



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

**Midvale Planning Commission Meeting
Notice and Agenda
August 13, 2025
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 13, 2025, 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 August 12, 2025 to be included in the record.

I. Pledge of Allegiance

II. Roll Call

III. Minutes

- a. Review and Approval of Minutes from the June 11, 2025 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 September 2, 2025 at 7 p.m.*

- a. Brett Lovell requests Small Scale Master Plan approval for an 8-unit duplex development located at 6755 S 300 E in the Single Family Residential-1 (SF-1) zone. *[Elizabeth Arnold, Senior Planner]*
- b. Brett Lovell requests Preliminary Subdivision approval for an 8-unit duplex development located at 6755 S 300 E in the Single Family Residential-1 (SF-1) zone. *[Elizabeth Arnold, Senior Planner]*

- c. **Midvale City initiated request to amend various use tables in Title 17 of the Midvale City Municipal Code correcting clerical errors related to business license requirements. *[Elizabeth Arnold, Senior Planner]*
- d. **Midvale City initiated request to amend Section 17-7-4.3 of the Midvale City Municipal Code relating to multifamily development standards. *[Elizabeth Arnold, Senior Planner]*
- e. **Midvale City initiated request to amend Section 17-7-10.12.5 of the Midvale City Municipal Code entitled Development Requirements of the Jordan Bluffs Subareas 1-3 Zone relating to public road standards. *[Wendelin Knobloch, Planning Director]*

V. Staff Update/Other Business

- a. Planning Commission's Role in City Council goals.
- b. Land Use Training.
- c. Planning Department Report/Next Planning Commission Dinner

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 AND ZONING COMMISSION**

Minutes

**11th Day of June 2025
Council Chambers
7505 South Holden Street
Midvale, Utah 84047**

COMMISSION CHAIR: Robyn Anderson

COMMISSION VICE CHAIR: Candice Erickson

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

STAFF: Adam Olsen, Community Development Director
Aubrey Ruiz, Community Development Executive Assistant
Daniel Van Beuge, Deputy City Attorney
Wendelin Knobloch, Planning Director
Elizabeth Arnold, Senior Planner
Jonathan Anderson, Planner II
Juan Rosario, Systems Administrator

REGULAR MEETING

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

MINUTES

1. REVIEW AND APPROVE MINUTES OF APRIL 23, 2025.

MOTION: Commissioner Liedtke MOVED to approve the minutes of April 23, 2025. SECONDED by Vice Chair Erickson. Chair Anderson called for a voice vote.

The motion passed unanimously with all voting in favor.

2. REVIEW AND APPROVE MINUTES OF MAY 14, 2025.

MOTION: Commissioner Liedtke MOVED to approve the minutes of May 14, 2025. SECONDED by Commissioner Kasparian. Chair Anderson called for a voice vote.

The motion passed unanimously with all voting in favor.

PUBLIC HEARINGS

1. JLF Ventures, LLC requests Preliminary Subdivision approval for two lots located at 576 W Seventh Ave in the Multifamily Residential-Medium Density (RM-12) zone.

The applicant requests Preliminary Subdivision approval for two lots to subdivide a duplex to allow individual ownership of both sides of the structure.

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 Chapter 16.02 and the use and lot standards of the RM-12 zone (17-7-3) for a duplex.

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 the Planning Commission hearing on 6/11/2025. At the time of writing this report, no public comments have been received.

STAFF RECOMMENDATION:

Based on compliance with the requirements of Chapter 16.02 of the Midvale Municipal Code demonstrated in the application, Staff recommends the Planning Commission approve the preliminary subdivision with the following findings:

Findings:

1. The application is for a preliminary subdivision to allow 2 lots to be subdivided at 576 W Seventh Ave.
2. The application complies with the preliminary plat requirements outlined in Midvale City Municipal Code Chapter 16.02.
3. The application complies with the use and lot standards of Midvale City Municipal Code Chapter 17-7-3.
4. The Development Review Committee has reviewed the application and forwarded the item on for the Planning Commission to render a decision.

APPLICANT:

Morgan Labato, representing the developer, states that they are excited to add more affordable housing for individual ownership in Midvale.

PUBLIC HEARING:

No Comment.

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

DISCUSSION:

The Commissioners all agree that this type of project goes well for the future of Midvale City. They are in favor of individual ownership versus rentals in this type of development.

MOTION: Commissioner Liedtke **MOVED** that we approve the Preliminary Subdivision for two lots located at 576 W Seventh Ave in the RM-12 Zone, with the findings noted in the staff report. The motion was **SECONDED** by Vice Chair Erickson. Chair Anderson called for a roll call vote. The vote was as follows:

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

The motion passes unanimously.

PUBLIC HEARINGS

- 2. Jan Plumb requests Preliminary Subdivision approval for a subdivision plat amendment to 4 commercial condominium units located at 613 E Fort Union Blvd in the Mixed Use/7200 South Overlay (MU/720) Zone.**

The applicant requests Preliminary Subdivision approval for a subdivision plat amendment to 4 commercial condominium units in the existing Building A (613 E Fort Union Blvd) due to interior renovations to the unit partition walls. No addition to the existing buildings is proposed.

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 Chapter 16.02, 16.05.010 for subdivision amendments, and Chapters 17-7-5 and 17-7-6 for the Mixed Use and 7200 S Overlay Zones.

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 the Planning Commission hearing on 6/11/2025. At the time of writing this report, no public comments have been received.

STAFF RECOMMENDATION:

Based on compliance with the requirements of Chapter 16.02 of the Midvale Municipal Code demonstrated in the application, Staff recommends the Planning Commission approve the preliminary subdivision with the following findings:

Findings:

1. The application is for a preliminary subdivision to amend 4 commercial condominium units located at 613 E Fort Union Blvd.
2. The application complies with the preliminary plat requirements outlined in Midvale City Municipal Code Chapter 16.02.
3. The application complies with the subdivision amendment requirements outlined in Midvale City Municipal Code Section 16.05.010.
4. The application complies with Midvale City Municipal Code Chapters 17-7-5 and 17-7-6.
5. The Development Review Committee has reviewed the application and forwarded the item on for the Planning Commission to render a decision.

APPLICANT:

Dean Duncan, representing the owner, states that they are simply cleaning up the property lines for appropriate taxes and possible future land sales.

PUBLIC HEARING:

No comment.

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

DISCUSSION:

No comment.

MOTION: Commissioner Liedtke **MOVED** that we approve the Preliminary Subdivision amending 4 office condominium units located at 613 E Fort Union Blvd in the MU/720 Zone, with the findings noted in the staff report. The motion was **SECONDED** by Commissioner Kasparian. Chair Anderson called for a roll call vote. The vote was as follows:

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

The motion passes unanimously.

STAFF UPDATE/OTHER BUSINESS

1. Update on Entry Points Plan
 - a. The design is complete.
 - b. Deciding how to move forward with construction portion of the project.
 - c. The first signs will be spread out to help create more awareness of Midvale borders and have more visual impact.
2. Land Use Trainings – Ground Rules (Chapters 8-11, pp. 107-150)

- a. State Legislation regarding a Variance – Language to help understanding definitions and regulations
- 3. Planning Department Report
 - a. Master Development Agreement Approved – Jordan Bluffs
 - i. TIRA Agreement to monitor provisions
 - b. Porter Rockwell Trail Feasibility Study – Next meeting in July

ADJOURN

Vice Chair Erickson made the motion to adjourn 6:32 p.m. No one opposed. The meeting adjourned at 6:32 p.m.

Aubrey Ruiz, CD Executive Assistant

Approved this ____ day of ____ 2025.



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MIDVALE CITY PLANNING COMMISSION STAFF REPORT 8/13/2025

SUBJECT

Brett Lovell requests Small Scale Master Plan approval for an 8-unit duplex development located at 6755 S 300 E in the Single Family Residential-1 (SF-1) zone.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND ANALYSIS

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 small scale master plan complies with requirements outlined in Midvale City Code. No incentives are being requested.

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

Staff recommends the Planning Commission approve the Small Scale Master Plan with the following findings:

Findings:

1. The application is for a small scale master plan for an 8-unit duplex development located at 6755 S 300 E.
2. A small scale master planned development application is required for projects over 1 acre in the SF-1 zone.
3. The project complies with the small scale master planned development process outlined in Midvale City Code 17-3-6.
4. The applicable review departments have reviewed the project and forwarded the item on for Planning Commission to render a decision.

RECOMMENDED MOTION

I move that we approve the Small Scale Master Plan for an 8-unit duplex development located at 6755 S 300 E with the findings included in the staff report.

