



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

**Midvale Planning Commission Meeting
Notice and Agenda
November 13, 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, November 13, 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@midvaleut.gov by 5:00 p.m. on November 12, 2024 to be included in the record.

I. Pledge of Allegiance

II. Roll Call

III. Minutes

- a. Review and Approval of Minutes from the October 23, 2024 Meeting.

IV. Public Hearing

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

- a. Zach and Berkley Meisenbacher request Preliminary Subdivision approval for two lots located at 7526 S Birch Street in the Single Family Residential/Duplex Overlay (SF-1/DO) zone. *[Elizabeth Arnold, Senior Planner]*
- b. Midvale City initiated request to amend Sections 16.02.020 and 16.02.030 relating to Preliminary Subdivisions, and Sections 16.03.020 and 16.03.030 relating to Final Subdivisions. This amendment removes the requirement to show existing structures on

plats and instead requires a site plan detailing existing structures as part of the application documents. *[Elizabeth Arnold, Senior Planner]*

V. Staff Update/Other Business

- a. Land Use Training: Ground Rules Chapter 1-2 (pages 1-26)
- b. Planning Department Report

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.



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MIDVALE CITY PLANNING COMMISSION STAFF REPORT 11/13/2024

SUBJECT

Zach and Berkley Meisenbacher request Preliminary Subdivision approval for two lots located at 7526 S Birch Street in the Single Family Residential/Duplex Overlay (SF-1/DO) zone.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND ANALYSIS

This proposal has been reviewed by all members of the Development Review Committee (Planning, Engineering, Public Works, Legal, Unified Fire Authority, and the Building Official) for compliance with the respective guidelines, policies, standards, and codes. Staff finds the proposal complies with the preliminary subdivision requirements in Midvale City Municipal Code 16.02, and the lot development standards of the SF-1/DO zone in 17-7-1.3.

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 RECOMMENDATION

Based on compliance with the requirements of Chapter 16.02 and 17-7-1.3 of the Midvale City Municipal Code demonstrated in the application or addressed by the inclusion of conditions of approval, Staff recommends the Planning Commission approve the preliminary subdivision the following findings:

Findings:

1. The application is for a preliminary subdivision to allow for a two-lot split located at 7526 S Birch Street.
2. The project complies with the minor subdivision procedure outlined in Midvale City Code 16.02 and the lot development standards of the SF-1/DO zone in 17-7-1.3.
3. The Development Review Committee has reviewed the project and forwarded the item on for the Planning Commission to render a decision.

RECOMMENDED MOTION

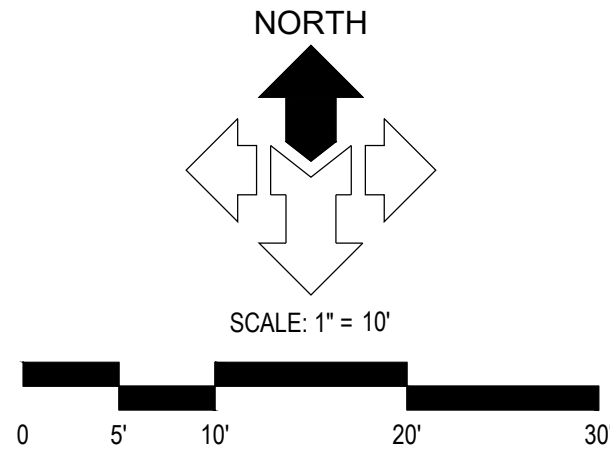
"I move that we approve the Preliminary Subdivision located at 7526 S Birch Street with the findings included in the staff report."

