



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

MIDVALE CITY COUNCIL MEETING
***** AMENDED AGENDA *****
May 18, 2021

PUBLIC NOTICE IS HEREBY GIVEN that the **Midvale City Council** will hold an electronic and in-person meeting on the **18th day of May 2021** as follows:

Electronic & In-Person City Council Meeting

This meeting will be held electronically and in-person. Those choosing to attend the meeting in person will be required to wear a face mask (covering their mouth and nose) and practice social distancing. The City seeks to provide safe options for the public to participate in-person and electronically that comply with state and local regulations, as well as common sense.

The meeting will be broadcast on the following:

You Tube: www.MidvaleCity.org/YouTube

If you would like to provide public comments electronically, please email your comments to Lmagness@midvale.com prior to the completion of the public comments portion of the meeting. You may also submit comments if the Mayor and City Council open a specific agenda item to public comment. These comments will be read aloud in the meeting and will be part of the public record. When commenting, please: • Limit your comments to 400 words (the equivalent of 3 minutes) • Include your first and last name • Include your city of residence (optional) • Include the name of the Agenda item

6:00 PM – WORKSHOP

- 2021 Land Use Legislation Discussion [*Alex Murphy, Planning Director*]
- Department of Workforce Services Presentation [*Yvette Woodland, Workforce Services*]

7:00 PM - REGULAR MEETING

I. GENERAL BUSINESS

- A. WELCOME AND PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. Unified Fire Report

II. PUBLIC COMMENTS

Any person wishing to comment on any item not otherwise scheduled for public hearing on the Agenda may submit their comment via email to Lmagness@midvale.com prior to the completion of this portion of the meeting. 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. COUNCIL REPORTS

- A. Councilmember Quinn Sperry

- B. Councilmember Bryant Brown
- C. Councilmember Heidi Robinson
- D. Councilmember Paul Glover
- E. Councilmember Dustin Gettel

IV. **MAYOR ROBERT M. HALE REPORT**

V. **CITY MANAGER REPORT**

VI. **DEPARTMENT REPORTS**

- A. Community Development/RDA Report ***[Nate Rockwood, Community Development Director]***

VII. **CONSENT AGENDA**

- A. Consider Minutes of April 15th and May 4, 2021 ***[Rori Andreason, H.R. Director/City Recorder]***

VIII. **ACTION ITEMS**

- A. Consider 6-Lot Final Subdivision Plan Located at 7039-7045 South 300 East ***[Jason Binks, Senior Planner]***
- B. Consider **Resolution No. 2021-R-18** Authorizing the Mayor to enter into an Agreement with Quicksilver Concrete, Inc. for the 2021 Neighborhood ADA Ramp Upgrade Project ***[Keith Ludwig, City Engineer]***

IX. **DISCUSSION ITEM**

- A. Discuss Parental Leave and Caregiver Leave Policies ***[Rori Andreason, H.R. Director/City Recorder]***

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 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.

DATE POSTED: MAY 13, 2021

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



COUNCIL MEETING *Minutes*

Tuesday May 18, 2021
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Robert M. Hale

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

STAFF: Matt Dahl, City Manager; Kyle Maurer, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Lisa Garner, City Attorney; Glen Kennedy, Public Works Director; Laura Magness, Communications Director; Nate Rockwood, Community Development Director; Alex Murphy, Planning Director; Jason Binks, Senior Planner; Chief Randy Thomas, UPD; Chief Brad Larson, UFA; Jake Shepherd, Network Administrator; and Noah Lee, IT Technician.

WORKSHOP at 6:00 PM

- **2021 Land Use Legislation Discussion**

Alex Murphy said in the 2021 Utah Legislative Session, the state legislature adopted 5 bills that warrant amendments to the City's zoning ordinance. This memo summarizes the provisions of those bills and how Staff intends to respond to them (see the solid, round bullet points). Staff is seeking direction from the Council on several topics within these bills; these questions have been identified in the last section of this report.

HB 82 – Single Family Housing Modifications:

This is the "ADU" bill. It requires the city to allow internal accessory dwelling units ("IADU") as a permitted use in primarily residential zones. It preempts most design regulations, such as unit size, lot size, and frontage, but does allow cities to impose parking standards and occupancy requirements. The bill also establishes an enforcement process specific to IADUs and modifies building code requirements.