ATTACHMENTS

1. Full Plan Set

CHARLOTTE'S FIELD

SUBDIVISION PLAT SUBMITTAL

MIDVALE, UTAH

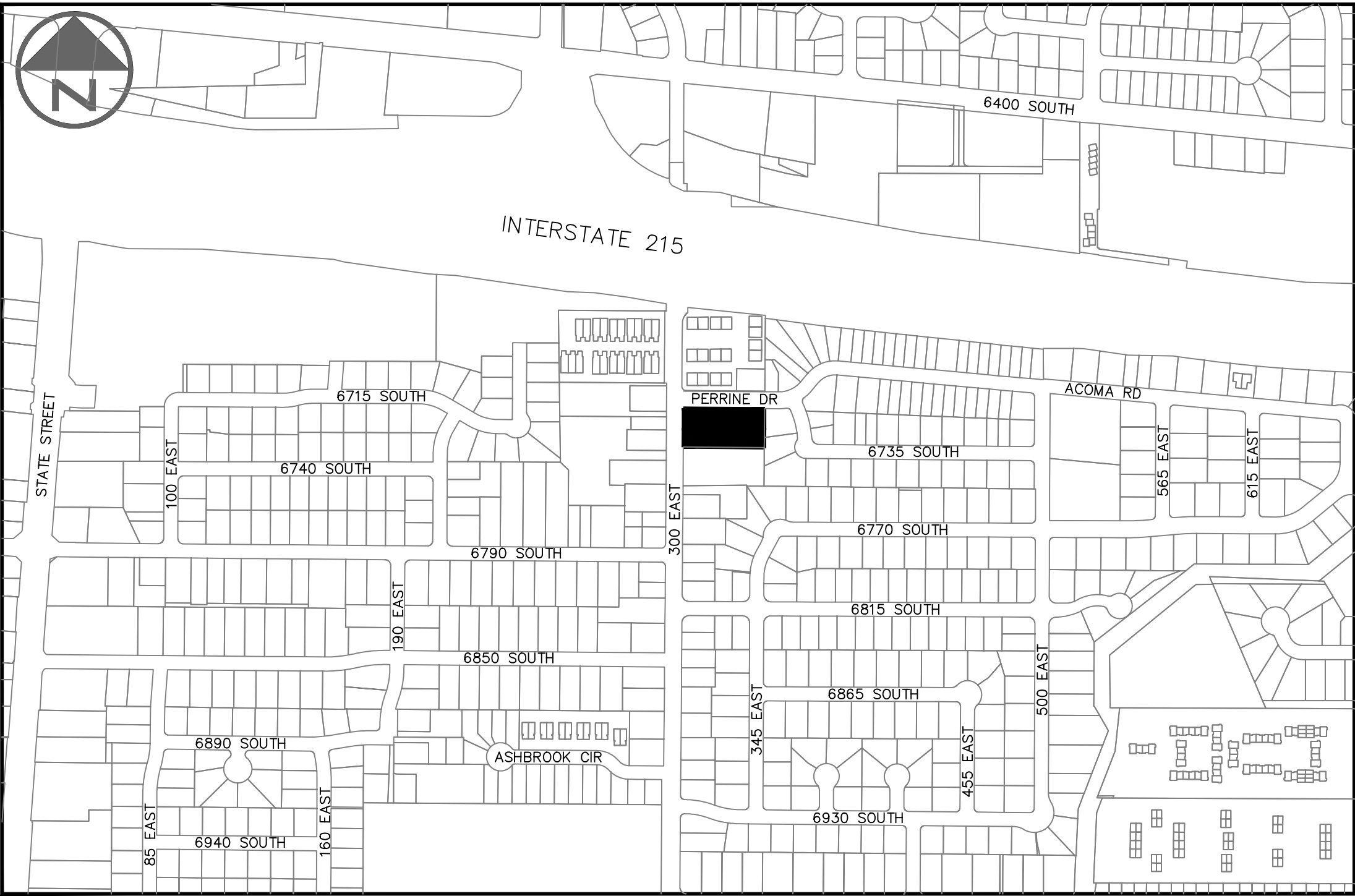


WILDING
ENGINEERING

14721 SOUTH HERITAGE DRESS WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

VICINITY MAP



CONTACT INFORMATION

PRESENT & PROPOSED OWNER:
DIMPLE DELL ORCHARDS LLC
BRETT LOVELL
(801)–706–4693

PROJECT SURVEYOR
WILDING ENGINEERING
KAGAN DIXON
(801)–553–8112

PROJECT ENGINEER:
WILDING ENGINEERING
BROCK ANDERSON
(801)–553–8112

SHEET INDEX

C101	COVER SHEET
1 OF 1	RECORD OF SURVEY
1 OF 1	PRELIMINARY PLAT
1 OF 1	FINAL PLAT
C201	DEMOLITION PLAN
C202	MASTER SITE PLAN
C203	MASTER UTILITY PLAN
C204	GRADING & DRAINAGE PLAN
C205	EROSION CONTROL PLAN
C401	CONSTRUCTION DETAILS

GENERAL NOTES

- THE CONTRACTOR SHALL, CONSTRUCT ACCORDING TO THE FOLLOWING, AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED IN WRITING:
 - MIDVALE CITY DESIGN STANDARDS—CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS—LATEST EDITION
 - MIDVALLEY SEWER DISTRICT DESIGN STANDARDS—CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS—LATEST EDITION
 - UNIFORM FIRE CODE (LATEST EDITION)
 - UNIFORM BUILDING CODE (LATEST EDITION)
- THE TERM CONTRACTOR SHALL MEAN ALL CONTRACTORS, SUBCONTRACTORS, AND ALL FOLLOW ON CONTRACTORS. REQUIREMENTS FOR ONE SHALL APPLY TO ALL.
- ADDITIONAL NOTES THAT ARE SHOWN ON DESIGN OR DETAIL DRAWINGS ARE TO BE ADHERED TO IN THEIR ENTIRETY.
- THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TELEVISION, OF PROPOSED CONSTRUCTION WITHIN THE UTILITY'S AREA OF RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING HIS CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED AND TO FIELD LOCATE ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

PROJECT SURVEY INFORMATION

PROJECT BASIS OF BEARING:
THE PROJECT BASIS OF BEARING IS SOUTH 00°12'35" WEST FROM THE FOUND MONUMENT IN THE INTERSECTION OF 6790 S AND 300 E AND THE FOUND SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

PROJECT BENCHMARK:
THE PROJECT BENCHMARK IS THE FOUND MONUMENT IN THE INTERSECTION OF 6790 S AND 300 E, HAVING AN ELEVATION OF 4386.25' (NAVD88, GEOID18).

PROJECT TOPOGRAPHY:
THE PROJECT WAS DESIGNED WITH CONVENTIONAL GPS AND DRONE TOPOGRAPHY, PERFORMED APRIL 2025.

PROJECT LEGAL DESCRIPTION:
A TRACT OF LAND BEING SITUATE IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS NORTH 00°12'35" EAST ALONG THE MONUMENT LINE A DISTANCE OF 383.82 FEET FROM THE MONUMENT AT THE INTERSECTION OF 6790 SOUTH STREET AND 300 EAST STREET, AND RUNNING THENCE NORTH 00°12'35" EAST ALONG SAID LINE A DISTANCE OF 137.00 FEET; THENCE SOUTH 89°48'29" EAST 33.00 FEET TO THE SOUTHWEST CORNER OF PARCEL "B", PRESTIGE ESTATES NO. 1 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 77–S, PAGE 152 OF PLATS; THENCE, ALONG SAID PARCEL "B" THE FOLLOWING TWO (2) COURSES, 1) NORTH 00°12'35" EAST 1.00 FEET; 2) SOUTH 88°48'29" EAST 287.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 00°12'35" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "B" AND THE WESTERLY LINE OF SAID SUBDIVISION A DISTANCE OF 138.00 FEET; THENCE NORTH 89°48'29" WEST 320.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 44,127 SQUARE FEET OR 1.013 ACRES, MORE OR LESS.




1	MIDVALE CITY COMMENTS	7/18/25
NO.	REVISION	DATE

PROJECT INFORMATION

CHARLOTTE'S FIELD

COVER SHEET

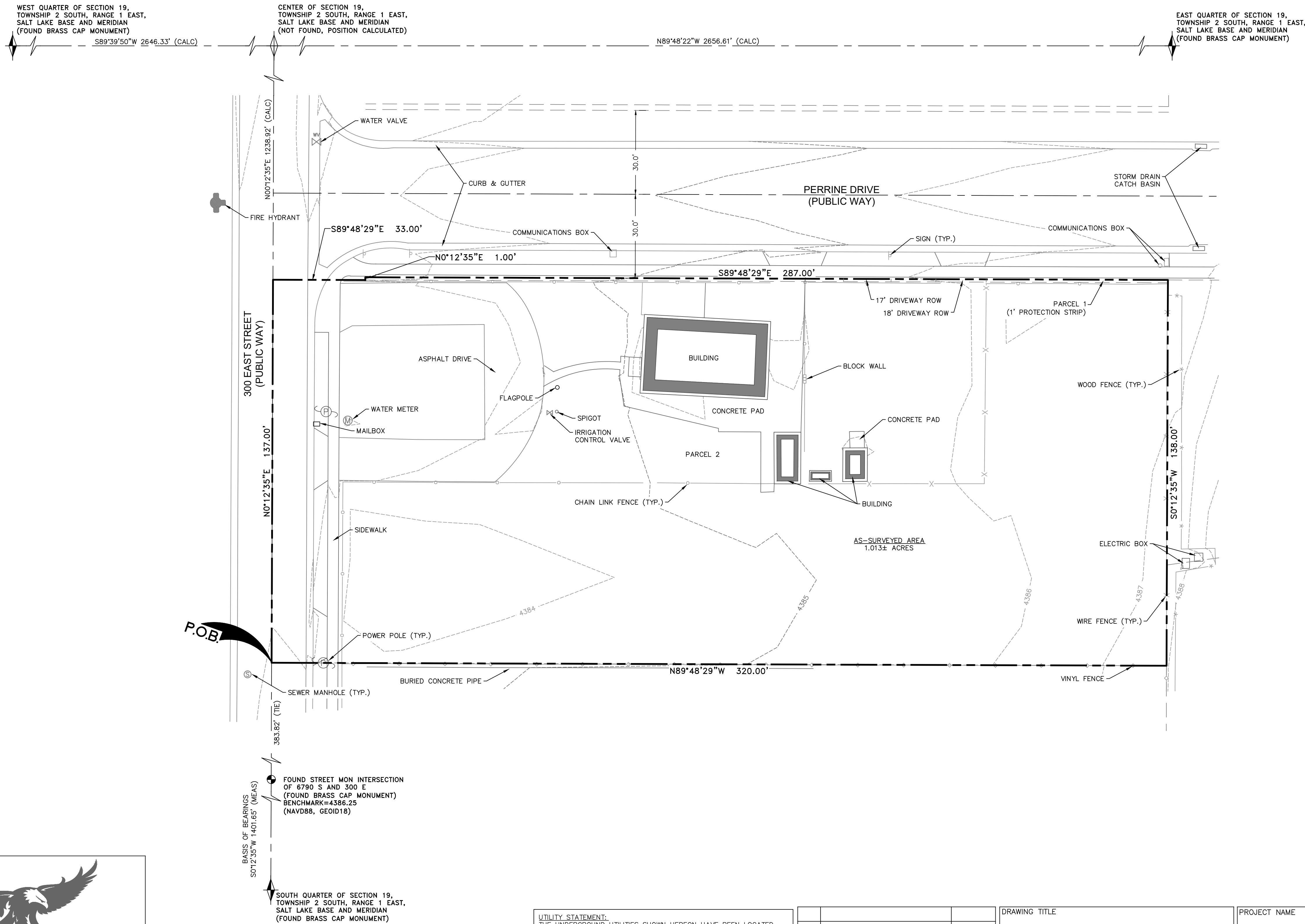
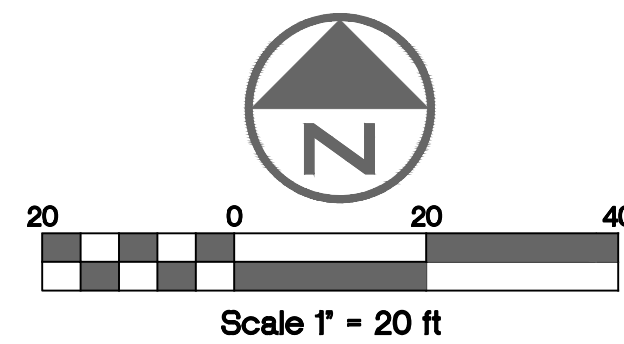
6755 SOUTH 300 EAST
MIDVALE, UTAH

