



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

**MIDVALE CITY COUNCIL REGULAR MEETING
AGENDA
SEPTEMBER 20, 2022**

PUBLIC NOTICE IS HEREBY GIVEN that the **Midvale City Council** will hold a regular meeting on the **20th day of September, 2022** at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

Electronic & In-Person City Council Meeting

This meeting will be held electronically and in-person. Midvale City no longer requires masks and social distancing; however, Midvale City recommends following the CDC guidelines. **Public comments may be submitted electronically for City Council consideration at www.Midvalecity.org/government/contact-us by 5:00pm on September 19th. Please indicate if you would like your comment addressed in the City Council meeting.**

The meeting will be broadcast on the following: You Tube: www.MidvaleCity.org/YouTube

6:00 PM – WORKSHOP

- Discuss Mayor's Compensation *[Matt Dahl, City Manager]*

6:30 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 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.

III. COUNCIL REPORTS

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

IV. MAYOR REPORT

- A. Mayor Marcus Stevenson

V. CITY MANAGER REPORT

VI. DEPARTMENT REPORTS

A. Public Works Report [*Glen Kennedy, Public Works Director*]

VII. CONSENT

A. Consider Minutes of September 6, 2022 [*Rori Andreason, H.R. Director/City Recorder*]

VIII. ACTION ITEM

A. Consider **Ordinance No. 2022-O-14** An Ordinance Amending the General Plan to Include a Moderate-Income Housing Element [*Meggie Troili, RDA Program Manager*]

IX. DISCUSSION ITEM

A. Discuss 2022-2028 Interlocal Agreement with Salt Lake County for UPDES Median Campaign Cost Sharing [*Keith Ludwig, City Engineer*]

X. CLOSED SESSION TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL AND TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY

XI. ADJOURN

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working days advance notice of the meeting. TTY 711

A copy of the foregoing agenda was provided to the news media by email and/or fax; the agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice Website at <http://pmn.utah.gov>. Council Members may participate in the meeting via electronic communications. Council Members' participation via electronic communication will be broadcast and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication.

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

DATE POSTED: SEPTEMBER 15, 2022

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



COUNCIL MEETING ***Minutes***

Tuesday September 6, 2022
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Marcus Stevenson

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

STAFF: Matt Dahl, City Manager; Nate Rockwood; Assistant City Manager; Rori Andreason, HR Director/City Recorder; Lisa Garner, City Attorney; Glen Kennedy, Public Works Director; Mariah Hill; Administrative Services Director; Garrett Wilcox, Deputy City Attorney; Adam Olsen, Planning Director; Wendelin Knobloch, Senior Planner; Christopher Butte, Economic Development Director; Chief Randy Thomas, UPD; Chief Brad Larson, UFA; and Matt Pierce, IT Director.

Planning Commission Members – Candace Tippetts, Matt Kasparian, and Dustin Snow

6:00 PM - WORKSHOP

- Gardner Company Presenting View 78 Housing Project Concept – Joint Meeting with Planning Commission **[Adam Olsen, Planning Director]**

Dave Dennison and Van Lewis, Gardner & Company were present.

Dave Dennison said he had been working on this master plan for nine months, which is all part of the Jordan Bluffs area that Gardner has been working on for several years. They just completed the Zion's Bank building and are moving south with the overall development, but the office market has been slowing down. He said they did not want to put residential next to Zion's Bank. In mean time as tenants come in, they thought they would look at building a complex with 600 residential units with a five-story office building.

Van Lewis said there are 616 units in the current design with parking just over the Midvale city parking ratio. He said the development is surrounded with central green space with large amenities in middle such as a gym, and pool. He said they plan to connect to everything with a jogging trail and shade trees. All of the residential buildings are five stories tall. They are proposing that height because of the site and the fact that it is on a corner of a major intersection. The residential is right down to ground level, so there is no

parking under the buildings. They are keeping the buildings fairly low and linear because the site drops off 30 feet to the south. They are building the amenities in the middle of the buildings, and they are only one story tall. He reviewed the circulation through the site connecting Bingham to Ivy. They've included a bike trail through the area and all the way around the site. There are three phases with added indoor and outdoor amenities.

Adam Olsen said this has gone through Midvale staff review twice. There's been a number of discussions to get to this level of detail. A hearing before the Planning Commission is scheduled for next week and they've been given staff's feedback. They're largely complying with the code. There may be some large-scale landscaping required to meet the large-scale master plan. Staff has expressed concern with the overall feel and design elements. He said he has asked them to look at that. He said he would like to give it more of a community feel rather than a large-scale feel. He said they have largely complied with what the code requires. They are working on development agreement that would go to Council for approval.

Council Member Bryant Brown said he was extremely disappointed. At one point that site was more for the community with a pool or soccer fields. He said he has told people there would be a mixed-use benefit for everyone; not just all apartments. He said the Council has already approved thousands of apartments across from the Zions building. He expressed his frustration with the project since it's obviously been in the works for some time and it's not what was originally planned for this area.

Mark Murdock said they were originally working with Real Salt Lake but that did not happen. He said this has just been the process they've been going through. He said they have committed to 10 years for this project, and they have been working towards that.

Council Member Bryant Brown said the things the Council does not want seems to be what is being brought to them.

Mark Murdock said they are planning to do commercial/retail along high traffic areas with some residential. With the soil condition, they learned how expensive it is with the Zions building. If they are going to put piles in the ground, the buildings have to be 4-5 stories high.

Council Member Bryant Brown said the height doesn't bother him, it's the mixed usage. He said he was under the impression the development would include things other people could enjoy and use.

Mark Murdock said Council Member Brown was correct, and they were trying to do that.

Council Member Bryant Brown said the development seems short sided. It is not a great design when you can't leave without crossing parking. You would have to cross up to four lanes of parking to get to the park. He said he felt it was a lame design. Instead of something cool, the city is getting a flat apartment complex. He said he was expecting a lot more and is disappointed.

Council Member Dustin Gettel said the Council initially approved 1500 units, and now there is an additional 1500 units.

Mark Murdock said they have 3500 units approved for this development and Wasatch has taken 800 of them. This project has only 620 units. He said by the time they are finished they will have much less than 4000 units.

Council Member Dustin Gettel said one of the tougher sales is telling everyone the good stuff is coming. He said he enjoys living there; however, currently there is nothing for the residents to do. This design doesn't do much for the community.

Council Member Paul Glover said why isn't that green space hooked to a park system so others can use it too. He said if he would not go into a complex to use the park.

Mark Murdock said they are still planning on building a 15-acre park.

Council Member Paul Glover said why not incorporate that with this park so there is more park space.

Mark Murdock said the issue is environmental and they are trying to meet the Midvale parking code. He said if the City is willing to reduce the parking requirements, they would be happy to join the two park spaces.

Council Member Paul Glover said just redesign it so this park connects to the larger park. He said the Council constantly receives complaints about not enough parking, so he did not want to reduce the parking requirement.

Mark Murdock said would work on that.

Mayor Stevenson said he agreed with what's been said. He said the city is built out, so he'd like to see this area create something cool that people get excited about. He said he does not get excited about this plan. He said the design looks like a prison. He said he'd like to see a design that brings residents to an open area. This design is too enclosed.

Dave Dennison said they were trying to conform to existing codes to align the streets and capitalize on the view of the mountains.

Matt Dahl, asked with the comments he was hearing that evening, were there things that are part of the code that drove this project to this layout.

Dave Dennison said they were trying to balance the project to make sure it works financially. He said they have to drive the columns down 70 feet into the ground and because of that additional cost, they are trying to make sure they can compete in the

market. In doing so, they've had to go up to five story buildings and tried to build a park into and this.

Mark Murdock said part of this is their fault. He said they were trying to pull the buildings out to Bingham and Ivy but in doing so, it creates a prison design. He said he would take another look at the design. He said they ran through 17 different designs of this project. He asked the Council if they preferred the parking on the inside or outside of the development.

Dave Dennison said they tried to distribute the parking so tenants wouldn't have too long of a walk from the parking to the buildings.