Staff recommends the following changes to city code in response:

- Revise existing accessory apartment definition to match IADU language in state code.
- Revise use tables in all primarily residential zones and zones that allow accessory apartments so IADUs are allowed uses in single-family dwellings. Affected zones

include SF-1, SF-2, RM-12, RM-25, MU, SSC, TOD, BJ, Riverwalk, Junction at Midvale, Silver Refinery Overlay, JB Sub 4, SSOZ, and TODO.

- Establish minimum standards for IADUs as allowed under state code:
 - 1 additional off-street parking space
 - Owner occupancy of one of the units
 - Prohibit use of IADU as a short-term rental
 - Require IADUs be on the same utility meters as the primary residence
 - Require building permit
 - Require notice on title documenting conditions of approval
- Add IADU process to code enforcement chapter (Title 7)
 - Notice and appeal process
 - Lien
 - \$100/day fine

These revisions for IADUs also open an opportunity to revise the requirements for external ADUs ("EADU"). Staff would recommend imposing the same requirements on EADUs and using the existing accessory building standards (generally 900 SF or 13% of lot area, whichever is larger, in size and setbacks as low as 2'). The bill does not affect EADUs but the current standards have proven challenging for most interested property owners and expanding ADU options was a topic discussed in the 2019 Housing Plan.

HB 98 – Local Government Building Regulations:

This bill has two major components: a change to building permit reviews/inspections and preemption of certain zoning ordinance requirements.

For building permits and inspections, developers may hire a 3rd party inspector if the city takes too long to complete inspections. In that event, the developer must notify the city that they are using a 3rd party inspector and the 3rd party inspector is authorized to issue certificates of occupancy after all inspections are completed. Additionally, the bill defines what items a city can require for building permit submittals and waives the permit requirement for certain residential buildings damaged by a natural disaster.

On the zoning ordinance side, this bill prohibits a city from regulating building design elements for 1- and 2-family houses or townhomes unless done so as part of planned unit development in exchange for a benefit to the developer. Building design elements includes:

- Exterior color and material,
- Roof design,
- Nonstructural architectural ornamentation,
- Location and design of windows and doors, including garage doors,
- Number, type, and interior layout of rooms,
- Minimum size,
- Rear yard landscaping requirements,
- Minimum dimensions, or
- Requirement to install front yard fencing

This bill was vetoed by Governor Cox due to flood insurance concerns, but he expressed his support for the bill overall and Staff expects it will be quickly adopted once those concerns are addressed. Because it is expected to be approved again in the near future, Staff recommends including it in the legislative response text amendments and making changes to the city code as follows:

- Update and centralize bonding procedure and application review process to account for possibility of 3rd party Certificate of Occupancy.
- Base landscape and amenity improvement installation deadlines on a defined date (such as approval date plus X days, end of summer, etc.) rather than occupancy date.
- Remove or revise existing building design element language to remove conflicts with the bill. This will affect all zones allowing single-family and two-family dwellings (SF-1, SF-2, RM-12, RM-25, MU, SSC, TOD, BJ, Riverwalk, Junction at Midvale, Silver Refinery Overlay). It may also affect all zones allowing townhome projects (adding JB Sub 4, JB Sub 1-3, MS-FBC, TODO to the list).
- Update master planned/planned unit development requirements (continuing RPUD discussion).
- Expand code enforcement penalties to address zoning ordinance items normally inspected prior to occupancy (lighting, exterior finishes, landscaping, amenities, etc.)

One of the more challenging elements in this bill is the types of units that are affected. The preemption changes in the bill apply to “one to two family dwelling or townhome.” This term is not defined and has caused some confusion. A strict reading of this clause would cause it to affect all townhome developments, excluding those in planned unit development, because every townhome is a one-family townhome, regardless of the number of units attached. A less strict reading would limit application of the clause to only those buildings that have 1 or 2 units in them. The difference in interpretation will affect how many zones are affected by the building design element preemption: the looser reading will affect fewer zones while the stricter reading will affect more.

One approach to resolve the issue is to revise all references to “townhome” to “multifamily” uses. The city can still impose building design element regulations on multifamily uses, so this change would preserve greater housing options. Alternatively, all townhome uses could be removed from city code, reducing the number of uses and project types available.