DRAWN BDA	CHECKED MEC	PROJECT # 25172
		
DATE 5/29/25		
SCALE NONE		
SHEET C101		

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PLOT DATE: Jul 18, 2025

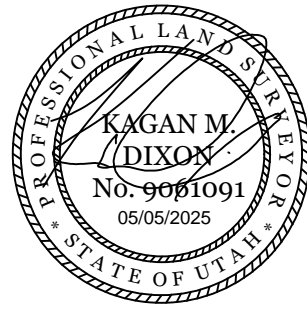
LOVELL DEVELOPMENT GROUP

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY



SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.



RECORD DESCRIPTIONS

PARCEL 1:

PARCEL "B", PRESTIGE ESTATES NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER ON MAY 17, 1977 AS ENTRY NO. 2945189 IN BOOK 77-5 AT PAGE 152.

PARCEL 2:

COMMENCING 718.0 FEET SOUTH FROM THE CENTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 137.0 FEET; THENCE EAST 320.0 FEET; THENCE NORTH 137.0 FEET; THENCE WEST 320.0 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 0°12'35" EAST ALONG THE MONUMENT LINE A DISTANCE OF 383.82 FEET FROM THE MONUMENT AT THE INTERSECTION OF 6790 SOUTH STREET AND 300 EAST STREET, AND RUNNING THENCE NORTH 0°12'35" EAST ALONG SAID LINE A DISTANCE OF 137.00 FEET; THENCE SOUTH 89°48'29" EAST 33.00 FEET TO THE SOUTHWEST CORNER OF PARCEL "B", PRESTIGE ESTATES NO. 1 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 77-5, PAGE 152 OF PLATS; THENCE ALONG SAID PARCEL "B" THE FOLLOWING TWO (2) COURSES, 1) NORTH 0°12'35" EAST 1.00 FEET, 2) SOUTH 89°48'29" EAST 287.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 0°12'35" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "B" AND THE WESTERLY LINE OF SAID SUBDIVISION A DISTANCE OF 138.00 FEET; THENCE NORTH 89°48'29" WEST 320.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 44,127 SQUARE FEET OR 1.013 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 0°12'35" WEST FROM THE FOUND MONUMENT IN THE INTERSECTION OF 6790 S AND 300 E AND THE FOUND SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE PROPERTY FOR REDEVELOPMENT.

RECORD DISTANCES AS SHOWN IN THE DEED AND ADJOINING PROPERTIES WERE USED AND BEARINGS WERE ROTATED TO MATCH THOSE SHOWN ON PRESTIGE ESTATES NO. 1 SUBDIVISION. OCCUPATION LINES CLOSELY MATCH THIS DETERMINATION.

NO FORMAL DEDICATION APPEARS TO HAVE TAKEN PLACE ALONG 300 EAST STREET, THOUGH IT IS APPARENT IT BENEFITS FROM PRESCRIPTIVE RIGHTS. UPON REDEVELOPMENT OF THE SITE, DEDICATION OF THIS ROAD WILL BE REQUIRED IN THE PREPARATION OF THE SUBDIVISION.

GENERAL NOTES

(1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED NOVEMBER 8, 2024, FILE NO. 184750-CAP.
- PRESTIGE ESTATES NO. 1 SUBDIVISION RECORDED MAY 17, 1977 AS ENTRY # 2945189 IN BOOK 77-5 AT PAGE 152 ON FILE WITH THE SALT LAKE COUNTY RECORDERS OFFICE.
- WARRANTY DEED RECORDED FEBRUARY 20, 2025 AS ENTRY # 14349231 IN BOOK 11551 AT PAGE 8294 ON FILE WITH THE SALT LAKE COUNTY RECORDERS OFFICE.
- OTHER DOCUMENTS AS SHOWN ON THIS MAP

(2) WILDLING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.

(3) EXCEPTIONS AS NOTED IN SCHEDULE B, PART II OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE HAVE BEEN ADDRESSED AS FOLLOWS:

1-12 NOT ADDRESSED BY THIS SURVEY.

13 THE RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO TO USE, FOR STREET PURPOSES, THAT PORTION HEREIN DESCRIBED LAND LYING WITHIN THE BOUNDS OF 300 EAST STREET. SURVEY NOTES: SEE NARRATIVE.

14 EASEMENTS, NOTES AND RESTRICTIONS SHOWN ON THE RECORDED PLAT FOR PRESTIGE ESTATES NO. 1 RECORDED MAY 17, 1977 AS ENTRY NO. 2945189 IN BOOK 77-5 AT PAGE 152. SURVEY NOTES: PARCEL 1 AS NOTED IN THE SUBJECT DEED IS A PROTECTION STRIP OF THE REFERENCED SUBDIVISION, WHICH SHOWS A DRIVEWAY RIGHT-OF-WAY CROSSING IT. THESE RIGHT-OF-WAYS WILL BE VACATED WITH THE FORTHCOMING DEVELOPMENT PROJECT.

15-16 NOT ADDRESSED BY THIS SURVEY.

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- EXISTING ROW CENTERLINE
- FOUND STREET MONUMENT
- SET 5/8 REBAR AND CAP (BOUNDARY LINE)
- (WILDLING ENGINEERING)
- ADJACENT PROPERTY / ROW LINE



