



7505 S Holden Street  
Midvale, UT 84047  
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Midvale.Utah.gov

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**Midvale Planning Commission Meeting  
Notice and Agenda  
April 10, 2024  
6:00 p.m.**

Public notice is hereby given that the Midvale City Planning Commission will consider the items listed below during their regularly scheduled meeting on Wednesday, April 10, 2024, at 6:00 p.m. This meeting will be held in person at Midvale City Hall, 7505 S Holden Street, Midvale, Utah or electronically with an anchor location at Midvale City Hall, 7505 S Holden Street, Midvale, Utah. The meeting will be broadcast at the following link:  
[Midvale.Utah.gov/YouTube](https://Midvale.Utah.gov/YouTube).

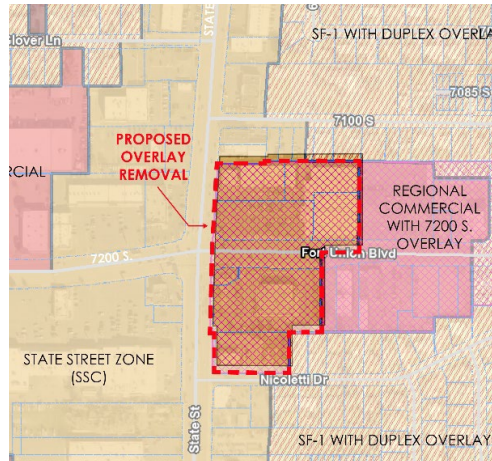
Midvale City Staff publishes a packet of information containing item specific details one week prior to the meeting at 6:30 p.m. on the [Planning Commission Agendas & Minutes](#) page. The QR code included on the right will also take you to this webpage.



Public comments for Public Hearing items may be done in person on the scheduled meeting date, submitted electronically on the Agendas & Minutes webpage, or by emailing [planning@midvale.com](mailto:planning@midvale.com) by 5:00 p.m. on April 9, 2024 to be included in the record.

- I. Pledge of Allegiance**
- II. Roll Call**
- III. Minutes**
  - a. Review and Approval of Minutes from the March 13, 2024 Meeting.
- IV. Public Hearing**
  - a. Craig Schmitke requests approval of a Conditional Use Permit for a Vehicle Repair Use (Precision Automotive) to be located at 6906 S Cottonwood St in the Clean Industrial (CI) Zone. [*Jonathan Anderson, Planner II*]
  - b. Adam Paul requests a zone map amendment to add the Regional Commercial Residential Overlay Zone to a property located at 7001 S 900 E. Information regarding the proposed regulations, prohibitions, and permitted uses that the property will be subject to if the rezone is adopted can be found in Midvale City Code 17-7-12.1. [*Wendelin Knobloch, Planning Director*]

- c. Mike Nielsen requests a determination on the height and material for an enclosure of an Outdoor Storage area for automobiles at 6941 S. River Gate Drive in the Bingham Junction/Riverwalk Overlay zone. *[Wendelin Knobloch, Planning Director]*
- d. Midvale City initiated Rezone request to remove the 7200 S Overlay from the northeast and southeast corners of State Street and Fort Union Blvd. See the image below. Information regarding the proposed regulations, prohibitions, and permitted uses that the property will be subject to if the rezone is adopted can be found in the Midvale City Code. [17-7-7](#) is the State Street Commercial (SSC) zone, and [17-7-6](#) is the 7200 S Overlay Zone. *[Elizabeth Arnold, Senior Planner]*



- e. Midvale City initiated request to amend Sections 17-7-7.1, 17-7-7.4, 17-7-7.5, and 17-7-7.8 of the State Street (SSC) zone of the Midvale City Municipal Code. These changes encourage enhanced building frontages and increased activation of outdoor spaces. *[Elizabeth Arnold, Senior Planner]*
- f. Midvale City initiated amendment to Section 16.02.050(E) of the Midvale City Municipal Code. This amendment requires that private streets meet public street standards. *[Adam Olsen, Community Development Director]*
- g. Midvale City initiated amendment that creates Chapter 17-6 Supplementary Regulations within the Midvale Municipal Code. The effect of this amendment will be that Midvale City adopts the Jordan Valley Water Conservancy District Water Efficiency Standards. *[Wendelin Knobloch, Planning Director]*
- h. Midvale City initiated amendment to Sections 17-7-12.2, 17-7-12.5, and 17-7-12.7 of the Regional Commercial (RC) zone of the Midvale City Municipal Code. These changes remove Manufacturing, Outdoor Storage, and Warehouse/Distribution as uses in the zone and any associated references to them. *[Jonathan Anderson, Planner II]*

**V. Staff Update/Other Business**

- a. Election of Chair & Vice Chair.
- b. Upcoming Meetings and Projects.

**VI. Adjourn**

All meetings are open to the public; however, there is no public participation except during public hearings. Members of

the public will be given an opportunity to address the Commission during each public hearing item. The Commission reserves the right to amend the order of the agenda if deemed appropriate. No item will be heard after 9:30 p.m. without unanimous consent of the Commission. Items not heard will be scheduled on the next agenda. In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the Community Development Executive Assistant at (801) 567-7211, providing at least three working days' notice of the meeting.

A copy of the foregoing agenda was posted in the City Hall Lobby, the 2<sup>nd</sup> Floor City Hall Lobby, on the City's website at [Midvale.Utah.gov](http://Midvale.Utah.gov) and the State Public Notice website at <http://pmn.utah.gov>. Commission Members may participate in the meeting via electronic communication. Commission Members' participation via electronic communication will be broadcast and amplified so all Commission Members and persons present in the Council Chambers will be able to hear or see the communication.

Any owners of real property affected by the proposed map amendment may file a written objection to the inclusion of the owner's property in the proposed map amendment with the Community Development Department no later than 10 days after the day of the public hearing. Each written objection filed will be provided to the City Council.