7505 S Holden Street
Midvale, UT 84047
801-567-7200 ext. 1022
Midvale.Utah.gov

Midvale Planning Commission Meeting
Notice and Agenda
August 14, 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, August 14, 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 August 13, 2024 to be included in the record.

I. Pledge of Allegiance

II. Roll Call

III. Minutes

a. Review and Approval of Minutes from the May 22, 2024 Workshop Meeting.

b. Review and Approval of Minutes from the June 12, 2024 Meeting.

IV. Public Hearing

*Items with *** if forwarded, Planning Commission recommendation on this item will be considered by the City Council as the Legislative Body, at a Public Hearing on September 3, 2024 at 7 p.m.*

a. Jordan Valley Water Conservancy District requests approval of a Conditional Use Permit for a well pump house located at 987 E 7800 S in the Single Family Residential 1 (SF-1) Zone. *[Jonathan Anderson, Planner II]*

b. ***Eric Winters requests Large Scale Master Plan approval for Jordan Bluffs Phase 3 located at 8090 S Seghini Drive in the Jordan Bluffs-4 (JB-4) zone. *[Elizabeth Arnold,*

Senior Planner]

c. ***John Semnani requests Rezone approval for lots located at 58 W 7500 S and 7444 S State St from Single Family Residential-1 (SF-1) and State Street Commercial (SSC) to Multifamily Residential-Medium to High Density (RM-25) zone. 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 17-7-4. *[Elizabeth Arnold, Senior Planner]*

d. ***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: 7490 S Holden St, 7505 S Holden St, 7576 S Holden St, 7594 S Holden St, 7608 S Holden St, 7620 S Holden St, 7652 S Holden St, 7660 S Holden St, and 7676 S Holden St. 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. *[Jonathan Anderson, Planner II]*

V. Staff Update/Other Business

a. Discussion on Planning Commission Bylaws Update

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 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.

7505 South Holden Street
Midvale, UT 84047
Phone (801) 567-7200

Midvale City
PLANNING AND ZONING COMMISSION
Minutes
22nd Day of May 2024
Dahl Conference Room
7505 South Holden Street
Midvale, Utah 84047

COMMISSION CHAIR:	Candice Erickson
COMMISSION VICE CHAIR:	Robyn Anderson
COMMISSION MEMBERS:	Dustin Snow Michael Edwards Shane Liedtke Candace Tippetts Matt Kasparian
STAFF:	Adam Olsen, Community Development Director Aubrey Ruiz, Community Development Executive Assistant Aaron McKnight, Deputy City Attorney Wendelin Knobloch, Planning Director Elizabeth Arnold, Senior Planner Jonny Anderson, Planner II Josh Short, Junior Network Administrator

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WORKSHOP SESSION

Chair Erickson called the Planning & Zoning Commission meeting to order at 6:00 p.m. She explained how the meeting would proceed. First, the MHTN representative would brief the Commission; the commission would discuss the bylaws; the Midvale Deputy City Attorney will then advise the Commission on the possibility of suggested changes; and then the Commission would deliberate and decide.

ROLL CALL

Chair Erickson	Present
Vice Chair Anderson	Present
Commissioner Tippetts	Excused
Commissioner Snow	Excused
Commissioner Liedtke	Present
Commissioner Edwards	Excused
Commissioner Kasparian	Present

MINUTES

1. **REVIEW AND APPROVE MINUTES OF APRIL 24, 2024.**

MOTION: Commissioner Liedtke MOVED to approve the minutes of April 24, 2024 with the corrections made by Commissioners. SECONDED by Vice Chair Anderson. Chair Erickson called for a voice vote. The motion was passed unanimously with all voting in favor.

***

DISCUSSION ITEMS

1. Report and Discussion on the Fort Union Corridor Study.

***

CONSULTANT:

Dan Smith, representing MHTN, will be presenting the final findings from the Fort Union Corridor Study. Project initiated in January and final report is anticipated to be delivered in June 2024.

There have been many Public Engagement Opportunities to interact with community members and get feedback. Opportunities such as Public Meetings, Open Houses, and surveys. There is a current survey that is ongoing and a Public Meeting tomorrow, May 23, 2024, beginning at 6:00 PM.

Most of the feedback from the community was a desire for more green space and more public parking. Making the corridor a cohesive area and maintaining the neighborhood quality is a focus of this project.

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The corridor has been broken down into three segments to breakdown and take a closer look into the functionality of each piece. This was vital for studying the different benefits that come from each area. Each segment's strengths will be highlighted and combined into one fluid corridor.

Segment 1 (I-15 to State Street) - "Community Gateway"

Concerns: Speeding, pedestrian crossing, congestion, image of entrance to city, crime rates.

104-foot Right-of-way, needing pedestrian refuge. The proposed new layout would have a pedestrian refuge in the center, three lanes of traffic on each side, a park strip, and amenity zone on both sides. On one side a side path for a bike lane for example could be added.
Ground uses would be commercial and or residential. Outdoor dining and other amenities to attract the community. Concentrating the higher residential area on the Northern side, especially focusing on an HTRZ area.

The TRAX line and surrounding area make up about 4 acres. The current uses are 53% Mixed-Use, then 36% Residential, and finally 11% Retail. The percentages for Green Space and Parking will be determined after the study is complete and plans are initiated.

Segment 2 (State Street to 700 E) – "Residential Thoroughfare"

Concerns: Speeding, lack of green space, and pedestrian crossing.

Throughout the area there is not enough traffic to justify traffic lights. The studies show that Toucan Crossings would be beneficial to the area. This type of crossing is an improvement for bicyclists and pedestrians that allows for more frequent, safer crossings while sharing the road with motorized vehicles. This would provide protected waiting areas, bike signals, and motor vehicle restrictions to reduce accidents.

The area makes up about 1 acre. The current uses are then 16% Residential, and finally 22% Retail, 30% Green Space and 32% Parking.

Segment 3 (700 E to Union Park Ave)- "Regional Commercial Crossroads"

Concerns: Intersections, ease of travel for pedestrians, and pedestrian safety.

The proposed design would adjust the width of the public right of way area to allow for more green space, activity areas for commercial businesses, and a designated bike lane. An internal road system needs to be created to unify all the types of transportation along the corridor. This highly trafficked area is one of the most discussed segments of the project and most likely to see the most immediate change.

Development steps:

Phase 1) Establish a grid or connectivity to allow vehicles to move through this area easier. Internal road network with a unifying element, such as a canal, a bike connection trail, and more to open the area to traffic.

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Phase 2) Add open gathering spaces and urban infill, green space, etc.

Phase 3) Create bigger box retrofit; adding higher density commercial.

Next steps:

Draft Document Chapters
Refine Demonstration Sites
Open House – May 23rd
Demonstration Site Survey – May 20th to June 3rd

Please reference presentation material attached below.

***

DISCUSSION:

Chair Erickson asks for clarification on the building of the pedestrian refuge, whether it would be raised or not. She also wants to know if the park strip would be greenery or other materials.

Mr. Smith clarifies that the results of the study can still have adjustments made depending on the goals of the community, City Staff, and City Council.

Commissioner Liedtke voices that he favors this layout to provide a much safer pedestrian pathway for crossing.

Wendelin Knobloch, Planning Director, discusses the outreach that staff has been conducting to attract a developer to aid in the start of an HTRZ area.

Adam Olsen, Community Development Director, shares a few details of the gateway monuments that are in the process of design and implementation.

Vice Chair Anderson suggests that the ski bus routes be heavily considered when designing the Fort Union Blvd area. This is an exceptionally large population that visits Midvale City, and it would benefit the city to enhance the experiences of the skier/snowboarder travelers.

Commissioner Liedtke mentions the possibility of a designated bus lane.

Mr. Knobloch agrees that the idea of a bus lane would be ideal, however it is not in UTA's long-term plan at this moment. The city would need to incentivize and gain more traction with this idea.

Chair Erickson and Vice Chair Anderson mention the concern that the owners of the private property around the Canal Trail are not currently incentivized to develop their land. For concern of crime and heavy traffic, this is going to be a challenge in opening the Canal area.

***

DISCUSSION ITEM

2. **Annual Review of the Planning Commission Bylaws.**

***

DISCUSSION:

Stipend clarification - $50 or $60, check MCC and PC Bylaws
Bi-annual activities – One with Council and one just Planning Commissioners
IT Training/iPad Concerns and Review – Notes, Agenda, modifications, etc.
Training Requirement – more available to access and links, etc. sent as a resource to commissioners
(Utah League of Cities and Towns/APA Website)
Workshop Meetings/Trainings – more frequently hosting in Dahl Conference Room
Periodic Emails – Info and reminders

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STAFF UPDATE/OTHER BUSINESS

1) Upcoming meetings and Projects
    i. Schedule another Workshop Meeting to give missing Commissioners opportunity to suggest changes
2) APA Spring Conference Overview
    i. Chair Erickson
        1. Distance versus quality of distance
            - What does the path look like now and what can it look like in the future?
        2. Beaver County Trails
            - Grants required for maintenance
            - Extreme turnouts in community involvement, drawing in visitors to the area, establishing partnerships with schools and such
            - Building communities with grant money and volunteers
    ii. Commissioner Liedtke
        1. Legislation
            - Affordable Housing, deed restrictions, developer assistance
            - Utah is helping to facilitate 3% interest versus 7%
3) Code text Amendments made in most recent legislation
    i. Micro-schools
    ii. Land-use changes
    iii. More code amendments
    iv. Subdivision Title changes
    v. HTRZ updates

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ADJOURN

Vice Chair Anderson made the motion to adjourn 7:23 p.m. No one opposed. The meeting adjourned 7:23 p.m.

_____
Aubrey Ruiz, CD Executive Assistant

Approved this _____ day of _____ 2024.

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Midvale City Fort Union Corridor Study

PLANNING COMMISSION UPDATE

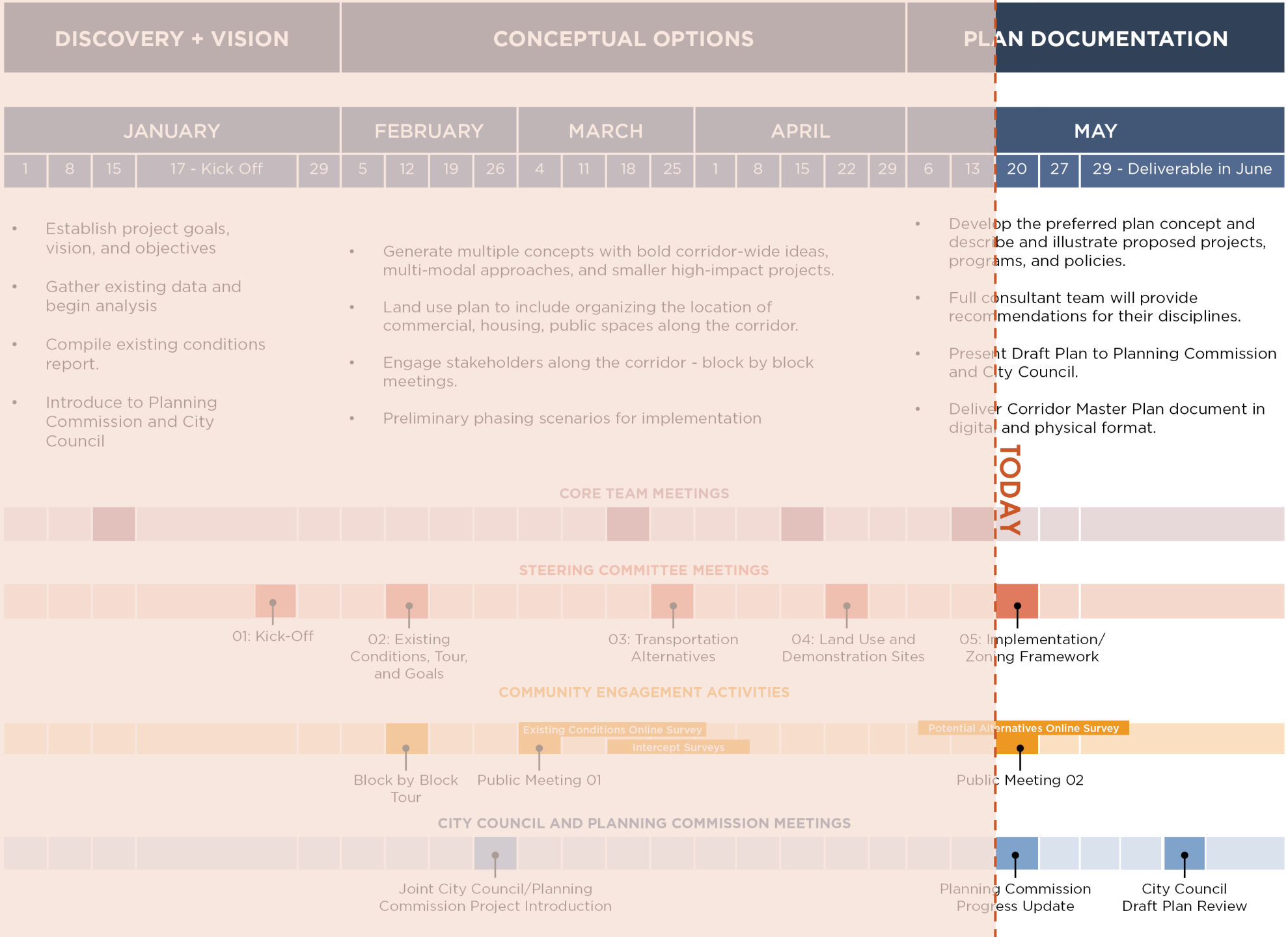
MAY 22, 2024

PREPARED FOR

City of Midvale

AGENDA

Public Engagement Summary
Transportation Alternative Summary
Land Use & Transportation Scenarios
Preliminary Demonstration Sites
Best Practices & Case Studies
Next Steps


DISCOVERY + VISION
CONCEPTUAL OPTIONS
PLAN DOCUMENTATION
JANUARY
FEBRUARY
MARCH
APRIL
MAY
1
8
15
17 - Kick Off
29
5
12
19
26
4
11
18
25
1
8
15
22
29
6
13
20
27
29 - Deliverable in June
Establish project goals, vision, and objectives
Gather existing data and begin analysis
Compile existing conditions report.
Introduce to Planning Commission and City Council
Generate multiple concepts with bold corridor-wide ideas, multi-modal approaches, and smaller high-impact projects.
Land use plan to include organizing the location of commercial, housing, public spaces along the corridor.
Engage stakeholders along the corridor - block by block meetings.
Preliminary phasing scenarios for implementation
Develop the preferred plan concept and describe and illustrate proposed projects, programs, and policies.
Full consultant team will provide recommendations for their disciplines.
Present Draft Plan to Planning Commission and City Council.
Deliver Corridor Master Plan document in digital and physical format.
TODAY
CORE TEAM MEETINGS
STEERING COMMITTEE MEETINGS
01: Kick-Off
02: Existing Conditions, Tour, and Goals
03: Transportation Alternatives
04: Land Use and Demonstration Sites
05: Implementation/ Zoning Framework
COMMUNITY ENGAGEMENT ACTIVITIES
Existing Conditions Online Survey
Intercept Surveys
Potential Alternatives Online Survey
Block by Block Tour
Public Meeting 01
Public Meeting 02
CITY COUNCIL AND PLANNING COMMISSION MEETINGS
Joint City Council/Planning Commission Project Introduction
Planning Commission Progress Update
City Council Draft Plan Review

PUBLIC ENGAGEMENT UPDATE

INTERCEPT SURVEYS
ON THE CORRIDOR
MID-MARCH

- Engage users of the corridor who don't typically participate in public processes
- Collect feedback about the site and community values

PUBLIC MEETING
MIDVALE CITY HALL
MAY 23rd

- Engage users of the corridor who don't typically participate in public processes
- Collect feedback about the site and community values

DEMONSTRATION SITES ONLINE SURVEY
May 20th to June 3rd

- Share survey via City website and social media, intended to engage all members of the community to understand residents' preferences and concerns

CITY OFFICIALS SESSIONS
MIDVALE CITY HALL
May 22nd & June 18th

- Review demonstration sites and community feedback with City Council and Planning Commission

WHAT WE HEARD

PUBLIC MEETING

Ganesh Indian Restaurants on March 6th

27+ Attendees

Overall Comments: Green/Community Space, Parking, Corridor Cohesion, Housing, Neighborhood Preservation

Segment 01: Speeding/Congestion, Crossing Safety, Visual Interest, Crime

Segment 02: Speeding, Crossings, Cohesive Facilities and Amenities

Segment 03: Intersections, Pedestrian Network, Parking Utilization

INTERCEPT SURVEY

Fort Union Boulevard on April 2nd from 8:30 am to 12:30 pm

26 Interactions

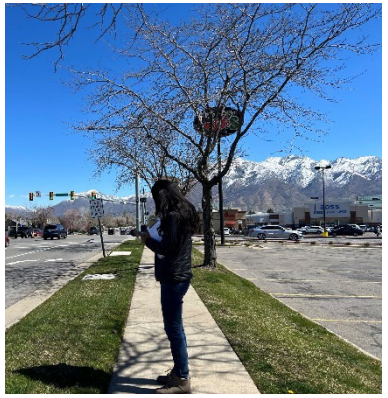
Overall Themes: Public Community/Green Space, Corridor Cohesion, Neighborhood Preservation, Stores with varied hours, Affordable Housing, Transit works well (with a few exceptions)

Top 3 Transportation Issues: 1) Traffic, 2) Safety, and 3) Walking/Biking Options

Segment 01: Speeding/Congestion, Turning Conflicts, Crossing Safety, Lack of Visual Interest and Noise, Crime, Safety, and Lighting, Lack of green space/ trees

Segment 02: Speeding, Lack of quality crossings and crossing frequency, Cohesive Facilities and Amenities, Neighborhood preservation

Segment 03: Long intersection crossings, Limited Pedestrian Network, Parking Utilization, Turning Conflicts/Traffic



VISION & GOALS

CORRIDOR VISION STATEMENT

Fort Union Boulevard is a thriving corridor that empowers mobility choice, cultivates economic growth, provides housing options, and establishes a unique corridor identity that reflects the spirit, goals, and heritage of Midvale.

MOBILITY

STRENGTHEN MOBILITY CHOICE

Increase opportunities for all modes of travel including walking, biking, and transit while maintaining vehicular mobility along this vital arterial boulevard. Improving pedestrian crossings and providing traffic calming strategies in key locations will help promote a variety of transportation options.

HOUSING

ENCOURAGE HOUSING OPTIONS

The location and access makes it a highly desirable place to live. The corridor plays a vital role in meeting the City's housing needs for renters and buyers. Land use recommendations will promote the development of diverse and affordable housing options to address the range of needs and preferences of the community to foster inclusive and equitable neighborhoods.

OPPORTUNITY

ENHANCE ECONOMIC OPPORTUNITIES

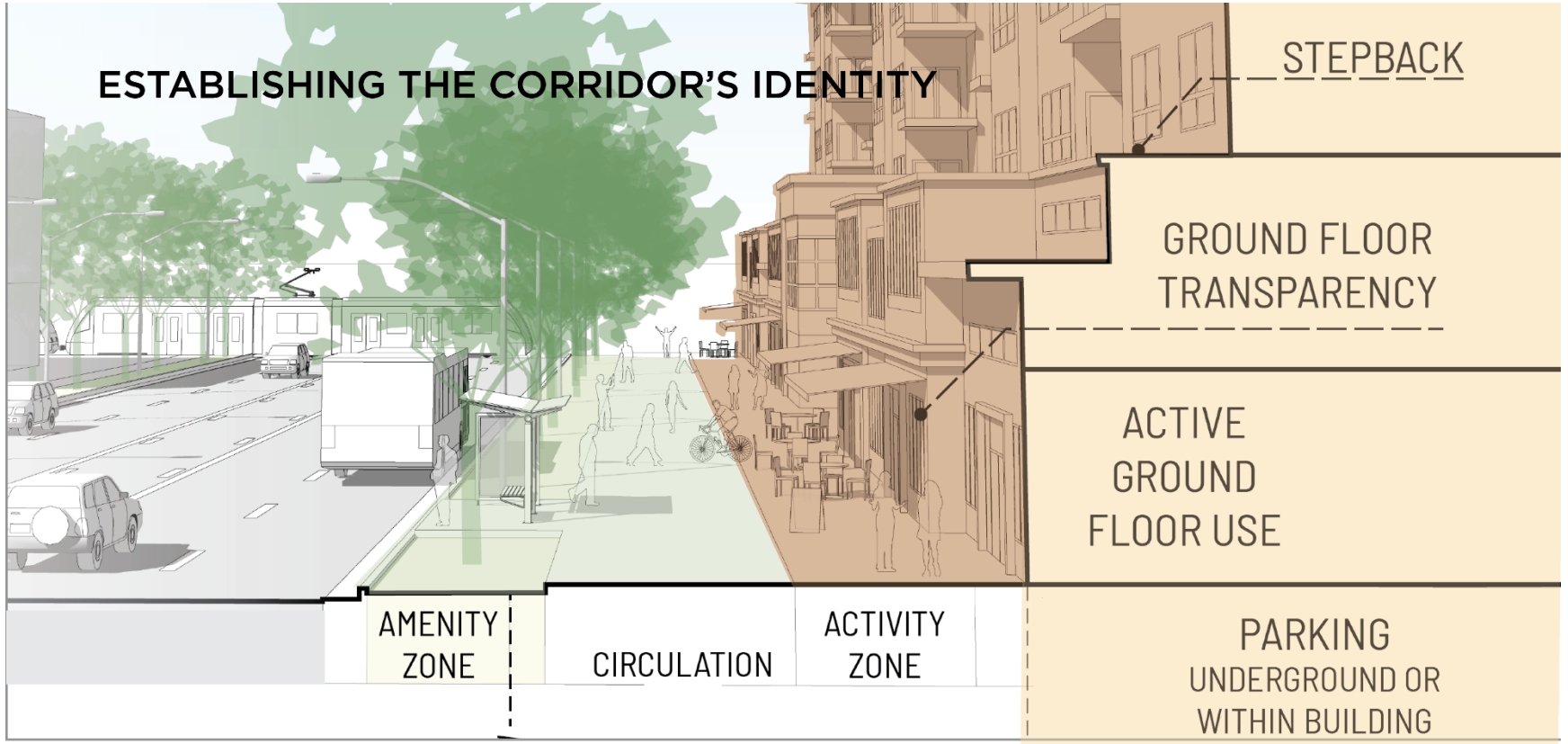
An analysis of land-uses adjacent to this corridor will identify areas with potential for enhanced economic development. New land-use recommendations will consider opportunities to increase housing services, and small and local businesses growth.