G:\DATA\25163 Lovell Midvale\dwg\25163 Lovell ROS.dwg
PLOT DATE: May 05, 2025

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

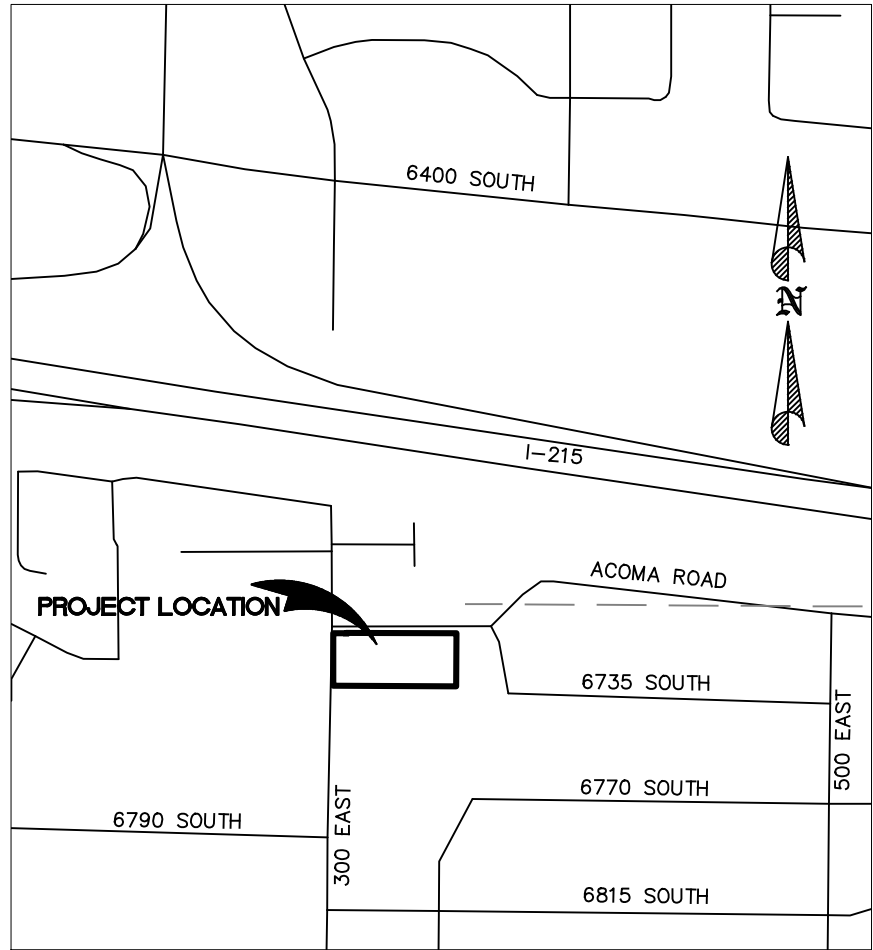
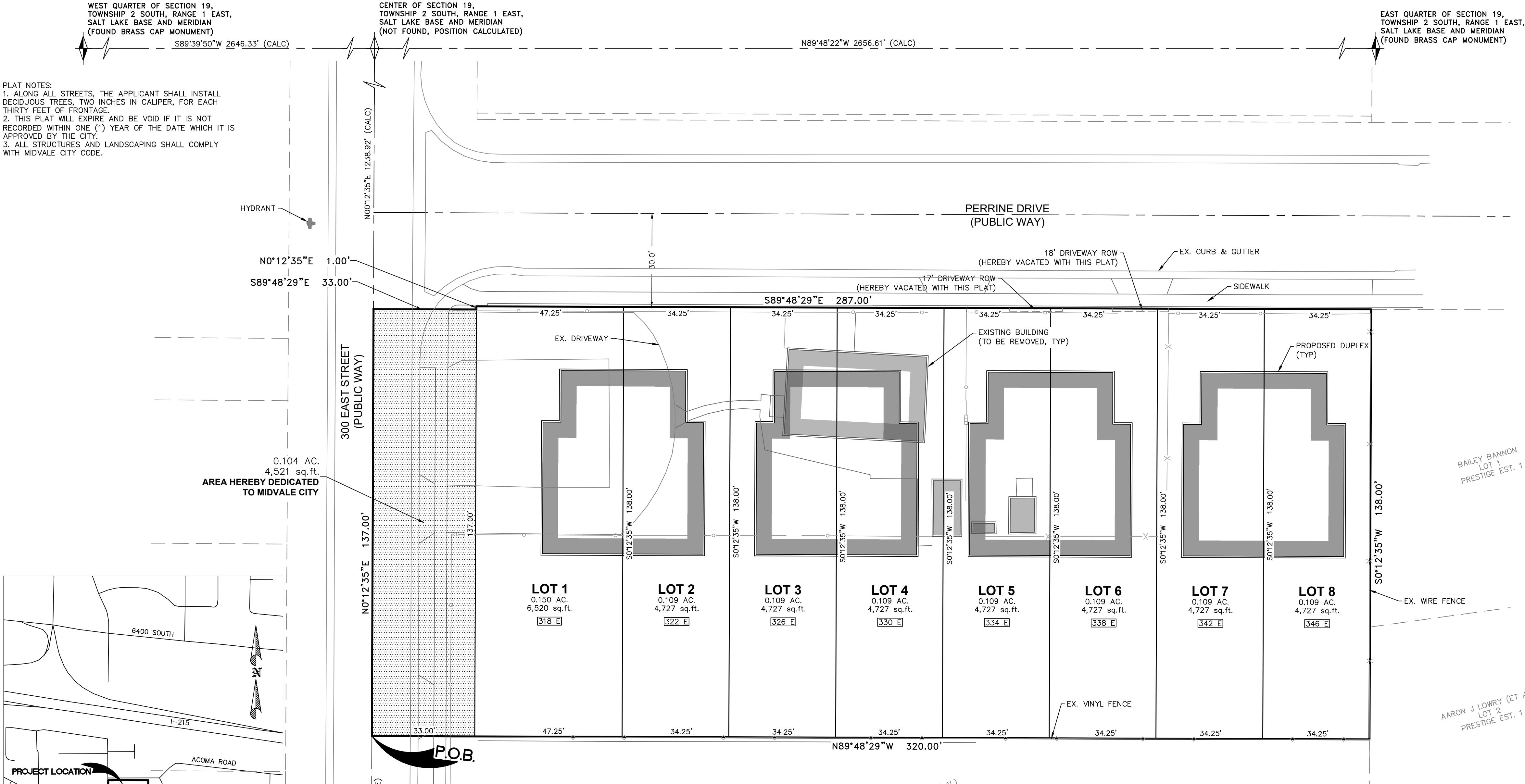
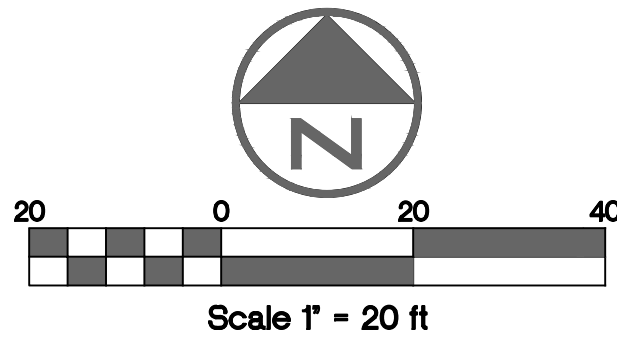
DRAWING TITLE
RECORD OF SURVEY
LOCATION
6755 S 300 E
MIDVALE, UTAH

PROJECT NAME
LOVELL DEVELOPMENT GROUP
DRAWN
MRD
CHECKED
KMD
PROJECT ID:
25163
COUNTY
SALT LAKE

DATE
5/5/2025
SCALE
1" = 20'
SHEET
1 OF 1

CHARLOTTE'S FIELD SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
JULY 2025
PRELIMINARY PLAT



LEGEND AND ABBREVIATIONS	
	SECTION LINE
	FOUND SECTION CORNER
	SET 5/8 REBAR AND CAP (BOUNDARY LINE)
	ADJACENT PROPERTY / ROW LINE
	EASEMENT LINE
	POINT OF BEGINNING



FOUND STREET MON INTERSECTION
OF 6790 S AND 300 E
(FOUND BRASS CAP MONUMENT)
BENCHMARK=4386.25
(NAVDB8, GEOID18)

SOUTH QUARTER OF SECTION 19,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

DEVELOPER/OWNER:
DIMPLE DELL ORCHARDS LLC
BRETT LOVELL
(801)-706-4693
PO BOX 95410, SOUTH JORDAN, UT 84095

COMMUNITY DEVELOPMENT

APPROVED THIS ____ DAY OF _____, 2025.

DIRECTOR, COMMUNITY DEVELOPMENT

MIDVALLEY IMPROVEMENT DISTRICT

APPROVED THIS ____ DAY OF _____, 2025.

REPRESENTATIVE

COMCAST

APPROVED THIS ____ DAY OF _____, 2025.

REPRESENTATIVE

CENTURY LINK

APPROVED THIS ____ DAY OF _____, 2025.

REPRESENTATIVE

RECORD OF SURVEY

R.O.S. NO.:

COUNTY SURVEYOR REVIEWER DATE

CITY ENGINEER

APPROVED THIS ____ DAY OF _____, 2025 BY
THE MIDVALE CITY ENGINEER.

MIDVALE CITY ENGINEER

BOARD OF HEALTH

APPROVED THIS ____ DAY OF _____, 2025.

SALT LAKE COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____, 2025.

CHAIR, PLANNING COMMISSION

APPROVAL AS TO FORM

APPROVED THIS ____ DAY OF _____, 2025 BY
THE MIDVALE CITY ATTORNEY.

MIDVALE CITY ATTORNEY

MAYOR APPROVAL

APPROVED THIS ____ DAY OF _____, 2025.

MAYOR

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) TO THE OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAY SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT 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) A RECORDED EASEMENT OR RIGHT OF WAY, B) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS, C) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR, D) ANY OTHER PROVISION OF LAW.

APPROVED THIS ____ DAY OF _____, 2025.

ROCKY MOUNTAIN POWER

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8a, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

APPROVED THIS ____ DAY OF _____, 20____.

BY: _____

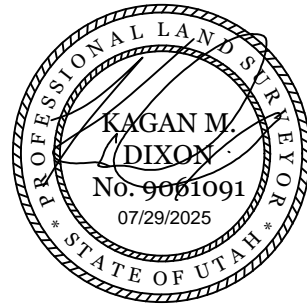
TITLE: _____

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREFTER TO BE KNOWN AS:

CHARLOTTE'S FIELD SUBDIVISION

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



BOUNDARY DESCRIPTION:

A TRACT OF LAND BEING SITUATE IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°12'35" EAST ALONG THE MONUMENT LINE A DISTANCE OF 383.62 FEET FROM THE MONUMENT AT THE INTERSECTION OF 6790 SOUTH STREET AND 300 EAST STREET, AND RUNNING THENCE NORTH 00°12'35" EAST ALONG SAID LINE A DISTANCE OF 137.00 FEET; THENCE SOUTH 89°48'29" EAST 33.00 FEET TO THE SOUTHWEST CORNER OF PARCEL "B", PRESTIGE ESTATES NO. 1 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 77-5, PAGE 152 OF PLATS; THENCE ALONG SAID PARCEL "B" THE FOLLOWING TWO (2) COURSES: 1) NORTH 00°12'35" EAST 1.00 FEET, 2) SOUTH 89°48'29" EAST 287.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 00°12'35" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "B" AND THE WESTERLY LINE OF SAID SUBDIVISION A DISTANCE OF 138.00 FEET; THENCE NORTH 89°48'29" WEST 320.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 44,127 SQUARE FEET OR 1.013 ACRES, MORE OR LESS.
8 LOTS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE THIS PLAT AND NAME SAID PLAT:

CHARLOTTE'S FIELD SUBDIVISION

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO MIDVALE CITY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND ON SAID PLAT DESIGNATED HEREON AS PUBLIC ROADS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES PROVIDING SERVICE TO THE HEREON DESCRIBED TRACT OF LAND AND PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC, PRIVATE STREETS, OPEN SPACES AND PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC AND PRIVATE UTILITY SERVICE LINES AND FACILITIES.

THIS ____ DAY OF _____, A.D. 2025.