ATTACHMENTS

1. Preliminary Plat

MEISENBACHER SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
MIDVALE, UTAH

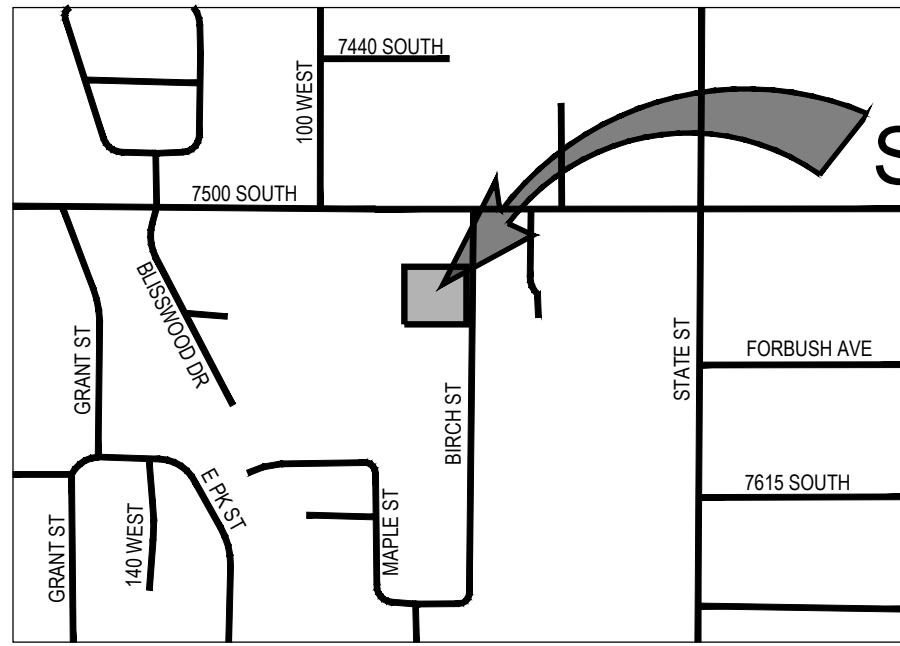


NORTHEAST CORNER OF THE SOUTHEAST
CORNER (EAST QUARTER CORNER) OF
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1
WEST, SALT LAKE BASE AND MERIDIAN.
NOT FOUND

FOUND BRASS CAP MONUMENT
WITH RING & LID
N 89°35'48" W 184.89'
N 0°35'25" E 677.26'

STATE
STREET
BASIS OF BEARING
N 0°35'25" E 677.26'

7500 SOUTH
FOUND BRASS CAP MONUMENT
WITH RING & LID



SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. : 6861599 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS:

MEISENBACHER SUBDIVISION

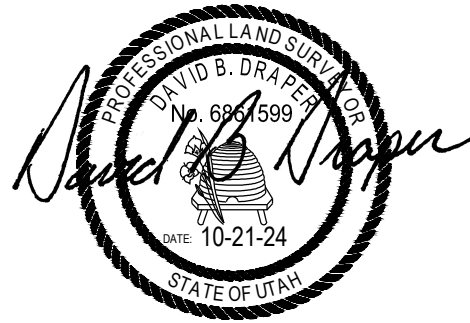
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID PARCEL CONVEYED BY WARRANTY DEED RECORDED JUNE 24, 2020, AS ENTRY NO. 13307567, IN BOOK 10966 AT PAGE 8509 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF BIRCH STREET, SAID POINT BEING SOUTH 835.81 FEET (831.50' BY DEED) AND WEST 481.30 FEET (485.00 FEET BY DEED) FROM THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT ALSO BEING NORTH 89°35'48" WEST 562.77 FEET ALONG THE MONUMENT LINE OF 7500 SOUTH STREET TO THE INTERSECTION WITH THE CENTER LINE OF SAID BIRCH STREET, AS DETERMINED BY EXISTING ROAD IMPROVEMENTS AND SOUTH 0°00'09" WEST 165.00 FEET ALONG SAID CENTER LINE FROM A FOUND BRASS CAP MONUMENT LOCATED AT THE INTERSECTION OF SAID 7500 SOUTH STREET AND STATE STREET, AND RUNNING THENCE SOUTH 0°00'09" WEST 120.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WEST 129.27 FEET (132.00 FEET BY DEED), MORE OR LESS, TO A POINT ON THE EAST LINE OF THE CORPORATION OF PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS PARCEL AS ESTABLISHED BY A RECORD OF SURVEY PREPARED BY PETERSON WANLASS ENGINEERING ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS S87-07-0068; THENCE NORTH 0°05'22" WEST 120.00 FEET ALONG SAID SURVEYED LINE; THENCE EAST 129.47 FEET (132.00 FEET BY DEED) TO THE POINT OF BEGINNING.