IDENTITY

CREATE CORRIDOR IDENTITY

The corridor's high visibility is an opportunity to highlight and strength Midvale City's identity. Establishing gateways, adding intuitive and consistent signage, enhancing green space, and adding public art will ensure Fort Union is memorable and welcoming.

ESTABLISHING THE CORRIDOR'S IDENTITY



STREETSCAPE

The arrangement of elements including, sidewalks, landscaping, and amenities, and their relationship to building facade, designed to enhance the urban environment, communicate identity, and accommodate circulation needs to connect transportation and land use.

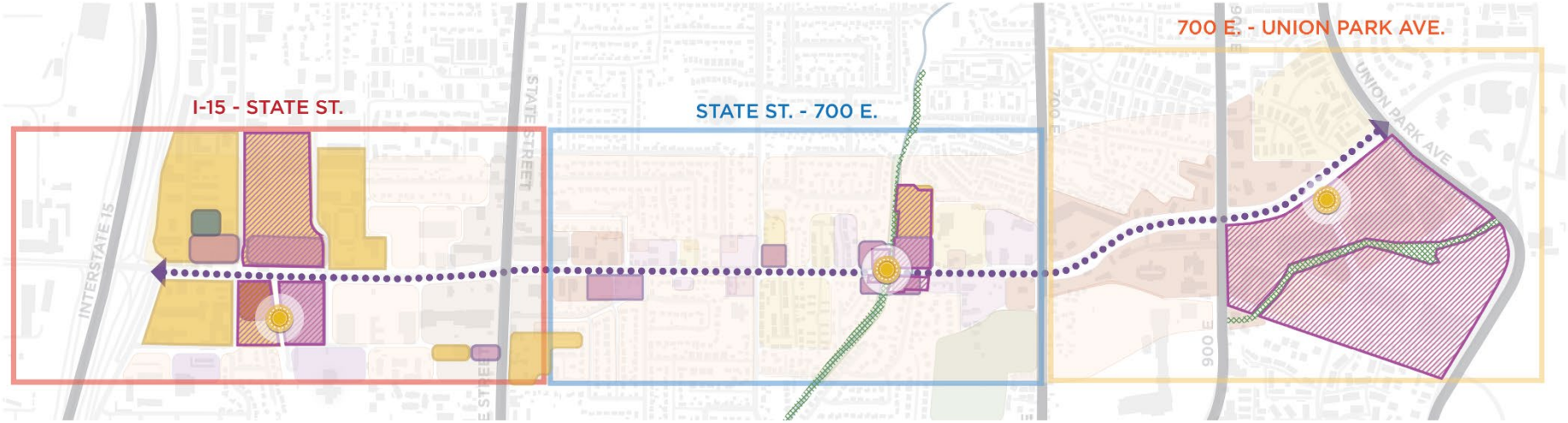
URBAN FORM

The physical layout of buildings, that reflects the patterns of development, density, massing, and expression. This includes height, materiality, setback, stepback, and identity, creating the human experience at the street level.

LAND USE

The allocation of land and mix of activities, and density of anticipated uses influenced by factors including zoning regulations, economic demands, and environmental and social needs, shaping the built environment, vibrancy, and quality of life.

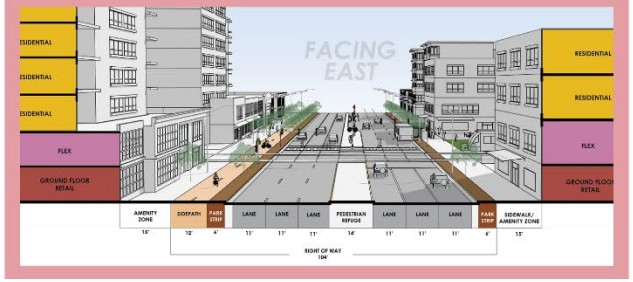
OPPORTUNITY SITES



COMMUNITY GATEWAY

INTERSTATE 15 - STATE STREET

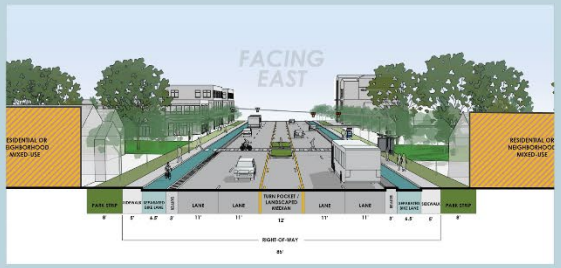
A key community commercial gateway accessed by transit riders and vehicular travel entering Midvale.



RESIDENTIAL THOROUGHFARE

STATE STREET - 700 EAST

Residential neighborhoods comprised of single-family and multi-family patterns, including limited retail and basic services.



REGIONAL COMMERCIAL CROSSROADS

700 EAST - UNION PARK AVENUE

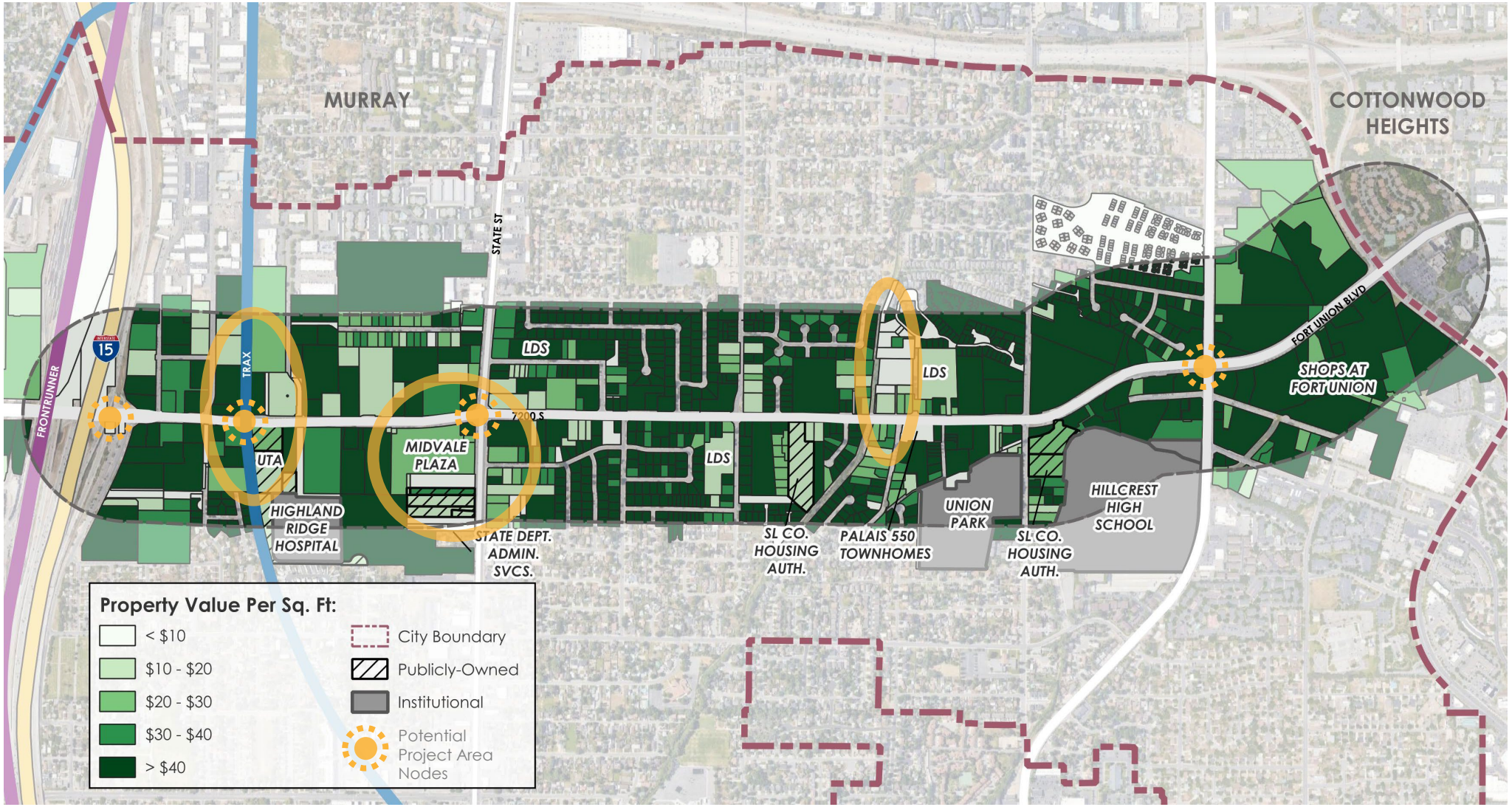
Regional commercial gateway to Midvale with variety of shopping, dining, retail, and housing options.

OPPORTUNITY SITES BASED ON PROPERTY VALUE

Opportunity Sites for redevelopment include areas near the **Fort Union TRAX station,** the **State Street intersection**, and the **Jordan/Salt Lake City canal**.

Property value—measured in terms of total (building and land) value per square foot—is a **key determining factor for the redevelopment** potential of land.

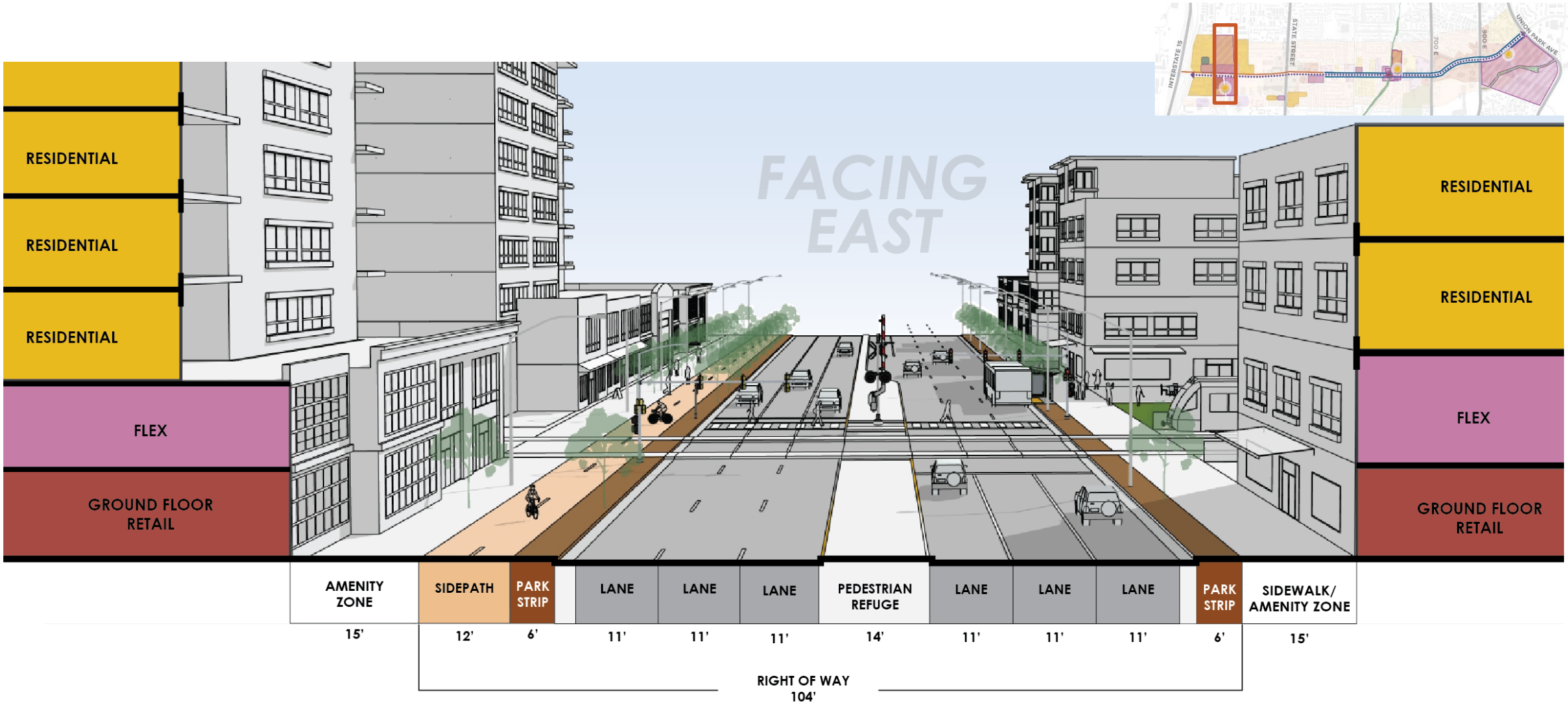
Properties with **lower land values** (in the under $20 per square foot range) are **nearer-term opportunities for infill development**, though development types with higher returns can open up more expensive areas for redevelopment.



Source: Salt Lake County Assessor, LCG.

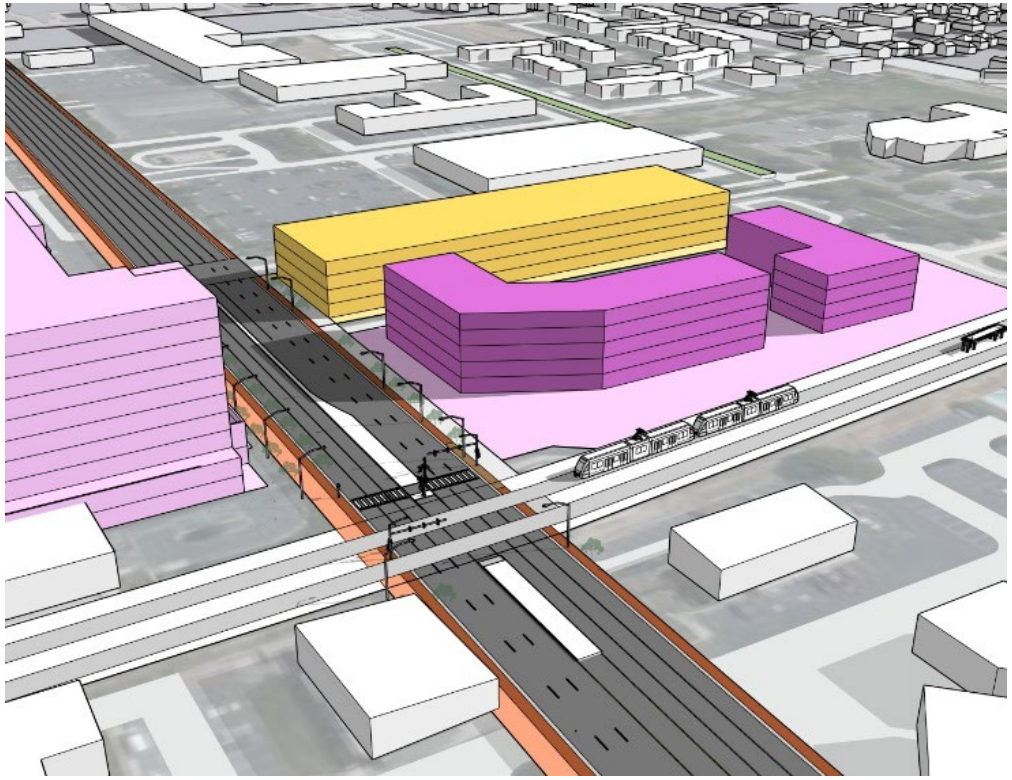
CROSS SECTION

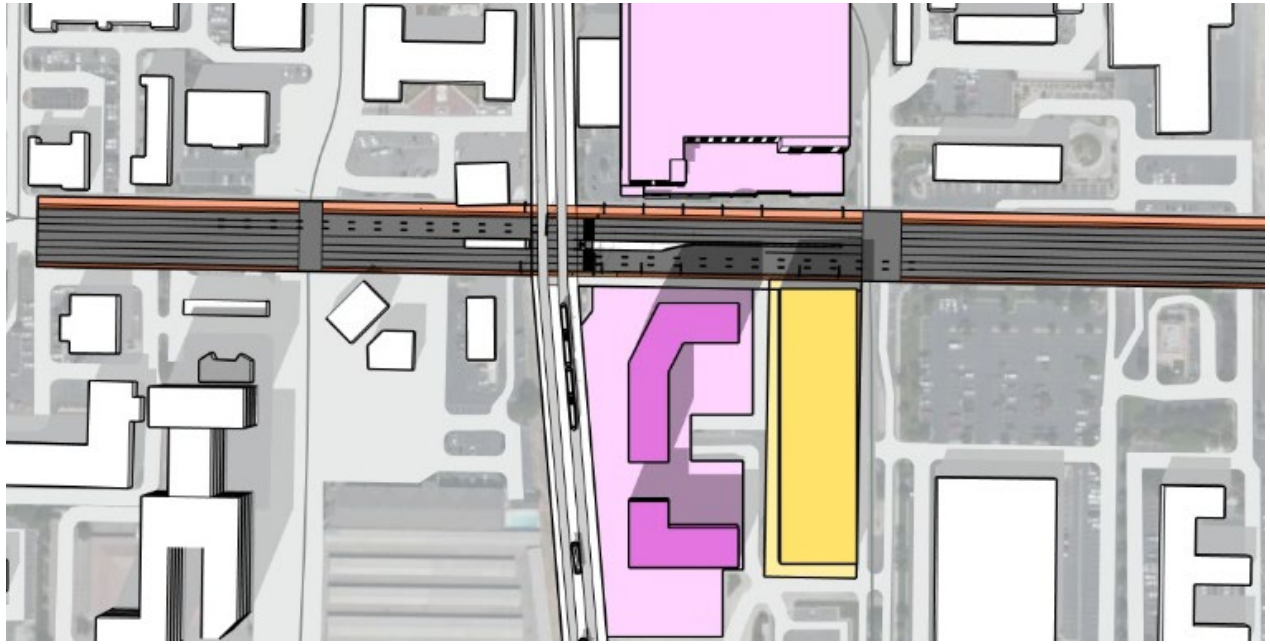
SEGMENT 01



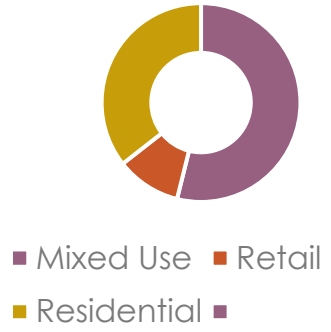
DEMONSTRATION SITE

SEGMENT 01





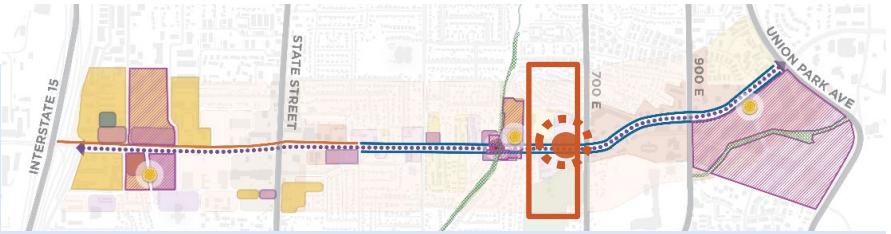
Land Use

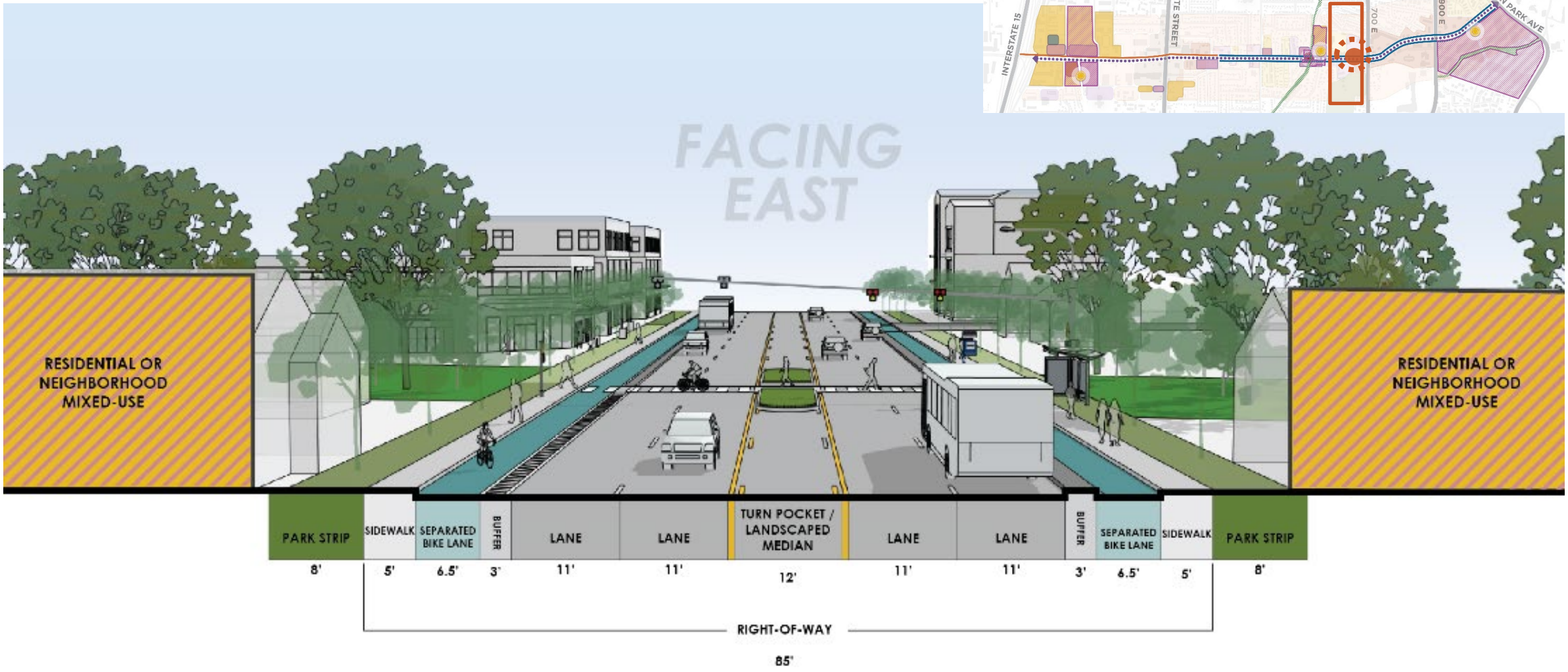


Total	4.16 acres	181,279 sq ft
Residential	36%	64,455 sq ft
Retail	11%	19,129 sq ft
Mixed Use	53%	97,695 sq ft
Parking		TBD
Green Space		TBD

CROSS SECTION

SEGMENT 02

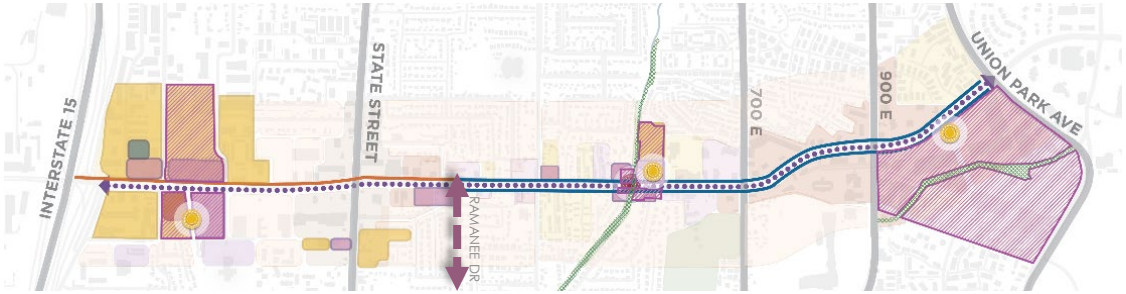




SEGMENT 02

TOUCAN CROSSINGS provide crossing improvements for bicyclists and pedestrians so that “two can” cross without a full signal that could lead to more vehicular Byway traffic.