BRETT LOVELL, MANAGER
DIMPLE DELL ORCHARDS, LLC, A UTAH LIMITED LIABILITY COMPANY

LLC ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. 2025, PERSONALLY APPEARED BEFORE ME BRETT LOVELL, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE IS THE MANAGER OF DIMPLE DELL ORCHARDS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER _____ EXPIRATION DATE _____

CHARLOTTE'S FIELD SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

SALT LAKE COUNTY RECORDER

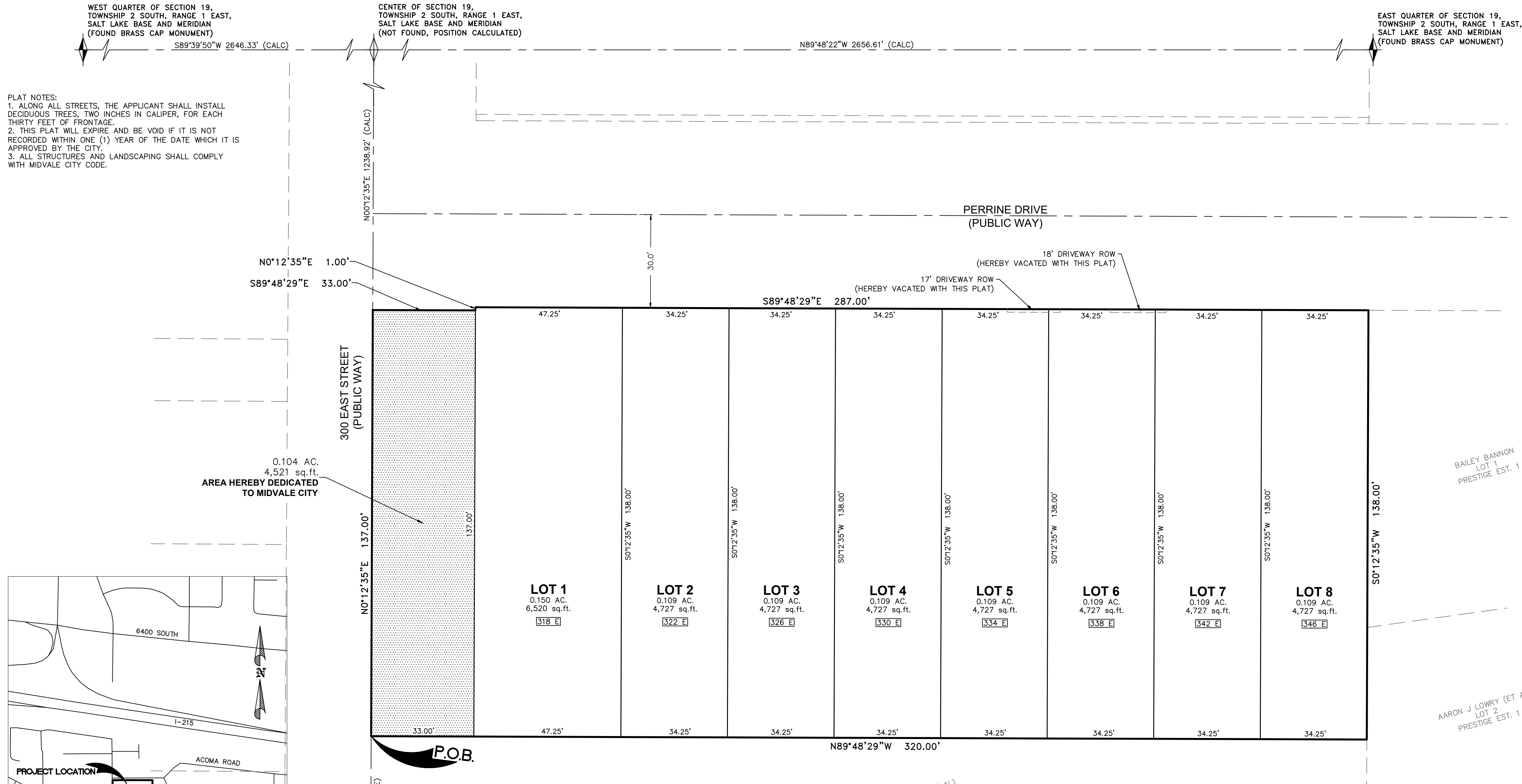
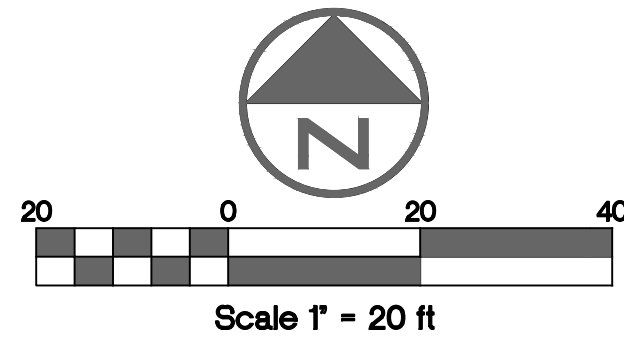
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____
DATE _____ ENTRY _____ BOOK _____ PAGE _____

NOT FOR
RECORDATION

FEE _____ DEPUTY SALT LAKE COUNTY RECORDER

CHARLOTTES FIELD SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
JULY 2025
FINAL PLAT



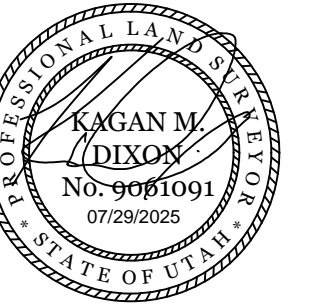
PLAT NOTES:
1. ALONG ALL STREETS, THE APPLICANT SHALL INSTALL DECIDUOUS TREES, TWO INCHES IN CALIPER, FOR EACH THIRTY FEET OF FRONTAGE.
2. THIS PLAT WILL EXPIRE AND BE VOID IF IT IS NOT RECORDED WITHIN ONE (1) YEAR OF THE DATE WHICH IT IS APPROVED BY THE CITY.
3. ALL STRUCTURES AND LANDSCAPING SHALL COMPLY WITH MIDVALE CITY CODE.

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREFTER TO BE KNOWN AS:

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CONTAINS 44,127 SQUARE FEET OR 1.013 ACRES, MORE OR LESS.
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THIS _____ DAY OF _____, A.D. 2025.

BRETT LOVELL, MANAGER
DIMPLE DELL ORCHARDS, LLC, A UTAH LIMITED LIABILITY COMPANY

LLC ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

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SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER _____ EXPIRATION DATE _____

COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____, 2025.

DIRECTOR, COMMUNITY DEVELOPMENT

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) TO THE OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

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QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20_____.

BY: _____

TITLE: _____

MIDVALLEY IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, 2025.

REPRESENTATIVE

COMCAST

APPROVED THIS _____ DAY OF _____, 2025.

REPRESENTATIVE

CENTURY LINK

APPROVED THIS _____ DAY OF _____, 2025.

REPRESENTATIVE

RECORD OF SURVEY

R.O.S. NO.: _____

COUNTY SURVEYOR REVIEWER _____ DATE _____

CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 2025 BY
THE MIDVALE CITY ENGINEER.

MIDVALE CITY ENGINEER

BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____, 2025.

SALT LAKE COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 2025.

CHAIR, PLANNING COMMISSION

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____, 2025 BY
THE MIDVALE CITY ATTORNEY.

MIDVALE CITY ATTORNEY

MAYOR APPROVAL

APPROVED THIS _____ DAY OF _____, 2025.

MAYOR

ATTEST: MIDVALE CITY RECORDER/DEPUTY

CHARLOTTES FIELD SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

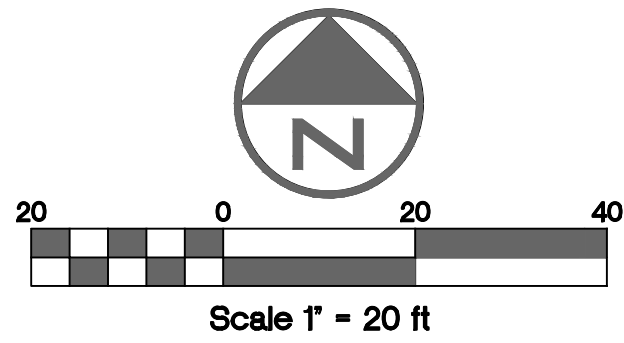
SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____
DATE _____ ENTRY _____ BOOK _____ PAGE _____

FEE _____ DEPUTY SALT LAKE COUNTY RECORDER _____

LEGEND AND ABBREVIATIONS	
	SECTION LINE
	FOUND SECTION CORNER
	SET 5/8 REBAR AND CAP (BOUNDARY LINE)
	ADJACENT PROPERTY / ROW LINE
	EASEMENT LINE
	POINT OF BEGINNING





EX SEWER MANHOLE
(TO REMAIN)

EX SEWER MANHOLE
(TO REMAIN)

EX FIRE HYDRANT
(TO REMAIN)

EX ADA RAMP
(TO REMAIN)

300 EAST

EX SEWER MANHOLE
(TO REMAIN)

ROMANS COURT PUD HOME OWNERS ASSOCIATION INC
APN: 2219-401-062

JONES, RICK H & SHANNON, TRS (R&J LIV TRUST)
APN: 2219-401-031

PERRINE DRIVE

EX STORM DRAIN CATCH BASIN
(TO REMAIN)

EX STORM DRAIN CATCH BASIN
(TO REMAIN)

EX SEWER MANHOLE
(TO REMAIN)

EX WATER VALVES
(TO REMAIN)

EX WATER WAY
(TO REMAIN)

EX SEWER MANHOLE
(TO REMAIN)

EX STREET SIGNS
(TO REMAIN)

EX ELECTRICAL BOX
(TO REMAIN)

EX DRIVEWAY APPROACH
(TO BE REMOVED)

EX STREET SIGN
(TO REMAIN)

EX DRIVEWAY APPROACH
(TO BE REMOVED)

EX ELECTRICAL BOXES
(TO REMAIN)

EX FENCE
(TO BE REMOVED)

EX LIGHT POLE
(TO BE REMOVED)

EX FLAG POLE
(TO BE REMOVED)

EX IRRIGATION VALVES
(TO BE REMOVED)

EX ASPHALT DRIVEWAY
(TO BE REMOVED)

EX FENCE
(TO BE REMOVED)

EX BUILDINGS
(TO BE REMOVED)

EX FENCE
(TO BE REMOVED)

EX FENCE
(TO BE REMOVED)

EX FENCE
(TO BE REMOVED)

EX FENCE
(TO REMAIN)

EX FENCE
(TO REMAIN)

EX ELECTRICAL BOXES
(TO REMAIN)

EX FENCE
(TO REMAIN)

ARRON J LOWRY, MICHELLE W LOWRY (JT)
APN: 2219-403-013

BANNON, BAILEY
APN: 2219-403-012

ZHONGLIANG ZHAO, WEI TANG (JT)
APN: 2219-403-050



DRAWING NOTES:

LEGEND

EXISTING INDEX CONTOUR (5')
EXISTING CONTOUR (1')