Van Lewis said they did several studies regarding walking distances. They looked at putting parking behind buildings and it created very long walking distances and created more of the situation with crossing lanes of traffic. The math is unfortunate on the parking ratio required by the city. He felt they had to thread the needle to put single parking lots between buildings to minimize one large parking lot.

Matt Dahl said the concern was brought up about a pure residential project rather than one with amenities.

The Council said to find a way to bring the buildings to the street and move the open space so feels more part of the neighborhood rather than encapsulated by the project.

Mark Murdock said they would figure it out.

- **Main Street Branding Update and Discussion with Fluid Marketing Consultant [Nate Rockwood, Assistant City Manager]**

Cody Hill introduced Rick K, Fluid Company to give an update on Main Street.

Overview

Rick said as a key step in the development of the Midvale Main Street Arts & Culture Area, the project team has enlisted the services of Fluid Advertising, a Midvale Main Street business with a wealth of branding experience and expertise, to help guide the development of branding for the project.

KEY STEPS:

- 1) Choosing a Name for the Project/Area – Today's Focus
- 2) Developing a logo and design system
- 3) Develop the brand voice and messaging for marketing
- 4) Creating a guide to keep the ongoing application of the brand identity

Why Focus on the Name?

Marketing is all about communicating what the most appealing parts of a product are in the most persuasive way possible.

Our name alone can do a lot of heavy lifting to communicate what our project is about. It can also infuse our project with a personality and a vibe that will inform our audience's expectations.

The right mix of personality and originality in our name will help it stick in people's minds, making it easier to recall in conversations, and aid in decision-making about visiting the area.

Bird's Eye View

THE LOG LINE Midvale City is looking to rename their historic Main Street area with a name that appeals to locals in Midvale and the surrounding valley as new developments revitalize the area.

BIRD'S EYE VIEW THE OBJECTIVE The objective is to fuel the vibrancy of the art, food and cultural center in Midvale's Main Street area by attracting residents of the Wasatch Front to live, work and play there.

The Specific Goals

The general objective is to improve and energize the Main Street neighborhood, which is represented by five goals:

- Attract new Investment
- Support Existing Businesses
- Strengthen Residential Areas
- Improve Connectivity
- Improve Neighborhood Identity

Sharpening Our Focus

While we intend to appeal to as many Utahans and visitors as possible, catering to every person's taste is not just impossible, but would lead to bland design and marketing that appeals to the lowest common denominator. Such results are rarely appealing and always weak on persuasion. We've strategically narrowed our sights on a more specific slice of our demographic that is accessible yet aspirational, and whose opinions help sway those around them — a deliberate tactic for magnifying our efforts and getting more bang for our marketing bucks. The names we've developed will appeal differently to every person in this room yet are selected and fine-tuned to fully resonate with our key target audience. Let's introduce them by putting faces and names to their personas...

Our Audience

Using the market analysis completed by Webb Mgmt. for the project, our target audiences have been identified as the Young & Restless, and Bright Young Professional segments. The aspirational personas sitting at the bullseye of our target are between 28 and 35 years old. We've named these personas Camilla and Cameron.

CAMILLA

Camilla is 29, lives in a house with roommates, and is engaged to be married so her eyes are always peeled for visual inspiration as she plans upcoming events

CAMERON

Cameron, 33, has been married for a few years, and he and his wife are still quite active with other couples in their social circles. He and his wife rent their apartment while they save up to buy a home in a couple years when they plan to have kids.

The Council said they would like to take more time to think about the name.

Cameron and Camilla may not feel completely settled, but both feel like they're coming into their own. They look for opportunities to improve themselves and to get ahead, whether by staying physically active, keeping current on the latest tech or cultivating a rich social life. Their paths might cross at a Willie's Lounge karaoke night or at an occasional event at Club Sound. Cameron and Camilla are excited by new experiences, which has informed their diverse tastes in food and music. And along the way, they've surrounded themselves with a diverse group of friends who share in their enjoyment of activity and discovery. In terms of inspiration, they're more likely to look to Pinterest than Instagram. They just don't Instagram their lives like they did a few years ago, but still snap pics when the moment is worth remembering, and still can't resist a good photo-op with an Insta-worthy backdrop.

STATE OF PLAY

WHAT DO THEY CURRENTLY THINK?

When planning a date, a social dinner, a weekend activity or night out, our target audience is looking for places they'd deem "cool" and things to do that are actively engaging. Main Street in Midvale does not enter their minds as a consideration. **STATE OF PLAY WHAT**

DO WE WANT THEM TO THINK?

We want our audience to think: "There's no single place like Main Street in Midvale for engaging all our senses at once — great food, beautiful setting, fresh thinking, great vibes"

WHY SHOULD THEY BELIEVE IT?

Building on the existing arts scene in Midvale (which includes an art house, performing arts center, a theater and small businesses focused on design, advertising and tattooing), the city is investing in other small businesses that lend to the vibrancy of the arts and culture scene, including a specific focus on restaurants with up-and-coming chefs.

The Single Most Compelling Point to Make - **The limitless possibilities of Midvale Main will enliven you.**

KEY CRITERIA

AUTHENTICITY - Does it align with the rest of our brand and overall strategy?

FEELING - Does it resonate with our audience and evoke the right feelings and perceptions?

VISION - Will it hold up or flex to fit our future plans? Is it too trendy to last 15+ years?

SEARCHABILITY - Is it simple enough to remember and spell easily?

CUT THROUGH - Will it stand out, and will it stick?

Full & Official Name of Project

Merchandized Name

As we share our top 3 options, you'll see each comes with an official name that combines the city name, a clear descriptor of the area (e.g. arts district), and an ownable word or phrase that adds meaning and personality. On our records and in formal speech, this is how the project will be referred to. We know real people in real world conversations always find ways to shorten longer names for ease, and the same sense of familiarity that comes with using a nick name — San Fran, WeHo, Fidi, etc. This reality was a consideration as we made naming selections that lend themselves to ownable and memorable merchandized names. We've included the shortened, familiar versions here as well.

Las Telas Arts District on Midvale Main

Las Telas – Why we like it: Translated from Spanish as “The Canvases”, Las Telas has a clear tie to the arts, and works as a symbol for creativity and possibilities. By using the Spanish form, it gives a nod to the LatinX heritage in and around the area.

Why It Matters

A blank canvas is full of possibilities. It's an opportunity to create. To build something new. Something unique that doesn't exist anywhere else. It's a space where anything can happen — from a casual Saturday night out with friends that turns into an epic karaoke showcase to a first date that could be the first of many to a simple morning walk down to your local coffee shop that inspires your whole day. And on Midvale Main, everyone's invited to grab their brush and start making their own beautiful creation.

Los Muros Arts District on Midvale Main

Los Muros – Why we like it: Also translated from Spanish as “walls”, there's a strong tie into the culture and history of the area. And given the aesthetic being established with the murals along Main Street, there's a strong visual connection as well, and even similarities phonetically between “murals” and “muros” that make it easy to remember and describe.

Why It Matters

The history that makes us. The culture that binds us. The sights and sounds that move us. The food that fills us. It all lives together within the walls at Los Muros. It's these walls that provide us a place to create, to experience, to celebrate. And with so much happening within these walls, it can't help but begin to spill out onto the streets through all the beautiful murals painted along the block, the buzz of a weekend art festival, the enticing

aromas seeping out of local restaurants and the songs carrying through the air. These walls invite you to join in and be a part of everything happening inside.

Midvale Main Arts & Culture Exchange

The Exchange

The Exchange – Why We Like It - This name invites our audience to become participants in a place where art, ideas and culture are offered up to share and take part in. A simple idea that's easy to remember, it clearly states what Midvale Main is about, and marks it as a physical place on the map.

Why It Matters

Art, culture, history, food, ideas and so much more are constantly being exchanged on Midvale Main Street. Each one is part give, part take. But it's also much more than that. It's a chance to cross paths, to share, to discover, to change, to grow. So, date night here becomes an exchange of music and movement for connections and hearts skipping beats. And here, dinner with friends layers the swapping of stories and experiences with the discovery of new flavors at a local restaurant. It's these exchanges that enliven us and make every moment one to remember.

The Council said they preferred "The Exchange".

7:00 PM – REGULAR MEETING

Mayor Marcus Stevenson called the business meeting to order at 7:14 p.m.

