifiable for another light on Bingham junction.

Council Member Dustin Gettel said he felt that overall the traffic light is necessary. There is a lot of foot traffic at this location, so it will help keep the pedestrians safe.

Riley Hunter said if pedestrian crossing is your main concern, why wouldn’t you put up flags instead.

Matt Dahl said the City funded the traffic light. This is a participatory light. There will be continued growth in that area which warrants a light as well as the width of the street, pedestrians crossing, and speeding. He said it is anticipated there will be additional traffic on the street with the development of Jordan Bluffs Blvd., particularly with the extension to the south.

Council Member Dustin Gettel said it won’t impede the flow of traffic.

Sophia Hawes Tingey said it is great to have a light there. She said to make sure to time the light appropriately to not impede the traffic commute.

Michael Vik said he lives in the townhomes and travels up and down Bingham junction a lot. He said he too was opposed to the light on Coliseum Way.

IV. COUNCIL REPORTS

A. Council Member Paul Hunt – Had nothing to report.

B. Council Member Dustin Gettel – He reported that he spoke to County Council Member Arlyn Bradshaw and the County Council has approved Midvale City’s $375,000 grant for the crosswalk at Center Street by Trax.

C. Council Member Paul Glover – Had nothing to report
D. **Council Member Quinn Sperry** – reported that Jordan Valley finally finished the work on 1000 East.

E. **Council Member Bryant Brown** – Had nothing to report.

V. **MAYOR REPORT**

Mayor Robert Hale said Laurie Harvey has produced a letter to Mr. Wayne Sharp thanking him for the donation of the carved playhouse at Midvale City Park. He recognized Laurie Harvey for her 20 years of service to Midvale City. He thanked her and wished her the best of luck with her new position at Utopia.

The Council thanked Laurie Harvey for her years of service and dedication.

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

VI. **PUBLIC HEARINGS**

A. **CONSIDER AMENDMENTS TO THE FY2019 BUDGETS**

Laurie Harvey said staff proposed amendments to the FY 2019 Budget for the General Fund and other funds. These amendments cover new revenues available, adjustments in current year operations, including the allocation of salary and benefit adjustments for FY 2019 previously appropriated to a reserve account, and carryover of FY 2018 projects.

She presented the following proposed FY2019 Budget Amendments:

**Proposed FY 2019 Budget Amendments**

**General Fund**

- Transfer from reserves budgeted in Employee Services
  - $53,000 for average 3% merit increase
  - $61,300 for insurance increases and merit related benefit increases
    - Allocated to all General Fund departments with employees
- Carryover capital grants – to be passed through to CIP
  - TIGER (crosswalk) - $158,600
  - CDBG (Grant Street) - $41,500
  - SL County road funds (Bingham Junction Blvd) - $1,500,000
- Remove VECC 911 funds from City Budget
  - $231,600 from revenue and expenses
- Estimated revenue from ROW fees (small cell) $ 5,000
- Increase Cemetery Service Fee revenue est. 10,000

**Capital Improvement Projects (CIP) Carryover unfinished FY2018 Projects**
Proceedings of the City Council Meeting  
December 11, 2018

- Sidewalk/curb/gutter replacement $ 188,000  
- 7th East to Union Park Avenue 134,800  
- Amphitheater improvements 30,000  
- Splashpad improvements 55,500  
- 50/50 sidewalk program 20,000  
- Major road CIP (bond proceeds) 2,315,400  
- City Hall overflow parking 55,000  
- Jordan River Trail extension 40,600  
- Millennial Way/7200 S. 10,000  
- Housing Trust Fund 50,000  
- Open space acquisition 5,000  
- Community Center remodel 585,800  
- Crosswalk improvements 220,600  
- 7200 S. Gateway project 166,000  
- Pavement Management 4,842,600  
- Future projects 320,000

Public Utilities – Bond Proceeds Carryover of FY2018 Capital Projects

- Water Fund  
  - Jordan Valley Water pipeline connections $1,198,300  
  - Union Jordan retail area meter swaps 200,000  
  - Fixed meter reading system 150,000  
  - System waterline improvements 1,226,200

- Sewer Fund  
  - System sewer line projects 850,000  
  - SVWRF phosphorous/grit removal project 1,700,000

Storm Water Utility Fund
- Increase to cost of benefits $40,000  
- From Fund Balance $40,000

Sanitation Fund
- Increase to landfill costs $ 17,000  
- Increase to pickup costs 47,700  
- From Fund Balance $ 64,700

New Public Utilities Inspector Position
- New FTE position – Salary $65,000, Benefits $25,000  
  - 40% Water  
  - 40% Storm Drain  
  - 20% Sewer  
- New vehicle - $28,700  
- Equipment - $3,000  
- Total - $121,700
Proceedings of the City Council Meeting
December 11, 2018

- $48,700 Water, $48,700 Storm Drain, $24,300 Sewer (from fund balances)

**FISCAL IMPACT:**
- General Fund – $15,000 increase to Fund Balance
- Capital Projects Fund – no change to Fund Balance
- Water Fund – $48,700 decrease to Fund Balance
- Sewer Fund – $24,300 decrease to Fund Balance
- Storm Water Utility Fund - $88,700 decrease to Fund Balance
- Sanitation Fund - $64,700 decrease to Fund Balance.

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

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

**ACTION:** APPROVE RESOLUTION NO. 2018-R-52 APPROVING THE FY2019 BUDGET AMENDMENTS

**MOTION:** Council Member Paul Hunt MOVED to approve Resolution No. 2018-R-52 amending the budgets of the General Fund and other Funds for the fiscal year ending June 30, 2019. The motion was SECONDED by Council Member Quinn Sperry. Mayor Hale called for discussion on the motion. There being none then he called for roll call vote. The voting was as follows:
- Council Member Quinn Sperry Aye
- Council Member Paul Glover Aye
- Council Member Paul Hunt Aye
- Council Member Bryant Brown Aye
- Council Member Dustin Gettel Aye

The motion passed unanimously.

**VII. REPORTS**

**A. Audit Report**

Dalin Hackett introduced John Haderlie, Auditor for the City.

John Haderlie, Larson and Company, reported on the Independent Auditors report for Midvale City. He said they had audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Midvale City Corporation (the City) for the year ended June 30, 2018.

Professional standards require that they provide the City with information about their responsibilities under generally accepted auditing standards (and, if applicable, Government Auditing Standards and the Uniform Guidance), as well as certain
information related to the planned scope and timing of their audit. They have communicated such information in their letter to the City Council dated October 15, 2018. Professional standards also require that they communicate the following information related to the audit.

**Significant Audit Findings**

**Qualitative Aspects of Accounting Practices**

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during 2018. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management’s knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

The financial statement disclosures are neutral, consistent, and clear.