On a Neighborhood Byway, Toucan crossings are usually placed where side-street volumes do not justify a full signal, and are accompanied by turn restrictions to reduce vehicular conflicts and prioritize pedestrian and bicycle crossings.

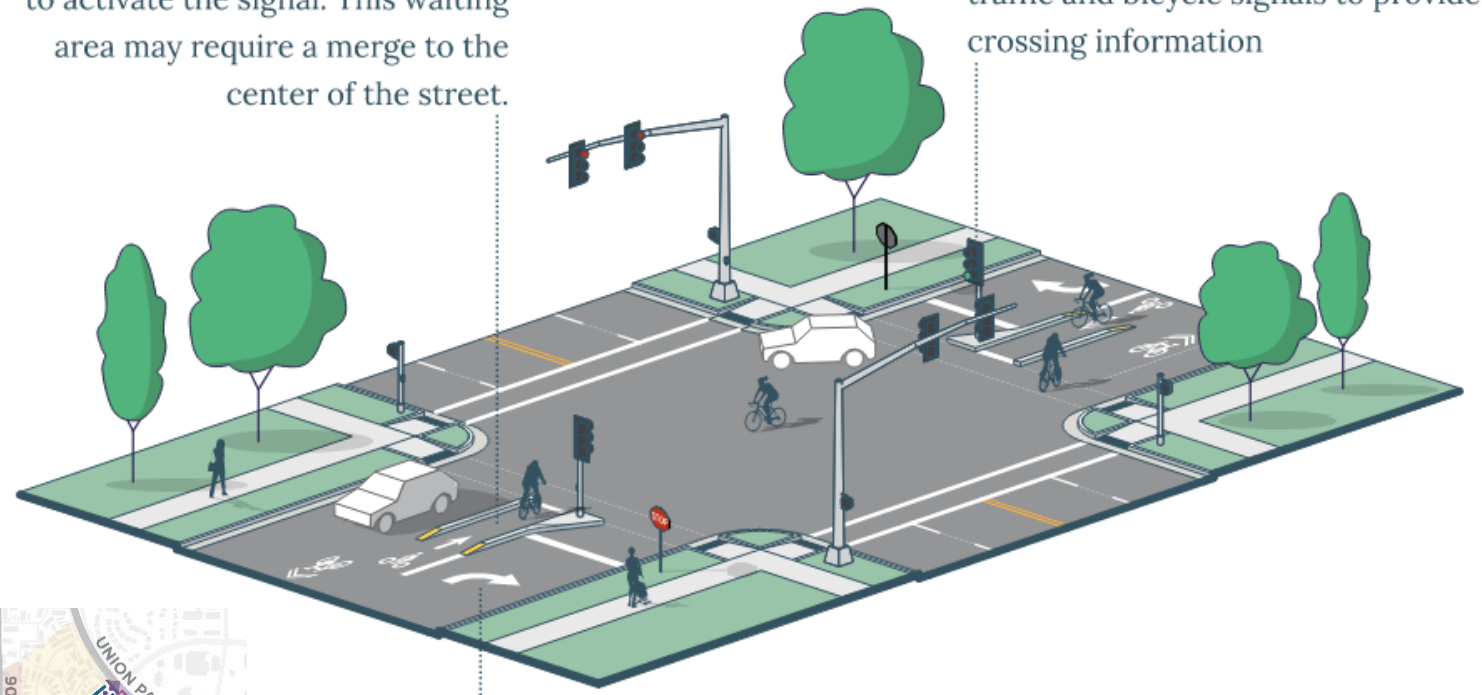


PROTECTED WAITING AREA

Toucan crossings provide a protected waiting area for bicyclists to activate the signal. This waiting area may require a merge to the center of the street.

BIKE SIGNAL

Toucan crossings make use of conventional traffic signals to stop traffic and bicycle signals to provide crossing information



MOTOR VEHICLE RESTRICTIONS

Most Toucan crossings restrict motor vehicle through and left turning movements, further reducing conflicts and lowering Byway vehicle volumes

SEGMENT 02

DESIGN GUIDELINES

TYPICAL USES

- As modification to an existing signal or as a new build signal
- At intersections where traffic diversion off of the Byway is a desirable outcome to avoid attracting additional motor vehicle traffic
- To improve intersection safety by prohibiting left and through movements which contribute to more severe right angle collisions
- At an intersection within a school zone on a walking route

DESIGN FEATURES

- Toucan crossings most often feature a single direction protected area; however, if space allows, a bi-directional protected area can be provided
- Pedestrian crossings can be on the corners or may also utilize the center area if space allows

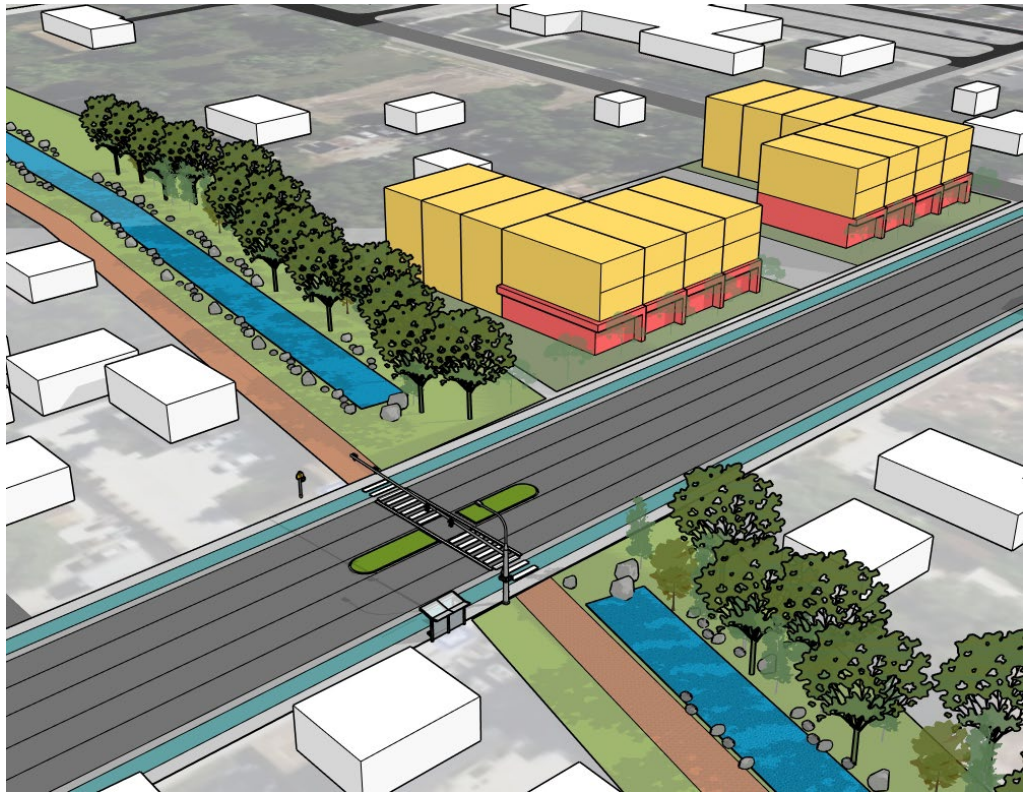
Toucan crossing at 1300 S & 600 E in Salt Lake City, UT. Source: Google Earth

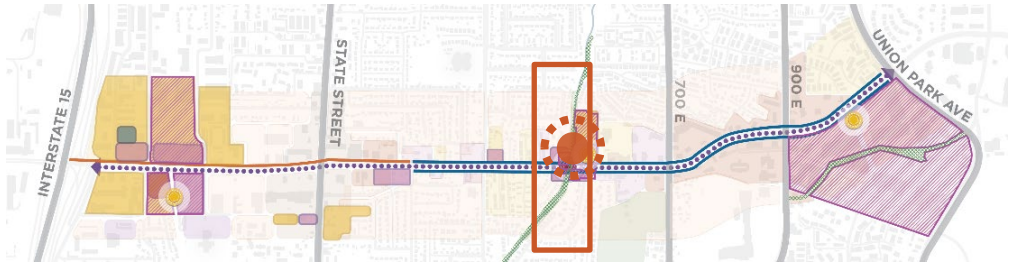
Toucan in Palo Alto, CA

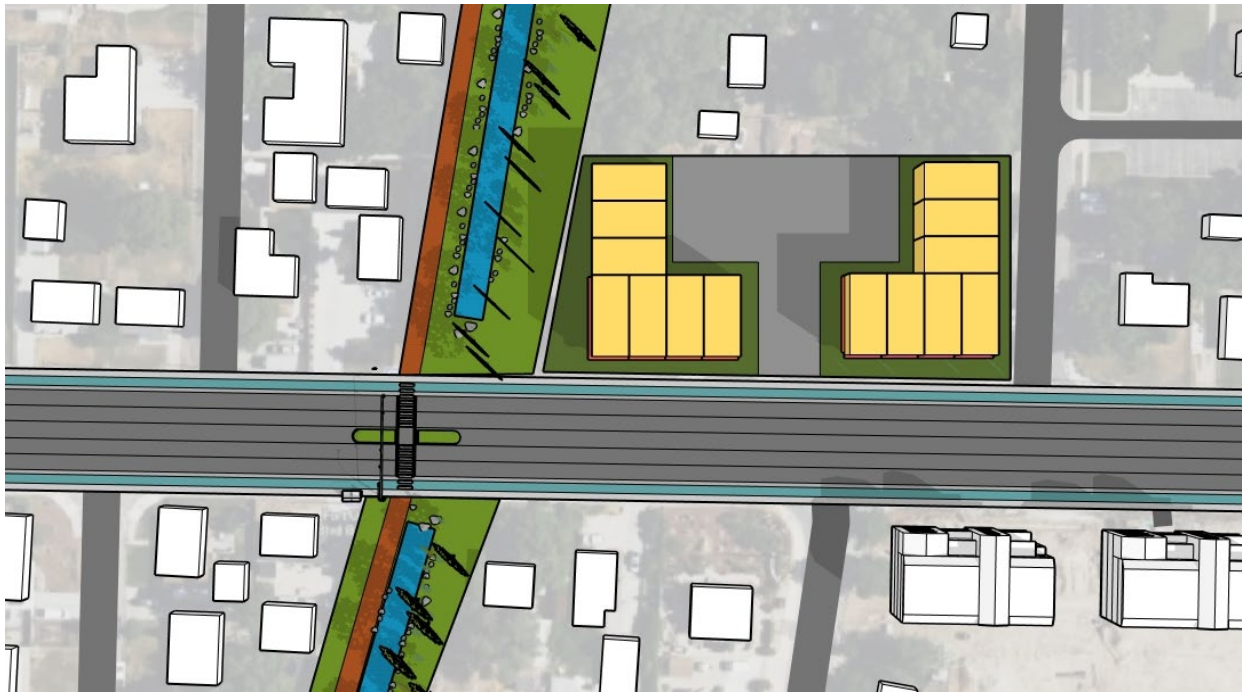
600 E toucan in Salt Lake City, UT

Bi-directional toucan in Tucson, AZ

SEGMENT 02







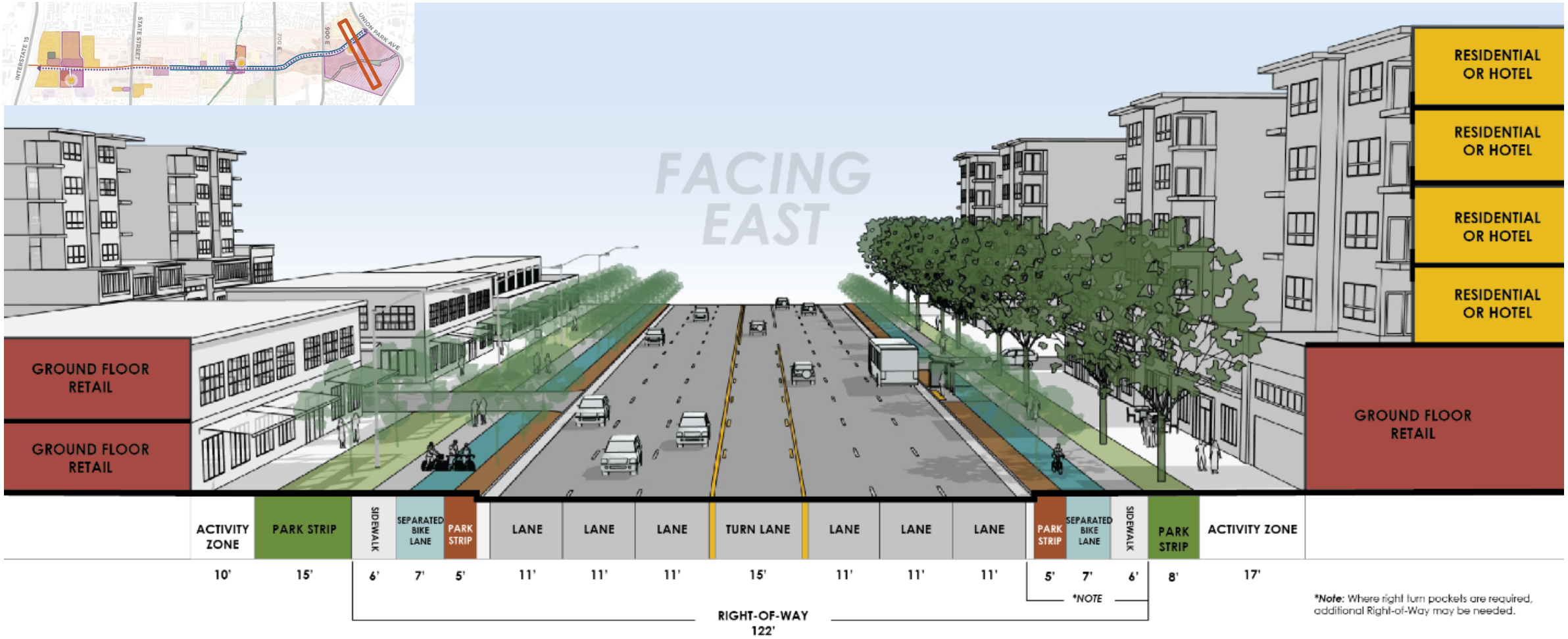
Land Use

Residential
Retail
Parking
Green Space

Total	1.09 acres	47,750 sq ft
Residential	16%	7,850 sq ft
Retail	22%	10,610 sq ft
Parking	32%	15,097 sq ft
Green Space	30%	14,193 sq ft

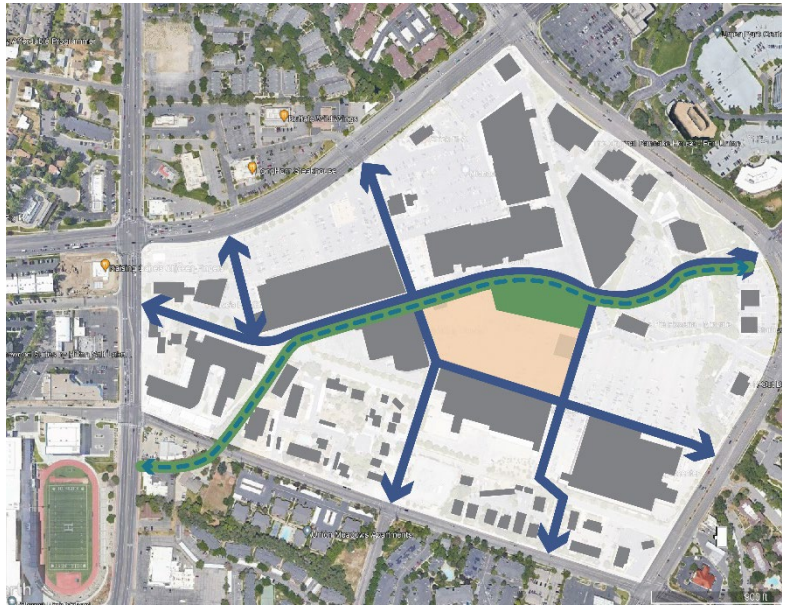
CROSS SECTION AT FORT UNION BOULEVARD

SEGMENT 03



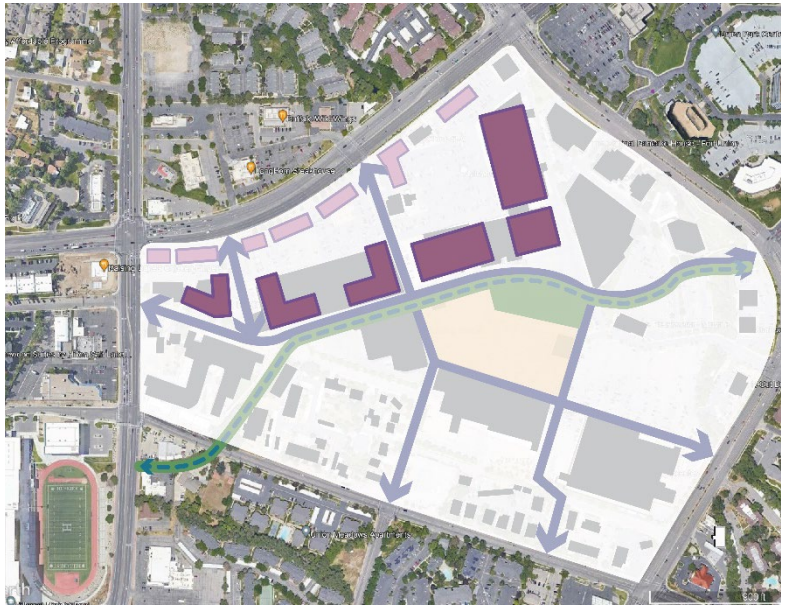
SEGMENT 03

Phase 1



Phase 2

Phase 3



- Existing Buildings
- Building Urban Infill
- Big Box Retrofit
- Open Gathering Space
- Canal Trail/Protected Bike Lane
- Green Space
- Internal Road Network

INTERNAL GRID NETWORK CROSS SECTION

SEGMENT 03

NEXT STEPS

Draft Document Chapters
Refine Demonstration Sites
Public Open House: May 23rd
Demonstration Site Survey: May 20th – June 3rd

7505 South Holden Street
Midvale, UT 84047
Phone (801) 567-7200

Midvale City
PLANNING AND ZONING COMMISSION
Minutes
12th Day of June 2024
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

COMMISSION CHAIR: Candice Erickson

COMMISSION VICE CHAIR: Robyn Anderson

COMMISSION MEMBERS: Dustin Snow
Michael Edwards
Shane Liedtke
Candace Tippetts
Matt Kasparian

STAFF: Adam Olsen, Community Development Director
Aubrey Ruiz, Community Development Executive Assistant
Aaron McKnight, Deputy City Attorney
Wendelin Knobloch, Planning Director
Elizabeth Arnold, Senior Planner
Jonny Anderson, Planner II
Matt Pierce, IT Director

DRAFT

REGULAR MEETING

Chair Erickson called the Planning & Zoning Commission meeting to order at 6:00 p.m. She explained how the meeting would proceed. First, the Planning Department would brief the Commission; then the applicant would speak to the Commission; the item will be opened to the public for their comments on public hearing agenda items; the Midvale Deputy City Attorney will then brief the Commission on their role on the given item; and then the Commission would deliberate and decide.

ROLL CALL

Chair Erickson	Present
Vice Chair Anderson	Present
Commissioner Tippetts	Excused
Commissioner Snow	Excused
Commissioner Liedtke	Present
Commissioner Edwards	Present
Commissioner Kasparian	Present

MINUTES

1. **REVIEW AND APPROVE AMENDED MINUTES OF APRIL 24, 2024.**

MOTION: Commissioner Liedtke MOVED to approve the amended minutes of April 24, 2024. SECONDED by Vice Chair Anderson. Chair Erickson called for a voice vote. The motion was passed unanimously with all voting in favor.

***

PUBLIC HEARINGS

1. **The Gardner Group requests a text amendment to Sections 17-7-10.12.1 and 17-7-10.12.5 in the Jordan Bluffs Subareas 1-3 Development Zone of the Midvale City Municipal Code. This amendment is to replace Figures 1 and 2.**

This amendment is driven by changes to the concept plan by The Gardner Group for the Jordan Bluffs Development Area. The new figures reflect updates to the organization of the development pods, public road classifications/layout, and the actual location and size of the 15-acre public park area (See Attachment 1).

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

Staff recommends approval.

***

APPLICANT:

DRAFT

Mr. Denison, representing Gardner, explains that there will most likely be more changes to the plan in the near future. There were complications with Phase 1, regarding park placement and building structural plans.

The park sizing documentation and widths are now more accurate and meet all development agreement requirements.

***

PUBLIC HEARING:

Chair Erickson opened the public hearing.

No comment.

***

MOTION: Vice Chair Anderson MOVED to close the public hearing. The motion was SECONDED by Commissioner Liedtke. Chair Erickson called for a voice vote. The motion was passed unanimously with all voting in favor.

***

DISCUSSION:

Commissioner Liedtke clarifies that this will most likely not be the final version of the changes due to market changes and what not.