I. GENERAL BUSINESS

A. WELCOME AND PLEDGE OF ALLEGIANCE

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

C. UNIFIED POLICE REPORT

Chief Thomas said last week they had a transient camp clean up. There were 8 to 11 people living against the wall near the Springs of Country Wood. He said there were three semi loads of garbage taken out of there. When he brought this to Chief Russo's attention, he said just east against the adjacent UDOT sound wall they had the same thing happen. He thanked Public Works for assisting them. He said UPD will have Public Works over for pizza for a thank you and the Council and Mayor are invited as well. He said school is in session and the Canyons School District wants an additional officer. They are electing to go with "Choose Gang Free" and need an officer for that plan. He said UPD bought a drone and have two drone pilots who are FAA certified. The first time using the drone, they made two apprehensions. He announced that Aaron Bartholomew is retiring, who was the officer of the year last year.

D. Chief Dominic Burchett, Unified Fire Authority

Chief Brad Larson said Chief Burchett was sick and not able to attend that evening.

Unified Fire Authority Captain Steve Schmidt introduced his crew from Station 126. He expressed his appreciation to the Council and Mayor for their support and invited them to visit the station at any time.

E. HARVEST DAYS COMMITTEE REPORT

Molly Signorety, Harvest Days Chair, gave an update on the 2022 Harvest Days Celebration. She said the start time of the parade at 9:00 a.m. instead of 10:00 a.m. worked really well. The carnival games worked great with the kids and was covered which helped in the rain. She said they had many volunteers throughout the event, and everything was fully staffed. Bingo on Saturday was for two hours and at the same time the Mayor had an event with his kids which worked out very well. She said the planning structure was beneficial to the committee.

Future Festival Improvements:

She said the planning was rushed this year because they started late in the year. Next year they would like to start planning earlier in the year. They would like a new layout in the park to include longer Bingo playing time, staggered vendor times and locations, food truck locations and times, and expansion of carnival row. She said they received feedback to review the potential for the block party locations to be publicly posted and to have the marketing and communications out to the public earlier. She said the 2023 ideas are to include a 5k or fun run, and a Thursday night Frisbee Golf Tournament.

Council Member Bryant Brown said the public notice for block parties needs to be up to the homeowner.

F. RECOGNITION OF HARVEST DAYS COMMITTEE

Matt Dahl said last March was when the structure of Harvest Days changed. This group did a tremendous amount of work. Molly Signorety was chair of the group and was very organized and kept things moving forward. George Ferris always brought positivity to the meetings and did a great job doing the bingo calling. Rebecca Pipkin was in charge of the volunteers, and he said he appreciated the work involved with that. Mike Williams had a lot of great ideas. Lori Lloyd was in the first few meetings and had to step down, but he said he appreciated her involvement. Tonya Hoopes, event planner, did a fantastic job. Staff also put a lot of time into this event as well, which he expressed his appreciation for their hard work.

Mayor Stevenson said this group is committed and already starting to plan for next year. He said he appreciates the groups hard work.

II. PUBLIC COMMENTS

Joyce Bedone said someone has been breaking into her home for the last several months, and the police have not been helping her. She said she needs help, and she is not getting it.

Mayor Stevenson asked if there was any proof or evidence of what was taking place.

Council Member Dustin Gettel asked if there is a way for staff to look into this.

Ms. Bedone asked if her home could be patrolled in her neighborhood.

III. COUNCIL REPORTS

A. Council Member Heidi Robinson- Excused

B. Council Member Paul Glover – Had nothing to report.

C. Council Member Dustin Gettel – said the Art District in Denver is called the Rhino District. The murals they have are very similar to Midvale. He said more entertainment and food is needed in our area.

D. Council Member Quinn Sperry – said he had raised some code enforcement issues with Chief Thomas.

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

IV. MAYOR REPORT

Mayor Stevenson gave an update on the overflow homeless shelter. He said this has been a collaborative event with all of the Mayors. He said he attended the UPD Finance meeting that discussed the UPD Fund Balance. A draft of the fund balance looked good but they have minor changes to take to the board at the end of month. He said UPD is working on an organizational review of the Unified Police. The review will be completed and presented to the UPD Board. He said he had residents reach out to him regarding recycling. After talking with Ace, he found out that residents can now recycle the un-corrugated cardboard. He announced that Local astronaut legend Don Lynn passed away this past weekend. He will always have a special place here in Midvale.

V. CITY MANAGER REPORT

Matt Dahl said the splash pad has typically been open from Memorial Day to Labor Day. Due to technical difficulties last weekend, the splash pad was closed so it is now working and will be open for the next few days during this high heat. It takes a significant amount of staff time to clean filters etc. at the splash pad. As we move into fall being able to not have as much staff time dedicated to the splash pad is why it is closed on Labor Day. He said the splash pad will be closing this weekend unless the temperature stays in triple digits.

Mr. Dahl said he met with school district regarding concerns with traffic on Pioneer Street. The city will engage a consultant to look at traffic patterns to see what the city can do to address those issues. At last council meeting there were discussions about gang activity and Council Member Paul Glover brought up talking to the city's lobbyist about improving the Juvenile Justice Program. He said he has done that and will continue to talk with other communities about it.

VI. DEPARTMENT REPORTS

A. COMMUNITY DEVELOPMENT/RDA REPORT

Nate Rockwood said there are a lot of projects going on. The Canal study RFP is out, and a consultant will be selected soon. Those funds came from the UDOT grant that was received. He said a grant was received from the Wasatch Front Regional Council (WFRC) to design the Main Street Urban Design. That RFP went out and several high-quality consultants responded. Staff will be interviewing the top two consultants. Planning has been working with WFRC for the required mandatory area station plan. Midvale has three station plans. A grant award was received to start working on that and get the RFP out. In addition, WFRC awarded a grant to Midvale for the 7200 South Corridor Study. That RFP will go out soon. He said staff has identified key entries to Midvale and there is enough money to do a design and start on a couple of areas. He said he would work on the other entries as funding is available. The State Street Corridor Study is close to being completed. There are grants available for the Main Street funding and marketing, and for the city hall food plaza. Once the lighting study is done there will be a grant for improvements on lighting for main street. The last grant is for infrastructure updates. Once the canal study is completed a grant will be used for the infrastructure improvements. He said the Redevelopment Agency is planning a car show in October. There will be trick or treating on Main Street near Halloween. Staff is also planning the Light up Main Street event. The Midvale City Community Development and Redevelopment Agency staff are very dedicated and wear a lot of different hats. Both departments are now fully staffed. He said the recruiting for a Community Development Director is not in process to replace his position.

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

VII. PUBLIC HEARINGS

A. CONSIDER AMENDING THE FY2023 MIDVALE CITY FEE SCHEDULE

Mariah Hill said she realized there was no fee to rent the park fields so that needed to be added to the fee schedule. She said she also received updated fees for the cemetery from public works that need to be added to the schedule. On an as-needed basis outside of the normal budget process, the staff makes updates to the Municipal Fee Schedule to ensure the City is collecting the appropriate amount for services provided and that they accurately reflect actual costs to the City. This amendment to the fee schedule includes the addition of a field rental fee and some changes to the cemetery fees. The amended FY2023 Fee Schedule will be posted on the Midvale City website upon approval.

FISCAL IMPACT:

The proposed fees reflect the actual cost of providing specific services to Midvale City residents, businesses, and other patrons. Fees charged are sufficient to provide revenue necessary to operate the City's Enterprise Funds and recover certain costs incurred by the General Fund for Fiscal Year 2023.

Council Member Dustin Gettel suggested changing the city park security deposit fee from \$500 to \$200.

Mayor Stevenson opened the hearing to public comment. There were no comments.