NO.	REVISION	DATE
1	MIDVALE CITY COMMENTS	7/18/25

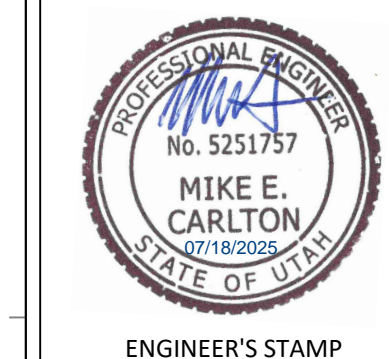
PROJECT INFORMATION

CHARLOTTE'S FIELD

DEMOLITION PLAN

**6755 SOUTH 300 EAST
MIDVALE, UTAH**

DRAWN BDA	CHECKED MEC	PROJECT # 25172
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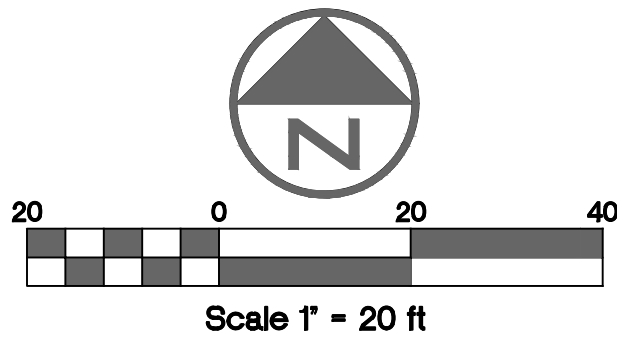


DATE
5/29/25

SCALE
1" = 20'

SHEET
C201

S:\DATA\25172 Lovell Midvale\dwg\25172 Lovell Midvale Duplexes C101 Overall.dwg
PLOT DATE: Jul 18, 2025



EX SEWER MANHOLE

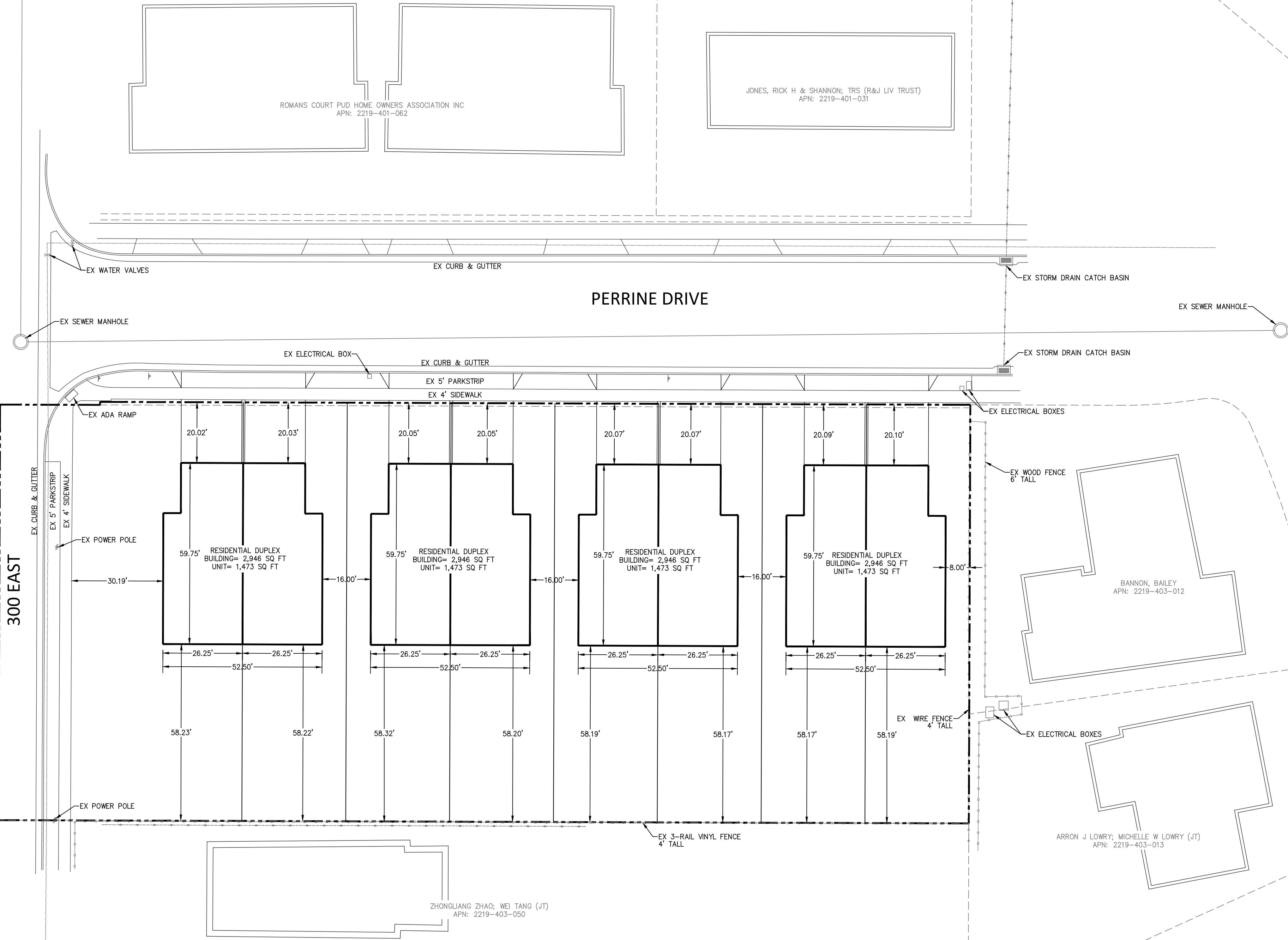
EX SEWER MANHOLE

EX FIRE HYDRANT

EX SEWER MANHOLE

300 EAST

EX SEWER MANHOLE



WILDING

ENGINEERING

14721 SOUTH HERITAGE DREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:
1. EACH RESIDENTIAL UNIT WILL HAVE 4 PARKING SPACES FROM A 20' WIDE BY 20' LONG DRIVEWAY AND A 2-CAR GARAGE.
 2. THE LANDSCAPING FOR EACH LOT WILL BE INSTALLED BY THE INDIVIDUAL LOT OWNERS.

LEGEND	
	PROPERTY BOUNDARY
	EXISTING WATERLINE
	EXISTING SEWER
	EXISTING STORMDRAIN
	EXISTING FENCE

DATA TABLE	
SUBJECT PROPERTY ACREAGE	1.013 ACRES
# OF DUPLEX BUILDINGS	4
DUPLEX BUILDING AREA	2,946 SQ. FT.
# OF DWELLING UNITS	8
DWELLING UNIT AREA	1,473 SQ. FT.
RESIDENTIAL DENSITY	8 UNITS/ACRE
LANDSCAPE AREA	23,822 SQ. FT.
LANDSCAPE PERCENTAGE	60%
NON-RESIDENTIAL DEVELOPMENT	N/A

1	MIDVALE CITY COMMENTS	7/18/25
NO.	REVISION	DATE

PROJECT INFORMATION

CHARLOTTE'S FIELD

MASTER SITE PLAN

6755 SOUTH 300 EAST
MIDVALE, UTAH

DRAWN
BDA

CHECKED
MEC

PROJECT #
25172

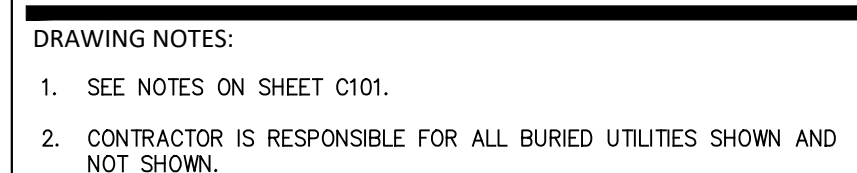
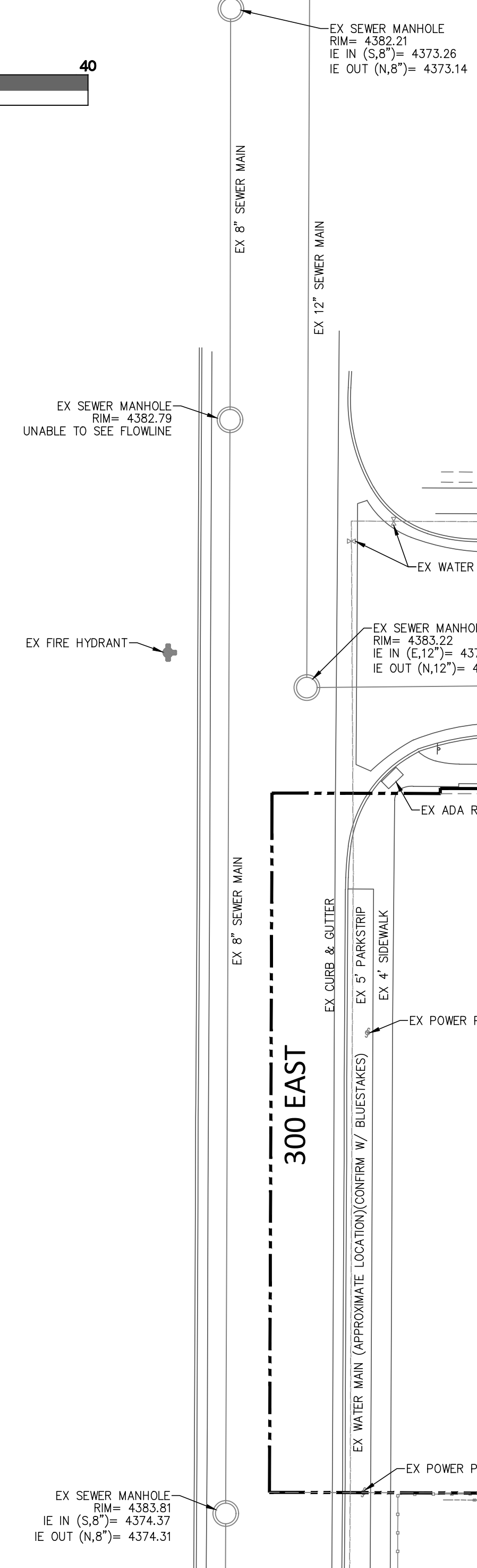
ENGINEER'S STAMP