HB 107 – Subdivision Plat Amendments:

This bill modifies requirements for subdivision plats relating to “water conveyance facilities,” including canals, ditches, etc. Subdivision plats are required to describe such facilities and surveyors must consult with facility owners when platting over existing facilities. The bill also modifies notification requirements and approval process for cities when reviewing such subdivisions.

Staff recommends the following changes to city code in response:

- Update plat requirements in Title 16 to include the new standards.
- Update subdivision process and notice standards to include facility owner notification requirements.

Staff has been working on a comprehensive update to the subdivision ordinance. Would Council like these standards to be addressed immediately on their own or wrapped into the overall subdivision update?

HB 409 – Municipal and County Land Use Development Revisions:

This bill affects several areas in state code affecting planning and zoning efforts, including planning commissions, development agreements, conditional use permits, subdivisions, lot line adjustments, and residential street standards.

For planning commissions, new annual training requirements are added. Commissioners are required to complete 4 hours of training each year, with at least 1 hour on LUDMA. 1 hour can be credited by attending at least 12 planning commission meetings in a calendar year. The remaining time can be obtained from staff trainings, conferences, seminars, etc. All new commissioners must receive the first hour of LUDMA training before sitting for their first meeting.

The new development agreement (“DA”) language refines standards and clarifies procedures. DAs continue to be an option for cities, but a city cannot require a DA as the only option to develop land. Further, a DA that deviates from the established ordinance must go through the same process as a text amendment before it can be approved.

Conditional use permits must now use “objective” standards. Additionally, “substantial evidence” now has a meaning (evidence that is “beyond a scintilla and a reasonable mind would accept as adequate to support a conclusion.”) These changes have a significant impact on conditional use permit standards in city code, as many of our current standards are not as objective as they should be. Staff is considering consolidating use requirements throughout the ordinance to minimize repetition and administrative burden caused by code amendments.

Subdivision and lot line adjustment changes are included that reduce the burden for developers seeking approvals. Additional exceptions are added to the subdivision process, allowing property owners to divide land if the recorded document states the division (1) is in anticipation of future land use approvals on the parcel(s), (2) does not confer any land use approvals, and (3) has not been approved by the city. The lot line adjustment language describes processes by which property owners can complete lot line adjustments without city input. Cities may require review and approval of lot line adjustments affecting lots with houses on them; otherwise, approval cannot be required. Finally, a new provision has been added that prohibits the city from imposing new zoning ordinance provisions to a subdivision for 10 years after the plat is recorded. This will require us to figure out how to track approval dates and zoning ordinance versions better than we have in the past to minimize the administrative burden.

This bill also limits residential street width requirements to 32' of pavement and requires adopted infrastructure requirements. Current city standards require 20-28' of pavement width, so the width provision is not anticipated to be an issue. Additional standards will need to be adopted regarding other street improvements, such as fire department access and turnarounds.

Staff recommends the following changes to city code in response:

- Update Planning Commission section of city code to reflect training requirements.
- Add new section governing development agreements.
- Revise CUP standards to remove subjective requirements.
- Consolidate repetitive sections of city code.
- Update definitions.
- Revise subdivision and lot line adjustment processes and requirements to remove conflicts with bill.
- Revise subdivision improvement requirements, including street standards.

As indicated under HB107, Staff has been working on a comprehensive subdivision ordinance update. The subdivision and lot line adjustment sections of this bill could be included in that update or broken out individually. With the additional exceptions to subdivisions added to state code, the Council should consider how land divisions should be reviewed. The city could require an after-the-fact plat as part of the review process or accept unreviewed land divisions if they comply with lot standards.

SB 201 – Public Notice Amendments:

Following changes to local newspaper publishing dates, this bill replaces the requirement to post public notices in a newspaper with a requirement to publish it on the state's public notice website.

Staff recommends the following changes to city code in response:

- Remove requirement to publish notices in newspaper from city code.
- Update remaining noticing requirements to match state code. Current standards were adopted in 2001 and have not been updated to reflect changes in state code requirements since. This change could include modifying notice proximity for mailed notices (currently set at 300' from project boundary).

Council Consideration Items:

- Are there particular topics that require additional discussion?
- Does the Council have a preference for how these changes are presented? Staff is considering independent text amendments for each bill, independent text amendments for each chapter of the ordinance, or a combination of the two.
- Should external ADUs be included with the changes proposed for internal ADUs?
- Does the Council want Staff to proceed with proposing changes in response to HB 98? If so, how should Staff proceed with the "one to two family dwelling or townhome" question?