**Difficulties Encountered in Performing the Audit**

They encountered no significant difficulties in dealing with management in performing and completing our audit.

**Corrected and Uncorrected Misstatements**

Professional standards require them to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit’s financial statements taken as a whole.

**Disagreements with Management**

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to their satisfaction, that could be significant to the financial statements or the auditor’s report. He said they were pleased to report that no such disagreements arose during the course of our audit.

**Management Representations**

They have requested certain representations from management that are included in the management representation letter dated December 11, 2018.
Management Consultations with Other Independent Accountants
In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to Midvale City’s financial statements or a determination of the type of auditor’s opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. He said to their knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues
They generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City’s auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters
They applied certain limited procedures to Management’s Discussion and Analysis, and required pension schedules, which are required supplementary information (RSI) that supplements the basic financial statements. Their procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to their inquiries, the basic financial statements, and other knowledge they obtained during their audit of the basic financial statements.

They did not audit the RSI and do not express an opinion or provide any assurance on the RSI. They were engaged to report on combining statements of non-major funds and budgetary comparison of the capital projects fund, which accompany the financial statements but are not RSI. With respect to this supplementary information, they made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. They compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

He said they were not engaged to report on the introductory and statistical sections, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, they do not express an opinion or provide any assurance on it.

He said the Midvale City Finance Department has been really good to work with. They submitted requested information to the audit committee very quickly, usually the same day, which he felt was from good record keeping and organization.

B. Salt Lake County Animal Control Report
Carrie Seibert, Salt Lake County Animal Control thanked Laurie Harvey and said she has been great to work with. She reported on the highlights of the quarterly report for the SL County Animal Control.

The 3rd quarter is one of our busiest times. Our outreach team oversees all of the programs. They do great work with all our programs.

The agency overall statistics for all jurisdictions was a total intake of 6,700 animals ending in the 3rd quarter. It was a 94% save rate. For Midvale the overall statistics were a total intake of 500 animals and 93% save rate.

The summary of services that was provided for the year were 1,000 licenses, 192 microchips, 113 annual cat vaccines, Bordetella vaccines 93, rabies vaccines 145, and annual dog vaccines 127. The field statistics are priority calls broken down to top 3 priorities. Priority 1 is our most dangerous calls with a 23-minute average response time, priority 2 average response time of 34 minutes and priority 3 averaged a 53-minute response time. After hours calls are from 5:00 p.m. to 7: a.m. and weekend calls. The after-hour calls totaled 157 and the weekend calls totaled 133. A total of all the calls for Midvale City was 457 calls.

She thanked all the volunteers for their service to SL County Animal Services. The largest fund-raising event spaghetti and no balls fund raiser raised $30,000 for the spay and neuter program. The Petapoluza event adopted out 135 animals to new homes. Rescue agencies have a big impact on the agency. They rely on rescue agencies for additional resources and have relations with many agencies. There were 918 animals that were sent out to the rescue agencies for a second chance.

She encouraged everyone to volunteer for SL County Animal Services. She said there is a holiday promotion of $5 adoptions.

Council Member Paul Glover asked about statistics on pygmy goats. Council Member Dustin Gettel asked if there has been any issues or complaints about the pygmy goats. Ms. Siebert said she would do research and get back to them.

VIII. CONSENT AGENDA
A. CONSIDER MINUTES OF DECEMBER 4, 2018
A clarification was added to the minutes of December 4, 2018.

MOTION: Council Member Paul Hunt MOVED to approve the consent agenda as amended. The motion was SECONDED by Council Member Quinn Sperry. Mayor Hale called for discussion on the motion. There being none then he called for roll call vote. The voting was as follows:
   Council Member Quinn Sperry    Aye
   Council Member Paul Glover     Aye
   Council Member Paul Hunt       Aye
   Council Member Bryant Brown    Aye
IX. ACTION ITEMS
A. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 2018-R-53 APPROVING AN INTERLOCAL AGREEMENT FOR THE INSTALLATION OF A TRAFFIC LIGHT ON COLISEUM WAY

Annaliese Eichelberger stated the current intersection of Bingham Junction Blvd. and Tuscany View Road has been identified as a safety hazard for pedestrians and motorists. The City Council asked redevelopment staff to consider the possibility of installing a traffic signal at this location to mitigate for these issues. Staff has been working with Salt Lake County’s Public Works Division over the last few months to work through the design and schedule.

The signal will be a 4-way lighted intersection with flashing yellow arrows for left-hand turns. For pedestrians this intersection will include crosswalks in all directions, as well as push button walk signals. The City will own the traffic signal once completed and the County will maintain it. Because the traffic signal will be placed on City property by the County and funded by the RDA, the Interlocal agreement will be between all three parties. The County anticipates beginning construction by September 2019 with a completion date no later than December 30, 2019.

The agreement has been prepared by the County’s legal counsel and reviewed by the City’s legal department. Staff recommends adopting the resolution and executing the agreement.

FISCAL IMPACT:
The cost estimate for this project is $201,700.00 and will be funded from the Agency’s Infrastructure budget.

Council Member Paul Glover said there have been several accidents, including a death, at the pedestrian crossing on State Street that has yellow flashing lights. He said the red light protects the citizens.

Council Member Bryant Brown said to be fair, the pedestrian crossing on State Street is different than the one at Gardner Village. The yellow light is confusing because no one knows what to do.

Council Member Dustin Gettel said the best way to stop car traffic is a red light. The area in questions is not the best lit area. At night time the visibility of flags or a flashing yellow light would not be ideal. When the light at Tuscany View and Bingham Junction Blvd was installed, people thought the same thing that it was going to back up traffic. He said he lives in the area, and the traffic is not backed up. If this is a similar light, there should be little to no impact.

Council Member Paul Hunt asked who is going to time the light?
Annaliese Eichelberger said since the road is a Midvale City road, the County that does the timing for the light.

**MOTION:** Council Member Paul Hunt MOVED to Adopt Resolution No. 2018-R-53 authorizing the execution of an Interlocal agreement between Salt Lake County, the Redevelopment Agency of Midvale City and Midvale City for the Installation of a traffic signal at Bingham Junction Blvd and Coliseum Way. The motion was SECONDED by Council Member Paul Glover. Mayor Hale called for discussion on the motion.

Council Member Dustin Gettel said they need to think about the future. With More people in the Jordan bluffs area, they will be happy the light is there.

Council Member Quinn Sperry asked Matt Dahl to state some of the reasons the light was needed there.

Matt Dahl said there were safety concerns from neighboring businesses. The police have identified this site as a safety concern, and the size of the street warrants a light for the traffic.

Council Member Bryant Brown said he would like to look into Center Street for a traffic light as well.

