



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

**Midvale Planning Commission Meeting
Notice and Agenda
AMENDED
April 24, 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 24, 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.

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 by 5:00 p.m. on April 23, 2024 to be included in the record.

- I. Pledge of Allegiance**
- II. Roll Call**
- III. Minutes**
 - a. Review and Approval of Minutes from the April 10, 2024, Meeting.
- IV. Action Items**
 - a. 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. Public Hearing

- a. Midvale City initiated Rezone request to change the zoning from Clean Industrial (CI) to Main Street Form Based Code (MS-FBC) on the following parcels: 7413 S Main St, 7409 S Main St, 7407 S Main St, 7397 S Main St, and 669 W Eighth Ave. 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 17-7-11](#).
[Elizabeth Arnold, Senior Planner]
- b. Midvale City initiated amendment to Midvale City Municipal Code Section 17-7-12.2 to remove Commercial Nursery as a use in the Regional Commercial (RC) Zone, Section 17-7-13.2 to add Storage Yard as a use in the Clean Industrial (CI) Zone, and Sections 17-2-15 and 17-2-19 to refine the definitions of Outdoor Storage and Storage Yards.
[Wendelin Knobloch, Planning Director]
- c. Midvale City initiated amendment to Midvale City Municipal Code Sections 17-7-7.6, 17-7-10.12.12(D), and 17-7-13.5 to amend and remove outdoor storage regulations from the State Street Zone (SSC), Jordan Bluffs Subareas 1-3 Development, and Clean Industrial (CI) zones and relocate said amended regulations to Section 17-6-3 (Supplementary Regulations) of the Midvale City Municipal Code. *[Jonathan Anderson, Planner II]*
- d. Midvale City initiated amendment to Midvale City Municipal Code Sections 17-7-9.12.1.8(E) and 17-7-12.4(F) to remove references to storage yard architectural standards in the Riverwalk and Regional Commercial (RC) zones. *[Jonathan Anderson, Planner II]*
- e. Midvale City initiated amendment to Midvale City Municipal Code Section 17-7-11.3(B)(4)(g) to reduce the distance between an outdoor dining area and an existing residential use from one hundred feet to twenty feet in the Main Street Form Based Code (MS-FBC) zone. *[Jonathan Anderson, Planner II]*

VI. Staff Update/Other Business

- a. Upcoming Meetings and Projects.

VII. 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 2nd Floor City Hall Lobby, on the City's website at 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.