- Should Staff wrap the subdivision changes into a comprehensive subdivision ordinance amendment or limit changes to the affected topics?
- Should Staff begin consolidating repetitive sections of code?
- What proximity area should be used for mailed notices?

- **Department of Workforce Services Presentation**

Yvette Woodland informed the Council that due to the unexpected circumstances over the past year, they will be closing their Midvale facility.

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

This meeting will be held electronically and in-person. Those choosing to attend the meeting in person will be required to wear a face mask (covering their mouth and nose) and practice social distancing. The City seeks to provide safe options for the public to participate in-person and electronically that comply with state and local regulations, as well as common sense.

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- Include your first and last name • Include your city of residence (optional)
- Include the name of the Agenda item

I. GENERAL BUSINESS

A. WELCOME AND PLEDGE OF ALLEGIANCE

B. ROLL CALL - Council Members Heidi Robinson, Dustin Gettel, Bryant Brown, and Quinn Sperry, and Paul Glover were present at roll call.

C. UNIFIED FIRE DEPARTMENT REPORT

Chief Brad Larson said recruit camp will graduate next week. He encouraged everyone to visit the Unified Fire Authority Facebook page, which has a lot of great information. He said they have excellent Battalion Chief candidates and have promoted three squad bosses for the wild lands. The UFA budget has been approved and is moving forward to the Board for approval and final adoption on June 15th. He discussed the Quarterly Report of January through March. The total call volume was 853 for the quarter. The top fire dispatches were 8 structure fires, 3 outside rubbish fires, 1 mobile property (vehicle) fire, and 1 mobile property fixed structure. The top EMS dispatches were 45 sick persons, 32

breathing problems, 28 unknown problems, 18 traffic transportation incidents and 16 falls. Other dispatches were 28 public service assistance, 26 unintentional system detector, 10 system detector malfunction, 9 electrical wiring equipment problems, and 4 water problems.

Mayor Hale said this is the portion of the agenda that allows any person to express ideas, concerns, comments, or issues. If you would like to comment on a Public Hearing item, you will be allotted time during the Public Hearings portion of the meeting.

Email your comments to Laura Magness at Lmagness@midvale.com.

When commenting, please:

- Limit your comments to 400 words (which is the equivalent of 3 minutes)
- Include your first and last name
- Include your city of residence (this is optional) and
- Include the name of the Agenda item

City staff will only read into the record the equivalent of three minutes. So, please be concise with your statements.

II. PUBLIC COMMENTS

Comments submitted to Laura Magness:

Lorene Butler: I want to express my gratitude to this council and the developer of the Midvale Mills development for compromising, listening, working, and working with one another to come together for the common good of the community, the neighborhood, and the city. Having stability in neighborhoods and people who want to build a community is what helps a city thrive and endure. I would encourage each developer, city staff member and those on the commission and council to continue to take this direction when it comes to building in Midvale.

There is a proposal for a new development on the corner of State and Center that will greatly impact, compromise, and change the face of existing neighborhoods around it. Legal council, transit members and developers speak of sparkling buildings, places to engage in activities with shops and transportation options to reduce the greenhouse gases. Such buildings still house people with cars and families that drive and travel and park everywhere but in the spaces provided for, because there is never enough parking. I am also curious about the availability of water that should be provided for such developments. I know that we have water rights but we are in the worst drought in 30 years and unless we have many months of substantial rainfall, we will continue in this drought for more than 5 years.

I ask each of you as staff, commissioners, and council members to utilize all your efforts to change the way we allow density housing to encroach on neighborhoods that are single family dwellings. Developers who really show a concern for the impact they are creating

are valuable and appreciated by your residents, neighbors and those who elected you. The aforementioned development on Center would look great and inviting to those who travel 7200 South every day.

I appreciate the comments of those that respond to social media posts, but I know that these comments can make those on the rest of the council seem callous and uncaring. Midvale residents should be informed that council members have restrictions in responding on such sites due to rules .