The applicant confirms.

Commissioner Liedtke asks for information on the interest in the project.

Mr. Denison states that they are working on the Large-Scale Master Plan with the Planning Department and moving forward to begin construction in 2025.

***

MOTION: Commissioner Liedtke MOVED that we recommend approval of the text amendment for Sections 17-7-10.12.1 and 17-7-10.12.5 in the Jordan Bluffs Subareas 1-3 Development Zone as provided in the attachments, with the findings included in the staff report with the. The motion was SECONDED by Vice Chair Anderson. Chair Erickson called for a roll call vote. The vote was as follows:

Chair Erickson	Yes
Vice Chair Anderson	Yes
Commissioner Liedtke	Yes
Commissioner Edwards	Yes
Commissioner Kasparian	Yes

The motion passes unanimously.

***

PUBLIC HEARINGS

2. Marcus Lonardo requests Final Subdivision approval for an 18-unit townhome development located at 160 E 7200 S in the Mixed-Use/7200 S Overlay (MU/7200 S) zone.

The rezone and development agreement for this project were approved by the City Council on June 21, 2022. The Site Plan for the project has been approved as required by the development agreement, and now the Final Subdivision is moving forward to allow for individual ownership.

This proposal has been reviewed by Planning Staff, the City Engineer, and the Unified Fire Authority for compliance with the respective guidelines, policies, standards, and codes. Staff finds the proposal complies with requirements outlines in Midvale City Municipal Code for minor subdivisions (16.04.050) and the lot development standards of the MU (17-7-5) and 7200 S Overlay (17-7-6) zone. These are the zoning laws that the project was vested under.

Public notice has been sent to property owners within 500 feet of the subject parcel. No written objections have been received as of the writing of this report.

Staff recommends approval.

***

APPLICANT:

Marcus Lonardo, developer and applicant, clarifies that the previous homeowner next door sold their property, and the developer did not end up purchasing the lot. This is just the final piece of the puzzle, getting the subdivision plat approved. Construction goal is to break ground by the end of summer.

***

PUBLIC HEARING:

Chair Erickson opened the public hearing.

***

MOTION: Commissioner Liedtke MOVED to close the public hearing. The motion was SECONDED by Commissioner Kasparian. Chair Erickson called for a voice vote. The motion was passed unanimously with all voting in favor.

***

DISCUSSION:

Commissioners are excited for more homeownership opportunities.

***

MOTION: Vice Chair Anderson MOVED that we recommend approval of the Final Subdivision for an 18-unit townhome development located at 160 E 7200 S, with the findings included in the staff report. The motion was SECONDED by Commissioner Liedtke. Chair Erickson called for a roll call vote. The vote was as follows:

Chair Erickson	Yes
Vice Chair Anderson	Yes
Commissioner Liedtke	Yes
Commissioner Edwards	Yes
Commissioner Kasparian	Yes

The motion passes unanimously.

***

STAFF UPDATE/OTHER BUSINESS

DRAFT

1) Upcoming meetings and Projects
    i. Discussion on bylaw updates continued from the May 22, 2024 Workshop Meeting.
        1. Discussing future possibilities of bylaws regarding voting, ability to vote as an alternate, and avoiding contentious group issues.
        2. Alternates cannot be nominated but are allowed to vote and nominate for bylaws and elections.
        3. Chair Erickson and Vice Chair Anderson suggest that the next vote, the Chair will be elected first, then Vice Chair.
        4. Aaron McKnight, Deputy City Attorney, explains that the elections can run simultaneously or consecutively.
        5. The Commissioners agree that they would like both positions voted on consecutively, starting with Chair then Vice Chair.
        6. Commissioners request the election to be added as an action item on the agenda for the first meeting of March each year.
        7. Make the new Chair and Vice Chair effective at the next meeting.
    ii. Commissioner Stipend
        1. Update Midvale Municipal Code to match policy. Planning Commissioners are compensated $50 per meeting.
    iii. Mural Festival was on June 8th
        1. Highly successful event, great discussions and attendance.
    iv. Parks & Open Space Master Plan
        1. WFRC manages this plan.
    v. Porter Rockwell Trail Feasibility Study
        1. WRFC manages this study.
        2. Trax obstacles hinder this trail. Looking into cleaning that up and creating an ease of access for pedestrians and bikers.
        3. This would integrate well with the Station Area Plans that also surround the Trax Stations.
    vi. Canal Trail Construction planning beginning soon.
    vii. Code text amendments following changes in State Law from the most recent legislative session.

ADJOURN

Commissioner Liedtke made the motion to adjourn 6:45 p.m. No one opposed. The meeting adjourned 6:45 p.m.

_____
Aubrey Ruiz, CD Executive Assistant

Approved this _____ day of _____ 2024.

DRAFT

7505 S Holden Street
Midvale, UT 84047
801-567-7200
Midvale.Utah.gov

MIDVALE CITY PLANNING COMMISSION
STAFF REPORT
8/14/2024

SUBJECT

Jordan Valley Water Conservancy District requests approval of a Conditional Use Permit for a well pump house located at 987 E 7800 S in the Single Family Residential 1 (SF-1) Zone.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The applicant requests a Conditional Use Permit for a well pump house to be located at 987 E 7800 S. There currently exists another well pump house directly east of the proposed project. A building permit will be applied for and obtained after the approval of the Conditional Use Permit prior to construction.

Public notice has been sent to property owners within 500 feet of the subject parcel; additionally, a sign was placed on the property and will remain until Planning Commission approval of the conditional use permit. At the time of writing this report, no public comment has been received.

Midvale Municipal Code 17-7-1.10(A) outlines the criteria necessary for a conditional use permit as follows (Staff responses in **bold**):

1. The application complies with all applicable provisions of this title, state and federal law;
Response: The application complies with the above-listed criteria.

2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
Response: The proposed pump well house complies with the above-listed criteria. The surrounding neighborhood is single family residential with an existing well pump house adjacent to the proposed project.

3. The use is not detrimental to the public health, safety and welfare;
Response: The application complies with the above-listed criteria.

4. The use is consistent with the general plan, as amended;
Response: The use is consistent with Midvale's General Plan.

5. Traffic conditions are not adversely affected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
Response: The application was reviewed by Midvale City's Engineering Department and complies with the above-listed criteria.

6. Sufficient utility capacity;
Response: The application was reviewed by Midvale City's Engineering Department and complies with the above-listed criteria.

7. Sufficient emergency vehicle access;
Response: Emergency vehicle access was reviewed by the Unified Fire Authority and determined to be adequate.

8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in Section 17-7-1.7;
Response: The application complies with the above-listed criteria and follows the provisions of the city ordinance for the public utility parking requirements.

9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;
Response: The landscaping plan has met the requirements of 17-7-1.6 and 17-6.

10. Compatibility of the proposed mass, bulk, design, orientation, and location of the structures on the site, including compatibility with buildings on adjoining lots and to the street;
Response: The application complies with the above-listed criteria.

11. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses; and
Response: The application complies with the above-listed criteria.

12. Within and adjoining the site, impacts on the aquifer, slope retention, flood potential and appropriateness of the proposed structure to the topography of the site.
Response: The application was reviewed by Midvale City's Engineering Department and complies with the above-listed criteria.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the Conditional Use Permit with the following finding:

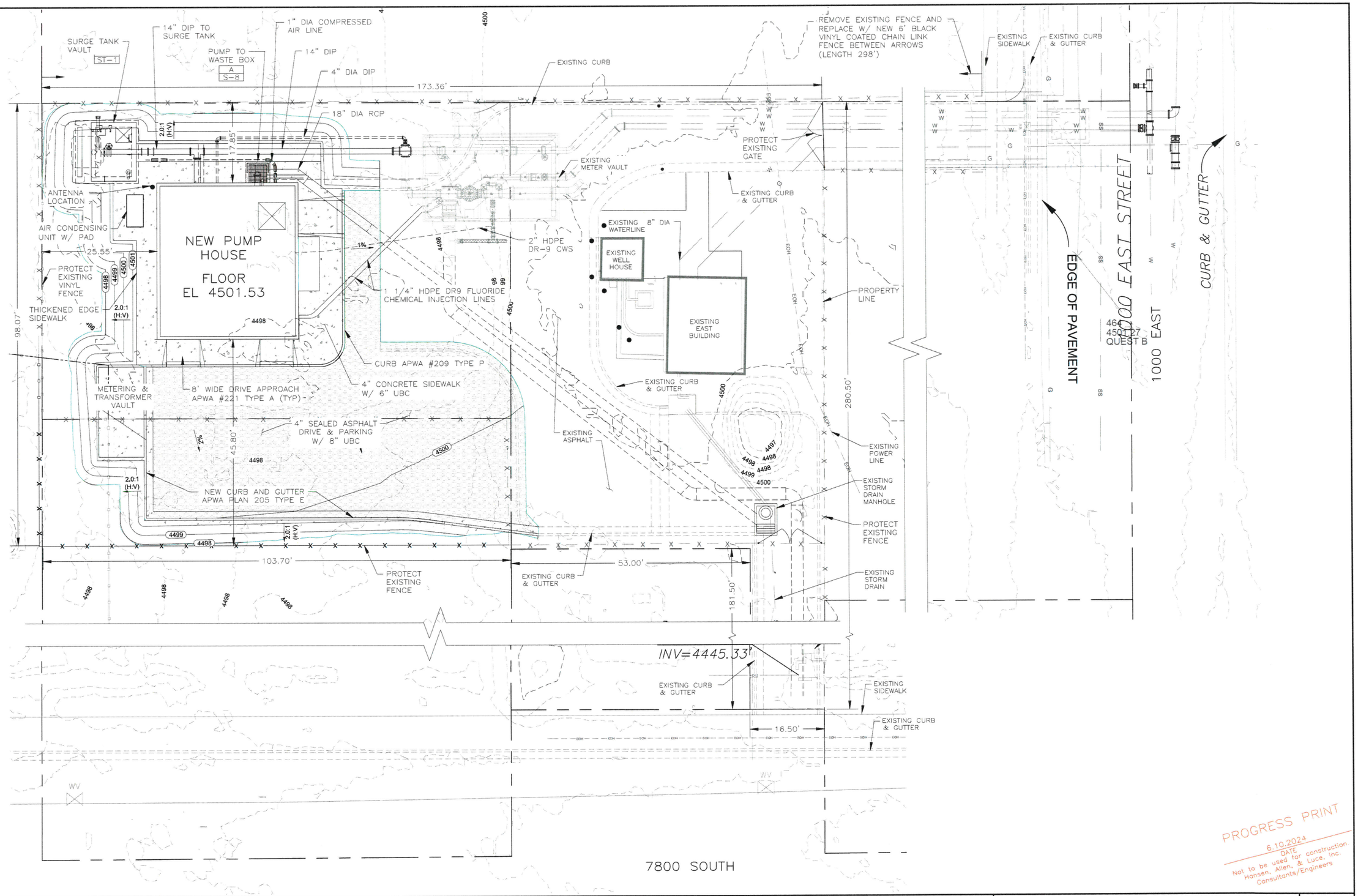
1. The project complies with Midvale Municipal Code 17-7-1.

RECOMMENDED MOTION

"I move that we approve the Conditional Use Permit for a Well Pump House to be located at 987 E 7800 S, with the finding noted in the staff report."

ATTACHMENTS

1. Site Plan
2. Elevations
3. Landscape Plan



PROGRESS PRINT
6.10.2024
DATE
Not to be used for construction
Hansen, Allen, & Luce, Inc.
Consultants/Engineers

FILE NAME: PROJECTS\127 - JVWCD\24.400 - 10TH & 7TH FINALIZATION\CAD\C-5A 1000 EAST SITE PLAN (CUP).DWG
FILE DATE: 6.10.2024 10:28:18 (MAJ)

HANSEN ALLEN & LUCE inc ENGINEERS

PROJECT ENGINEER

DESIGNED VGC
DRAFTED MAJ
CHECKED MEA
DATE JUNE 2024

NO.	DATE	REVISIONS	BY	APVD.
3				
2				
1				

SCALE: AS SHOWN

JORDAN VALLEY WATER CONSERVANCY DISTRICT

WELL PUMP STATION CONSTRUCTION
CIVIL – 1000 EAST
SITE PLAN (CONDITIONAL USE PERMIT)

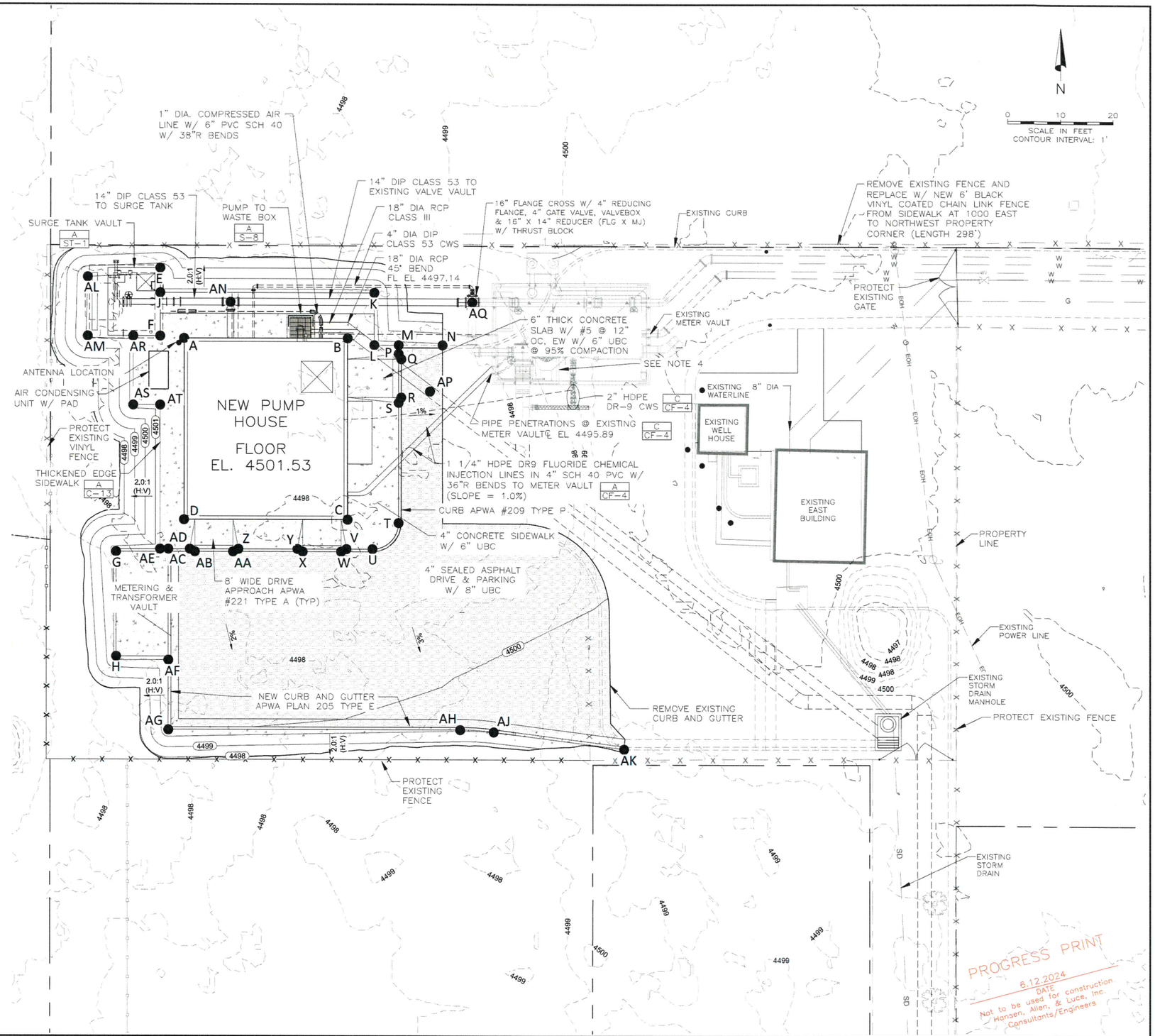
SHEET C-5A
127.24.400

7/04

POINT ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
A	7,391,278.66	1,539,428.52	4501.53	BLD NW CNR
B	7,391,278.66	1,539,459.85	4501.53	BLD NE CNR
C	7,391,243.99	1,539,459.85	4501.53	BLD SE CNR
D	7,391,243.99	1,539,428.52	4501.53	BLD SW CNR
E	7,391,292.08	1,539,423.95	4501.43	SURGE TANK VAULT NE CNR
F	7,391,279.08	1,539,423.95	4501.43	SURGE TANK VAULT SE CNR
G	7,391,237.87	1,539,415.53	4501.25	PAD NW CNR
H	7,391,217.87	1,539,415.53	4500.70	PAD SW CNR
J	7,391,287.37	1,539,423.95	4501.33	TOC
K	7,391,287.36	1,539,464.93	4501.23	TOC
L	7,391,277.37	1,539,464.95	4501.43	TOC
M	7,391,277.37	1,539,469.62	4501.34	TBC
N	7,391,277.37	1,539,478.02	4501.17	TBC MATCH EXISTING
P	7,391,275.70	1,539,469.62	4501.43	TBC GB
Q	7,391,274.70	1,539,470.12	4500.93	RAMP END
R	7,391,267.37	1,539,470.12	4500.93	RAMP END
S	7,391,266.37	1,539,469.62	4501.43	TBC GB
T	7,391,243.37	1,539,469.62	4501.43	TBC PC, R=5'
U	7,391,238.37	1,539,464.62	4501.43	TBC PT
V	7,391,238.37	1,539,459.64	4501.43	TBC GB
W	7,391,237.87	1,539,458.62	4500.93	RAMP END
X	7,391,237.87	1,539,451.28	4500.93	RAMP END
Y	7,391,238.37	1,539,450.28	4501.43	TBC GB
Z	7,391,238.37	1,539,438.98	4501.43	TBC GB
AA	7,391,237.87	1,539,437.95	4500.93	RAMP END
AB	7,391,237.87	1,539,430.62	4500.93	RAMP END
AC	7,391,238.37	1,539,429.64	4501.43	TBC GB
AD	7,391,238.37	1,539,425.53	4501.43	TBC
AE	7,391,238.37	1,539,423.95	4501.43	TOC
AF	7,391,217.17	1,539,425.53	4500.88	TBC GB
AG	7,391,203.87	1,539,425.53	4500.65	TBC
AH	7,391,203.87	1,539,481.43	4500.11	TBC PC, R=50'
AJ	7,391,203.46	1,539,487.84	4500.04	TBC PT
AK	7,391,200.23	1,539,512.84	4499.79	TBC END MATCH EXISITING
AL	7,391,290.38	1,539,410.09	4501.00	GB
AM	7,391,279.08	1,539,410.09	4501.15	GB
AN	7,391,285.58	1,539,437.45	4493.88	14" TEE (MJ) W/ THRUST BLOCK (CL)
AP	7,391,268.55±	1,539,475.63±	4497.00±	PIPE CONNECTION (FL)
AQ	7,391,285.58±	1,539,483.69±	4493.08±	16" DIP CROSS (FLG) (CL)
AR	7,391,279.08	1,539,418.80	4501.33	TOC
AS	7,391,265.91	1,539,418.80	4501.33	TOC
AT	7,391,265.91	1,539,423.95	4501.43	TOC

GENERAL SHEET NOTES:

1. PROVIDE THRUST RESTRAINT FOR ALL PIPE FITTINGS & CONCRETE THRUST BLOCKS AT ALL BENDS.
2. REMOVE AND REPLACE EXISTING FILL TO A DEPTH OF 2'-6" BELOW EXISTING GRADE UNDER NEW BUILDING. SEE SOIL REPORT DATED SEP 12, 2023 ("GEOTECHNICAL INVESTIGATION PROPOSED JVWCD WELL HOUSE APPROXIMATELY 1000 EAST 7800 SOUTH, MIDVALE, UTAH")
3. CONTAIN LIVESTOCK ON NORTH PROPERTY WHILE REPLACING FENCE.
4. INSTALL STEEL PLATE TO PROTECT ALUMINUM HATCH DURING CONSTRUCTION.



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FILE DATE: 6.12.2024 08:31:19 (MA)

HANSEN ALLEN & LUCE inc ENGINEERS

PROJECT ENGINEER

DESIGNED	VGC	3			
DRAFTED	CAH	2			
CHECKED	MEA	1			
DATE	APRIL 2024	NO.	DATE	REVISIONS	BY APVD.