Mayor Hale called for roll call vote. The voting was as follows:
- Council Member Quinn Sperry Aye
- Council Member Paul Glover Aye
- Council Member Paul Hunt Aye
- Council Member Bryant Brown No
- Council Member Dustin Gettel Aye

The motion passed 4-1 in favor.

**B. CONSIDER ORDINANCE NO. 2018-O-17 AMENDING THE MIDVALE CITY LOITERING ORDINANCE**

Lisa Garner said after discussing this matter during the Midvale City Council Meeting of December 4, 2018, it was determined that it is in the best interest of the public health, safety, and welfare of the City to regulate individuals who remain on or about premises to a degree that warrants alarm for the safety of a person or property located in the City of Midvale. It was also determined that it is in the best interest of the citizens of Midvale to provide certain protections for those individuals and businesses who may be affected by those who engage in the act of loitering. The proposed ordinance makes it unlawful for any person remain, wander, or linger in or about a school, business, vacant property, and sidewalk without having a legitimate reason for being on any of these properties, and upon inquiry by a law enforcement official, the person fails to give a reasonably credible account of his identity, conduct, or purposes. Violation of this ordinance is an Infraction.
unless the individual has had a prior loitering or criminal trespass citation within a year of the current violation.

MOTION: Council Member Bryant Brown MOVED to Approve Ordinance No. 2018-O-17 Amending Midvale Municipal Code Section 9.54.070 as provided in the attached proposed amendment. The motion was SECONDED by Council Member Dustin Gettel. Mayor Hale called for discussion on the motion. There being none then he called for roll call vote. The voting was as follows:

- Council Member Quinn Sperry Aye
- Council Member Paul Glover Aye
- Council Member Paul Hunt Aye
- Council Member Bryant Brown Aye
- Council Member Dustin Gettel Aye

The motion passed unanimously.

X. DISCUSSION ITEMS

A. DISCUSS JORDAN BLUFFS MASTER AGREEMENT AND PROJECT

Brian Berndt said an update on the Jordan Bluffs project was presented to the City Council in October. Since then staff has been working with the owner and several of the development team about the linear park that was proposed regarding several components of that project that needed to be identified and brought back to the Council for discussion. A committee with city staff was formed to discuss the basic needs and hopes for the park. A number of ideas for the park were presented. The hope for the park was to have something that could be utilized in a variety of different ways. He was hopeful that after the discussion that evening a specific direction would be determined so the development agreement can come back in its final form for Council consideration in the near future. He turned the time over to the ownership team.


Mark Murdock discussed the View 72 and phase 2 Jordan Bluffs project. He said they have committed to developing a 15-acre park. The Central Park potential public uses are:

- Community Sports
- Splash Pad
- Public Running Trails
- Harvest Days
- Farmers Market
- Art Festivals
- Live Music and Concerts
- Holiday Events
Commercial Highlights

- Approximately 1,000,000 sq. ft. of Office
- 15,000 sq. ft. of Retail
- Multiple hotel pads
- 1 mile of amenity filled linear park
- TOD development near Gardner Village Trax Station

He said they have committed to an amenity park.

Adam Langford, Wasatch Residential, said they bought land from Gardner a few years back, and is excited to be a part of this vision. He said they would like to do a different project with higher density but have it vertical. The parking will be in the structures, which will free up more land for open space. The idea is to create an urban development with park amenities. The views are amazing. It will allow for residential amenities such as a swimming pool, fitness center, and clubroom. It will be a live work play type of environment. The benefits to Midvale are a 15 acre amenitized public park, true live work play environment, increased population will support neighborhood retail, attractive housing options for young professionals.

Council Member Bryant Brown asked what was going in the area where the pool and recreation center was going to be.

Mark Murdock said at the moment, they are showing a hotel and office building.

Council Member Paul Glover asked how the increased densities would affect the affordable housing requirements.

Matt Dahl said right now the only affordable housing is 190 units in the first phase of the Jordan Bluffs project that is under way. There is no other requirement.

Council Member Paul Glover expressed concern about the impact on the schools and asked if the developers had any data in this regard.

Chris Butte said the demographics for the project and the proposed housing, helps the city recruit office tenants. Having UTOPIA gives us the ability to attract high end office users. What these high-end office users are looking for is beyond the central location. They are looking for broadband capacity, to be in the middle of Wasatch labor pool, and affordable housing for their employees. He said they have worked extensively with the school district for the demographic projections.

Council Member Paul Glover asked what type of housing mix there would be; 1, 2, or 3 bedroom homes.

Christian Gardner said it has been thought out to a certain extent. This is a long build out and the bedroom count can change. Typically, they do a mix of 25, 50, 25, on 1, 2, and 3 bedrooms, so that is what they are current looking at.
Council Member Bryant Brown asked of the 3,300 units, what calculations were being used for the total population. The average house in Utah is 3.2.

Chris Butte said he would send out the info on the family sizes and demographics. He said they are attracting the bright young professionals.

Council Member Bryant Brown said he was pleased with the proposed improved trax station.

Mark Murdock said they had been thinking about electric bikes, scooters, or some other transportation method as well.

Council Member Dustin Gettel said the crosswalks on Tuscany View and Bingham Junction has made a huge difference in traffic.

Mark Murdock said they implemented a circulator shuttle bus in downtown area.

Christian Gardner said they are looking at about a 10 to 12 year build out on this project. This will be a long process.

Mark Murdock introduced Scott Johnson, Hales Engineering traffic engineer. He can answer any traffic questions.

Council Member Bryant Brown said citizens are worried that Wasatch and Fern Street is the street that people are going to turn into.

Scott Johnson said Fern Street was not within their study scope. Cars usually gravitate towards the bigger main roads.

Council Member Bryant Brown said a light could make it better or worse, he doesn’t know what the impact would be. The roads in that area don’t line up.

Council Member Paul Glover said overall if the streets lined up, the flow of traffic would be so much better.

Mr. Johnson said they will include Fern Dr. and Wasatch Street in the traffic study.

Council Member Dustin Gettel asked what the plan for the buildout of UTOPIA is for commercial and residential space.

Mark Murdock said that they are doing the trenching right now for all of the conduit for UTOPIA and other providers who may be there.

Council Member Paul Glover said the reality is that you control what goes in there, so if you don’t want UTOPIA, it’s not going in there.
Adam Langford said they were not 100% sure of what they would have for residential, but the office buildings will have UTOPIA.

Council Member Paul Glover expressed his desire for them to work out a deal with UTOPIA and put it in every single apartment.

Council Member Dustin Gettel said the reason he moved out of his apartment was because he didn’t like the media package. He would love to avoid that in this area.

Council Member Paul Glover said he wanted to make sure that Midvale has no liability as far as the cap is concerned.

Adam Langford said his understanding is that in the development agreement the only thing Midvale will be taking on is the landscape maintenance of the park once it's developed.