DATE
6/4/25

SCALE
1" = 20'

SHEET
C202

S:\DATA\25172 Lovell Midvale\dwg\25172 Lovell Midvale Duplexes C101 Overall.dwg
PLOT DATE: Jul 18, 2025



DRAWING NOTES:

1. SEE NOTES ON SHEET C101.
2. CONTRACTOR IS RESPONSIBLE FOR ALL BURIED UTILITIES SHOWN AND NOT SHOWN.

_____ EXISTING WATERLINE
 _____ PROPOSED WATERLINE
 (W) 1" WATER SERVICE
 _____ EXISTING SEWER
 _____ PROPOSED SEWER
 (S) SEWER LATERAL

1	MIDVALE CITY COMMENTS	7/18/20
NO.	REVISION	DATE

PROJECT INFORMATION

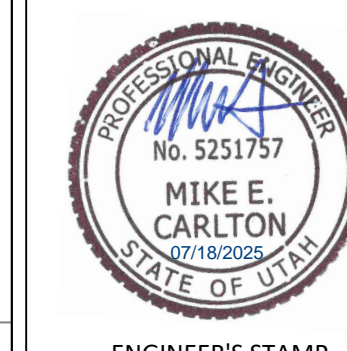
6755 SOUTH 300 EAST
MIDVALE, UTAH

MIKE E. CARLTON
07/18/2025
STATE OF UTAH

1 - 20

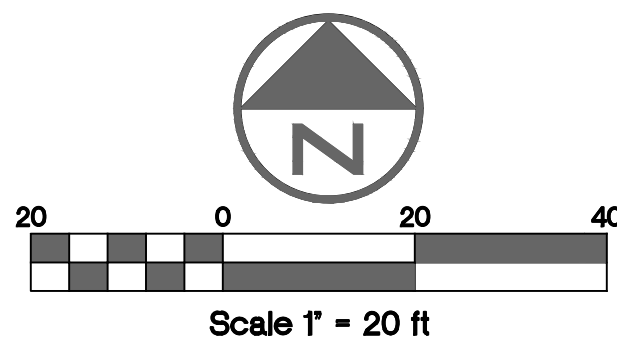
SHEET

6303



ENGINEER'S STAMP

[illegible]



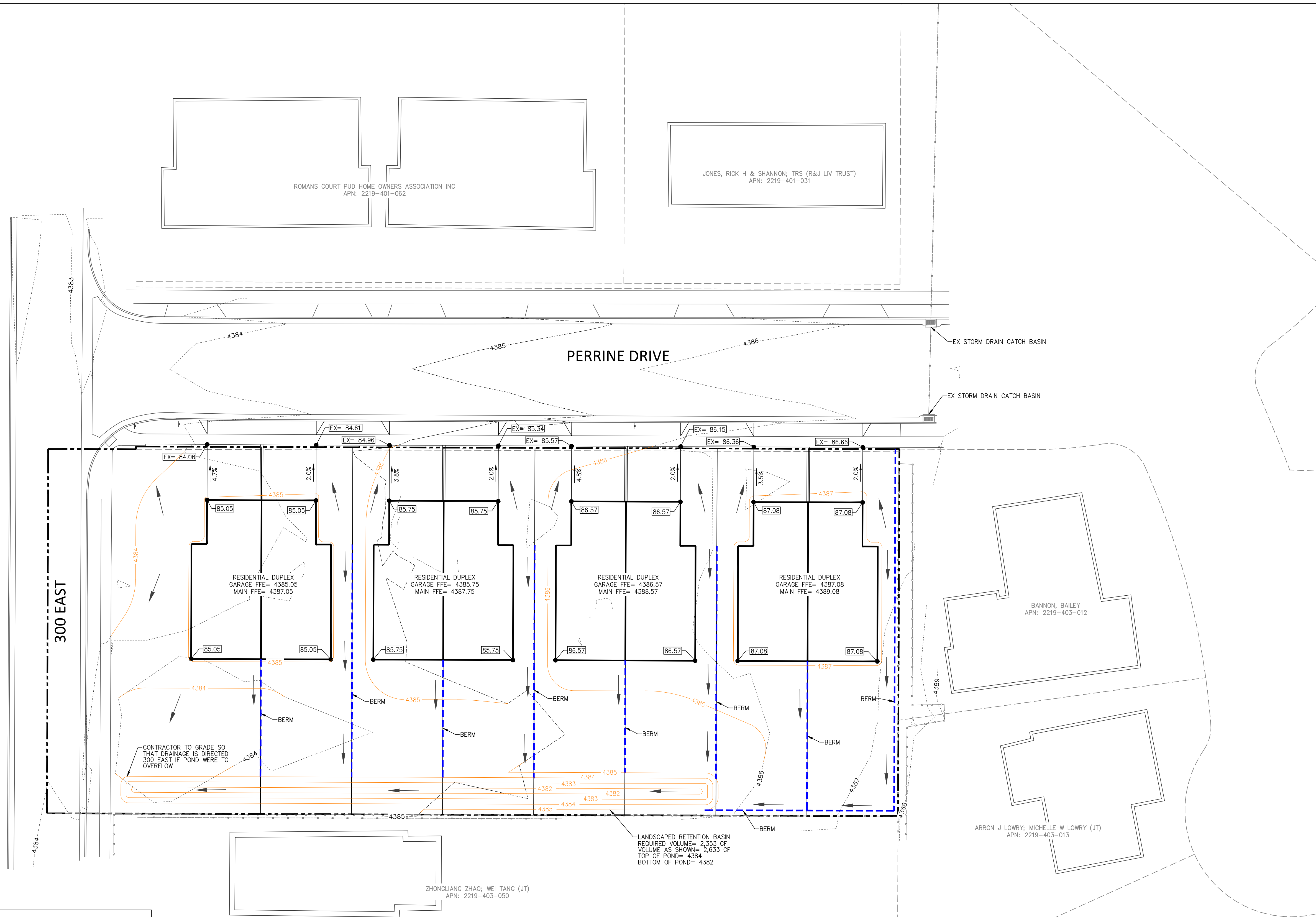
WILDING

ENGINEERING

14721 SOUTH HERITAGE DREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

1. ALL STORM WATER RUNOFF IS TO BE DIRECTED TO THE RETENTION BASIN OR THE ROADWAY RIGHT-OF-WAYS.
2. THE RETENTION BASIN HAS BEEN SIZED TO RETAIN THE 100-YEAR 24-HOUR STORM EVENT FOR RUNOFF FROM THE REAR PORTIONS OF THE LOTS. BERMS ARE TO BE CONSTRUCTED ALONG PROPRIETY BOUNDARIES TO DIRECT RUNOFF TO THE RETENTION BASIN.
3. RUNOFF FROM THE FRONT PORTIONS OF THE LOTS IS TO BE DIRECTED TO THE RIGHT-OF-WAYS OF 300 EAST OR PERRINE DRIVE.
4. THE CONTRACTOR IS THE GRADE THE RETENTION BASIN TO ENSURE THAT IF THE POND WAS TO EVER OVERFLOW, THAT THE EXCESS RUNOFF WOULD BE DIRECTED TOWARDS 300 EAST.
5. THE RETENTION POND AND BERMS SHOWN ON THIS PLAN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS. THEY CANNOT BE ALTERED WITHOUT APPROVAL FROM THE MIDVALE CITY ENGINEER AND PUBLIC WORKS DEPARTMENT.



LEGEND

- EXISTING INDEX CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED CONTOUR (1')
- DRAINAGE BERM
- DRAINAGE FLOW DIRECTION

1	MIDVALE CITY COMMENTS	7/18/25
NO.	REVISION	DATE

PROJECT INFORMATION

CHARLOTTE'S FIELD

GRADING & DRAINAGE PLAN

6755 SOUTH 300 EAST
MIDVALE, UTAH

DRAWN	CHECKED	PROJECT #
BDA	MEC	25172



DATE
5/29/25

SCALE
1" = 20'

SHEET
C204

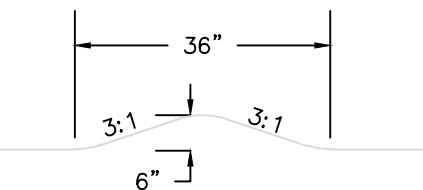
Storm Drainage Retention Calculations
Charlottes Field
100-yr, 24-hr Post-Development Rational Method Calculations

Area and Weighted C Calculation

Description	Acres	C
Total Impervious	0.21	0.90
Total Pervious	0.48	0.15
Total:	0.69	0.38

Storage requirements by duration (maximum volume is bolded)

Duration (min)	C _w	i (100 yr.)	Area (ac)	Q(cfs)	Vol. (cf)	Allowable Release (cf)	Storage ¹ (cf)	Storage (ac-ft)
5	0.38	6.62	0.69	1.72	515	0.00	515	0.01
15	0.38	4.16	0.69	1.08	971	0.00	971	0.02
30	0.38	2.80	0.69	0.73	1,307	0.00	1,307	0.03
60	0.38	1.73	0.69	0.45	1,615	0.00	1,615	0.04
120	0.38	0.94	0.69	0.24	1,746	0.00	1,746	0.04
180	0.38	0.63	0.69	0.16	1,768	0.00	1,768	0.04
720	0.38	0.20	0.69	0.05	2,252	0.00	2,252	0.05
1,440	0.38	0.11	0.69	0.03	2,353	0.00	2,353	0.05