SCALE AS SHOWN

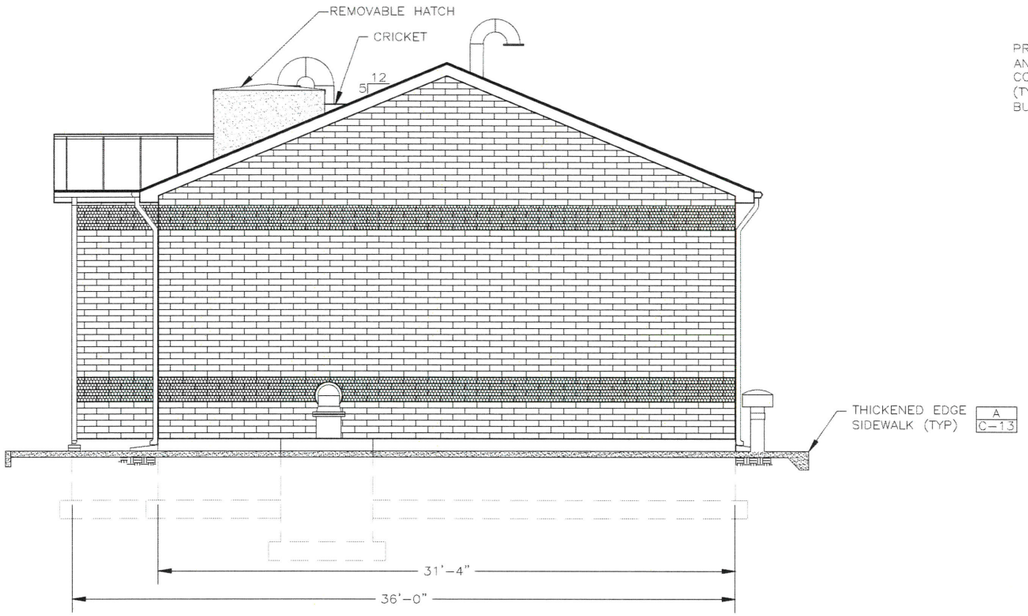
JORDAN VALLEY WATER CONSERVANCY DISTRICT

WELL PUMP STATION CONSTRUCTION
CIVIL – 1000 EAST
SITE GRADING & DRAINAGE PLAN

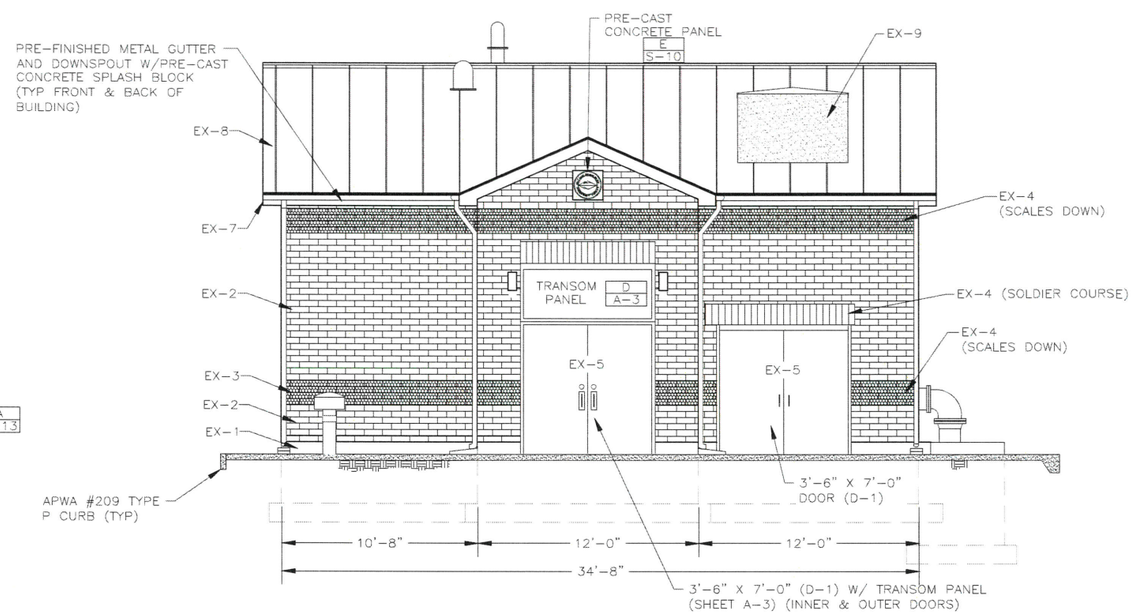
SHEET C-5

127.24.400

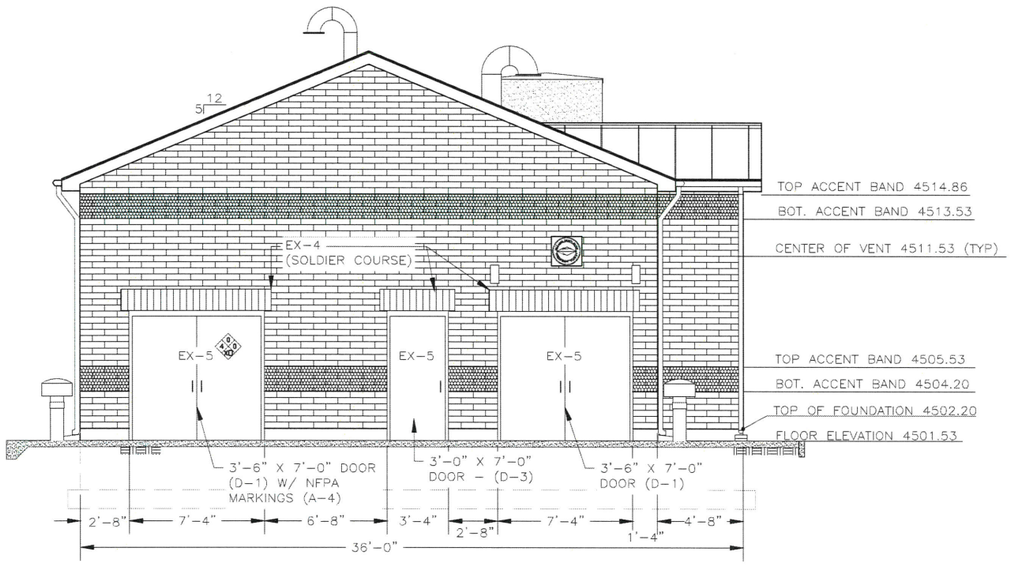
7/04



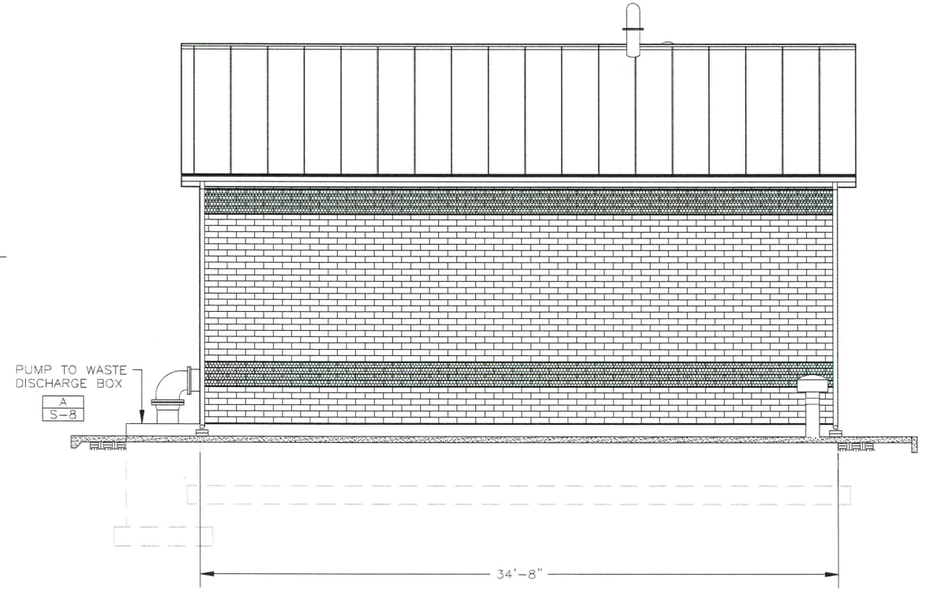
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

GENERAL SHEET NOTES:

1. CONSTRUCTION: GROUP U TYPE I
2. SOLDIER COARSE REQUIRED ABOVE ALL DOORS.

0 1 2 3 4
1/8" = 1'-0"

PROGRESS PRINT
6.12.2024
DATE
Not to be used for construction
Hansen, Allen, & Luce, Inc.
Consultants/Engineers

FILE NAME: PROJECTS\127_JVWCD\24.400 - 10TH & 7TH FINALIZATION\CAD\A-2 1000 EAST ELEVATIONS.DWG
FILE DATE: 6.12.2024 11:21:52 (MAJ)

7/04

HANSEN ALLEN & LUCE inc ENGINEERS

PROJECT ENGINEER

DESIGNED VGC
DRAFTED CAH
CHECKED MEA
DATE JUNE 2024

NO.	DATE	REVISIONS	BY	APVD.
3				
2				
1				

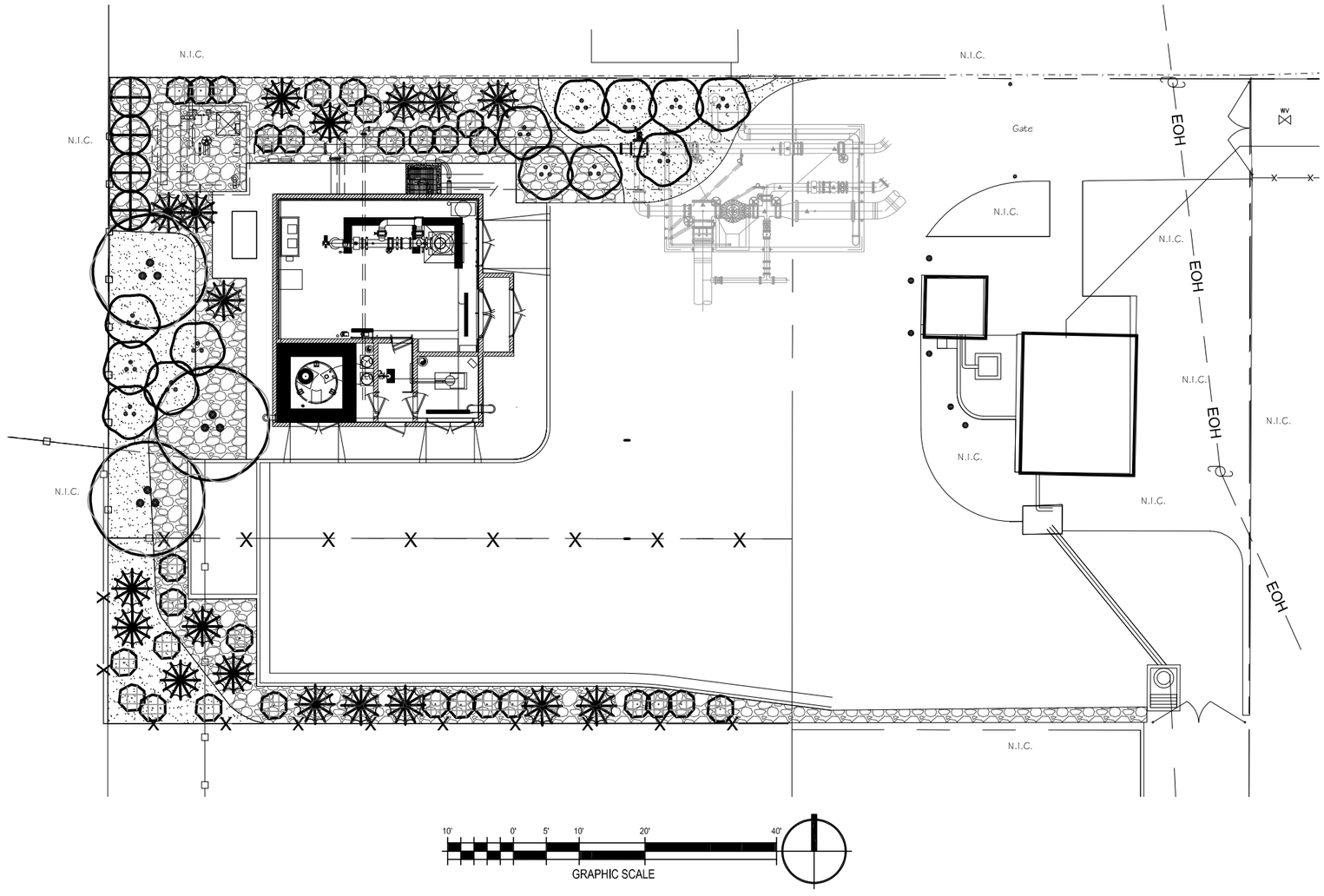
SCALE AS SHOWN

JORDAN VALLEY WATER CONSERVANCY DISTRICT

WELL PUMP STATION CONSTRUCTION ARCHITECTURAL - 1000 EAST ELEVATIONS

SHEET A-2

127.24.400



STATE OF UTAH
Eric A. Lyman
88-103729
5301
LICENSED LANDSCAPE ARCHITECT

07/29/2024

E. A. Lyman
Landscape Architecture
Land Planning
Urban Design

8188 South Highland Dr. - Suite D7
Sandy, Utah 84093
Telephone: 801.943.6564
E-mail: eric@ealyman.com

SCHEDULE NOTE - QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS TO VERIFY ALL QUANTITIES. CONTRACTOR SHALL ALSO VERIFY THAT ALL SHRUBS SHOWN ON THE PLANS ARE SHOWN ON THE SCHEDULE AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE BIDDING.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES					
	3	Prunus virginiana `Canada Red`	Canada Red Chokecherry	25 gal.	Container
EVERGREEN TREES					
	18	Juniperus scopulorum `Gray Gleam`	Gray Gleam Juniper	6` Ht. Min.	B&B
SHRUBS					
	4	Aronia melanocarpa `Viking`	Viking Black Chokeberry	10 gal.	Container
	30	Chrysothamnus nauseosus	Rubber Rabbitbrush	5 gal.	Container
	13	Rhus trilobata `Autumn Amber`	Autumn Amber Sumac	5 gal.	Container

MISC		
		Contractor to install 4 inch depth of 3" Southtowne Cobble (Utah Landscape Rock). Install over DeWitt Pro-5 Weed Barrier.
		Contractor to install 3 inch depth of 2" Southtowne Cobble (Utah Landscape Rock). Install over DeWitt Pro-5 Weed Barrier.
NOTES:		1. See details and specifications for additional information.

LANDSCAPE TABULATION

TOTAL LANDSCAPE AREA	3532.9 S.F. (100%)
SHRUB VEGETATIVE COVER	1769.2 S.F. (50.1%)

FILE NAME:
FILE DATE:

7/04

HANSEN ALLEN & LUCE, Inc. ENGINEERS

PROJECT ENGINEER

DESIGNED EAL	3				
DRAFTED	2				
CHECKED EAL	1				
DATE JUL 2024	NO.	DATE	REVISIONS	BY	APVD.

SCALE

JORDAN VALLEY WATER CONSERVANCY DISTRICT

WELL PUMP STATION CONSTRUCTION
LANDSCAPE – 1000 EAST
LANDSCAPE PLAN

SHEET
L1.3
127.26.100

7505 S Holden Street
Midvale, UT 84047
801-567-7200
www.MidvaleCity.org

MIDVALE CITY PLANNING COMMISSION
STAFF REPORT
8/14/2024

SUBJECT

Eric Winters requests Large Scale Master Plan approval for Jordan Bluffs Phase 3 located at 8090 S Seghini Drive in the Jordan Bluffs-4 (JB-4) zone.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND ANALYSIS

The Jordan Bluffs area has a long history and has several different development agreements that have been executed and amended over the years. Below is a brief history of the development agreements in place for this project as well as significant approvals:

- Master Development Agreement For The Jordan Bluffs Project ("Original MDA") – entered December 1, 2004.
- Amended Master Development Agreement for the Jordan Bluffs Project ("Amended MDA") – entered September 5, 2017.
- On February 15, 2018, Midvale City Council approved the Jordan Bluffs Subdivision 1st Amendment which divided the Subarea 4 Property into three lots to facilitate future development proposals.
- On April 11, 2018, Midvale City Planning Commission approved a Large Scale Master Plan (LSMP) for the Subarea 4 Property.
- Development Agreement For Subarea 4 Of The Jordan Bluffs Project ("Subarea 4 DA") – entered June 12, 2018.

At the time the Subarea 4 DA was entered, Phase 3 was only conceptual and was required to return for its own LSMP approval. No changes to the Subarea 4 DA are being requested as part of this application.

A LSMP was approved by the City Council on February 15, 2022. However, substantial changes have been made and therefore a new application has been submitted.

Public notice has been sent to property owners within 500 feet of the subject parcel. No written objections have been received as of the writing of this report.

This proposal has been reviewed by Planning Staff, the City Engineer, the Unified Fire Authority, and Public Works for compliance with the respective guidelines, policies,

standards, and codes. Staff finds the proposed rezone complies with requirements outlined in Midvale City Code.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward the Large Scale Master Plan on to the City Council with a recommendation of approval with the following findings:
Findings:

1. The application is for a large scale master plan for Jordan Bluffs Phase 3 located at 8090 S Seghini Drive.
2. A large scale master planned development application is required for Jordan Bluffs Subarea 4 as a whole prior to any specific development applications.
3. The project complies with the development review process outlines in Midvale City Code 17-7-7.10.11.3.
4. The project is consistent with the previously recorded development agreement and does not propose any changes.
5. The applicable review departments have reviewed the project and forwarded the item on for Planning Commission to make a recommendation.

RECOMMENDED MOTION

“I move that we recommend approval of the Large Scale Master Plan for Jordan Bluffs Phase 3 located at 8090 S Seghini Drive with the findings included in the staff report.”

ATTACHMENTS

1. Memo
2. Building Elevations
3. Site Tabulation
4. Exterior Materials
5. Landscape Plan

MEMO

TO: Elizabeth Arnold

Planner II

Midvale City

FROM: Adam Lankford

VP/Development

WRG

RE: WRG Jordan Bluffs Phase III – Large Scale Master Plan compliance

As the applicant, WRG is aware of the Environmental Constraints of the site after building Phases I and II of Jordan Bluffs subarea 4 which both had portions on the cap. As part of site plan approval, a DSP will be completed and approved.

Residential Density per code is 30 units/acre max for Subarea 4, with the current site plan on phase III the residential density is 23.6 units/acres.

Recreational Amenities required per code is 15%, with the current site plan on phase III the recreational amenities total is 15.8%.

Open Space required per code is 25%, with the current site plan on phase III the open space provided is 37.2%.

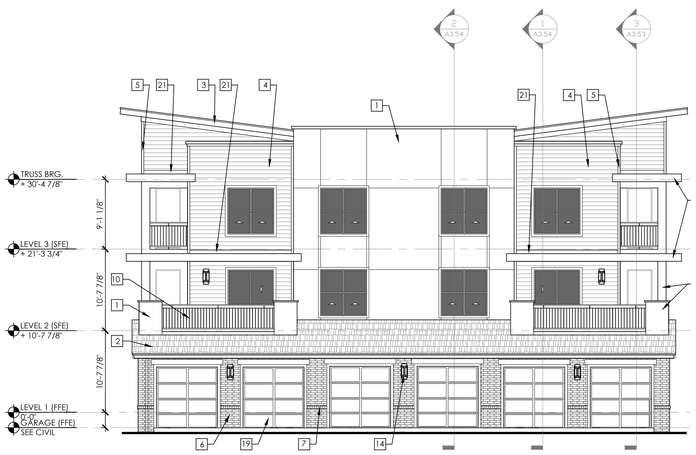
All Public/Private roads referenced in the ordinance were built with phase I and II.

Connections to existing neighborhoods referenced in the ordinance were built with phase I.

All units will be rentals and therefore no CCRs will be required.

Phase III was included in the original Development Agreement and no changes are being requested with this application.

4 BUILDING TYPE 1 - REAR ELEVATION
1/8" = 1'-0"



2 BUILDING TYPE 1 - LEFT ELEVATION
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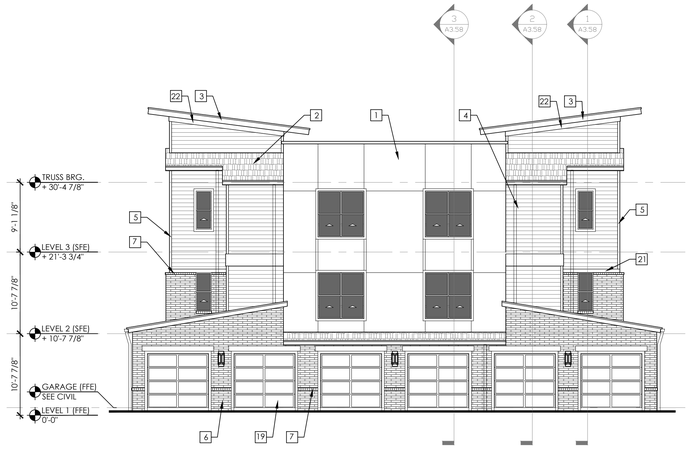

3 BUILDING TYPE 1 - RIGHT ELEVATION
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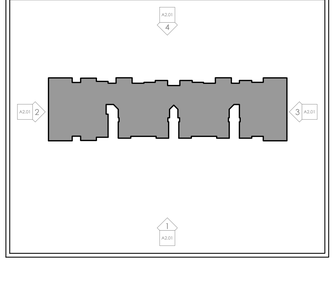
BUILDING TYPE 1 KEY PLAN



ELEVATION NOTES

1. PROVIDE DRIP CAP FLASHING AT ALL WINDOW & DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER INTO THE EXTERIOR SHELL OF THE BUILDING.
4. ACCESSIBLE ROUTES - ADJUST FINISHED GRADING & SLOPE WALKWAYS UP TO PORCH LANDINGS AT ALL EXTERIOR COMMON ENTRIES. COORDINATE REQUIREMENTS WITH CIVIL ENGINEERING DOCUMENTS.
5. SEE SPECIFICATIONS, GENERAL NOTES AND DETAILS FOR ADDITIONAL INFORMATION.
6. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE 2015 IBC.
7. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS OTHERWISE NOTED.
8. CONTROL JOINTS SHOULD OCCUR AT INSIDE CORNER WHERE WALLS MEET AND WHERE SHOWN ON ELEVATIONS. EXTEND UP ENTIRE MASONRY VENEER FACE. UNLESS NOTED OTHERWISE.
9. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
10. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES. (MANUFACTURER TO BE "BASF" OR EQUAL)
11. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYERS AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL.
12. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER AS REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.
13. GENERAL CONTRACTOR TO PROVIDE MOCK-UP PANEL IN FIELD PRIOR TO PAINTING ANY BUILDINGS. FINAL COLOR SELECTIONS TO BE COORDINATED WITH OWNER.
14. GUTTER AND DOWNSPOUT MANUFACTURER TO BE "SAF PERIMETER SYSTEMS" OR EQUAL.

ELEVATION FINISH SCHEDULE

TAG	MATERIAL	TAG	MATERIAL	TAG	MATERIAL
1	STUCCO (WESTERN BLENDED "1-KOTE" WITH DRYVIT FINISH COAT)	8	12" BRICK SOLDIER BAND	16	SMOOTH FIBER CEMENT PANEL (HARDIE OR EQUAL)
2	ASPHALT SHINGLES (GAF TIMBERLINE LIFETIME ARCHITECTURAL OR EQUAL)	9	POWDER COATED PREFAB. METAL GATE (VERIFY COLOR WITH OWNER)	17	SLIDING VINYL BALCONY DOOR (JELDWEN OR EQUAL)
3	1X FIBER CEMENT FASCIA TRIM (HARDIE OR EQUAL) - SEE DETAILS FOR SIZES	10	POWDER COATED METAL RAILING (VERIFY COLOR WITH OWNER)	18	OUTSWING FIBERGLASS BALCONY DOOR (MASONITE OR EQUAL)
4	FIBER CEMENT HORIZONTAL LAP SIDING - 7 1/4" EXPOSURE (HARDIE OR EQUAL)	11	DRAINAGE OPENING	19	OVERHEAD GARAGE DOOR (CLOPAY CLASSIC COLLECTION W/ NO INSULATION OR EQUAL)
5	5/4 X 4 FIBER CEMENT TRIM (HARDIE OR EQUAL)	12	STUCCO COLUMN	20	STUCCO CANOPY
6	BRICK VENEER, (NORMAN BRICK) - VERIFY MFG. & COLOR WITH OWNER	13	DOWNSPOUT W OVERFLOW SCUPPER	21	5/4 X 6 FIBER CEMENT TRIM (HARDIE OR EQUAL)
7	ROWLOOK SILL	14	WALL SCONCE - SEE ELECTRICAL PLANS FOR SPEC	22	5/4 X 8 FIBER CEMENT TRIM (HARDIE OR EQUAL)
		15	3'-0" X 7'-0" SOLID WOOD DOOR (MASONITE OR EQUAL)	23	BRICK COLUMN BASE

NOTE: KEY NOTES INDICATE TYPICAL MATERIALS - REVIEW ELEVATIONS & DETAILS FOR ADDITIONAL INFORMATION.