*One day I hope to see you again and I miss seeing the faces on zoom.
Thank you for your time.
Lorene Butler.*

Spencer Mears said every year Midvale City reminds us about how we live in a desert and water needs to be conserved by being smart how we water and pretty much every year I see people posting about Midvale City watering while it is raining, and we even had one time when someone took a picture of the Midvale Park being watered with snow on the ground. I know that many residents of Midvale and several members of the city council have asked about putting rain sensors on the sprinkler controllers and so I was both shocked and very disappointed when I saw that the public works department reported that it would cost "\$100s of \$1000s" to "get everything required to run with rain sensors" I understand that I don't know every single location that the city waters or what control system and rain sensors they were looking at, but I'm pretty sure it wouldn't cost "\$100s of \$1000s" to get the system running with rain sensors. Could you please make available the information that the public works department used to come to that extremely high cost so that the city council and the residents of Midvale City can review it.

I would also like to have it on the record that not only would I like to review that information, but I would like to have the opportunity to setup a test zone with equipment that I will purchase, and I will donate the equipment and my time to Midvale City to show them how inexpensive and easy it can be to setup a system like this.

III. COUNCIL REPORTS

A. Council Member Quinn Sperry – thanks to all that participated in the musical at the high school, it was a great event.

B. Council Member Bryant Brown – said there was a very comprehensive email received from Glen Kennedy regarding the watering needs within the City. It did not even include areas the City might acquire. He said he found out the City is maintaining business park strips and thinks that should not happen or continue. He is a big advocate of updating equipment as replacement is needed.

Council Member Glover agreed and felt putting together a fund to make the replacements of equipment like this would be helpful. He said to start budgeting for replacements every year.

Council Member Bryant Brown said he would like to zero scape park strips and small areas.

Glen Kennedy said the new linear park will have updated equipment the replacement program is mainly for what is already in the ground now.

C. Council Member Heidi Robinson – had nothing to report.

D. Council Member Paul Glover – discussed excessive speeding in residential areas. He asked staff to look at obtaining more speed signs in the budget. He also recommended getting suggestions from the police regarding speeding.

E. Council Member Dustin Gettel – thanked Glen Kennedy for the information he distributed to the Council regarding water usage. He asked Matt Dahl to discuss after hours Friday phone call issues. He also encouraged citizens to be kinder to each other whether people are wearing a mask or not wearing a mask.

IV. MAYOR REPORT

Mayor Robert Hale reported on a letter he received from a senior citizen. This citizen explained the problems they are having with the costs of living expenses. He said the Senior Center is a great service to seniors. He said he will be on vacation from June 3rd to June 22nd.

V. CITY MANAGER REPORT

Matt Dahl reported that the CDC issued no masks for those that have been vaccinated. He is looking at not requiring mask wearing at City Hall. He will be asking everyone to be cautious and courteous to others.

Council Member Dustin Gettel asked Matt Dahl to report to the Council if any issues arise.

Matt Dahl said if there are spikes in cases within the County the City will go back to wearing masks.

Matt Dahl discussed the Board and Committee Assignments for 2021.

- UIA Board
- UTOPIA Board
- Unified Fire Authority Board
 - Unified Fire Service District Board
- Unified Police Department Board
 - UPD Citizen Advisory Board
- Midvale City Audit Committee
- Community Council of Midvale City
- Midvale Arts Council
- Harvest Days Committee
- South Valley Reclamation Facility
- Jordan Valley Water Conservation District Board

- TransJordan Landfill
- Historical Society
- Community Building Community
- Mosquito Abatement District
- Salt Lake Valley Emergency Communications Center (VECC)
- ULCT Legislative Policy Committee
- Association of Government Councils
- Council of Governments (COG)
- Wasatch Front Regional Council
- Conference of Mayors
- Shelter the Homeless Board
- Midvale Rotary Club
- Boys and Girls Club Board
- Planning Commission
- Jordan River Commission
- Animal Services Advisory Committee
- Utah Local Governments Trust Board
- Salt Lake County Arts Application Committee
- Road Home Coordinating Committee
- State Homeless Coordinating Committee

He said the Board and Committee assignments will be on the next meeting consent agenda for approval.

VI. DEPARTMENT REPORT

A. COMMUNITY DEVELOPMENT/RDA DEPARTMENT REPORT

Nate Rockwood reported on the Fort Union Interlocal agreement and term sheet. Salt Lake County came back with an alternate timeline. The timeline will be pushed back to the middle of June. None of the terms of the agreement have been changed only the timeline. He informed the Council of the CDBG notice of grant approval for improvements to the Jordan River Parkway and improvements to the old museum on Main Street. Holmes Homes development plats need approval for 14 plats within 45 days. Asked the Council if would like to approve all 14 plats in one meeting or split them up into two meetings. Council agreed on splitting them up into two meetings.