Council Member Bryant Brown suggested some sort of community garden.

XI. ADJOURN

MOTION: Council Member Paul Glover MOVED to adjourn the meeting. The motion was SECONDED by Council Member Paul Hunt. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 9:22 p.m.

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

Approved this 8th day of January 2019.
Mayor Robert Hale called the meeting to order at 8:00 a.m.

The following items were discussed:

I. Economic Development Update
Christopher Butte discussed economic development issues facing Midvale City in the upcoming year.

II. Legislative issues for the upcoming session:
Ashley Spatafore, Cameron Diehl, and Rachel Otto discussed the following legislative issues for the upcoming session:

• Homeless Shelter Funding
Proceedings of City Council Legislative Breakfast
December 13, 2018

- Sales tax
- Potential tax on services
- Distribution

- Public Safety Retirement
  - Insurance premium tax – Fire Fighter retirement backfill
  - Sen. Mayne: Public Safety planned retirement

- CRA Legislation
  - Sen. Bramble: Tax and Revenue Adjustments
  - Rep. Coleman Bill
  - Rep. Winder Bill
  - Affordable housing legislation

III. Legislator’s issues
Each Representative discussed the issues they would be addressed during the 2019 legislative session

IV. ADJOURN
The meeting adjourned at 9:00 a.m.

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

Approved this 8th day of January 2019
SUBJECT:

Consider declaring approximately 0.49 acres of City-owned property located at 7287 South Catalpa Street surplus for future sale.

SUBMITTED BY:

Alex Murphy, Associate Planner

SUMMARY:

Midvale City owns a piece of property approximately 0.49 acres in size at 7287 South Catalpa Street. This is a vacant parcel, with the exception of a Utopia cabinet hub located at the east end. The City has received a request to sell the property from Ryan Hughes, who is interested in purchasing the property for a private development. After this formal request from Mr. Hughes, the adjacent property owner, Holly Ernest, also expressed interest in purchasing the property. Mr. Ernest owns a strip of land between the City’s parcel and Millennium Street approximately 8’ in width (see attached survey).

The City currently has no plans for development on this parcel. The UTOPIA cabinet and associated easement will need to remain on the property, should the City decide to sell. Any future development on this parcel must comply with the development standards in effect at the time of application. The current zone, Transit Oriented Development (TOD), allows a variety of uses, including residential, commercial, office, etc.

CITY REVIEWERS:

§12.16.050 of the Midvale City Municipal Code establishes a process for reviewing and responding to requests to vacate City-owned property. As required by that process, this request was forwarded to other affected City departments to determine potential impacts to the City. The affected City departments concluded disposal of the property was appropriate and raised the following concerns during the internal review and discussion of the proposal:

1. The property does not have direct sewer access on Catalpa or Millennium Street. A sewer line will need to be extended to service the property if it is developed.
2. The UTOPIA easement may need to be updated if the property transfers ownership.

PLANNING COMMISSION PUBLIC HEARING:

A public hearing was held by the Planning Commission on September 26, 2018 to consider the request and make a recommendation to the City Council. The Planning Commission decided to recommend sale of the property with the following conditions:
1. The future developer shall be solely responsible for any public improvements required to service the project.
2. The UTOPIA easement shall be updated, if required, to guarantee future access or clarify its impacts on future development.

CITY COUNCIL PUBLIC HEARING:

The Council held a public hearing on the matter on October 16, 2018, where a decision on the item was tabled to provide time for Staff to obtain an appraisal and survey of the property. Staff has obtained those items, plus a title report, and now requests a decision from the Council.

APPRAISAL:

The applicant, Mr. Hughes, commissioned a property appraisal from Matthew Frentheway, Certified Residential Appraiser with Aspen Appraisal Group, which valued the property at $80,000 and submitted an offer to purchase the property for $75,000.

City Staff commissioned a property appraisal from Paul and Jacob Throndsen, Certified General Appraisers with Appraisal Group LLC, which valued the property at $200,000.

SALE OPTIONS IF PROPERTY DECLARED SURPLUS:

With multiple parties interested in purchasing the property and a large difference in appraised value, Staff would like direction regarding how the Council would like to proceed. Should the Council decide to declare the property surplus and proceed with sale, possible options include:

- Select one interested party to sell to;
- Allow competitive bids for purchase; or
- Transfer the property to the RDA to pursue other options for disposition allowed by code.

If the Council wishes to encourage prompt development of the site, a reversionary interest could be included as a condition for the sale, a development agreement could be required prior to transfer, or both could be required as a condition of the sale.

FISCAL IMPACT:

Should the Council decide to sell the property, the City will receive funds, up to the market value of the property, in exchange and will no longer have maintenance responsibilities for the property.

If the property is not sold, the City will continue to be responsible for ongoing maintenance of the property.

STAFF RECOMMENDATION:

Staff and the Planning Commission recommend the City Council declare the approximately 0.49-acre property located at 7287 South Catalpa Street as surplus and provide direction on how to proceed with the sale of the property.
RECOMMENDED MOTION – DECLARE SURPLUS:

“I move that we declare the approximately 0.49-acre property located at 7287 South Catalpa Street as surplus and direct Staff to prepare a resolution to proceed with the sale of the property to include the following parameters:

   1. Property sale price to be no less than [$$XXX.XXX].
   2. Utopia easement to remain with necessary modifications to easement description/location to work with future development.
   3. Process to determine buyer shall be based upon ___________________
   4. Purchase contract to include ___________________

ALTERNATE MOTION – RETAIN PROPERTY:

“I move that we deny the request to declare the approximately 0.49-acre property located at 7287 South Catalpa Street as surplus.”

ATTACHMENTS:

- Vicinity Map
- Property Ownership Map
- Title Report
- ALTA Survey
- Appraisal Group LLC Appraisal Executive Summary
Ernest Family LLC

Midvale City

UDOT ROW

Deeded by UDOT to Ernest Family LLC

Chelsea Apartments LLC

Ernest Family LLC

Mountain States Telephone Company
REAL PROPERTY REPORT OF TITLE

File Number 107473-TOF

1. Effective Date:
   October 11, 2018 at 07:30 AM

2. The estate or interest in the land described or referred to in this Report is Fee Simple and title thereto is at the effective date hereof vested in:

   Midvale City

3. The land referred to in this Report is situated in the County of Salt Lake, State of Utah, and is described as follows:

   See Exhibit A attached hereto

NOTE(S): Parcel Identification Number: 21-25-176-032 (for reference purposes only)

   The property described herein also known by the street address of:

   7287 South Catalpa Street
   Midvale, UT 84047
RECORD MATTERS

The following items affect title to said real property:

1. Taxes for the year 2018 are EXEMPT under Parcel No. 21-25-176-032. Taxes for the year 2017 were EXEMPT under Parcel No. 21-25-176-032.