1 BUILDING TYPE 1 - FRONT ELEVATION
1/8" = 1'-0"

ISSUE DATE:
REVISIONS

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WRG

JORDAN BLUFFS PHASE 3
8090 SOUTH SEGHINI DRIVE
MIDVALE CITY, UTAH

BSB DESIGN
BSBDESIGN.COM

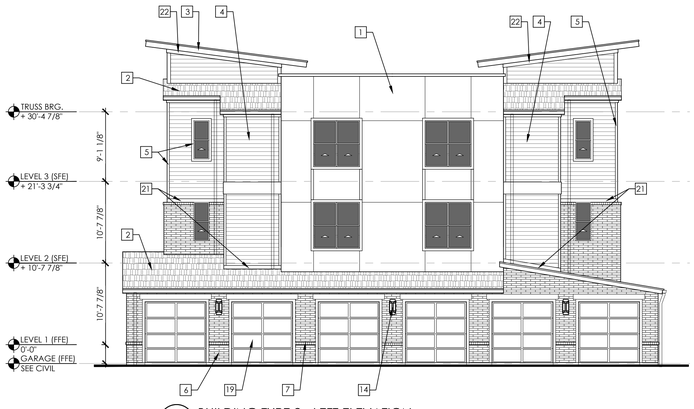
4601 Westown Parkway
West Des Moines, Iowa 50266
704.786.2328

JOB NO: MR160557 PROJ MGR: JC
DRAWN: CHECKED:

BUILDING TYPE 1 - ELEVATIONS

A2.01

4 BUILDING TYPE 2 - REAR ELEVATION
1/8" = 1'-0"



3 BUILDING TYPE 2 - LEFT ELEVATION
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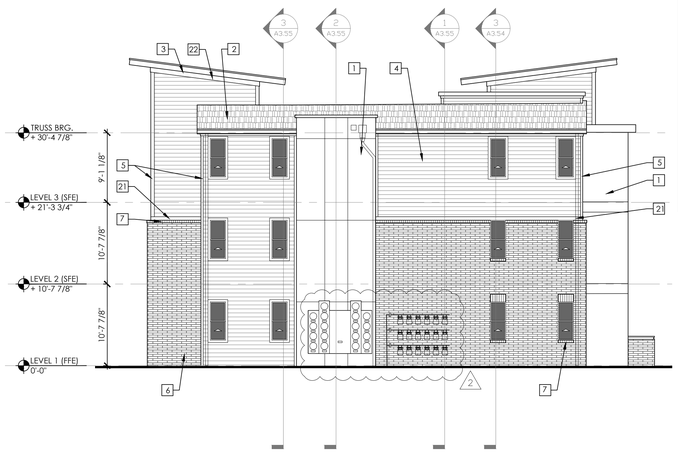
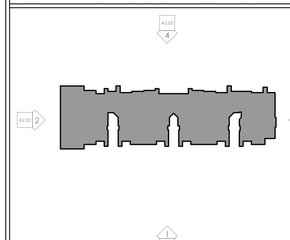


2 BUILDING TYPE 2 - RIGHT ELEVATION
1/8" = 1'-0"

BUILDING TYPE 2 KEY PLAN



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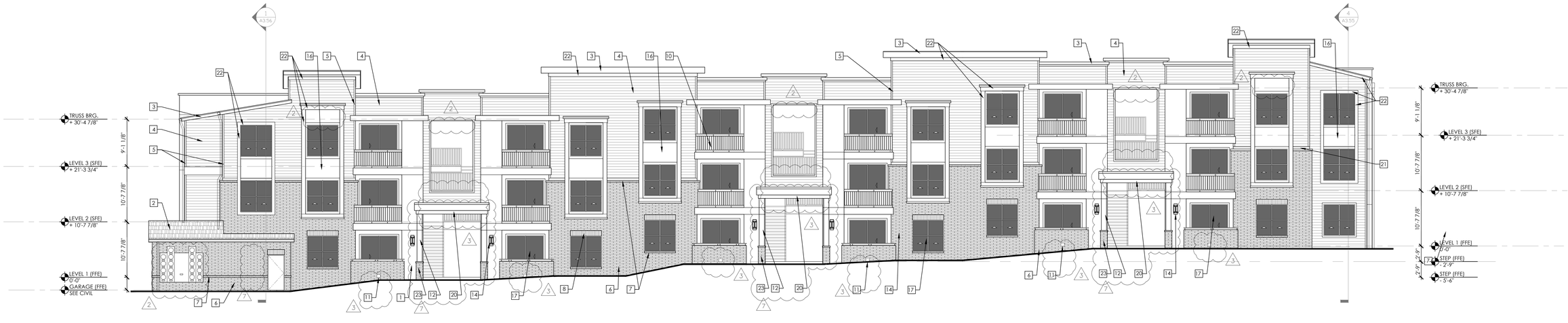

1 BUILDING TYPE 2 - FRONT ELEVATION
1/8" = 1'-0"

ISSUE DATE:
REVISIONS

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WRG

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8090 SOUTH SEGHINI DRIVE
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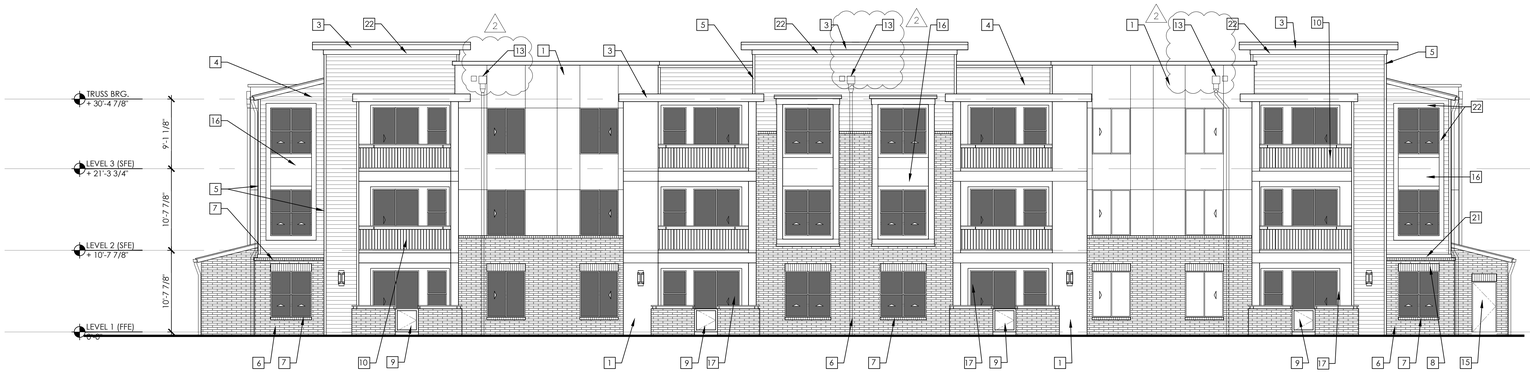
BSB DESIGN
BSBDESIGN.COM
4601 Westown Parkway
West Des Moines, Iowa 50266
704.786.2328

JOB NO: MR160557 PROJ MGR: JC
DRAWN: CHECKED:

BUILDING TYPE 2 - ELEVATIONS

INTERFACE DETAILS

A2.02



4 BUILDING TYPE 3 - REAR ELEVATION
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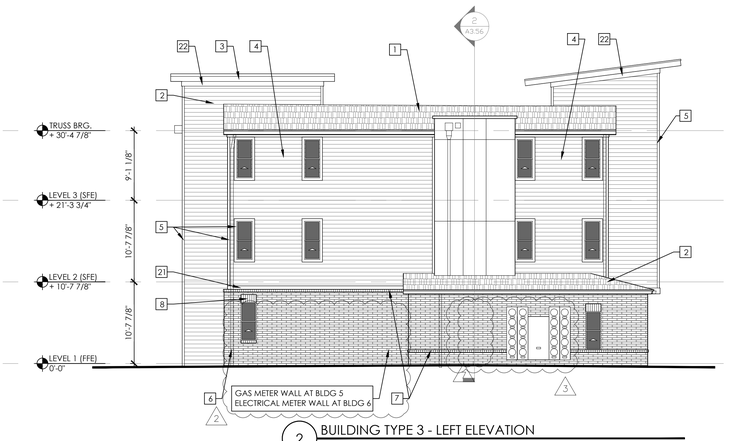

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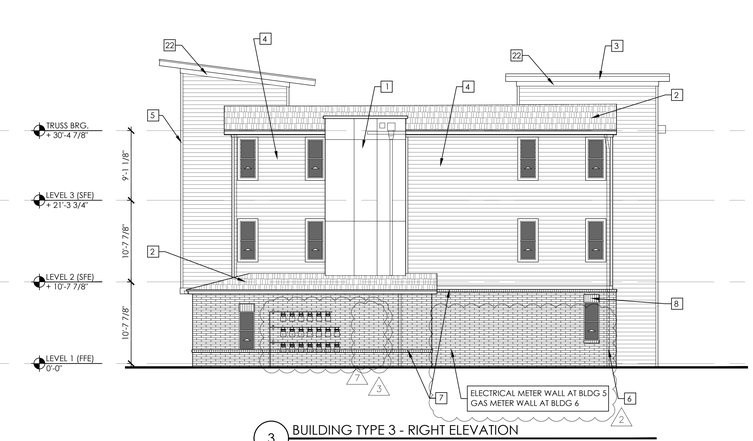

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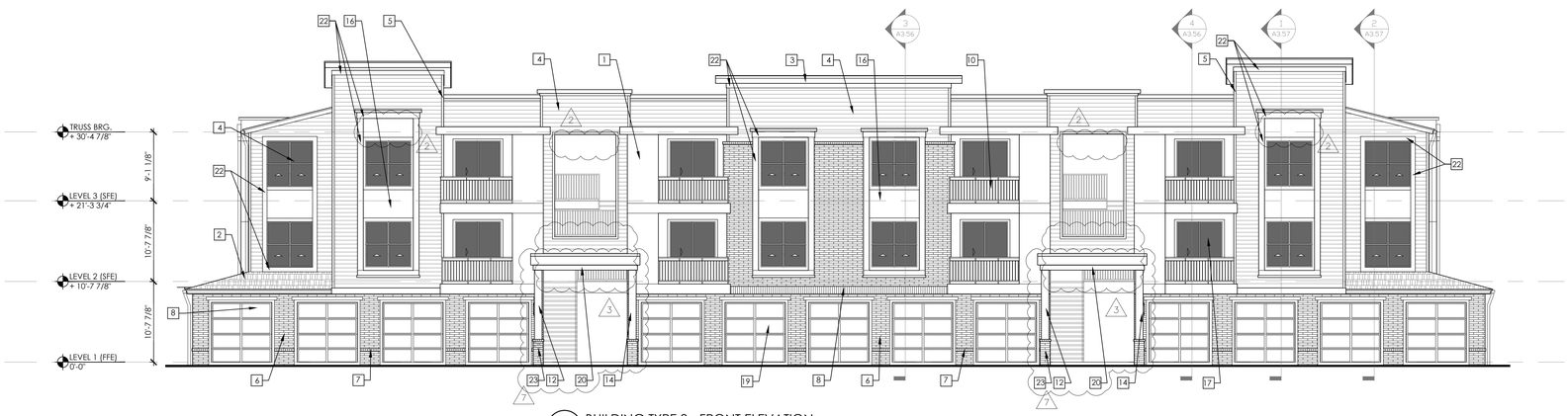

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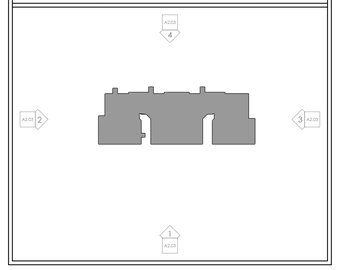

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REVISIONS

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WRG

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8090 SOUTH SEGHINI DRIVE
MIDVALE CITY, UTAH

BSB DESIGN
BSBDESIGN.COM

4601 Westown Parkway
West Des Moines, Iowa 50266
704.786.2928

JOB NO: MR160587 PROJ MGR: JC
DRAWN: CHECKED:

BUILDING TYPE 3 - ELEVATIONS

REVISIONS

A2.03

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTHEAST CORNER SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

ELEVATION = 4351.14

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

HORZ: 1 inch =100ft.

BOUNDARY DESCRIPTION

All of Lot 1, JORDAN BLUFFS SUBDIVISION, according to the Official Plat thereof on file in the office of the Salt Lake County Recorder, more particularly described as follows:

Beginning at a point on the West line of Main Street, located S00°12'34"W along the Section line 1546.58 feet from the Northeast Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence S00°12'34"W along the West line of Main Street 555.63 feet; thence S87°46'28"W 182.08 feet; thence along the arc of a curve to the left with a radius of 535.00 feet a distance of 34.57 feet through a central angle of 03°42'10" Chord: S85°55'23"W 34.57 feet; thence S84°04'18"W 217.54 feet; thence along the arc of a curve to the right with a radius of 465.00 feet a distance of 30.05 feet through a central angle of 03°42'10" Chord: S85°55'23"W 30.05 feet; thence S87°46'28"W 875.91 feet; thence along the arc of a curve to the right with a radius of 17.50 feet a distance of 27.50 feet through a central angle of 90°02'17" Chord: N47°12'24"W 24.76 feet; thence N02°11'16"W 894.78 feet; thence along the arc of a curve to the left with a radius of 841.00 feet a distance of 202.98 feet through a central angle of 13°49'42" Chord: N09°06'07"W 202.48 feet; thence N16°00'58"W 253.77 feet; thence along the arc of a curve to the right with a radius of 759.00 feet a distance of 399.90 feet through a central angle of 30°11'16" Chord: N00°55'19"W 395.29 feet; thence N14°10'19"E 165.04 feet; thence along the arc of a curve to the left with a radius of 846.00 feet a distance of 271.58 feet through a central angle of 18°23'35" Chord: N04°58'31"E 270.42 feet; thence N04°13'16"W 170.59 feet; thence N40°23'21"E 42.72 feet to the South line of 7800 South Street; thence N84°59'59"E along the South line of 7800 South Street 301.21 feet; thence S00°17'44"E 412.35 feet; thence N89°51'10"E 152.07 feet; thence S00°22'38"E 153.75 feet; thence S89°51'10"W 67.00 feet; thence S00°22'38"E 145.00 feet; thence N89°51'10"E 13.37 feet; thence S00°39'00"E 178.80 feet; thence N89°40'06"E 234.95 feet to the West line of Holden Street; thence S00°22'30"E along the West line of Holden Street 562.48 feet; thence S87°09'51"W 61.15 feet; thence S01°34'34"E 118.60 feet; thence S44°57'24"E 294.72 feet; thence S89°39'38"E 628.13 feet to the point of beginning.

Contains: 40.46 acres+/-

4-STORY 33 UNIT BUILDING WITH 6 GARAGES & 6 DRIVWAYS — CLUBHOUSE

4-STORY 72 UNIT BUILDING INCLUDES 22 GARAGES & 22 DRIVEWAYS

3-STORY TOWNHOME BUILDING EACH HAS A 2-CAR GARAGE

PHASE 1 - BUILDINGS

BUILDINGS LEGEND

3-STORY 24 UNIT BUILDING

PHASE 2 - BUILDINGS

3-STORY 36-UNIT BUILDING 12 GARAGE PARKING TOTAL

3-STORY 36-UNIT BUILDING 6 GARAGE PARKING TOTAL

3-STORY 20-UNIT BUILDING 13 GARAGE PARKING TOTAL

PHASE 3 - BUILDINGS

OVERALL SITE TABULATION

OVERALL SITE AREA:	1,664,952 SF	(38.22 AC)	
OVERALL OPEN SPACE REQUIRED:	416,213 SF	(9.55 AC)	25%
OVERALL OPEN SPACE PROVIDED:	732,469 SF	(16.82 AC)	44%
RECREATION AMENITIES REQUIRED:	249,728 SF	(5.73 AC)	15.0%
RECREATION AMENITIES PROVIDED:	257,582 SF	(5.91 AC)	15.5%

RECREATIONAL AMENITIES AREAS INCLUDE THE FOLLOWING:

POTENTIAL INDOOR AMENITY AREA:	11,397 SF
OUTDOOR AMENITY AREA:	221,812 SF
TRAILS (OUTSIDE AMENITY AREAS):	24,373 SF
OVERALL UNIT COUNT:	698 UNITS
OVERALL DENSITY:	18.26 UNITS/ACRE

OVERALL PARKING CALCULATIONS:

OPEN PARKING:	1,033 STALLS
GARAGE PARKING:	402 STALLS
DRIVEWAY PARKING:	202 STALLS
TOTAL PARKING:	1,637 STALLS
STALLS / UNIT:	2.35 STALLS/UNIT

UTILITY NARRATIVE

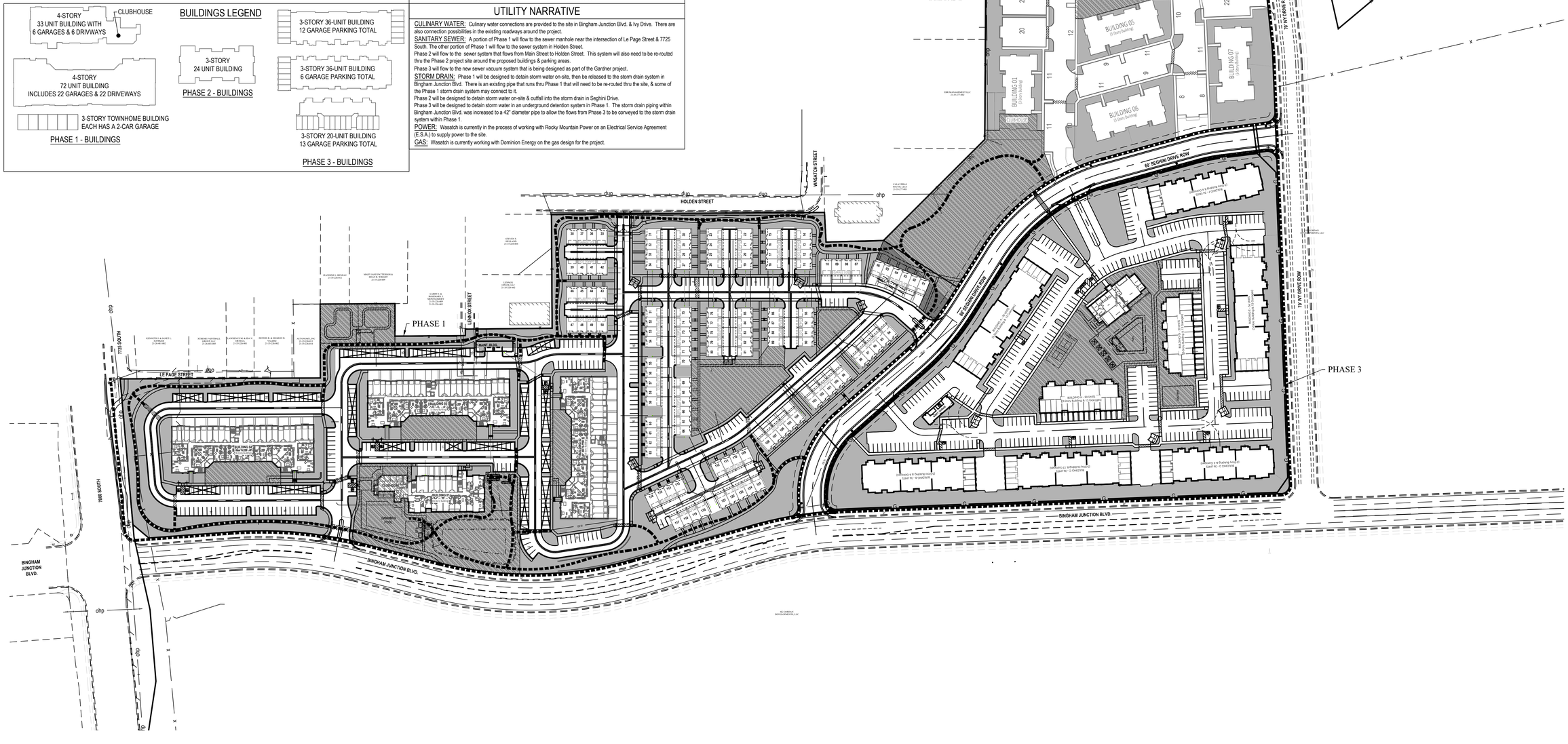
CULINARY WATER: Culinary water connections are provided to the site in Bingham Junction Blvd. & Ivy Drive. There are also connection possibilities in the existing roadways around the project.

SANITARY SEWER: A portion of Phase 1 will flow to the sewer manhole near the intersection of Le Page Street & 7725 South. The other portion of Phase 1 will flow to the sewer system in Holden Street.
Phase 2 will flow to the sewer system that flows from Main Street to Holden Street. This system will also need to be re-routed thru the Phase 2 project site around the proposed buildings & parking areas.
Phase 3 will flow to the new sewer vacuum system that is being designed as part of the Gardner project.

STORM DRAIN: Phase 1 will be designed to detain storm water on-site, then be released to the storm drain system in Bingham Junction Blvd. There is an existing pipe that runs thru Phase 1 that will need to be re-routed thru the site, & some of the Phase 1 storm drain system may connect to it.
Phase 2 will be designed to detain storm water on-site & outfall into the storm drain in Seghini Drive.
Phase 3 will be designed to detain storm water in an underground detention system in Phase 1. The storm drain piping within Bingham Junction Blvd. was increased to a 42" diameter pipe to allow the flows from Phase 3 to be conveyed to the storm drain system within Phase 1.