VII. CONSENT AGENDA

A. CONSIDER MINUTES OF APRIL 15th AND MAY 4, 2021

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

Council Member Quinn Sperry	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. ACTION ITEMS

A. CONSIDER 6-LOT FINAL SUBDIVISION PLAN LOCATED AT 7039-7045 SOUTH 300 EAST

Jason Binks said the applicant Jacob Weber requests approval of a final subdivision plat to reconfigure 3 adjacent parcels at 7039-7045 S 300 E into a 6-lot subdivision. The applicant received Conditional Use approval from the Planning Commission on March 24, 2021 for 3 twin homes at this location, pending City Council approval of a final subdivision plat.

The 3 existing parcels total 0.71 acres with 155 feet of frontage on 300 E. Two homes were recently demolished, and the land is vacant. The proposed parcels meet lot standards and, according to Title 17-7-1.14, can be subdivided to allow for individual ownership of each side of a single family attached structure. The resulting 6 lots will be between 0.09 – 0.13 acres in size. The 20-foot wide shared driveway has space for 2 additional parking spots that do not encroach or interfere with the driveway or garages. The parking stalls are in the shared easement, so any tenant or guest could use them. The subject property is zoned Single Family Residential with Duplex Overlay (SF-1/DO). All surrounding properties are in the same zoning district and developed with single family residential uses. The proposed subdivision is subject to Midvale City Municipal Code Title 16 (Subdivisions) and Chapter 17-7-1 (SF-1/DO). The subdivision is subject to the minor subdivision process in Title 16.04.050. By offering homes on currently vacant land, the residential subdivision will support surrounding property maintenance and neighborhood stability.

Except as indicated below, the proposed minor subdivision complies with the lot standards, density, design standards, and access requirements of Title 16 and Chapter 17-7-1. The proposed project meets standards for development, compatibility, architecture, and parking in the zone. Future development on the properties will be required to comply with the SF-1/DO zone requirements.

The applicant's proposal was sent to the City Engineer, the Unified Fire Authority, and Public Works for review and comment. The plat was approved with minor details to be addressed before recording the mylar.

All subdivisions require a preliminary plat recommendation from the Planning Commission and approval from the City Council for preliminary and final plats. Public hearings are required by each body. The Planning Commission conducted a public hearing on March 24, 2021 and recommended that the City Council approve the preliminary plat. On April 20, 2021, the City Council had a public hearing and approved the preliminary plat for the 6-lot subdivision at 7039-7045 S 300 E with the following conditions:

Conditions of Approval:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer, Fire Marshal and City Council.
2. The applicant shall obtain duty to serve letters for water and sewer prior to the approval of the final subdivision plat.
3. 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 prior to final approval.

The applicant submitted a proposed final subdivision plat on May 3, 2021. It was approved by the City Engineer, the Fire Marshall, and Public Works. The final plat complies with the Conditions of Approval required by City Council on April 20.

STAFF RECOMMENDATION:

Staff recommended the City Council approve the 6-lot final subdivision plat at 7039-7045 S 300 E with the following conditions:

1. The applicant shall obtain all required signatures on the final plat Mylar.

MOTION: Council Member Paul Glover **MOVED** to Approve the 6-lot final subdivision plat at 7039-7045 South 300 East with the following conditions of approval:

1. The applicant shall obtain all required signatures on the final plat Mylar.

The motion was **SECONDED** by Council Member Quinn Sperry. Mayor Hale called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Quinn Sperry	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.

B. CONSIDER RESOLUTION NO. 2021-R-18 AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH QUICKSILVER CONCRETE, INC. FOR THE 2021 NEIGHBORHOOD ADA RAMP UPGRADE PROJECT

Keith Ludwig said in an effort to continue the process of upgrading the City's sidewalk ramps to meet current requirements, the City applied for CDBG funds from Salt Lake County in the amount of \$210,000. These funds were awarded to the City for use during the current fiscal year.

City staff worked with RM2 Engineering on plans for this project which included ramps at the following intersections:

- Catalpa Street and California Drive
- Locust Street and California Drive
- Alta View Drive and Chapel Street
- Parkway Drive and Park Street
- Lincoln Street and Park Street
- Grant Street and Park Street
- Arkansas Street and Maple Street
- Alabama Street and Maple Street
- For a total of 26 ramps.