2. Subject Land is located within the boundaries of Midvale City, and is subject to any assessments thereof. For more information please call 801-567-7200.

3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

4. Claim, right, title or interest to water or water rights whether or not shown by the public records.

5. Perpetual Non-Exclusive Cable and Facilities Easement in favor of Utah Telecommunications Open Infrastructure Agency, an interlocal cooperative agency to locate, survey, conduct environmental surveys for, excavate, construct, entrench, maintain, protect, inspect, operate, repair and replace the cables and associated system facilities, hardware and equipment and incidental purposes, by instrument dated January 27, 2006 and recorded February 21, 2006, as Entry No. 9641777, in Book 9257, at Page 2432.

6. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.

NOTE: The following names have been checked for judgments:

Midvale City

No unsatisfied judgments appear of record in the last eight years except as shown herein.

NOTE: This report is provided for informational purposes only. Liability hereunder is limited to the compensation received for this report.
EXHIBIT A

A tract of land, situate in the Southeast quarter of the Northwest quarter of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at a point which is 1945.90 feet South and 657.10 feet West and 183.69 feet South 25°52’14” West from the North quarter corner of said Section 25 (Note: said point of beginning is also 1960.12 feet South 00°19’02” West along the section line and 1971.07 feet East and 183.69 feet South 25°52’14” West from the Northwest corner of said Section 25) and running thence North 25°52’14” East 56.73 feet; thence North 55°52’07” East 26.69 feet; thence South 89°58’53” East 273.57 feet; thence South 43°41’53” East 33.25 feet; thence South 00°03’55” West 42.28 feet; thence North 89°56’05” West 343.34 feet to the point of beginning.

LESS AND EXCEPTING the following:

A parcel of land located in the Southeast quarter of the Northwest quarter of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point which is South 593.110 meters (1945.88 feet) and West 200.283 meters (657.09 feet) and South 25°52’14” West 38.697 meters (126.96 feet) from the North quarter corner of said Section 25 and running thence North 25°52’14” East 8.461 meters (27.76 feet); thence South 89°58’53” East 87.732 meters (287.83 feet); thence South 43°41’53” East 8.254 meters (27.08 feet); thence South 00°03’55” West 4.407 meters (14.46 feet); thence North 43°41’53” West 10.135 meters (33.25 feet); thence North 89°58’53” West 83.384 meters (273.57 feet); thence South 55°52’07” West 8.135 meters (26.69 feet) to the point of beginning.
APPRAISAL REPORT

of

0.488 ACRE OF VACANT LAND

located at

7287 South Catalpa Street
Midvale, Utah 84047

prepared for

MIDVALE CITY
 c/o Mr. Alex Murphy
 7505 Holden Street
 Midvale, Utah 84047

valuation date

December 3, 2018

prepared by

PAUL W. THRONDSEN, MAI
and
JACOB P. THRONDSEN
December 12, 2018

MIDVALE CITY
c/o Mr. Alex Murphy
7505 Holden Street
Midvale, Utah 84047

RE: Appraisal Report – 0.488 acre of vacant land located at approximately 7287 South Catalpa Street Midvale, Utah 84047. Property is owned by Salt Lake County Cottonwood Sanitary District.

Dear Mr. Murphy:

At your request, we have performed an appraisal of the property referenced above utilizing all applicable approaches. This is an "Appraisal Report" in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).

As an Appraisal Report it is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. This report is in a summary format and the depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the following paragraph. The appraiser is not responsible for unauthorized use of this report.

The purpose of this report is to form an opinion of the market value of the property. The valuation date is December 3, 2018. Midvale City is the client, and the intended user of the appraisal report. Intended use is for asset review and possible sale considerations.

Property rights appraised include all ownership rights inherent in fee simple estate. The terms market value and fee simple are defined in the body of the report.

After careful consideration and analysis of the market data summarized in the attached report, the following market value opinion, as of December 3, 2018, has been concluded for the subject property:

TWO HUNDRED THOUSAND DOLLARS
($200,000)
The indicated marketing period (prospective from effective date) for the property at this value is 6 to 12 months. Exposure time (retrospective from effective date) for the property is also concluded at 6 to 12 months.

**Extraordinary Assumptions**

1. Adjacent to the east of the subject is an abandoned roadway owned by Utah Department of Transportation per county records; however, according to the client this abandoned roadway has been deeded to the adjacent property owner to the east, Holly J. & Launa D. Ernest Family, LLC. The deed has not been recorded due to a clerical error and is expected to be recorded in the near future. Overall, it is assumed that the subject does not consist of access to the east.

2. Currently the subject only has frontage along Catalpa Street to the west; however, it’s in close proximity to the Millennium Way intersection to the north and an existing access point to the apartment project adjacent to the south. Since it appears that UDOT has created this access problem, it is a reasonable assumption that they will work with whoever develops the subject site to provide a legal access point along Catalpa Street.

The value opinion is subject to the general assumptions and limiting conditions contained in the report. We trust the report is completed in sufficient detail to accomplish its intended use. Please call if we can be of further assistance.

Sincerely,

Paul W. Throndsen, MAI     Jacob P. Throndsen, Appraiser
Utah State-Certified General Appraiser
Certificate 5451070-CG00 Expires 6-30-19

File #18-12-04PT/JT
SUBJECT PHOTOGRAPHS

Viewing east across property

Viewing southwest across property
Midvale City - 0.488 acre Vacant Land

Viewing north along Catalpa Street  
(subject at the right)

Viewing west along Millennium Way  
(subject at the left)
EXECUTIVE SUMMARY

TYPE OF PROPERTY: Vacant land
OWNER OF RECORD: Midvale City
ASSESSOR’S PARCEL NUMBERS: 21-25-176-032
PURPOSE OF APPRAISAL: Provide an opinion of market value.
PROPERTY RIGHTS APPRAISED: Fee Simple
VALUATION DATE: December 3, 2018
DATE OF REPORT: December 12, 2018
REGIONAL DESCRIPTION: Located in the heart of the intermountain west in an area of Utah known as the Wasatch Front, which includes Weber, Davis, Salt Lake and Utah Counties. The economy is increasing with steady job growth and population growth.

NEIGHBORHOOD DESCRIPTION: Established mixed-use neighborhood with a variety of office, retail, commercial, multi-family, and single family uses. The neighborhood has good access via 7200 South and I-15 in the central part of Salt Lake County. The subject is under the jurisdiction of Midvale City for zoning and related government powers.

SITE:
- Size 0.488 acre
- Zoning TOD (Transit Oriented Development)
- Flood Flood zone “X” with minimal chance of flood, per FEMA Map Number 49035C0432G, dated September 25, 2009.
- Liquefaction Potential: Moderate; typical for area

HIGHEST AND BEST USE:
- Land as if vacant Office or multi-family development as warranted by demand.