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

ACTION: CONSIDER RESOLUTION NO. 2022-R-42 AMENDING THE FY2023 MIDVALE CITY FEE SCHEDULE

MOTION: Council Member Dustin Gettel **MOVED** to adopt Resolution No.2022-R-42 amending the Midvale FY2023 Midvale City Fee Schedule with the amended \$200 city park deposit as discussed. The motion was **SECONDED** by Council Member Quinn Sperry. Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Quinn Sperry	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Absent
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

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

B. CONSIDER FINAL PLAT FOR PRESTIGE ESTATES #2 TO CONVERT A DUPLEX INTO A TWIN HOME, LOCATED AT 481-483 EAST ACOMA ROAD

Wendelin Knobloch said structure to be owned individually and is specifically encouraged within the SF-1 DO zone ([https://midvale.municipal.codes/Code/17-7-1.3\(A\)](https://midvale.municipal.codes/Code/17-7-1.3(A))) in order to promote home ownership in Midvale.

Public notice was sent to property owners within 500 feet of the subject parcel via U.S. Postal Service before the planning commission and city council hearings; additionally, a sign was placed on the property and will remain until city council approval, as required in Section 17-3-9.B of the Municipal Code. At the time of this writing no public comment has been received. The Planning Commission reviewed the request at its August 10, 2022, meeting and recommended approval of the final plat to the City Council.

STAFF ANALYSIS:

MINOR SUBDIVISION PROCESS

Sections 16.04.040 and 16.04.050 of the Midvale Municipal Code regulate the subdivision process and establish criteria for the lawful creation of a final plat.

The Midvale City Planning, Engineering and Public Works Departments, as well as the Unified Fire Authority have reviewed the application and found it compliant with the Midvale City Municipal Code and other applicable regulations (e.g., Fire Code) as shown below:

1. Scale must be indicated on the plat. (Minimum scale: one-inch equals fifty feet);

Staff analysis: The scale is indicated on the plat and compliant with the minimum.

2. One linen/mylar and four paper copies with dimensions of twenty-two inches by thirty four inches, with one-half-inch border on each side and one eight-and-one-half-by eleven-inch copy.

Staff analysis: The mylar will be delivered after approval.

3. All proposed streets, alleys, parks, open spaces and other offers of public dedications, showing widths and pertinent dimensions as well as points of intersection of each;

Staff analysis: Public dedications have been illustrated and reviewed by all departments.

4. North arrow facing the top or right margin;

Staff analysis: The north arrow is shown and faces the top.

5. Date on each sheet;

Staff analysis: The plat will be stamped and dated at the time of recording.

6. Boundary dimensions and legal description of the subdivision and each lot therein which close within 0.010 with point of beginning clearly labeled;

Staff analysis: The boundary dimensions and legal description have been reviewed by the Engineering Department and found to be compliant.

7. Legend of symbols;

Staff analysis: The legend is illustrated on the plat.

8. All survey monuments and proposed hydrant locations;

Staff analysis: Survey monuments have been illustrated and new hydrants are not proposed at this time.

9. Streets indicating numbers and/or names and lots numbered consecutively;

Staff analysis: New streets are not proposed, and lots have been numbered consecutively.

10. Location, width, centerlines bearings and curve data (including delta angle, radius, length, tangent and the long chord on curves) and other dimensions of all existing, proposed or platted streets and easements;

Staff analysis: All required dimensions have been provided to the satisfaction of the Engineering Department.

11. Similar description of important features such as rail lines, water lines, exceptional topography and structures within the proposed area and within a two-hundred-foot perimeter of the subdivision. Water system features must appear on the plat;

Staff analysis: This requirement has been fulfilled to the satisfaction of the Engineering Department.

12. Streets, lots and properties within two hundred feet surrounding the subdivision shown in ghost lines;

Staff analysis: This requirement has been met to the maximum extent possible.

13. Proposed subdivision name;

Staff analysis: This development will be named "Prestige Estates #2".

14. Standard approved as to form letters for:

a. Surveyor's stamped certificate with subdivision boundary legal description;
Staff analysis: This will be provided with the mylar.

b. Owner's dedication signed by all owners;
Staff analysis: The owner's dedication will be signed on the mylar.

c. Salt Lake Valley health department approval;
Staff analysis: This will be signed on the mylar.

d. Planning and zoning commission approval;
Staff analysis: This will be signed on the mylar.

e. City council approval and acceptance;
Staff analysis: This will be signed on the mylar.

f. City attorney approval as to form;
Staff analysis: This will be signed on the mylar.

g. City engineer's approval; and
Staff analysis: This will be signed on the mylar.

h. County recorder's certificate;
Staff analysis: This will be signed on the mylar.

15. Name and address of the applicant, engineer or surveyor for the subdivision, owners of the land to be subdivided as well as the owners of land immediately adjacent to the subdivision;

Staff analysis: This information has been provided.

16. A note indicating the existence of institutional controls or other environmental regulations in areas where such controls or regulations are in effect.

Staff analysis: Institutional controls/regulations have not been noted.

STAFF RECOMMENDATION:

Staff recommended approval of the Final Plat of Prestige Estates #2 Amending Lot 35 based on compliance with requirements of the Midvale Municipal Code and other applicable regulations as demonstrated in the application, with the following findings:

Findings:

1. The final plat complies with the requirements of Sections 16.04.040 and 16.04.050 of the Midvale Municipal Code.
2. The Midvale City Planning, Engineering and Public Works Departments, as well as the Unified Fire Authority have reviewed the application and found it compliant with the Midvale Municipal Code and other applicable regulations each department is authorized to enforce.

Mayor Stevenson opened the hearing to public comment. There were no comments.

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

ACTION: **CONSIDER APPROVAL OF THE FINAL PLAT FOR PRESTIGE ESTATES #2 LOCATED AT 481-483 EAST ACOMA ROAD**

MOTION: Council Member Dustin Gettel **MOVED** to approve the final plat for Prestige Estates #2 amending lot # 35 Located at 481-483 East Acoma Road with the findings noted in the staff report. The motion was **SECONDED** by Council Member Paul Glover. Mayor Stevenson called

for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Quinn Sperry	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Absent
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

VIII. CONSENT AGENDA

A. CONSIDER MINUTES OF AUGUST 23, AND AUGUST 16, 2022

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

Council Member Quinn Sperry	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Absent
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

X. DISCUSSION ITEM

A. DISCUSS MIDVALE COMMUNITY GRANT PROGRAM

Matt Dahl said during the 2022 Budget Retreat, the City Council expressed interest in developing a formal and open process for providing grants to local non-profit organizations that serve Midvale. In the past, the City has dispersed over \$125,000 annually in grants to non-profit organizations, including the Midvale Arts Council, Boys and Girls Club, Midvale Community Building Community, Ute Conference Youth Football League, and the Midvale Historical Museum. The grant funding provided by Midvale has been allocated as part of the annual budget process. Historically, the grants have gone to organizations that have had a long-term record of providing services in Midvale, though there has not been an open application process for organizations to request funding. In order to structure a formal and open program that would allow for non-profit organizations to apply for grants, the City Council will need to provide staff with direction regarding the following:

Program Goals: The City Council will need to provide direction regarding the goal or goals they would like to achieve through the new grant program. These goals may include maximizing residents served, supporting a particular type of social service, increasing the types of services provided in Midvale, etc.

Eligibility: The City Council will need to provide direction to the staff regarding the eligibility criteria of the grant program. Eligibility requirements, and scoring criteria, could

include being a registered non-profit organization, providing specific types of services, experience providing services, or being based in Midvale.

Process: The City Council will need to provide direction to staff regarding the process for distributing applications, reviewing applications, selecting applicants, determining funding amount, contracting requirements, and reviewing outcomes. Staff will present a draft outline for the process in the City Council meeting to facilitate the discussion.

Funding: The City Council will need to provide direction to staff regarding the maximum and minimum amount of funding that applicants can be awarded, as well as setting expectations for the total amount of funding that will be allocated for the program.

Matt Dahl reviewed the following grants and processes:

Current Grant Recipients

- Midvale Arts Council - \$45,000
- Boys and Girls Club - \$40,000
- Midvale Community Building Community (CBC) - \$40,000
- Youth Football Scholarships - \$5,000

Current Grant Recipients – Reduced Rent

- Midvale Arts Council – Midvale Performing Arts Center
- Midvale Historic Society – Part of Community Center

Proposed Grant Process

- Budget vs Program
 - **Budget Process** - Timeline and requirements are part of the budget process with applicants listed individually in the final budget.
 - **Grant Program** – City Council allocates funding during the budget process for the grant program. The City would administer the grant program in each fiscal year with the funding allocated in the budget.