POWER: Wasatch is currently in the process of working with Rocky Mountain Power on an Electrical Service Agreement (E.S.A.) to supply power to the site.

GAS: Wasatch is currently working with Dominion Energy on the gas design for the project.



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
WASATCH RESIDENTIAL GROUP
620 SOUTH STATE STREET
SALT LAKE CITY, UT 84111

CONTACT:
ADAM LANKFORD
PHONE: 801-961-1184

JORDAN BLUFFS

BINGHAM JUNCTION BOULEVARD
MIDVALE, UTAH

PROFESSIONAL ENGINEER
No. 10809970-2202
RILEY FORD
7 / 18 / 24
STATE OF UTAH

OVERALL LARGE SCALE MASTERPLAN

PROJECT NUMBER: 7058L	PRINT DATE: 7/17/24
DRAWN BY: JWJ	CHECKED BY: RWF
PROJECT MANAGER: RWF	

C-100

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTHEAST CORNER SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

ELEVATION = 4351.14

PHASE 1 - SITE PARKING & UNIT TABULATION

STACKED FLATS	
1 BEDROOM UNITS:	141
2 BEDROOM UNITS:	95
3 BEDROOM UNITS:	13
TOTAL UNITS:	249
REQUIRED PARKING:	
1 BED - 1.5 STALLS/UNIT:	212 STALLS
2 BED - 1.75 STALLS/UNIT:	166 STALLS
3 BED - 2.0 STALLS/UNIT:	26 STALLS
GUEST - 0.25 STALLS/UNIT:	62 STALLS
TOTAL STALLS:	466 STALLS
PARKING PROVIDED:	
OPEN PARKING:	329 STALLS
GARAGE PARKING:	72 STALLS
DRIVEWAY PARKING:	72 STALLS
TOTAL PARKING:	473 STALLS

TOWNHOME BUILDINGS	
2 BEDROOM UNITS:	95
3 BEDROOM UNITS:	30
TOTAL UNITS:	125
REQUIRED PARKING (SINGLE FAMILY ATTACHED):	
2.0 STALLS/UNIT:	250 STALLS
GUEST - 0.25 STALLS/UNIT:	31 STALLS
TOTAL STALLS:	281 STALLS
PARKING PROVIDED:	
OPEN PARKING:	39 STALLS
GARAGE PARKING:	250 STALLS
DRIVEWAY PARKING:	50 STALLS
TOTAL PARKING:	339 STALLS

PHASE 1 - AREA TABULATION

SITE AREA:	790,937 SF	(18.2 AC)
OPEN SPACE:	352,408 SF	44.6%
RECREATION AMENITIES:	117,339 SF	18.2%

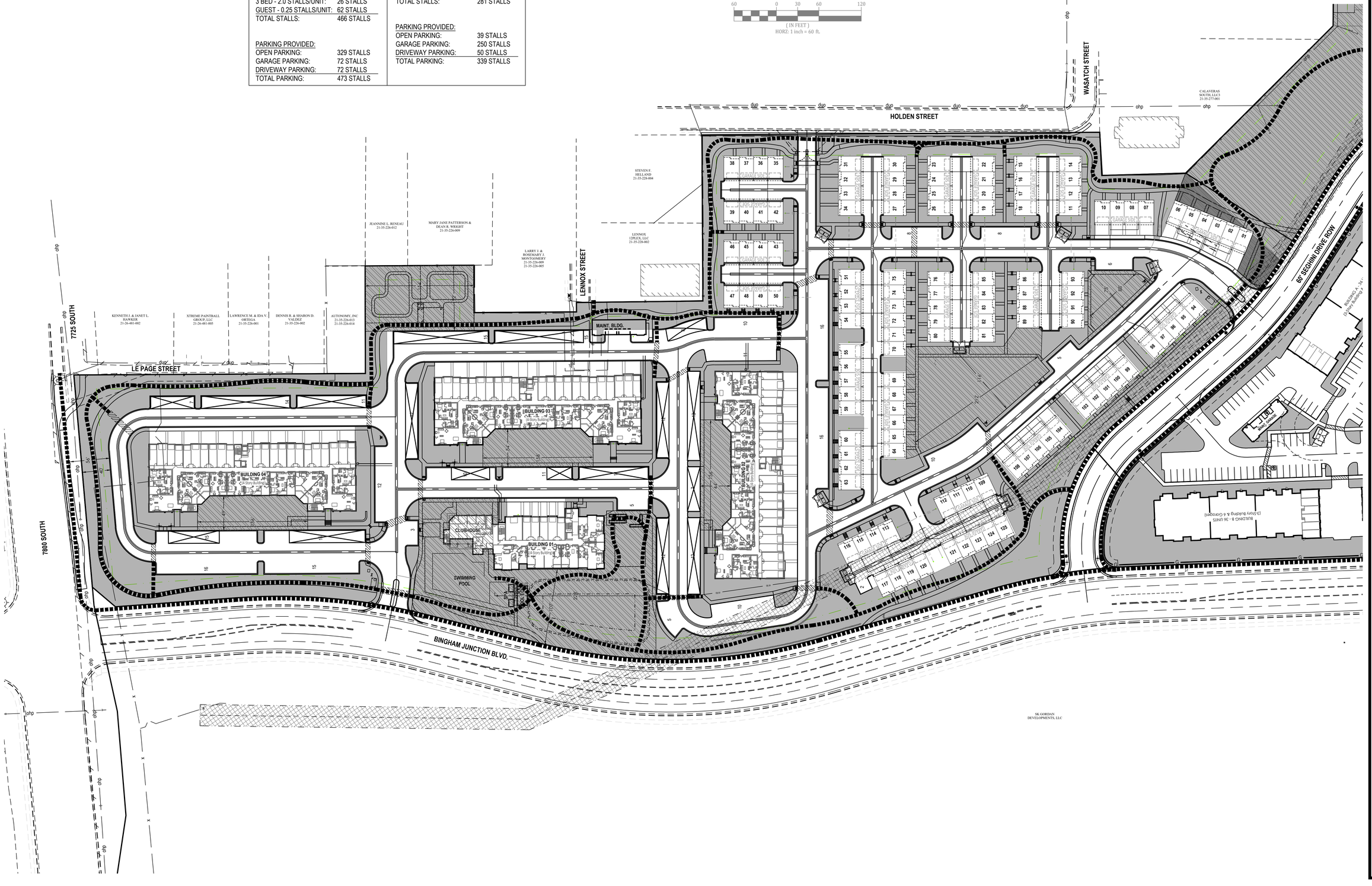
NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

HORZ: 1 inch = 60 ft.



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THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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Phone: 435.843.3590

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FOR:
WASATCH RESIDENTIAL GROUP
620 SOUTH STATE STREET
SALT LAKE CITY, UT 84111

CONTACT:
ADAM LANKFORD
PHONE: 801-961-1184

JORDAN BLUFFS

BINGHAM JUNCTION BOULEVARD
MIDVALE, UTAH

PROFESSIONAL ENGINEER
Riley Ford
No. 10809970-2202
RILEY FORD
7 / 18 / 24
STATE OF UTAH

LARGE SCALE MASTERPLAN
PHASE 1

PROJECT NUMBER	PRINT DATE
7058L	7/17/24
DRAWN BY	CHECKED BY
JWJ	RWF
PROJECT MANAGER	
RWF	

PHASE 1

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BENCHMARK

NORTHEAST CORNER SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

ELEVATION = 4351.14

PHASE 2 - SITE TABULATION		
SITE AREA:	401,763 SF	(9.22 AC)
OPEN SPACE:	204,508 SF	50.9%
RECREATION AMENITIES:	66,998 SF	16.7%
UNIT COUNT:	192 UNITS	
DENSITY:	20.8 UNITS / ACRE	
PARKING CALCULATIONS:		
OPEN PARKING:	338	
STALLS / UNIT:	1.78	

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

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THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

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Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
WASATCH RESIDENTIAL GROUP
620 SOUTH STATE STREET
SALT LAKE CITY, UT 84111
CONTACT:
ADAM LANKFORD
PHONE: 801-961-1184

JORDAN BLUFFS

BINGHAM JUNCTION BOULEVARD
MIDVALE, UTAH

PROFESSIONAL ENGINEER
No. 12809970-2202
RILEY FORD
7 / 18 / 24
STATE OF UTAH

LARGE SCALE
MASTERPLAN
PHASE 2

PROJECT NUMBER	PRINT DATE
7058L	7/17/24
DRAWN BY	CHECKED BY
JWJ	RWF
PROJECT MANAGER	
RWF	

PHASE 2

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BENCHMARK

NORTHEAST CORNER SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

ELEVATION = 4351.14

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

PHASE 3 - SITE TABULATION		
SITE AREA:	472,252 SF	(10.84 AC)
OPEN SPACE:	175,553 SF	37.2%
RECREATION AMENITIES:	74,643 SF	15.8%
UNIT COUNT:	256 UNITS	
DENSITY:	23.62 UNITS / ACRE	
PARKING CALCULATIONS:		
OPEN PARKING:	327	
GARAGE PARKING:	80	
DRIVEWAY PARKING:	80	
TOTAL PARKING:	487	
STALLS / UNIT:	1.90	

* THE PHASE 3 SITE PLAN SHALL BE BROUGHT BACK TO THE PLANNING COMMISSION FOR REVIEW AND APPROVAL IN THE FUTURE.

JORDAN BLUFFS - PHASE III
SITE TABULATION
(36 Plex & 20 Plex Buildings)

36 Plex Buildings	No. of Units per Bldg	No. of Bldgs	Total Units based on Bldg Type
Building A	36	1	36
Building B	36	1	36
Building C	36	1	36
Building D	36	1	36
Building E	36	1	36
Building F	36	1	36
Total Number of 36-Plex Units:			216

20 Plex Buildings	No. of Units per Bldg	No. of Bldgs	Total Units based on Bldg Type
Building G	20	1	20
Building H	20	1	20
Total Number of 20-Plex Units:			40
Total Number of Units:			**256**

Parking Required Based on Unit Breakdown

Parking Stalls Required per Number of Bedrooms	Number of Bedrooms	Total Stalls
1 Bedroom	1.5	128	192
2 Bedroom	1.75	104	182
3 Bedroom	2	24	48
Guest Parking per Unit	0.25	256	64
Total Parking Required:			486
Avg. Stalls per Unit:			1.90

Parking Provided	Stalls
36 Plex Garage Parking - 2 Sided (12 per	36
Plex Driveway Parking - 2 Sided (12 per Building):	36
36 Plex Garage Parking - 1 Sided (6 per Building):	18
Plex Driveway Parking - 1 Sided (6 per Building):	18
20 Plex Garage Parking (13 per Building):	26
20 Plex Driveway Parking (13 per Building):	26
overed Parking at 1:1 (256 Total Units - Garages):	176
Surface Parking:	151
Phase 1 - Total Parking Provided:	487
Avg. Stalls per Unit:	1.90
Property Area in Square Feet:	472,252
Property Area in Acres:	10.84
Units per Acre:	23.61

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THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

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Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
WASATCH RESIDENTIAL GROUP
620 SOUTH STATE STREET
SALT LAKE CITY, UT 84111

CONTACT:
ADAM LANKFORD
PHONE: 801-961-1184

JORDAN BLUFFS

BINGHAM JUNCTION BOULEVARD
MIDVALE, UTAH

PROFESSIONAL ENGINEER
No. 10809970-2202
RILEY FORD
7 / 18 / 24
STATE OF UTAH

LARGE SCALE
MASTERPLAN
PHASE 3

PROJECT NUMBER 7058L
PRINT DATE 7/17/24
DRAWN BY JW.I
CHECKED BY RWF
PROJECT MANAGER RWF

PHASE 3

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BENCHMARK

NORTHEAST CORNER SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

ELEVATION = 4351.14

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORZ: 1 inch =100ft.

PHASE 1 - SITE TABULATION
SITE AREA: 788,029 SF (18.09 AC)
OPEN SPACE: 353,190 SF 45%

STACKED APARTMENT BUILDING
UNIT COUNT: 249 UNITS
TOWNHOME BUILDING
UNIT COUNT: 119 UNITS
TOTAL UNITS: 368 UNITS
DENSITY: 20.3 UNITS/ACRE

PARKING CALCULATIONS:
OPEN PARKING: 386
GARAGE PARKING: 310
DRIVEWAY PARKING: 116
TOTAL PARKING: 812
STALLS / UNIT: 2.21

PHASE 3 - SITE TABULATION
SITE AREA: 472,252 SF (10.84 AC)
OPEN SPACE: 175,553 SF 37.2%

UNIT COUNT: 256 UNITS
DENSITY: 23.6 UNITS / ACRE

PARKING CALCULATIONS:
OPEN PARKING: 327
GARAGE PARKING: 80
DRIVEWAY PARKING: 80
TOTAL PARKING: 487
STALLS / UNIT: 1.90

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

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WWW.ENSIGNENG.COM

FOR:
WASATCH RESIDENTIAL GROUP
620 SOUTH STATE STREET
SALT LAKE CITY, UT 84111

CONTACT:
ADAM LANKFORD
PHONE: 801-961-1184

JORDAN BLUFFS

BINGHAM JUNCTION BOULEVARD
MIDVALE, UTAH

PROFESSIONAL ENGINEER
No. 10809970-2202
RILEY FORD
7 / 18 / 24
STATE OF UTAH

OVERALL PEDESTRIAN PLAN & AERIAL

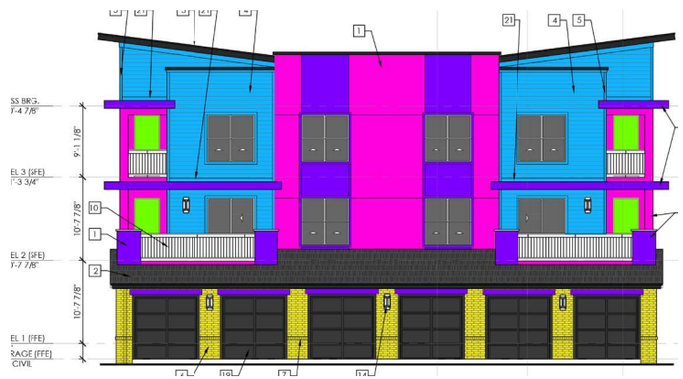
PROJECT NUMBER 7058L
PRINT DATE 7/17/24
DRAWN BY JWJ
CHECKED BY RWF
PROJECT MANAGER RWF

OVERALL

Deck post to be stucco.
Inside of deck to be
Hardie

FRONT ELEVATION
NOT TO SCALE

REAR ELEVATION
NOT TO SCALE



LEFT ELEVATION
NOT TO SCALE

RIGHT ELEVATION
NOT TO SCALE

FINISH LEGEND

STUCCO
SHERWIN WILLIAMS
SW 9166 | DRIFT OF MIST

STUCCO
SHERWIN WILLIAMS
SW 7650 | ELLIE GRAY

BRICK
INTERSTATE MOCHA
NATURAL MORTER

DECK RAILING
TO MATCH BRONZE SOFFIT & FASCIA

GARAGE DOORS
TO MATCH BRONZE SOFFIT & FASCIA

WOOD SIDING
ALPINE PRECOAT TO MATCH: WOODTONE SUMMER WHEAT.
TRIM: PPG MACHINECOAT: TAUPE

SIDING
JAMES HARDIE HARDIE-PLANK

DOORS
SHERWIN WILLIAMS
SW 6992 | INKWELL

TU studio

PROJECT: Midvale - Jordan Bluffs Ph. 3
LOCATION: Midvale City, UT
BUILDING TYPE 1

DATE:

07.30.2024

REVISION:

Breezeway post entries to match Type 1 buildings.

FRONT ELEVATION
NOT TO SCALE

REAR ELEVATION
NOT TO SCALE

LEFT ELEVATION
NOT TO SCALE

RIGHT ELEVATION
NOT TO SCALE

FINISH LEGEND

STUCCO
SHERWIN WILLIAMS
SW 9166 | DRIFT OF MIST

STUCCO
SHERWIN WILLIAMS
SW 7650 | ELLIE GRAY

BRICK
INTERSTATE MOCHA
NATURAL MORTER

WOOD SIDING
ALPINE PRECOAT TO MATCH: WOODTONE SUMMER WHEAT.
TRIM: PPG MACHINECOAT: TAUPE

SIDING
JAMES HARDIE HARDIE-PLANK

DOORS
SHERWIN WILLIAMS
SW 6992 | INKWELL

DECK RAILING
TO MATCH BRONZE SOFFIT & FASCIA

GARAGE DOORS
TO MATCH BRONZE SOFFIT & FASCIA

TU studio

PROJECT: Midvale - Jordan Bluffs Ph. 3
LOCATION: Midvale City, UT
BUILDING TYPE 2

DATE:
07.30.2024

REVISION:

FRONT ELEVATION
NOT TO SCALE

Breezeway post entries to match Type 1 buildings.

REAR ELEVATION
NOT TO SCALE

LEFT ELEVATION
NOT TO SCALE

RIGHT ELEVATION
NOT TO SCALE

FINISH LEGEND

STUCCO
SHERWIN WILLIAMS
SW 9166 | DRIFT OF MIST

STUCCO
SHERWIN WILLIAMS
SW 7650 | ELLIE GRAY

BRICK
INTERSTATE MOCHA
NATURAL MORTER

DECK RAILING
TO MATCH BRONZE SOFFIT & FASCIA

GARAGE DOORS
TO MATCH BRONZE SOFFIT & FASCIA

WOOD SIDING
ALPINE PRECOAT TO MATCH: WOODTONE SUMMER WHEAT.
TRIM: PPG MACHINECOAT: TAUPE

SIDING
JAMES HARDIE HARDIE-PLANK

DOORS
SHERWIN WILLIAMS
SW 6992 | INKWELL

TU studio

PROJECT: Midvale - Jordan Bluffs Ph. 3
LOCATION: Midvale City, UT
BUILDING TYPE 3

DATE:
07.30.2024

REVISION:

JORDAN BLUFFS PHASE 3 // MIDVALE, UT

CONCEPT 01 - COLOR CONCEPT

0 40 80 120

6/4

LOFTSIXFOUR

JORDAN BLUFFS PHASE 3 // MIDVALE, UT

CONCEPT 01 - W/ NOTES

0 40 80 120

6/4

LOFTSIXFOUR

7505 S Holden Street
Midvale, UT 84047
801-567-7200
www.MidvaleCity.org

MIDVALE CITY PLANNING COMMISSION
STAFF REPORT
8/14/2024

SUBJECT

John Semnani requests Rezone approval for lots located at 58 W 7500 S and 7444 S State St from Single Family Residential-1 (SF-1) and State Street Commercial (SSC) to Multifamily Residential-Medium to High Density (RM-25) zone. 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 17-7-4.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND ANALYSIS

The project proposal comprises 4 parcels totaling 1.66 acres. The applicant has outlined the reason for their proposal; this has been included in the attachments.

Midvale City Code 17-3-1(E.) outlines the criteria necessary for granting a rezone as follows:

> *17-3-1 Criteria/Required Findings. …rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the planning commission may recommend, and the city council may grant, a rezoning application only if it determines, in written findings, that the proposed rezoning is consistent with the policies and goals of the general plan and that the applicant has demonstrated that the:*
> 1. *Proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption of the general plan;*
> 2. *Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to, steep slopes, flood plain, unstable soils, and inadequate drainage; or*
> 3. *Land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.*

The proposed rezone request satisfies #1 and #3 listed above – it aligns with the general plan and encourages redevelopment of parcels that currently host a dilapidated massage parlor, overgrown weeds, a rundown home, and miscellaneous cars and trash.

The Midvale City General Plan identifies nine Opportunity Areas. Opportunity Areas are where changes in the types and/or intensities of current land uses are anticipated. In these areas, denser residential uses, mixed residential and commercial uses and larger, taller buildings are anticipated to take advantage of the transportation infrastructure and to generate more tax revenue for the City.

The 2016 Midvale City General Plan identifies the subject property as being in the Middle State Street Opportunity Area and lists eight goals for the area. The proposed rezone is consistent with Goal #1:

1. *Support development of higher-value commercial and business uses through the development of mixed-use and higher density residential uses*

Public notice has been sent to property owners within 500 feet of the subject area. No written objections have been received as of the writing of this report.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward the Rezone request on to the City Council with a recommendation of approval with the following findings:

1. The request complies with the rezone procedure outlined in Midvale City Code 17-3-1(E).

RECOMMENDED MOTION

“I move that we recommend approval of the Rezone request for lots located at 58 W 7500 S and 7444 S State St from Single Family Residential-1 (SF-1) and State Street Commercial (SSC) to Multifamily Residential-Medium to High Density (RM-25) zone consistent with the findings included in the staff report.”