VALUATION SUMMARY:
- Land Valuation: $200,000 [$9.50±/SF]
MARKETING PERIOD (Prospective) 6 to 12 months
EXPOSURE TIME (Retrospective) 6 to 12 months
ASSUMPTIONS AND LIMITING CONDITIONS

General:
1. The legal description in this appraisal report was received from the client or abstracted from public records and is assumed to be correct, but the appraiser takes no responsibility as to its correctness.

2. No title opinion is rendered herewith and the property is appraised as though free and clear of all liens and encumbrances, and on the basis of a marketable title, with all rights of ownership in fee simple, unless otherwise noted.

3. The improvements, if any, are assumed to be within the legally described property and built in accordance with the requirements of zoning and building ordinances in effect at the time of construction, but no representation is made in regard thereto, unless noted.

4. The appraiser shall not be required to give testimony or appear in court as an expert witness in connection with this appraisal, unless prior arrangements are made.

5. The value estimates are based on the market and monetary conditions prevailing as of the valuation date and cannot be applied to other dates in the past or future.

6. All market data and other information contained in this appraisal report has been gathered and reasonably investigated by the appraiser to the extent that it is believed to be correct, but is not guaranteed. No market data or information has been withheld which would tend to distort final estimate of value.

7. Unless otherwise stated in the report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser’s inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. The presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions may affect the value of the property. The value estimates are predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

Extraordinary Assumptions
1. Adjacent to the east of the subject is an abandoned roadway owned by Utah Department of Transportation per county records; however, according to the client this abandoned roadway has been deeded to the adjacent property owner to the east, Holly J. & Launa D. Ernest Family, LLC. The deed has not been recorded due to a clerical error and is expected to be recorded in the near future. Overall, it is assumed that the subject does not consist of access to the east.

2. Currently the subject only has frontage along Catalpa Street to the west; however, it’s in close proximity to the Millennium Way intersection to the north and an existing access point to the apartment project adjacent to the south. Since it appears that UDOT has created this access problem, it is a reasonable assumption that they will work with whoever develops the subject site to provide a legal access point along Catalpa Street.
RESTRICTIONS UPON DISCLOSURE AND USE

Disclosure of the contents of this appraisal report is governed by the by-laws and regulations of the Appraisal Institute.

Neither all nor any part of the contents of this report (especially any conclusions as to values, the identity of the appraiser or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the undersigned.

COMPETENCY STATEMENT

We are competent to complete this report in accordance with the Competency Provision of the Uniform Standards of Professional Appraisal Practice (USPAP).
CERTIFICATION

RE: Appraisal Report – 0.488 acre of vacant land located at approximately 7287 South Catalpa Street Midvale, Utah 84047. Property is owned by Midvale City.

We certify that, to the best of our knowledge and belief,...

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- we have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- we have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- we are in compliance with the Competency Provision in the USPAP as adopted in FIRREA and have sufficient education and experience to perform the appraisal of the subject property.
- the appraisal assignment was not made, nor rendered on the basis of a requested minimum valuation, a specific valuation, or an amount which would result in approval of a loan.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- as of the date of this report, I, Paul W. Throndsen, MAI, have completed the continuing education program for Designated Members of the Appraisal Institute.
- Paul W. Throndsen is a Utah State-Certified General Appraiser, 5451070-CG00, Expires 6-30-19.
- Jacob P. Throndsen is a Utah State-Certified General Appraiser, 5324034-CG00, Expires 12-31-18.
- we have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the persons signing this certification.
- our state appraisal certification/registration has not been revoked, suspended, canceled, or restricted.
- we have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

December 12, 2018

Paul W. Throndsen, MAI
Utah State-Certified General Appraiser
Certificate 5451070-CG00 Expires 6-30-19

December 12, 2018

Jacob P. Throndsen, Appraiser
Utah State-Certified General Appraiser
Certificate 5324034-CG00 Expires 12-31-18
SUBJECT:

Final Subdivision Plat Approval for 8-Unit Pinstripe Cove Master Planned Development (PUD) Subdivision located at 139 East 8000 South

SUBMITTED BY:

Alex Murphy, Associate Planner

SUMMARY:

The proposed Pinstripe Cove PUD Subdivision consists of eight (8) proposed residential lots and additional common area on a total of 1 acre located on 8000 South. This request has been submitted by Boyd Brown, representing the owner of the property, as part of an overall proposal for a Master Planned Development. The Planning Commission granted approval of the Conditional Use Permit and Preliminary Site Plan for the Master Planned Development, subject to the City Council’s approval of the subdivision plat.

All subdivisions require a review and recommendation from the Planning Commission and approval from the City Council. Public hearings are required to be held by each body. The Planning Commission conducted a public hearing on this project on September 12, 2018 and issued a decision to approve the Master Planned Development and a recommendation to approve the subdivision plat. The City Council conducted a public hearing on the subdivision plat on October 2, 2018 and approved the preliminary subdivision plat with the following conditions:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer, Fire Marshal, and City Council. Prior to final subdivision plat approval, the applicant shall obtain final site plan approval for the master planned development. The final subdivision plat shall be adjusted to reflect any changes required by the final site plan.
2. The applicant shall prepare a draft Declaration of Covenants, Conditions, and Restrictions, including the creation of a homeowner’s association, for the development. Once approved, this document shall be recorded concurrently with the subdivision plat.
3. The applicant shall obtain duty to serve letters for water and sewer service and bond for any required public improvements prior to the subdivision plat being recorded.
4. The applicant shall provide evidence that courtesy notices have been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and Century Link regarding the utility easements on the subdivision plat with the Final Subdivision Plat application.
5. A note indicating the parking restriction along the private road shall be included on the final plat.
6. The subdivision plat and associated documents shall not be recorded until all existing structures have been removed from the property and the final site plan is approved.

The applicant has prepared and submitted the final plat. The Final Site Plan for the Master Planned Development has been approved. The CC&Rs have been drafted and approved. Duty to serve letters and
utility notices have been provided. The proposed subdivision plat was reviewed and approved by the City Engineer and Fire Marshal.

The last remaining requirements before recording the subdivision plat are to remove the existing structure(s) on the property and add the note prohibiting parking on the private street to the plat. Staff recommends including these requirements in a motion to approve the subdivision plat.

**FISCAL IMPACT:** N/A

**STAFF RECOMMENDATION:**
Staff recommends the City Council approve the final subdivision plat for the Pinstripe Cove PUD Subdivision with the following conditions:

1. The subdivision plat and associated documents shall not be recorded until all existing structures have been removed from the property and the note regarding parking on the private street has been added to the plat.
2. The applicant shall obtain all required signatures on the final subdivision plat Mylar.
3. The approved CC&Rs shall be recorded concurrently with the subdivision plat.