Proposed Grant Process Budget

- December/January – Promote Release of Grant Applications
- January – Release Grant Applications
- March – Grant Applications Due
- March/April – Staff Evaluation of Grant Applications
- April – Grant Applications Presented During Budget Retreat
- April/May – City Council Workshop to Meet with Grant Finalists
- May – Tentative Budget Approved with Grant Recipients
- June – Final Budget Approved
- July – Grant Agreements Executed/Evaluation of Prior Year Grant Performance

Proposed Grant Process Program

- June/July – Promote Release of Grant Applications
- July – Release Grant Applications

- September – Grant Applications Due
- October – Staff Evaluation of Grant Applications
- October/November – City Council Workshop to Meet with Grant Finalists
- November – Grants Awarded
- December/January – Grant Agreements Executed/Evaluation of Prior Year Grant Performance

Goals

- **Current Grants Services:** Art, Social Services, Recreation, HealthCare and Heritage
- **Possible Goals:**
 - General Service Expansion
 - Specific Service Expansion (Increase programmed recreation, etc.)
 - Service Area Objectives
- **Measurement of Outcomes:** (Residents Served, Leveraged Funding, Total Investment in the Community, Capital Improvements)

Eligibility

- **Currently Grant Recipients are Non-Profits or Individuals (youth football scholarships)**
- **Eligibility Requirements:**
 - **Entity Type:** Non-Profit, For Profit, Public, and Individuals
 - **Status:** State Registered Organizations, Active, Continual Record of Service
 - **Service Type:** Art, Social Service, Recreation, Healthcare, Heritage
 - **Experience:** New Organization, Years of Experience, Service Type Experience, etc.
 - **Service Area:** Funds Must Be Used in Midvale, Neighborhood Focused
 - **Other:** Unique Service

Funding

- **Current Funding:** \$130,000
- **Current Grant Range:** \$5,000 - \$45,000
- **Issues:**
 - Total Program Funding
 - Grant Minimum and Maximum
 - Methodology for Determining Grant Amount
 - Matching Required

Questions

- Do you want to pursue a grant program?
- Do you think it should occur during the budget process?
- What goals would you like to achieve through the grant program?
- What type of entities should be eligible to participate in the program?
- Do you want to increase the funding for the program or keep it the same (similar)?

Council Member Dustin Gettel said would like to pursue a grant program and open it up to other organizations.

Lisa Garner said by having a program and policy, it is the best way to protect the city.

Council Member Bryant Brown agreed with Ms. Garner. He asked if there has ever been anyone else other than the Community Gardens that reached out for funding?

Matt Dahl said he did not recall of any organization reaching out other than the Community Gardens.

Council Member Paul Glover said if it is opened up, there will be a lot more organizations reaching out. He said his concerns would be that the amount of the program would need to be worked out in the budget before allowing organizations to reach out. He was concerned with opening up the grant program to organizations before there is an amount set in the budget. He said he would prefer not knowing who the organizations are before the amount is set in the budget.

Council Member Dustin Gettel said he doesn't want it to be like a reality show. He said it should be a function of city staff to choose the applicants and then bring those chosen to council for decision.

Mayor Stevenson said the county chooses the applicants but also allows the organizations to come present to the council. He did not feel it wouldn't be a problem for the organizations to come and present to the council. If there was some sort of ranking system in place, that would help in making the decision.

Council Member Bryant Brown said he does not want for-profit organizations to be allowed to receive grant money.

Matt Dahl said the best way to make it easier for staff and council members is to have specific goals and criteria identified. If the criteria is broad, staff would need to have the organizations come in to present. If there is specific criteria, it would make the process easier.

The Council agreed on creating a formal program to be funded during the formal budget process. Then have a formal process to apply for the funds that would only be allowed for non-profit organizations.

Council Member Bryant Brown he would like to grandfather in the current group for the grants. He said he would also like to target the elderly population for grant money.

Council Member Dustin Gettel agreed with Council Member Bryant Brown and said he likes including the arts, culture, healthcare.

Mayor Stevenson asked about the long-standing organizations the city currently gives to. He said he would like to support upcoming organizations.

Council Member Bryant Brown said the organization needs to be in Midvale or have the funds stay in Midvale.

Mayor Stevenson said that is where a ranking system would be helpful in the decision making.

Council Member Quinn Sperry agreed with Mayor Stevenson.

Matt Dahl said if the total amount is currently available of \$130,000, the assumption is the organizations would probably rank pretty high, but that would negate other organizations from coming in.

Council Member Paul Glover said he doesn't mind grandfathering in current organizations, but not for the amount the city is currently giving them. The organization would need to show a report to the council to assist with the decision of how much money the organization would receive.

Council Member Bryant Brown said it would look bad for the city to give less than what are currently giving.

Council Member Dustin Gettel said the problem with that is that there might be some organizations that the city is giving money to currently that the city is not necessarily seeing any great return from. For example, if the Historical Society couldn't prove the money the city is giving them is being used in a wise manner.

Mayor Stevenson said he was concerned that if current organizations are grandfathered in, the budget for grants would need to be increased. If the city is asking for applicants to go through an extensive application process, they might not do it for the amount the city is willing to give them.

Council Member Paul Glover said the grant money should be decided during the budget process. If at some point, there is extra money, then the council could raise the grant budget to allow for more applicants for that specific budget year.

Matt Dahl asked if he was hearing from the council for him to lean towards grandfathering current organizations, and create a program for the smaller grants, or everything.

Council Member Paul Glover said not to grandfather the current organizations but to prioritize them instead.

Council Member Dustin Gettel agreed with Council Member Paul Glover.

Mayor Stevenson said he liked prioritizing the current organizations or grandfathering them in for the first year then moving to a prioritization process.

The Council agreed with the prioritization process.

Matt Dahl asked what the specific goals and visions are in addition to arts, culture, and health. He said he would work on a plan and bring it back to the Council.

Council Member Paul Glover asked to make the plan simple for the Council as well as staff.

XI. ADJOURN

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

The meeting adjourned at 9:10 p.m.

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

Approved this 6th day of September 2022



MIDVALE CITY COUNCIL SUMMARY REPORT

September 20, 2022

Request to amend "Section 3: Our Plan, Residential Development & Housing" (pg.56) in the General Plan to include a "Moderate Income Housing Element", in accordance with Utah State Code 10-9a-403 and 17-27a-403.

BACKGROUND:

The city proposes an amendment to the Residential Development & Housing section of the General Plan 2016. The amendment includes 3 phases for a moderate-income housing element, six moderate income housing strategies, and a five-year implementation plan. This moderate-income housing element is designed to meet current and future housing needs for those households whose incomes fall on or below 80% of the area median income (AMI). Midvale City requests this amendment to be in compliance with Utah State Code 10-9a-403 and 17-27a-403.

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

STAFF ANALYSIS: -AMENDMENT TO THE GENERAL PLAN –

Midvale City requests this amendment to be in compliance with recently adopted and enacted Utah State law.

STAFF RECOMMENDATION: Based on the requirements of 10-9a-403 and 17-27a-403 of Utah State Code, Midvale City staff recommends approval of the amendment to the general plan to the City Council.

POTENTIAL MOTION: I move that we recommend approval of the amendment as provided in Exhibit A.

EXHIBIT:

- A. Draft Amendment
- B. Ordinance

Exhibit A – Draft Amendment

MODERATE INCOME HOUSING ELEMENT FOR GENERAL PLAN

In accordance with Utah State Code (10-9a-403 and 17-27a-403) Midvale City is revising its Moderate-Income Housing Plan to meet the needs of households whose income falls on or below 80% of the area median income (AMI). To achieve this, Midvale City will roll out the plan in three phases.

Phase 1 (October 1st, 2022) - Select 6 of 24 moderate-income housing strategies required by state law, one of which is to develop and adopt a station area plan, and five-year implementation plan.

Phase 2 (by end of FY22) - Collect and analyze current local demographic and housing data for Midvale City to further refine and strengthen the moderate-income housing implementation plan. Include this baseline data in the General Plan under the Moderate-Income Housing Element.