CONTAINS: 15,284 SQUARE FEET OR 0.351 ACRES (2 LOTS)



DAVID B. DRAPER,
L.S. LICENSE NO. 6861599

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER() OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE:

MEISENBACHER SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, IN WITNESS WHEREBY _____ HAVE HERETO SET _____ THIS _____ DAY OF _____, A.D., 20____.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.
ON THE _____ DAY OF _____, A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER() OF THE ABOVE OWNER'S DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.
ON THE _____ DAY OF _____, A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER() OF THE ABOVE OWNER'S DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

MEISENBACHER SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
MIDVALE, UTAH

SALT LAKE COUNTY RECORDER

RECORD NO. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER

- LEGEND**
- SUBDIVISION BOUNDARY
 - SECTION LINE
 - MONUMENT LINE/CENTER LINE OF ROAD
 - LOT LINE
 - ADJOINING LOT LINE
 - RIGHT OF WAY LINE
 - SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
 - () DENOTES RECORD INFORMATION
 - DEDICATE TO MIDVALE CITY

CORPORATION OF PRESIDING
BISHOP OF THE
CHURCH OF JESUS CHRIST
OF LATTER
DAY SAINTS
21-25-428-022

ROCKY MOUNTAIN POWER NOTES

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER.
 - A RECORDED EASEMENT OR RIGHT OF WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 94, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

PLAT NOTES

- STREET TREES AND PUBLIC INFRASTRUCTURE WITHIN AND ADJACENT TO THE PROPERTY SHALL BE ADDRESSED WITH EACH SITE DEVELOPMENT PLAN.
- DECIDUOUS TREES, TWO INCHES IN CALIPER, SHALL BE INSTALLED FOR EACH THIRTY FEET OF FRONTAGE.
- SUBJECT PLAT WILL EXPIRE AND BE VOID IF IT IS NOT RECORDED WITHIN ONE YEAR OF THE DATE APPROVED BY MIDVALE CITY.
- 4" PVC SDR-35 SANITARY SEWER LATERAL @ 2% MIN. INCLUDING ALL FITTINGS. INSTALL A CLEANOUT 5' OUTSIDE OF FUTURE BUILDING FOOTPRINT PER MIDVALLEY IMPROVEMENT DISTRICT DETAIL 'SANITARY SEWER SERVICE CONNECTION AT THE SOUTHEAST CORNER OF LOT 2.

JAKE HUSTON, SHELBY FLAATA
21-25-428-008

APPLICANT

ZACH MEISENBACHER & BERKLEY MEISENBACHER
7526 SOUTH BIRCH STREET
MIDVALE, UTAH 84047

PROPERTY OWNER

ZACH MEISENBACHER & BERKLEY MEISENBACHER
7526 SOUTH BIRCH STREET
MIDVALE, UTAH 84047



COMMUNITY DEVELOPMENT DIRECTOR

PRESENTED TO THE MIDVALE COMMUNITY DEVELOPMENT DIRECTOR THIS _____ DAY OF _____, A.D., 20____, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

COMMUNITY DEVELOPMENT DIRECTOR

RECORD OF SURVEY

R.O.S. NO. _____

COUNTY SURVEYOR REVIEWER

DATE

CITY ENGINEERING DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____ BY _____ THE MIDVALE CITY ENGINEER

MIDVALE CITY ENGINEER

PLANNING COMMISSION CHAIR

PRESENTED TO THE MIDVALE PLANNING COMMISSION THIS _____ DAY OF _____, A.D., 20____, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

PLANNING COMMISSION CHAIR

MAYOR

PRESENTED TO THE MIDVALE MAYOR THIS _____ DAY OF _____, A.D., 20____, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

CITY PLANNING

APPROVED THIS _____ DAY OF _____, A.D., 20____, BY THE MIDVALE CITY PLANNING.