ATTACHMENTS

1. Reason for Request

Rezone Narrative | SIGNATURE HOMES

Project Objective:

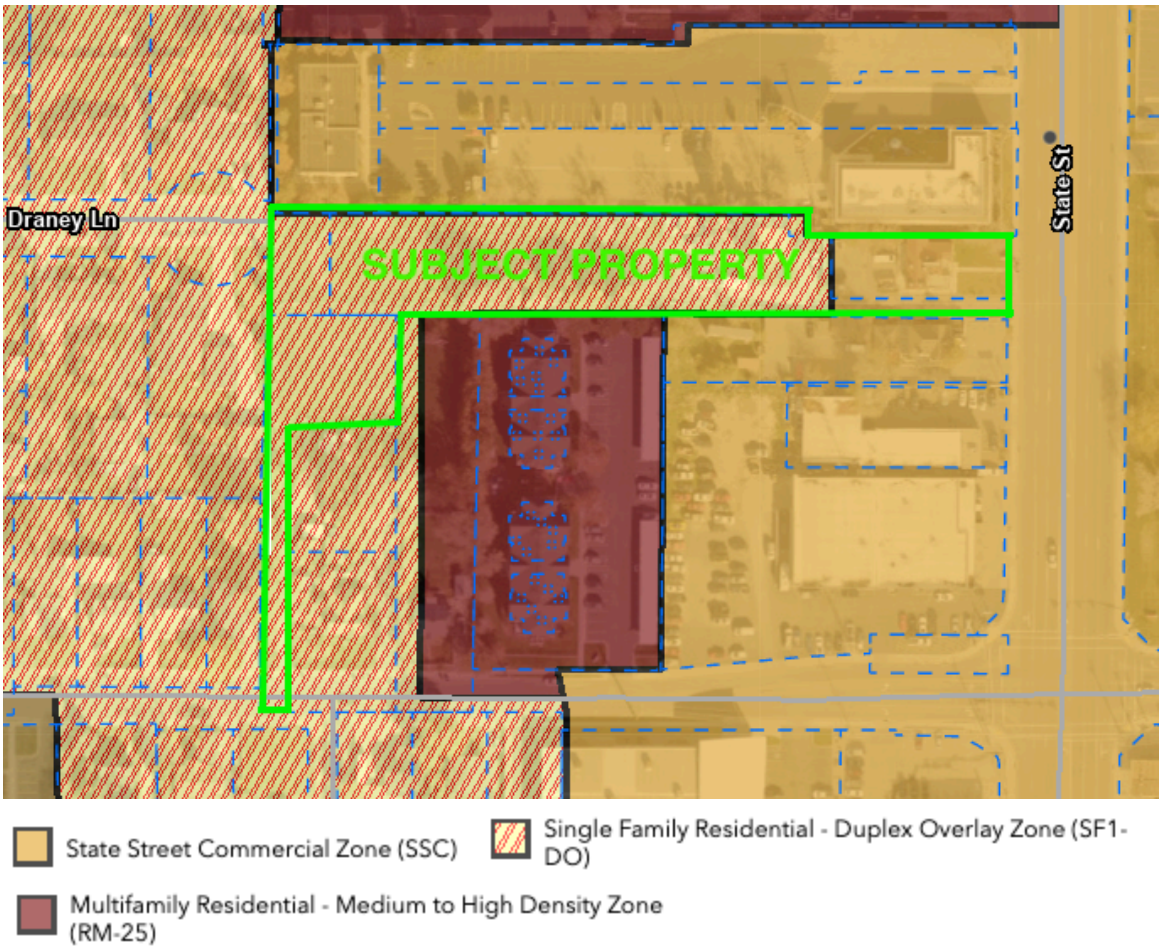
Rezone: SF-1 and SSC to RM-25

Parcel for Zone Map Amendment:

(22-30-301-012), (21-25-427-047), (21-25-427-009), (21-25-427-036)

Project Description:

Signature Homes aims to bring a medium density, multi family development to Midvale City. The underutilized property is made up of 4 parcels totaling 1.66 acres. The smallest and highest exposure of the 4 is a 0.20 acre that sits on State Street, making up only 12% of the total project's 1.66 acres. This 0.20 acre parcel is currently zoned SSC and hosts an unattractive and dilapidated massage parlor built in 1938. The remaining 1.46 acres is zoned SF-1 and hosts a collection of overgrown weeds, a run down home, misc cars and trash. The majority of the proposed site sits in between RM-25 and SSC. With SF-1 being a single family zone that limits lot sizes to a minimum of 7,000 SQFT, the property's current zoning directly contradicts the majority of surrounding properties and the medium - high density housing types found along State Street. With the proposed rezone Signature Homes would aim to bring 30 townhomes to the market intended to sell to individual homeowners. Signature homes views townhomes as an ideal product type to smoothly transition a higher activity corridor such as State Street with a single family zone.



Midvale Municipal Code section 17-3-1(E) states that in order for a project to qualify for a rezone, the applicant must demonstrate that the rezone is necessary for at least one of three reasons. The content of this narrative details reasons for a rezoning under reason one: *"Proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide for a community need that was not anticipated at the time of adoption of the general plan;."* This project falls within the *"Mid State Street"* opportunity area identified on page 45 of the general plan. On page 46 the plan states that *"Projects in Opportunity Areas are anticipated to be at higher levels of density than current land uses and should be carefully planned and designated to integrate into the fabric of the area and minimize impacts on adjacent and nearby existing land uses."* In addition to the land being located in an area intended to be redeveloped, the Midvale General Plan expresses concern with an over allocation of retail space along state street in turn diluting the value of existing retail spaces. The approval of this rezone request would eliminate some of the less desirable retail space while providing high quality, more affordable housing. Finally, the Housing Master Plan released in 2019 states that too many low income households *"live in homes that are too small, in poor condition, or have rental rates that leave tenants cost burdened."* As a for sale product, this project would promote home ownership and a positive population trajectory.

Midvale City:

The Midvale City Housing Plan, created in 2019, provides extensive background on the state of areas within the city, which like Salt Lake and other surrounding areas, has seen dramatic growth over the last 30 years. Overall, the city has grown 295% between 1990 and 2024, from 11,900 to 35,200. As of late, Midvale has seen a slight decline in population at a steady rate of approximately 1% annually.

There is a need for Quality affordable housing in Midvale. Much of the available housing stock are homes that have deferred maintenance and many are at a point where rehabilitation would not be financially viable. This seems to be a larger contributing factor to the recent years population decline. According to Midvale Housing initiatives, *"Midvale seeks to improve the appeal of housing in Midvale City by strengthening existing neighborhoods, providing opportunities for new development, promoting a broad range of housing choices for all income levels, and addressing housing market imbalances through comprehensive policies and programs."*

Midvale City's Housing Master Plan is a strategic framework designed to address the housing needs of the community, ensuring a diverse and affordable housing supply that supports a vibrant and sustainable city. The plan focuses on several key areas.

- Increase the availability of affordable housing options for low- and moderate-income households.
- Utilize incentives and partnerships with developers to encourage the development of affordable housing units.
- Promote a mix of housing types, including single-family homes, townhouses, apartments, and accessory dwelling units.
- Ensure housing options are available for different demographics, including families, seniors, and young professionals.
- Enhance the quality and safety of existing housing through renovation programs and code enforcement.
- Invest in the revitalization of older neighborhoods to improve living conditions and attract new residents.
- Promote mixed-use development to create vibrant, walkable communities.

The vision of Midvale City's Housing Master Plan is to create an inclusive, livable community where everyone has access to safe, affordable, and quality housing. The primary goals include:

- Expanding the supply of affordable and diverse housing options.
- Enhancing the quality and safety of the housing stock.
- Revitalizing neighborhoods to create vibrant, mixed-use communities.
- Addressing homelessness and housing needs for vulnerable populations.

By focusing on these areas, Midvale City aims to ensure that all residents have access to housing that meets their needs, supports economic stability, and contributes to the overall quality of life in the community.

Aligning the Product

Midvale is a City where 94.6% of single-family homes are valued between $100,000 and $300,000. While this price range offers affordability, there is a growing need for higher-end single-family homes that remain affordable.

Townhomes emerge as the ideal solution to this need. They offer quality interior and exterior finishes, neighborhood amenities, and a sense of community that often surpasses what is available in traditional single-family detached homes. Additionally, townhomes are available at more competitive prices, making them an attractive option for those seeking a balance between quality and affordability.

In summary, townhome ownership in Midvale presents a promising opportunity for residents to enjoy high-quality living spaces and community features without the higher price tag typically associated with single-family detached homes.

Fulfilling the Purpose of the Zoning Ordinance:

The zoning ordinance serves to guide development in accordance with the city’s vision and goals. The proposed map amendment to RM-25 for project 7444 S State aligns with the purpose statements of the zoning ordinance by Encouraging innovation in residential development and redevelopment that meets the growing demand for housing. By replacing a massage parlor and a single-family home with a townhome subdivision, the proposed development optimizes land use efficiency, and addresses the need for high-quality low income housing, and housing diversity in Midvale. The amendment ensures compatibility with surrounding land uses while promoting density and enhancing neighborhood vibrancy.

Transportation and Mobility Initiatives:

Midvale is connected to the rest of the city and surrounding areas through a variety of reliable transportation options that offer residents different ways of getting around. These include bus routes, TRAX, Front Runner, and the S-Line. Midvale City's transportation and mobility map shows a comprehensive approach to creating a more accessible, sustainable, and interconnected community.

Sites in close proximity to project site include:

- Midvale Fort Union Station - 0.9 mi
- Murray Central Front Runner Station - 3.7 mi
- Bus Stops - All along State Street

Surrounding Zoning:

RM-12 (Multifamily Residential - Medium Density Zone), RM-25 (Multifamily Residential - Medium to High Density Zone), TOD (Transit-Oriented Development Zone), SF1-DO (Single Family Residential - Duplex Overlay Zone), SF-1-DO (Single Family Residential Zone, Duplex Overlay), SF-2 (Single Family Residential Zone), and SSC (State Street Commercial Zone)

RM-25, SF-1- DO, and SSC all border the project site property lines. A rezone to RM-25 will keep continuity and bring this property into compliance with the General Plan.

Closing Remarks:

Though Midvale is seeing recent population decline, Signature Homes sees opportunity to support the continual and successful efforts of the city in revitalizing housing. When residents reach a state in their lives of higher economic standing, they commonly move out of Midvale and the lack of quality, more affordable housing seems to be the driving factor. Signature Homes would be grateful to be granted the rezone request and intends to bring high quality, modern designed townhome units to Midvale with the aim to promote home affordability and create a sense of belonging in a community that is clearly on the rise.

Works Cited:

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https://midvale.municipal.codes/Code/17-1-1

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https://www.rideuta.com/-/media/Files/Rider-Tools/System-Maps/SLCountySystemMapJune2024.pdf

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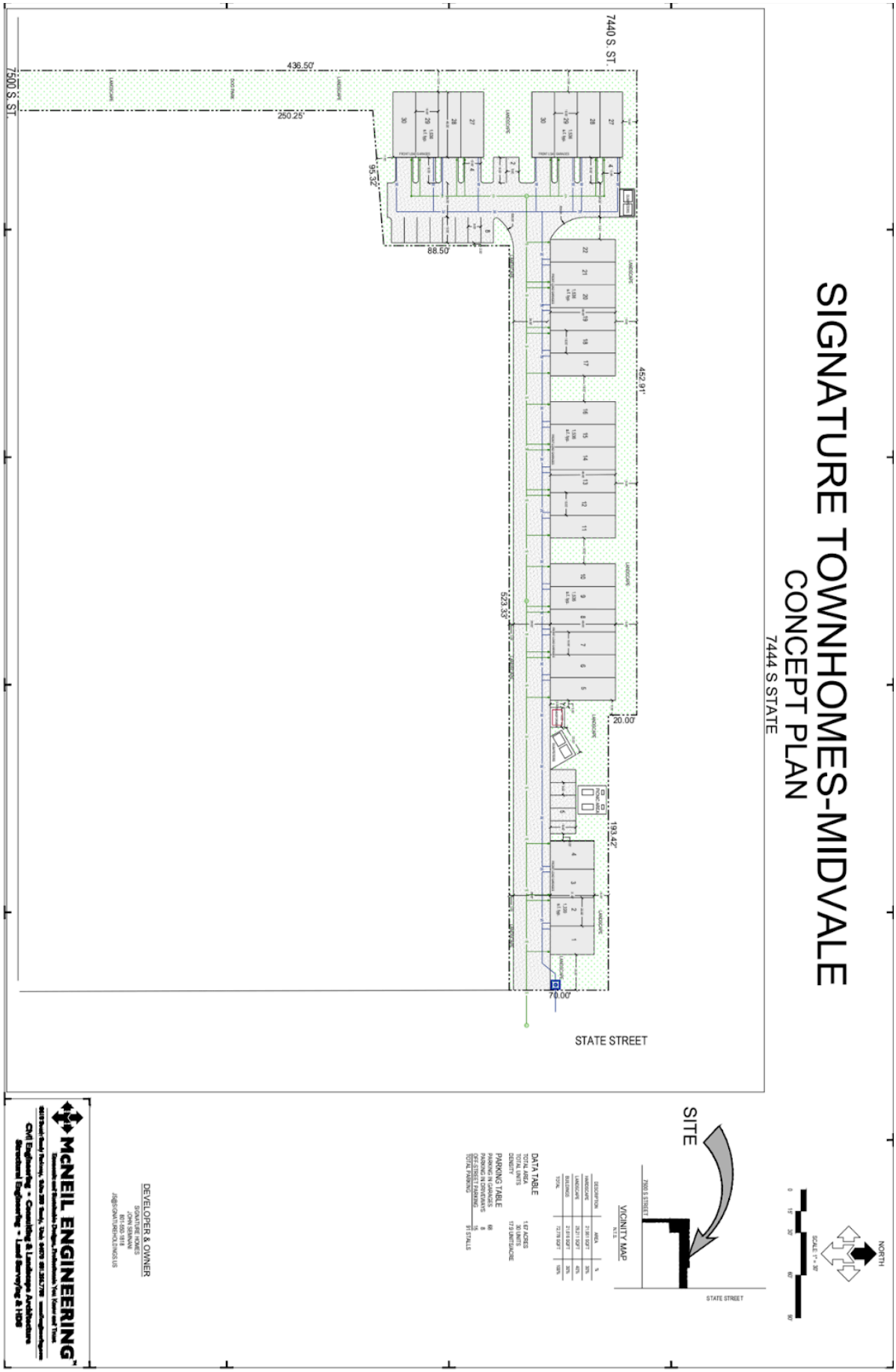
SIGNATURE TOWNHOMES-MIDVALE
CONCEPT PLAN
7444 S STATE
7440 S. ST.
7500 S. ST.
436.50'
250.25'
95.32'
88.50'
452.91'
523.33'
20.00'
193.42'
70.00'
STATE STREET
SITE
VICINITY MAP
N.T.S.
7500 S STREET
STATE STREET
NORTH
SCALE 1" = 30'
DATA TABLE
PARKING TABLE
DEVELOPER & OWNER
McNEIL ENGINEERING

Parcel: (22-30-301-012)

BEG S 316 FT & E 135.1 FT M OR L & S 89¿59'26" W 3.59 FT FR E 1/4 COR SEC 25, T2S, R1W, SLM; N 00¿50'34" E 56.08 FT; W 158.43 FT M OR L; S 56 FT; E 158.41 FT M OR L TO BEG. 0.20 AC M OR L. 5535-2528 7805-0638 9322-2465 9422-7202 9425-44939533-1864 9533-1866 09869-8833

Parcel: (21-25-427-047)

BEG S 316 FT & E 135.1 FT M OR L & S 89¿59'26" W 3.59 FT FR E 1/4 COR SEC 25, T2S, R1W, SLM; N 00¿50'34" E 56.08 FT; W 158.43 FT M OR L; S 56 FT; E 158.41 FT M OR L TO BEG. 0.20 AC M OR L. 5535-2528 7805-0638 9322-2465 9422-7202 9425-44939533-1864 9533-1866 09869-8833

Parcel: (21-25-427-009)

COM 240 FT S & 29 RDS W FR E 1/4 COR SEC 25 T 2S R 1W SL MERS 90 FT W 42.9 FT M OR L N 90 FT E 42.9 FT M OR L TO BEG 0.09 AC 9395-912 09395-0914

Parcel: (21-25-427-036)

BEG N 1996.5 FT & W 504.95 FT FR SE COR SEC 25, T 2S, R 1W, S L M; W 28 FT; N 346.5 FT; E 123 FT; S 88.51 FT; S 85^21' 58" W 95.31 FT; S 250.29 FT TO BEG. 0.42 AC M OR L 8134-24988337-2951 8404-8243 8493-2494,2496 08989-5140

Parcel: (21-25-427-047)

BEG S 316 FT & E 135.1 FT M OR L & S 89¿59'26" W 3.59 FT FR E 1/4 COR SEC 25, T2S, R1W, SLM; N 00¿50'34" E 56.08 FT; W 158.43 FT M OR L; S 56 FT; E 158.41 FT M OR L TO BEG. 0.20 AC M OR L. 5535-2528 7805-0638 9322-2465 9422-7202 9425-44939533-1864 9533-1866 09869-8833

7505 S Holden Street
Midvale, UT 84047
801-567-7200
Midvale.Utah.gov

MIDVALE CITY PLANNING COMMISSION
STAFF REPORT
8/14/2024

SUBJECT

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: 7490 S Holden St, 7505 S Holden St, 7576 S Holden St, 7594 S Holden St, 7608 S Holden St, 7620 S Holden St, 7652 S Holden St, 7660 S Holden St, and 7676 S Holden St. 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.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

As Midvale Main Street has developed, staff feels that it would be appropriate to continue the MS-FBC zoning to the west across Holden St.

Midvale City Code 17-3-1(E.) outlines the criteria necessary for granting a rezone as follows:

> *17-3-1 Criteria/Required Findings. …rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the planning commission may recommend, and the city council may grant, a rezoning application only if it determines, in written findings, that the proposed rezoning is consistent with the policies and goals of the general plan and that the applicant has demonstrated that the:*
>
> 1. *Proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption of the general plan;*
> 2. *Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to, steep slopes, flood plain, unstable soils, and inadequate drainage; or*
> 3. *Land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.*

The proposed rezone request satisfies #3 listed above – it recognizes the change in character of the area and will continue the MS-FBC west across Holden St.

Public notice has been sent to property owners within 500 feet of the subject area. No written objections have been received as of the writing of this report.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward the Rezone request on to the City Council with a recommendation of approval with the following findings:

1. The request complies with the rezone procedure outlined in Midvale City Code 17-3-1(E).

RECOMMENDED MOTION

“I move that we recommend approval of the Rezone request to rezone the following parcels from Clean Industrial (CI) to Main Street Form Based Code (MS-FBC): 7490 S Holden St, 7505 S Holden St, 7576 S Holden St, 7594 S Holden St, 7608 S Holden St, 7620 S Holden St, 7652 S Holden St, 7660 S Holden St, and 7676 S Holden St consistent with the findings included in the staff report.”

ATTACHMENTS

1. Rezone Exhibit

Proposed Rezone Area
Graham Ln
Wiles Pl
Kerr Dr
Shelton Wy
Lindlin
Founder Point Ln
Depot St
Depot St

7505 S Holden Street
Midvale, UT 84047
801-567-7200
Midvale.Utah.gov

MIDVALE CITY PLANNING COMMISSION
STAFF REPORT
08/14/2024

SUBJECT

Discussion on Planning Commission Bylaws Update

SUBMITTED BY

Wendelin Knobloch, Planning Director

BACKGROUND AND ANALYSIS

The Planning Commission has conducted the annual review of its bylaws over the last few meetings and focused on the voting process for the Chair and Vice Chair. The attached amendments incorporate various ideas the Commission discussed, such as:

- Creation of a nominations process
- Voting and nominations by alternates
- Alternates' ability to be named Chair or Vice Chair
- Organized and transparent nominations and voting process
- Regular time for election
- Time limit for election results to take effect.

Please review the draft and be ready to discuss any changes in the bylaws you would like to entertain.

STAFF RECOMMENDATION

This is not applicable for a discussion item.

RECOMMENDED MOTION

This is not applicable for a discussion item.

ATTACHMENTS

1. Draft Planning Commission Bylaw Change

SECTION 4. ORGANIZATION

4.1 Chair, Vice Chair and Chair Pro-Temp

The Commission, at its first regular meeting in March of each year, selects a Chair and Vice Chair. These positions must be held by a Member. The Chair presides at all Commission meetings and provides general direction. No Member may serve as Chair for more than two consecutive years. In the absence of the Chair, the Vice Chair presides over the meeting. In the absence of the Chair and the Vice Chair, a Member by a majority vote of the Commission present serves as Chair Pro-Tem. The Chair Pro-Tem performs all of the duties of the Chair for that particular meeting only.

4.2 Duties of the Chair

1. *To call the Commission to order on the day and the hour scheduled and proceed with the order of business.*
2. *To announce the business before the Commission in the order in which it is to be acted upon.*
3. *When necessary, inquire regarding potential conflicts of interest and ex parte communication regarding agenda items.*
4. *To receive and submit in the proper manner, all motions and propositions presented by Commissioners.*
5. *To put to vote all questions which are properly moved, or necessarily arise in the course of proceedings, and to announce the results of the motions.*
6. *To inform the Commission, when necessary, on any point of order or practice. In the course of discharge of this duty, the Chair has the right to call upon legal counsel for advice.*
7. *To move the agenda along, hold down redundancy by limiting time allowed for comments if necessary, set guidelines for public input, and reference handouts and procedures during meetings.*
8. *To recognize speakers and Commissioners prior to receiving comments and presentations.*
9. *To recognize Commissioners leaving before the meeting is adjourned or participating in the meeting after the formal roll call is taken.*
10. *To maintain order at the meetings.*
11. *To authenticate by signature, when necessary, or when directed by the Commission, all of the acts, findings and orders, and proceedings of the Commission, including subdivision plats following approval by the City Council.*

4.3 Duties of the Vice Chair

The Vice Chair performs all of the duties of the Chair in his/her absence.

Legend for Draft Modifications

- Relocated text; – Modified text; – New text;

SECTION 4. ORGANIZATION

4.1 Chair, Vice Chair and Chair Pro-Temp

The Chair presides at all Commission meetings and provides general direction. No Member may serve as Chair for more than two consecutive years. In the absence of the Chair, the Vice Chair presides over the meeting. In the absence of the Chair and the Vice Chair, a Member, by a majority vote of the Commission present, serves as Chair Pro-Tem. The Chair Pro-Tem performs all duties of the Chair for that particular meeting only.

The Planning Commission selects a Chair and Vice Chair during its first meeting on or following March 1st of every year. The newly elected Chair and Vice Chair will commence their duties at the first meeting following the selection process.

The selection process shall operate as described below:

A. Nominations
   a. Nominations occur after the Roll Call of the respective Planning Commission meeting.
   b. Nominations and Voting for Chair and Vice Chair are conducted separately, first Nominations and Voting for the Chair, then Nominations and Voting for the Vice Chair.
   c. Members who were nominated for Chair but not elected are eligible to be nominated for Vice Chair.
   d. Chair opens nominations:
      i. Only Members are eligible to be nominees.
      ii. Members and Alternate Members are eligible to nominate. Members may nominate themselves.
      iii. Members and Alternate Members are eligible to vote.
   e. Chair confirms with each nominee if the person is willing to serve as the Chair/Vice Chair in the event of a positive election outcome. If a nominee is not willing to serve as Chair/Vice Chair he/she is deleted from the pool of nominees.
   f. Chair asks for Commission motion to approve the pool of nominees.
   g. Chair announces nominees.

B. Voting
   a. Voting shall occur by handing a piece of paper which states the name of the person voting and for whom the vote is cast to the Planning Commission Secretary. The Planning Commission Secretary shall read the vote into the record.
   b. In order to be elected a minimum of four votes is necessary.
   c. In the event no nominee obtains four votes another round of voting will occur in which the nominee who received the fewest votes will be eliminated.
   d. Under no circumstance will there be fewer than two nominees in a second or subsequent voting round.