Phase 3 (FY22 – FY27) - Carry out the moderate-income housing implementation plan and submit annual progress reports through the Utah Housing and Community Development department.

STRATEGIES TOWARD MODERATE-INCOME HOUSING

Six Moderate Income Housing strategies were selected from Utah State Code 10-9a-403.b.iii, each of which includes a five-year implementation plan to meet the needs of households who fall on or below 80% AMI in Midvale. Out of 24 strategies, the following six strategies were carefully considered and selected by the Midvale City Planning Department, the Redevelopment Agency of Midvale City, and City Management. This plan will continue to be updated and refined as current demographic and housing data is collected and analyzed during Phase 2. Determining a baseline of data is critical to better understand the needs of moderate-income households today and into the future. The selected six strategies include the following.

Selected Strategies

1. Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund;
2. Reduce, waive, or eliminate impact fees related to moderate income housing;
3. Implement a mortgage assistance program for employees of the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality;
4. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal

Exhibit A – Draft Amendment

agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;

5. Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing; and
6. Develop and adopt a station area plan in accordance with Section 10-9a-403.1.

IMPLEMENTATION PLAN

STRATEGY 1 Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund.		
YEAR 1		
TASK	ASSIGNED	PROGRESS
Collect and assess housing and demographic data to determine immediate and future housing needs and goals.	RDA Housing Manager	Report baseline data as part of the Moderate-Income Housing element in the General Plan. Update the implementation plan based on this baseline data.
Promote and implement the Upper Floor Housing Initiative to revitalize the Main Street CDA and to increase moderate income housing stock.	RDA Manager RDA Housing Manager	Ongoing Reach deal for moderate income housing as part of the “basketball court” development.
Promote the Good Landlord Program	RDA Planning Department	Ongoing
Approach developers and negotiate moderate income housing incentives through Tax Increment Reimbursement Agreements (TIRA)	RDA Manager RDA Housing Manager	Ongoing
YEAR 2		
TASK	ASSIGNED	PROGRESS
Promote and implement the Upper Floor Housing Initiative to revitalize the Main Street CDA area and increase moderate income housing.	RDA Manager RDA Housing Manager	Ongoing Reach deal for moderate income housing as part of the “Holden Street” development.
Promote the Good Landlord Program	RDA	Ongoing

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	Planning Department	
Approach developers and negotiate moderate income housing incentives through Tax Increment Reimbursement Agreements (TIRA)	RDA Manager RDA Housing Manager	Ongoing Reach deal for moderate income housing as part of Midvale's RDA and CDA areas.
YEAR 3		
TASK	ASSIGNED	PROGRESS
Promote and implement the Upper Floor Housing Initiative to revitalize the Main Street CDA area and increase moderate income housing.	RDA Manager RDA Housing Manager	Ongoing Reach deal for moderate income housing as part of the "Depot Street" development.
Promote the Good Landlord Program	RDA Planning Department	Ongoing
Approach developers and negotiate moderate income housing incentives through Tax Increment Reimbursement Agreements (TIRA)	RDA Manager RDA Housing Manager	Ongoing Reach deal for moderate income housing as part of Midvale's RDA and CDA areas.
Review housing incentive programs, assess number of Moderate-Income Housing Units and make improvements to the application processes.	RDA	Ongoing Housing incentive program assessment/report. Improved application process.
YEAR 4		
TASK	ASSIGNED	PROGRESS
Promote and implement the Upper Floor Housing Initiative to revitalize the Main Street CDA area and increase moderate income housing.	RDA Manager RDA Housing Manager	Ongoing Reach deal for moderate income housing as part of Midvale's Main Street CDA.
Promote the Good Landlord Program	RDA Planning Department	Ongoing
Approach developers and negotiate moderate income housing incentives through Tax Increment Reimbursement Agreements (TIRA)	RDA Manager RDA Housing Manager	Ongoing Reach deal for moderate income housing as part of Midvale's RDA and CDA areas.
YEAR 5		
TASK	ASSIGNED	PROGRESS
Promote and implement the Upper Floor Housing Initiative to revitalize the Main Street CDA area and increase moderate income housing.	RDA Manager RDA Housing Manager	Ongoing Reach deal for moderate income housing as part of Midvale's Main Street CDA.

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Promote the Good Landlord Program	RDA Planning Department	Ongoing
Approach developers and negotiate moderate income housing incentives through Tax Increment Reimbursement Agreements (TIRA)	RDA Manager RDA Housing Manager	Ongoing Reach deal for moderate income housing as part of Midvale's RDA and CDA areas.

STRATEGY 2

Reduce, waive, or eliminate impact fees related to moderate income housing.

YEAR 1

TASK	ASSIGNED	PROGRESS
Conduct an impact fee study	City Management	One-time (year 1 & 2)

YEAR 2

TASK	ASSIGNED	PROGRESS
Conduct an impact fee study	City Management	One-time (year 1 & 2)

YEAR 3

TASK	ASSIGNED	PROGRESS
Create impact fee policy to increase moderate income housing and incorporate the policy into city code as adopted by City Council.	City Management, RDA, & Planning	Onetime Adopt impact fee policy

YEAR 4

TASK	ASSIGNED	PROGRESS
Increase developers' awareness of this benefit. Implement and monitor impact fee policy	RDA, Planning, and City Management	Ongoing

YEAR 5

TASK	ASSIGNED	PROGRESS
Increase developers' awareness of this benefit. Implement and monitor impact fee policy	RDA, Planning, and City Management	Ongoing

STRATEGY 3

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Implement a mortgage assistance program for employees of the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality.		
YEAR 1		
TASK	ASSIGNED	PROGRESS
Release an RFP to contract a community partner to administer housing programs and services including a Down Payment Assistance Program (DPA) and a Home Repair Loan/Grant Program. The DPA program will include additional financial incentives for public employees and include homeownership education incentives/requirements Work with the community partner and Midvale's marketing team to develop a marketing and promotion plan including outreach.	RDA Housing Manager	One-time Enter into a 10-year agreement with a community partner/agency to administer moderate income housing programs. Work with the community partner and Midvale's marketing team to develop a marketing and promotion plan including outreach. Marketing, promotion, and outreach plan. Launch the program.
YEAR 2		
TASK	ASSIGNED	PROGRESS
Plan and budget the RDA affordable housing funds to support for the DPA program.	RDA Manager & RDA Housing Manager	One-time Annual budget submission and approval.
Apply for CDBG funds to support the program/'s.	RDA Housing Manager	Ongoing Submit CDBG application
Monitor program and contractors' performance.	RDA Housing Manager	Support 10 households with DPA and homeownership education Support up to 10 households with Home Repair loan or grant Require quarterly reports from program administrator.
Market and promote the programs: mailers, brochures, website information.	RDA Housing Manager, Director of Marketing, Contracted Agency	ongoing
YEAR 3		
TASK	ASSIGNED	PROGRESS
Monitor contractor and program performance	RDA Housing Manager	Ongoing Support 10 households with DPA and homeownership education

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		Support up to 10 households with Home Repair loan or grant Require quarterly reports from program administrator.
Market and promote the programs: mailers, brochures, website information.	RDA Housing Manager, Director of Marketing, Contracted Agency	ongoing
YEAR 4		
TASK	ASSIGNED	PROGRESS
monitor contractor and program performance	RDA Housing Manager	Ongoing Support 10 households with DPA and homeownership education Support up to 10 households with Home Repair loan or grant Require quarterly reports from program administrator.
Market and promote the programs: mailers, brochures, website information.	RDA Housing Manager, Director of Marketing, Contracted Agency	ongoing
YEAR 5		
TASK	ASSIGNED	PROGRESS
monitor contractor and program performance	RDA Housing Manager	Ongoing Support 10 households with DPA and homeownership education Support up to 10 households with Home Repair loan or grant Require quarterly reports from program administrator.
market and promote the programs: mailers, brochures, website information.	RDA Housing Manager, Director of Marketing, Contracted Agency	ongoing