**RECOMMENDED MOTION – APPROVAL:**

"Based on compliance with the requirements of the Midvale City Municipal Code demonstrated in the application or addressed by conditions of approval, I move that we approve the final subdivision plat for the Pinstripe Cove PUD Subdivision with the following conditions:

1. The subdivision plat and associated documents shall not be recorded until all existing structures have been removed from the property and the note regarding parking on the private street has been added to the plat.
2. The applicant shall obtain all required signatures on the final subdivision plat Mylar.
3. The approved CC&Rs shall be recorded concurrently with the subdivision plat."

**RECOMMENDED MOTION – TABLE DECISION:**

"I move that we table decision on the Pinstripe Cove MPD Subdivision to address the following questions/comments:

1. ...
2. ...
"

**ATTACHMENTS:**

- Vicinity Map
- Final Subdivision Plat
- Approved Site/Landscape Plan
- Approved Building Elevations
Landscape

<table>
<thead>
<tr>
<th>No.</th>
<th>Type</th>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Plant Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Blue Spruce</td>
<td>Picea pungens</td>
<td>Picea pungens</td>
<td>2&quot; CAL.</td>
</tr>
<tr>
<td>2</td>
<td>Gold Star</td>
<td>Chamaecyparis nootkatensis</td>
<td>Chamaecyparis nootkatensis</td>
<td>2&quot; CAL.</td>
</tr>
<tr>
<td>3</td>
<td>Weeping Willow</td>
<td>Salix babyloniana</td>
<td>Salix babyloniana</td>
<td>2&quot; CAL.</td>
</tr>
<tr>
<td>4</td>
<td>Weeping Cypress</td>
<td>Cupressus macrocarpa</td>
<td>Cupressus macrocarpa</td>
<td>2&quot; CAL.</td>
</tr>
<tr>
<td>5</td>
<td>Japanese Maple</td>
<td>Acer palmatum</td>
<td>Acer palmatum</td>
<td>2&quot; CAL.</td>
</tr>
<tr>
<td>6</td>
<td>Weeping Cherry</td>
<td>Prunus pendula</td>
<td>Prunus pendula</td>
<td>2&quot; CAL.</td>
</tr>
</tbody>
</table>

TOTAL TREES = XX TREES
EVERGREENS REQUIRED = 29*25% = 8 TREES
EVERGREENS PROVIDED = 11 TREES (38%)

TURF (SOD) AREA: 18,156 Sq. Ft. 90%
NON TURF AREA: 1,906 Sq. Ft. 10%
TOTAL LANDSCAPE AREA: 20,062 Sq. Ft. 100%

STREET TREES REQUIRED = 396' FRONTAGE / 30 = 13 STREET TREES
STREET TREES PROVIDED = 14 STREET TREES

TOTAL SITE INTERIOR PARKING LANDSCAPE REQUIREMENT CALCULATION

- Street Trees Required: 13
- Street Trees Provided: 14
- Interior Parking Landscaping Required: 78 Sq. Ft. (15%)
- Interior Parking Landscaping Provided: 108 Sq. Ft. (21%)

**Note:** Additional information and tables regarding planting, soil preparation, irrigation, and maintenance are included in the document for a complete landscape plan.
RIGHT ELEVATION

OVERALL HEIGHT OF HOME
- TOP OF FOUNDATION/FINISHED FLOOR
- TOP OF FOOTING
- UPPER FINISHED FLOOR
- TOP OF WINDOW
- UPPER LEVEL TOP PLATE
- WINDOW AND DOOR NOTES:
  SIZING & MEASUREMENTS:
  WINDOW AND DOOR SIZES ARE FOR REFERENCE ONLY
  WINDOW AND DOOR MANUFACTURER/CONTRACTOR IS RESPONSIBLE FOR ON-SITE MEASUREMENTS OF ALL WINDOWS AND DOORS.
  INSTALLATION:
  WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND LOCAL BUILDING CODES.

EXTERIOR (RIGHT ELEVATION) FINISH MATERIALS
- HARDI SIDING & TRIM
- STONE

LEFT ELEVATION

OVERALL HEIGHT OF HOME
- TOP OF FOUNDATION/FINISHED FLOOR
- TOP OF FOOTING
- UPPER FINISHED FLOOR
- WINDOW AND DOOR NOTES:
  SIZING & MEASUREMENTS:
  WINDOW AND DOOR SIZES ARE FOR REFERENCE ONLY
  WINDOW AND DOOR MANUFACTURER/CONTRACTOR IS RESPONSIBLE FOR ON-SITE MEASUREMENTS OF ALL WINDOWS AND DOORS.
  INSTALLATION:
  WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND LOCAL BUILDING CODES.

EXTERIOR (LEFT ELEVATION) FINISH MATERIALS
- HARDI SIDING & TRIM
- STONE

SIDE ELEVATIONS

SCALE 1/4" = 1'-0"
SUBJECT: Resolution Appointing Bryce Haderlie as the Midvale City Assistant City Manager/Administrative Services Director

SUBMITTED BY: Kane Loader, City Manager

SUMMARY:

With the resignation of Laurie Harvey, it is necessary to appoint a new Assistant City Manager/Administrative Services Director. After considering several prospective candidates I am recommending to the Mayor that he appoint Mr. Bryce Haderlie to that position.

Years past the main function of this position was to act as the Chief Financial Officer for the City and the main responsibilities were budget preparation and oversight as well as the yearly audit. Most of those financial duties have now been assigned to the Assistant Finance Director, Dalin Hackett, and this position today has become more administrative in nature having oversight responsibilities for not only Finance but also Court Administration, Information Technology (IT), Human Resources, City Recorder’s Office, Municipal Building Authority and Communications/Public Information.

I have known Bryce for several years through our mutual involvement with the Utah City Managers Association and working with him directly as he served as an Assistant City Manager in the cities of West Jordan and Cottonwood Heights. I have been impressed with his skills, abilities and professionalism. I have spent several hours with him over the past week going over his resume and credentials. Mayor Hale and Brian Berndt have also had a chance to conduct an in-depth interview with Bryce. We all agree that Bryce has the experience, qualifications and, something we feel that is very important, the personality to fit in with our management team and City Staff.

STAFF’S RECOMMENDATION:

The Staff recommends to the Mayor that he appoint Bryce Haderlie to the position of Assistant City Manager/Administrative Services Director
RECOMMENDED MOTION:

I move that we approve Resolution No. 2019-R-01 appointing Bryce Haderlie as the Midvale City Assistant City Manager/Administrative Services Director.