The Neighborhood ADA Ramp Upgrade project was put out to bid, with a bid opening of May 11th, 2021. We received 2 bids.

Based on the criteria set forth in the contract documents, Quicksilver Concrete has the best score and was also the low bidder at \$242,528.50. Quicksilver Concrete currently has our concrete replacement contract and we have worked with them for many years. Staff is confident that they will do a great job in completing this work.

Staff is anxious to get this project underway so this work can be completed by August 6th, 2021 to meet Salt Lake County's requirements. Therefore, he requested the Council suspend the rules so to take action on this item that evening.

FISCAL IMPACT:

Their bid of \$242,528.50 will be paid out of CDBG funds as well as pavement management funds. We have typically used pavement management funds on CDBG projects in the past to make up the difference.

MOTION: Council Member Bryant Brown MOVED to Approve to suspend the rules and approve Resolution No. 2021-R-18 authorizing the Mayor to sign the agreement with Quicksilver Concrete, Inc for the 2021 Neighborhood ADA Ramp Upgrade Project. The motion was SECONDED by Council Member Heidi Robinson. Mayor Hale called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Quinn Sperry	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. DISCUSS PARENTAL LEAVE AND CAREGIVER LEAVE POLICIES

Rori Andreason said during the 2021 Council Budget Retreat discussion took place on proposed changes to the Parental Leave policy of the City. A Caregiver Leave policy was proposed to care for elderly parents or a family member with a serious health condition.

The Council asked to discuss these policies further at a future meeting. Proposed policies have been crafted for further discussion.

FISCAL IMPACT:

Possible costs associated with coverage for employees using these leave policies

Proposed Policy Amendments

Current

- Parental Leave
 - 2 Weeks (80 Hours) consecutive leave for the birth, adoption or foster care of a child
 - Runs concurrently (during the same period) with FMLA and Short-Term Disability (if applicable)
 - 12-month rolling period.

Proposed

- Parental Leave
 - FT employees who have been employed for minimum of three months may request a maximum of 4 Weeks (160 Hours) leave for the birth, adoption or foster care of a child
 - Runs concurrently (during the same period) with FMLA and Short-Term Disability (if applicable)
 - 12-month rolling period.
 - Available during probationary period. Probationary period extended by time taken.
 - Leave may be taken intermittently.
 - Coverage – incentives for employees covering these absences.
 - Job protection during leave.

Proposed Policy Amendments

- Caregiver Leave
 - FT employees who have been employed for minimum of three months may request a maximum of 4 Weeks (160 Hours) leave to care for an immediate family member with a serious health condition
 - Runs concurrently (during the same period) with FMLA and Short-Term Disability (if applicable)
 - 12-month rolling period.
 - Available during probationary period. Probationary period extended by time taken.
 - Leave may be taken intermittently.
 - Coverage – incentives for employees covering these absences.
 - Job Protection during Leave.

Council Member Dustin Gettel said he is happy to have this discussion and possible adoption of the caregiver leave.

Council Member Paul Glover said he had concerns of abuse of incentives and was not in favor of the incentives.

Council Member Bryant Brown said he did not agree with timeline of the benefits.

Matt Dahl asked if employees could take parental leave and caregiver leave within the same year.

Rori Andreason said yes, there were no restrictions.

Matt Dahl said he would like to have restrictions that an employee could only use one or the other not both parental and caregiver within the same year.

Council Member Bryant Brown said he would like to see restrictions.

Council Member Dustin Gettel said he does not feel there should be any restrictions.

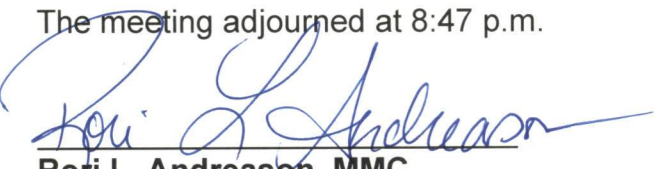
Council Member Bryant Brown said he felt the policy could be abused.

The Council agreed to move forward with the policies without restrictions on the use of both leave policies within one year as long as they are closely monitored.

X. ADJOURN

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

The meeting adjourned at 8:47 p.m.


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

Approved this 1st day of June 2021.





Tuesday May 18, 2021

[illegible]