STRATEGY 4

Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce

Exhibit A – Draft Amendment

Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

YEAR 1		
TASK	ASSIGNED	PROGRESS
Negotiate and enter into an affordable housing loan agreement with Housing Connect for the construction of the Sunset Gardens affordable housing development.	RDA Housing Manager	Add 89 Moderate Income Housing Units to the housing stock in Midvale.
Partner with a local agency/organization to administer housing programing including a DPA program, a Home Repair Loan Program.	RDA Housing Manager	Onetime, secure partner
YEAR 2		
TASK	ASSIGNED	PROGRESS
Seek out a partner to improve the implementation of the Neighborhood Improvement Program.	RDA Housing Manager, Planning Department	Onetime
Apply for CDBG funds to support these programs.	RDA Housing Manager	Budget and apply funding to the DPA and Home Improvement grant/loan funds – ongoing/annually
YEAR 3		
TASK	ASSIGNED	PROGRESS
Purchase property from UDOT and seek out partner to develop and manage a duplex for affordable housing.	RDA Manager & RDA Housing Manger	One-time
YEAR 4		
TASK	ASSIGNED	PROGRESS
Monitor partnership that we've formed and continue to seek out partnerships to support existing and future affordable housing projects.	RDA Housing Manager	ongoing
YEAR 5		
TASK	ASSIGNED	PROGRESS
Monitor current partnerships that we've formed and continue to seek out new partnerships to support	RDA Housing Manager	ongoing

Exhibit A – Draft Amendment

existing and future affordable housing projects.		
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STRATEGY 5

Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.

YEAR 1		
TASK	ASSIGNED	PROGRESS
Monitor existing tax increment reimbursement agreements involving affordable housing incentives.	RDA Manager & Housing Manager	Ongoing
Using RDA funds to support new and future affordable housing programs including: DPA, Home Improvement loan/grant program, Upper Floor Housing Initiative,	RDA Housing Manager	Ongoing Include progress in annual report.
YEAR 2		
TASKS	ASSIGNED	PROGRESS
Monitor existing tax increment reimbursement agreements involving affordable housing incentives.	RDA Manager & RDA Housing Manager	ongoing
Using RDA funds to support new and future affordable housing programs including: DPA, Home Improvement loan/grant program, Upper Floor Housing Initiative,	RDA Housing Manager	Ongoing Include progress in annual report.
Develop a Transportation Reinvestment Area or Community Reinvestment Area, which will generate additional revenues earmarked for affordable housing	RDA, Planning & Community Development	Ongoing (multi-year process)
Consider bonding against future affordable housing funds to support major affordable housing developments in all three CDA areas.	RDA & Community Development	One-time
YEAR 3		
TASK	ASSIGNED	PROGRESS
Monitor existing tax increment reimbursement agreements involving affordable housing incentives.	RDA Manager & RDA Housing Manager	ongoing

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Using RDA funds to support new and future affordable housing programs including: DPA, Home Improvement loan/grant program, Upper Floor Housing Initiative,	RDA Housing Manager	Ongoing Include progress in annual report.
YEAR 4		
TASK	ASSIGNED	PROGRESS
Monitor existing tax increment reimbursement agreements involving affordable housing incentives.	RDA Manager & RDA Housing Manager	ongoing
Using RDA funds to support new and future affordable housing programs including: DPA, Home Improvement loan/grant program, Upper Floor Housing Initiative,	RDA Housing Manager	Ongoing Include progress in annual report.
YEAR 5		
TASK	ASSIGNED	PROGRESS
Using RDA funds to support new and future affordable housing programs including: DPA, Home Improvement loan/grant program, Upper Floor Housing Initiative,	RDA Housing Manager	Ongoing Include progress in annual report.
Monitor existing tax increment reimbursement agreements involving affordable housing incentives.	RDA Manager & RDA Housing Manager	ongoing

STRATEGY 6 Develop and adopt a station area plan in accordance with Section 10-9a-403.1.		
YEAR 1		
TASK	ASSIGNED	PROGRESS
Apply for funding for all three station areas in Midvale City.	Planning Director	One-time, receive funding
YEAR 2		
TASKS	ASSIGNED	PROGRESS
If funding is awarded, develop all three station area plans.	Planning Director	One-time, complete all three station area plans
YEAR 3		
TASK	ASSIGNED	PROGRESS
Implement and monitor the station area plan.	Planning Department	ongoing
YEAR 4		
TASK	ASSIGNED	PROGRESS
Implement and monitor the station area plan.	Planning Department	ongoing

Exhibit A – Draft Amendment

YEAR 5		
TASK	ASSIGNED	PROGRESS
Implement and monitor the station area plan.	Planning Department	ongoing

Exhibit B. – Ordinance

**MIDVALE CITY CORPORATION
ORDINANCE NO. 2022-O-14**

AN ORDINANCE AMENDING THE GENERAL PLAN TO INCLUDE A MODERATE-INCOME HOUSING ELEMENT.

Whereas, in accordance with Utah State Code 10-9a-403 and 17-27a-403 Midvale city is required to include a Moderate-Income Housing Element in the General Plan; and

Whereas, to achieve this Midvale City shall amend the General Plan to incorporate a Moderate-Income Housing Element that includes six moderate income housing strategies, one of which is to develop and adopt a station area plan in accordance with Section 10-9a-403.1, and five-year implementation plan; and

Whereas, this Moderate Income Housing Element is designed to serve those households who fall on or below 80% of the area median income (AMI); and

Whereas, the Moderate Income Housing Element shall remain flexible and will be updated and adjusted as more complete housing data and demographics are discovered, as suggested in the code; and

Whereas, this flexibility is reflected in the three phases of the Moderate Income Housing Element as described in the narrative portion of the Moderate Income Housing element.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF MIDVALE, UTAH, the Midvale City Council hereby approves to amend the General Plan to include a Moderate-Income Housing Element.

This Ordinance shall become effective immediately upon passage thereof.

Passed and Adopted by the City Council of Midvale City, State of Utah, this 20th day of September 2022.

Marcus Stevenson, Mayor

ATTEST:

Rori L. Andreason, MMC
City Recorder

Voting by the City Council: “Aye” “Nay”

Dustin Gettel	_____	_____
Paul Glover	_____	_____
Quinn Sperry	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____

On September ____, 2022, the Midvale City Council enacted Ordinance No. 2022-O-14, adopting amendments to the Moderate Income Housing Element as part of the General Plan and repealing the prior Moderate Income Housing Element for Midvale City.

Rori L. Andreason, MMC
City Recorder



MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: September 20th, 2022

ITEM TYPE: Discussion

(public hearing, consent, action, discussion)

SUBJECT: 2022-2028 Interlocal Agreement with Salt Lake County for UPDES Media Campaign cost sharing

SUBMITTED BY: Keith Ludwig, P.E. City Engineer

SUMMARY:

As you all are aware, Midvale City is subject to the Phase 2 of the Clean Water Act. We have a discharge permit under the MS4 program to discharge storm water into the waters of the State, which include canals, lakes, rivers, etc. This program is administered through the Department of Environmental Quality, DEQ.

One section of the permit requires that we have programs for public education and outreach. A big part of our program is participating with the Salt Lake County Storm Water Coalition in a media campaign. I am sure you have all heard or seen the 'We all live downstream' ads. The coalition also provides swag for us to distribute out to the citizens.

Our current contract has expired and I bring before you tonight a new interlocal agreement with Salt Lake County for our continued participation in this program. This agreement will expire in 2028.

Our cost for this will be \$5,479.14 per year, up from \$5,000 per year under the last agreement. This has been paid for out of the fees we collect from the storm water utility.

The agreement has been reviewed and approved by our legal department.

A resolution will be prepared for your consideration at your next meeting, authorizing the Mayor to enter into this agreement.

PLAN COMPLIANCE: NA

FISCAL IMPACT: Funds for this campaign have been paid from fees collected by the Storm Water Utility.

STAFF'S RECOMMENDATION AND MOTION:
None at this time.