CHAIR, PLANNING COMMISSION

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____, A.D., 20____, BY THE MIDVALE CITY ATTORNEY

MIDVALE CITY ATTORNEY



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MIDVALE CITY PLANNING COMMISSION STAFF REPORT 11/13/2024

SUBJECT

Midvale City initiated request to amend Sections 16.02.020 and 16.02.030 relating to Preliminary Subdivisions, and Sections 16.03.020 and 16.03.030 relating to Final Subdivisions. This amendment removes the requirement to show existing structures on plats and instead requires a site plan detailing existing structures as part of the application documents.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND ANALYSIS

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.

-ZONING CODE AMENDMENT CRITERIA-

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. A proposal may only be approved if it demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102;
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff finds that this proposal meets the third criteria listed above.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend approval of the text amendment with the following finding:

1. The amendment complies with Midvale City Code 17-3-1(F)(3).

RECOMMENDED MOTION

“I move that we recommend approval of the amendment as provided in the attachments, with the finding noted in the staff report.”

ATTACHMENTS

1. Draft Ordinance

16.02.020 Application for preliminary plat approval.

The applicant shall prepare and submit the following in a format acceptable to the community development department:

- A. The preliminary plat.
- B. Fees sufficient to mail out appropriate notices for a public hearing.
- C. A preliminary title report prepared within thirty days of the application by a title company licensed to practice in the state of Utah, which shows the owner of every parcel or lot of land contained within the proposed subdivision.
- D. A signed affidavit or sworn statement in which each owner identified by the preliminary title report provides consent to the proposed subdivision.
- E. A grading plan containing the following information:
 - 1. Property lines, street names, and existing and proposed buildings, walls, fences, utilities, paved areas, and other site improvements; and
 - 2. Existing and proposed contour lines and spot elevations. Contour lines must show every one foot of change for grades less than five percent, every two feet of change for grades more than five percent and less than ten percent, and every five feet of change for grades more than ten percent.
 - 3. Grade shall slope away from structures as required by the applicable building code and shall comply with other building codes and standards adopted by the city engineer.
- F. A site plan showing the location of existing structures within the preliminary plat boundaries and a notation as to whether the existing structures will remain or be demolished.
- ~~G.~~ The fee for a preliminary subdivision application as passed by the city council.
- ~~H.~~ Subdivision improvement plans.
- ~~I.~~ Any other documents related to the subdivision required by the city's current, published preliminary plat application. (Ord. 2024-01 § 1 (Att. A))

16.02.030 Contents of preliminary plat.

The preliminary plat shall include the following:

- A. Scale must be indicated on the plat. (Minimum scale: one inch equals fifty feet);
- B. All proposed streets, alleys, parks, open spaces, and other offers of public dedications, showing widths and pertinent dimensions of each;
- C. An arrow indicating north drawn on each sheet;
- D. Boundary dimensions and legal description of the entire subdivision;
- E. The dimensions, legal description, and square footage of each lot;
- F. Street stubs into the subdivision;
- G. Legend of symbols;
- H. The dimensions and locations of existing and proposed survey monuments, improvements, irrigation systems, structures, easements, exceptional topographical features, and other important features such as rail lines and water lines within the land to be subdivided and within one hundred feet of the proposed subdivision boundaries;
- I. Description of every existing right-of-way and recorded easement located within the plat for:
 - 1. An underground facility;
 - 2. A water conveyance facility; or
 - 3. Any other utility facility; and
 - 4. Any water conveyance facility located entirely or partially within the plat that:
 - a. Is not recorded; and
 - b. Of which the owner of the land has actual or constructive knowledge, including from information made available to the owner of the land in the state engineer's inventory of canals or from a surveyor;
- J. Proposed subdivision name that is distinct from any subdivision name on a plat recorded in the county recorder's office;

K. Name and address of the applicant, engineer or surveyor for the subdivision, and owners of the land to be subdivided;

L. Streets, lots, and properties within one hundred feet surrounding the subdivision shown in ghost lines and the owner names and parcel numbers of land immediately adjacent to the subdivision;