Attachments:  
- Proposed Resolution  
- Bryce Haderlie Resume  
- City Management Org Chart
December 18, 2018

Mr. Kane Loader
7505 Holden St
Midvale, UT 84047

Dear Kane,

You must be feeling a heavy load with Laurie’s departure from your team. With my 14 years of experience in the administrative services, I’m confident that I can step in and maintain the momentum and high level of service that you expect. I’m an innovator who is always looking to improve service delivery as I foster a spirit of respect and enthusiasm in the organization.

Using my experience in budgeting and finance controls, I have tied the budget to strategic goals to measure progress and ensure transparency and integrity. My HR responsibilities have encompassed each phase of an employees’ career and I have many examples of finding and keeping happy and productive staff. In the IT department, I’ve initiated innovative systems to enhance service, performance and reliability while lowering costs. My involvement with the recorder’s office has always focused on the need for accurate and complete records of all city business.

My friendly and easy-going personality enables me to build trusting relationships quickly and my conflict resolution skills help listen and communicate effectively. I am a problem solver that works collaboratively to identify the issue, explore alternatives and work tirelessly toward a positive outcome. I am proud of my 25 years of government service where I’ve faced and solved some very challenging problems while serving the public and protecting taxpayer dollars. I am looking for a long-term relationship and would consider it an honor to serve you, the Mayor, Council, staff and citizens of Midvale with my enthusiasm and energy.

Sincerely,

Bryce K Haderlie
Bryce K Haderlie
7168 W Allison Dr. West Jordan, UT 84081 (m) 801-597-5160
email: bhaderlie@ch.utah.gov

Skill Summary:
Negotiation Finance Public Speaking Writing
Mentoring Leadership Organizational Behavior Budgeting
Integrity Customer Service Problem Solving Innovation

Work History and Professional Experience:

2015-2018- Cottonwood Heights- Assistant City Manager/Administrative Services Dir.
✓ Supervised the Canyon Centre public/private partnership CDA project valued at over $12,000,000.
✓ Reworked the city budget to remove over $400,000 of outdated appropriations, prioritized the capital projects, and made the budget more transparent.
✓ Cancelled ineffective private service contract and created new public works department including manpower and equipment at no additional cost.
✓ Initiated changes to workers compensation policies and focused on safety to reduce claims, lower the E-mod and lower the premiums by over $25,000 annually.

2013-2015 – City of West Jordan- Interim City Manager, Assistant City Manager/Administrative Services Director
✓ Developed a project rating system with senior staff to rank capital projects and reduce infighting between departments for appropriations.
✓ Created “Values” as a city to steer decisions and actions. This reduced citizen complaints and internal conflicts through a standardized decision process.
✓ Initiated a new fleet lease process to obtain new vehicles, reduce maintenance costs, and improve reliability of the fleet.
✓ Managed a team to implement a $1 million-dollar ERP project within budget and on time.

2005-2013- Brian Head Town Manager
✓ Redesigned the city council agenda and preparation to shorten meetings and improve public transparency.
✓ Revised the budget and utility rates to ensure that administrative costs were fairly born by all enterprise and auxiliary funds.
✓ Negotiated with contractor to repair the failed well instead of enter into litigation thus saving tens of thousands of dollars in litigation costs.

1994-2005- Brigham City Corp.- Building Official, Community Services Superintendent
✓ Revised business regulations, licensing processes, code enforcement, and development applications to reduce citizen frustration and improve communication.
✓ Assisted the public works director with several projects relating to airport expansion, street improvements and department coordination.

1993-1994- Centerville City- Building Inspector, Building Official
✓ Studied and passed seven building code certification tests in 9 months.

1988-1993- ABCO Construction- Project Superintendent, carpenter, cement finisher
✓ Successfully managed three projects simultaneously during heavy construction period.
Bryce K Haderlie
7168 W Allison Dr. West Jordan, UT 84081 (m) 801-597-5160
e-mail: bhaderlie@ch.utah.gov

Education:
♦ Master of Public Administration, Southern Utah University (2011)
♦ Bachelor of Business Administration, Utah State University (1999)
♦ Excellence in Risk Management Certificate, Utah Local Governments Trust
♦ Arbinger Trainer Certification, Arbinger Properties, LLC (2012)
♦ Emergency Management- Nine certifications from FEMA and State Division of Homeland Security
♦ International Conference of Building Officials- Nine certifications (expired)
♦ Graduate, Star Valley High School, Afton WY

Accomplishments:
✓ President of Utah City Managers Association, 2018-2020
✓ Obtained a $9.1 million dollar USDA water project grant for Brian Head Town.
✓ Construction of three fire stations and one city hall within budget
✓ Created the Brian Head CDA to funnel $5 million into public improvements.
✓ Developed project and financing to construct a skier interconnect and lake which increased land values and visitor amenities in Brian Head
✓ Created employee development course to educate staff and help them advance their careers
✓ Varsity Scout coach that has assisted over 20 boys in obtaining their Eagle rank.
✓ Brigham City/Tremonton Board of Realtors, Citizen of the Year, 2002 for efforts to streamline permit and development processes.
✓ Contributing author to local newspapers with humor articles
✓ Senior Class President, Star Valley High School.
✓ Eagle Scout with two palms.
MIDVALE CITY, UTAH
RESOLUTION NO. 2019-R-01

A RESOLUTION CONFIRMING THE MAYOR’S APPOINTMENT
OF BRYCE HADERLIE AS THE ASSISTANT CITY MANAGER/
ADMINISTRATIVE SERVICES DIRECTOR FOR MIDVALE CITY

WHEREAS, the Mayor is authorized to appoint, with the advice and consent of the City Council, a qualified person to serve as the Assistant City Manager/Administrative Services Director; and

WHEREAS, the City Manager has determined that Bryce Haderlie has the qualifications and experience to serve as the Assistant City Manager/Administrative Services Director; and

WHEREAS, the City Manager is recommending that the Mayor appoint Mr. Haderlie to that position; and

WHEREAS, the Mayor has sought the advice and consent of the City Council concerning such appointment; and

WHEREAS, the Mayor desires to appoint Bryce Haderlie as the Assistant City Manager/Administrative Services Director; and

WHEREAS, the City Council desires to consent to this appointment,

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF MIDVALE, UTAH:

Section 1. The City Council hereby confirms the appointment of Bryce Haderlie as the Assistant City Manager/Administrative Services Director.

Section 2. This Resolution shall take effect immediately.

APPROVED AND ADOPTED this 8th day of January 2019.

__________________________
Robert M. Hale, Mayor

Voting by the City Council

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<tr>
<th>Name</th>
<th>“Aye”</th>
<th>“Nay”</th>
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<td>Quinn Sperry</td>
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<td>Dustin Gettel</td>
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ATTEST:

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Rori L. Andreason, MMC
City Recorder