Attachments:

**Salt Lake County Letter
Interlocal Agreement with Salt Lake County**



Jenny Wilson
Mayor

Catherine Kanter
Deputy Mayor of Regional
Operations

Scott R. Baird, P.E.
Director, Public Works
and Municipal Services

Kade D. Moncur, P.E., CFM
Director, Public Works
Engineering Division

**PUBLIC WORKS
ENGINEERING DIVISION**

Government Center
2001 South State Street
Suite N3-120
Salt Lake City, Utah 84190
T 385-468-6600
F 385-468-6603

September 13, 2022

Keith Ludwig
Midvale City
7505 S Holden St.
Midvale, UT 84047

RE: Salt Lake County Stormwater Coalition Media Agreement

Dear Keith,

Since 1994, the Salt Lake County Stormwater Coalition has worked together to successfully implement a public education and outreach program for increasing the public's awareness and knowledge of the importance of keeping stormwater clean before entering our creeks and lakes.

Midvale City has been a long-standing member of the Salt Lake County Stormwater Coalition. Your previous contract to participate in the Coalition and its media campaign expired June 30, 2022. Attached you will find a new contract for participation in the Coalition from 2022 through 2028.

The cost of participation in the Coalition will be \$0.15 per resident per year. This includes contracting a Public Relations (PR) Consultant (a total cost of \$55,000 per year) to assist with dissemination of the "We All Live Downstream" message. The County will continue to administer this contract and program on behalf of the Coalition.

Based on the latest 2020 Census population and housing unit estimates by the United States Census Bureau, Midvale City has a population of 36,028. The Coalition has a 2022 proposed budget of just over \$193,000. Your city's contribution of **\$5,479.14** (minimum contribution is set at \$5,000 for Cities with smaller populations) will assist with the expenses of the PR consultant, mainstream media advertising and development of educational materials as required by the UPDES permit.

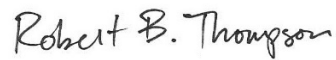
The funds provided by the partnering cities in the coalition will allow the Coalition to continue to operate at the same level in compliance with its UPDES Stormwater Permit. We look forward to continuing this program by working together and combining resources to successfully implement the program.

Moving forward, it is in the best interest of the Coalition to continue to market the "We All Live Downstream" slogan and Droplet branding to increase the public's knowledge of stormwater pollution and to change behaviors toward activities that keep stormwater clean. In addition, having a unified message and working together is significantly less expensive than each City having their own

public outreach program specifically as it relates to reaching a wider and more diverse audience.

The County looks forward to coordinating and supporting the public outreach and education efforts in the Coalition. Please sign and return the attached agreement to my attention and contact me at 385-468-6642 with any questions.

Respectfully,

A handwritten signature in black ink that reads "Robert B. Thompson". The script is cursive and fluid.

Robert B. Thompson P.G.
Watershed Section Manager

County Contract No. _____

D.A. No. _____

INTERLOCAL COOPERATION AGREEMENT BETWEEN
MIDVALE AND SALT LAKE COUNTY FOR
2022-2028 UPDES MEDIA CAMPAIGN COST SHARING

THIS AGREEMENT is made this _____ day of _____, 2022, by and between MIDVALE, a municipal corporation of the State of Utah, hereinafter "City," and SALT LAKE COUNTY, a body corporate and politic of the State of Utah, hereinafter "County." City and County may be referenced to jointly as the "parties."

WITNESSETH:

WHEREAS, the parties are public agencies and are therefore authorized by the Utah Interlocal Cooperation Act, section 11-13-101, et seq., U.C.A., to enter into agreements with each other which will enable them to make the most efficient use of their powers; and,

WHEREAS, In connection with the Utah Pollutant Discharge Elimination System, hereinafter "UPDES," permitting process, the parties desire to cooperate with each other in funding a 2022 through 2028 multimedia public information and education campaign (hereinafter "Campaign") for the purpose of increasing public awareness about storm water pollution and educating the public about the prevention of storm water pollution in the City and the County; and,

WHEREAS, the parties desire to enter into an agreement whereby their respective responsibilities concerning the campaign are specifically set forth.

AGREEMENT:

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

1. Media Campaign Services. The County will continue to retain the services of a consultant and has developed a plan for the public education and awareness campaign, which will consist of many phases of development for the benefit of all coalition participants.

2. Term. This Agreement shall be in effect from July 1, 2022 through June 30, 2028. The Parties shall meet and confer as needed during the term of this Agreement if the scope of work, budget, payment schedule, or other matters require modification.

3. Budget. The proposed budget for the campaign is \$193,000.00 per year, and includes the components and funding shown on Appendix A which is incorporated as part of this agreement.

4. County Responsibilities. The County shall be responsible for all matters pertaining to administering the campaign and the consultant's contract.

5. City Responsibilities. The City shall pay to the County the sum of \$5,479.14 per year for years 2022-2028. The first payment shall be made within thirty (30) days after receipt of an invoice. The first invoice will be sent by June 30, 2023. Thereafter, payments shall be made no later than September 15 for each year the Agreement remains in effect. This amount may be increased by County each year by the lesser of three percent or the percentage increase, if any, in the latest published "Consumer Price Index, All Urban Consumers." For subsequent annual payments, the County shall submit to City an invoice with the total cost of such services no later than August 15 of each year, which invoice the City shall pay within thirty days.

6. Interlocal Cooperation Act. In satisfaction of the requirements of the Interlocal Act, and in connection with this Agreement, the Parties agree as follows:

(a) This Agreement shall be approved by each Party pursuant to Section 11-13-2025 of the Interlocal Act;

(b) This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party, pursuant to Section 11-13-202.5 of the Interlocal Act;

(c) A duly executed original counterpart of this Agreement shall be filed with keeper of records of each Party, pursuant to Section 11-13-209 of the Interlocal Act;

(d) Except as otherwise specifically provided herein, each Party shall be responsible for its own costs of any action taken pursuant to this. Agreement, and for any financing of such costs; and

(e) No separate legal entity is created by the terms of this Agreement To the extent that this Agreement requires administration other than as set forth herein, it shall be administered by a joint board of the public works directors of the City and the County, or their designees. No real or personal property shall be acquired jointly by the Parties as a result of this Agreement. To the extent that a Party acquires, holds or disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such Party shall do so in the same manner that it deals with other property of such Party.

7. Termination. Pursuant to Utah Code Ann. 11-13-206(a), the parties agree that this agreement may be terminated (with or without cause) by either party upon at least thirty (30) days prior written notice to the other party, in which event an accounting shall be made of all funds not spent or encumbered as of the date of termination.

8. Applicable Law. The provisions of this agreement shall be governed by and construed in accordance with the laws of the State of Utah.

8. Integration. This agreement constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior agreements and understandings

pertaining thereto.

9. Amendment. The parties may amend this agreement by a writing signed by the parties. The amendment shall not be effective if it is not in writing or if it is not signed by all the parties.

10. No Agency. Agents, employees or representatives of each party shall-not be deemed to be agents, employees or representatives of the other.

IN WITNESS WHEREOF, the Parties have subscribed their names hereon and caused this agreement to be duly executed on the date and year specified above.

[Signature Page to Follow]

2022-2028 UPDES MEDIA CAMPAIGN COST SHARING INTERLOCAL AGREEMENT
SIGNATURE PAGE FOR THE COUNTY

SALT LAKE COUNTY

By: _____
Mayor or Designee

Date: _____

Administrative Approval:

By: _____
Scott Baird,
Department Director

Date: _____

By: _____
Kade Moncur,
Division Director

Date: _____

Reviewed as to Form:

By: _____
Ryan W. Lambert,
Deputy District Attorney

2022-2028 UPDES MEDIA CAMPAIGN COST SHARING INTERLOCAL
AGREEMENTSIGNATURE PAGE FOR THE CITY

MIDVALE

By _____
Mayor or designee

Date _____

ATTEST:

By _____
City Recorder

Date _____

Reviewed as to Form and Legality:

By _____
City Attorney

Date _____

2022-2028 UPDES MEDIA CAMPAIGN COST SHARING INTERLOCAL

Appendix A

Salt Lake County Stormwater Coalition 2023 Budget

Television Advertising
Bus Advertising
Public Opinion Poll
Stormwater Quality Fair
Water Science and Engineering Competition
Design and Distribute Educational Materials
Stormwater Coalition Website Updates and Maintenance
Social Media Management
Public Relations Consultant

Budget Total: \$194,194.93

Note: Some budget items will vary year to year based on permit cycle requirements