M. A vicinity drawing accurately locating the property shown on the plat; and

~~N. The location of existing structures within the preliminary plat boundaries and a notation as to whether the existing structures will remain or be demolished. (Ord. 2024-01 § 1 (Att. A))~~

16.03.020 Application for final subdivision plat approval.

The applicant shall prepare and submit the following in a format acceptable to the community development department:

- A. The final plat;
- B. A preliminary title report prepared within thirty days of the application by a title company licensed to practice in the state of Utah that shows the owner of every parcel or lot of land contained within the proposed subdivision or a signed affidavit or sworn statement by each owner identified by the preliminary title report used for the preliminary plat in which each owner affirms that title for the property has not changed ownership;
- C. The fee for a final subdivision application as passed by resolution by the city council;
- D. Construction drawings showing existing ground and/or asphalt elevations, planned grades and elevations of proposed improvements, and the location of all public utilities. Improvements shown on the construction drawings shall be in accordance with the preliminary plat;
 - 1. The city engineer may adopt a policy governing additional requirements for construction drawings. All construction drawings shall have the designing engineer or architect state license seal stamped on all submitted sheets. No final plat may be approved by the city engineer until the construction drawings have been approved by the city engineer;
- E. A tax clearance, indicating that all taxes, interest, and penalties owing on the land have been paid;

F. A site plan showing the location of existing structures within the final plat boundaries.

GF. For a condominium application, a signed affidavit by an attorney who is licensed to practice in Utah that states that the condominium declaration, the record of survey map and the other supporting documentation comply in all respects with the Utah Condominium Ownership Act (Utah Code Annotated Section [57-8-1](#) et seq.) as well as all applicable federal, state and local laws and ordinances and that when the condominium declaration and survey

map have been recorded in the office of the Salt Lake County recorder that the proposed project will be a validly existing and lawful condominium project in all respects; and

~~HG.~~ Any other documents related to the subdivision required by the city's current, published final subdivision application. (Ord. 2024-01 § 1 (Att. A))

16.03.030 Contents of final plat.

The final plat shall include the following:

- A. All features required by Section [16.02.030](#);
- B. Streets indicating numbers and/or names and lots addressed and numbered consecutively;
- C. Boundary dimensions and legal description of the subdivision and each lot therein which close within one-hundredth of one foot with point of beginning clearly labeled;
- D. Location, width, centerlines bearings and curve data (including delta angle, radius, length, tangent, and the long chord on curves) and other dimensions of all existing proposed or platted streets and easements;
- E. Location, width, centerlines bearings and curve data (including delta angle, radius, length, tangent, and the long chord on curves) and other dimensions of all important features such as rail lines, water lines, and exceptional topography, ~~and structures~~ within the proposed area and within a one-hundred-foot perimeter of the subdivision. Water system features must appear on the plat;
- F. Signature boxes for the following:
 - 1. Surveyor's stamped certificate with subdivision boundary legal description;
 - 2. Owner's dedication signed by all owners of any property on the plat;
 - 3. Salt Lake County health department approval;
 - 4. Community development director approval;
 - 5. Planning commission chair approval;

6. City attorney approval as to form;
7. City engineer approval;
8. County recorder's certificate; and
9. Mayor's approval.

G. A certification by the surveyor that complies with Utah Code Annotated Section [10-9a-603\(6\)\(b\)](#), as amended;

H. Dedication language and the date of the owner's dedication on each sheet;

I. A note indicating the existence of institutional controls or other environmental regulations in areas where such controls or regulations, particularly Midvale's institutional controls ordinance (Chapter [8.10](#)), are in effect;

J. A note indicating that the plat will expire and be void if it is not recorded within one year of the date it is approved by the city;

K. A note indicating the existence of covenants, conditions, or restrictions, if any; and

L. Language conveying to the association all common areas (as those terms are defined in Utah Code Annotated Section [57-8a-102](#), as amended) if any part of the subdivision is to be part of a community association subject to Utah Code Title [57](#), Chapter [8a](#), Community Association Act, as amended. (Ord. 2024-01 § 1 (Att. A))