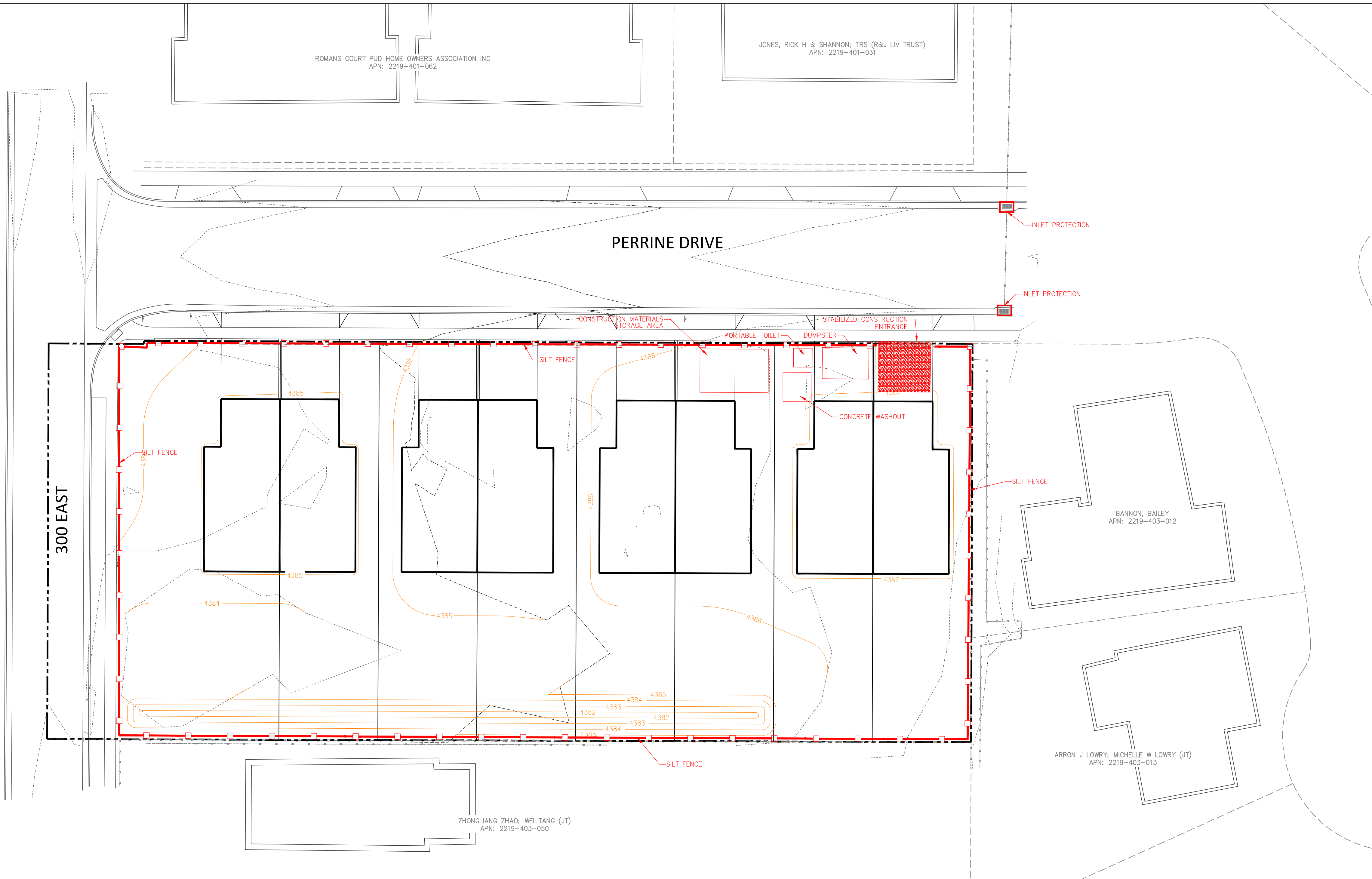
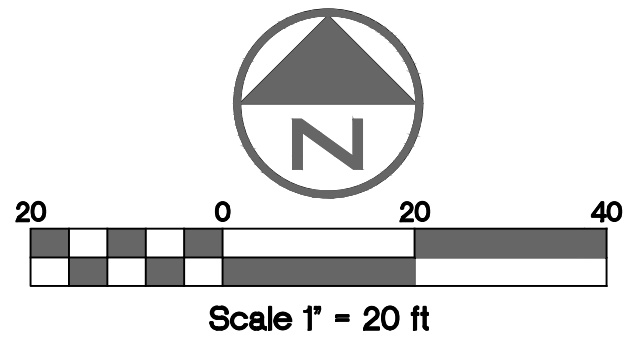


DRAINAGE BERM

NOT TO SCALE

LANDSCAPED RETENTION BASIN
REQUIRED VOLUME= 2,353 CF
VOLUME AS SHOWN= 2,633 CF
TOP OF POND= 4384
BOTTOM OF POND= 4382

S:\DATA\25172 Lovell Midvale\dwg\25172 Lovell Midvale Duplexes C101 Overall.dwg
PLOT DATE: Jul 18, 2025



WILDING

ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

LEGEND

--- EXISTING INDEX CONTOUR (5')
--- EXISTING CONTOUR (1')
--- PROPOSED CONTOUR (1')

1	MIDVALE CITY COMMENTS	7/18/25
NO.	REVISION	DATE

PROJECT INFORMATION

CHARLOTTE'S FIELD

EROSION CONTROL PLAN

6755 SOUTH 300 EAST
MIDVALE, UTAH

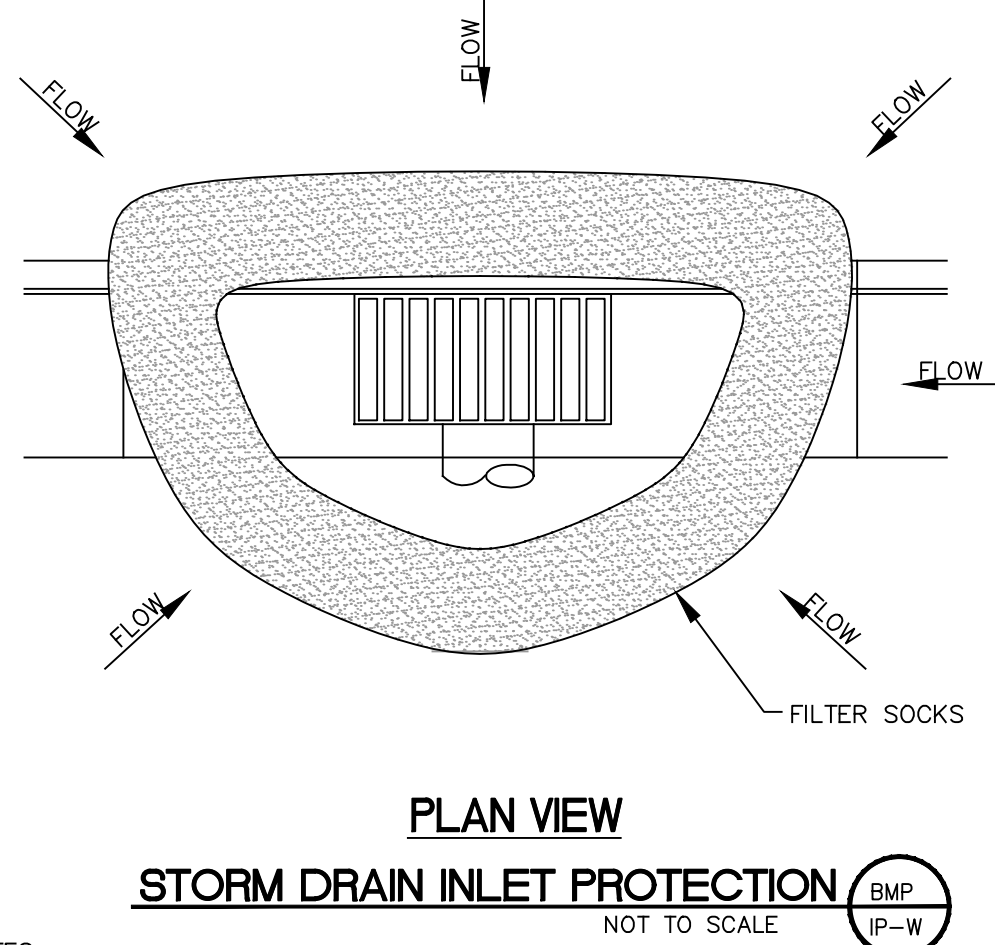
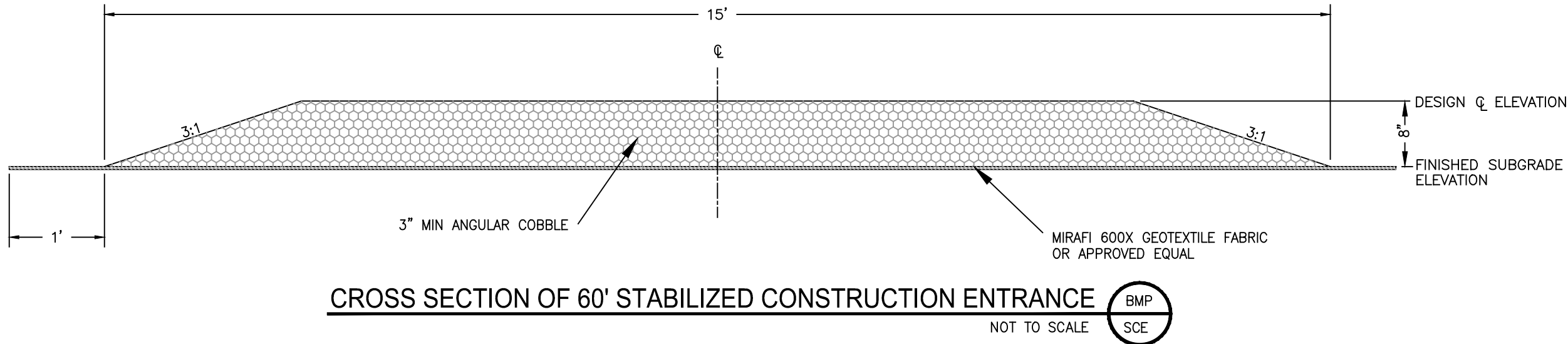
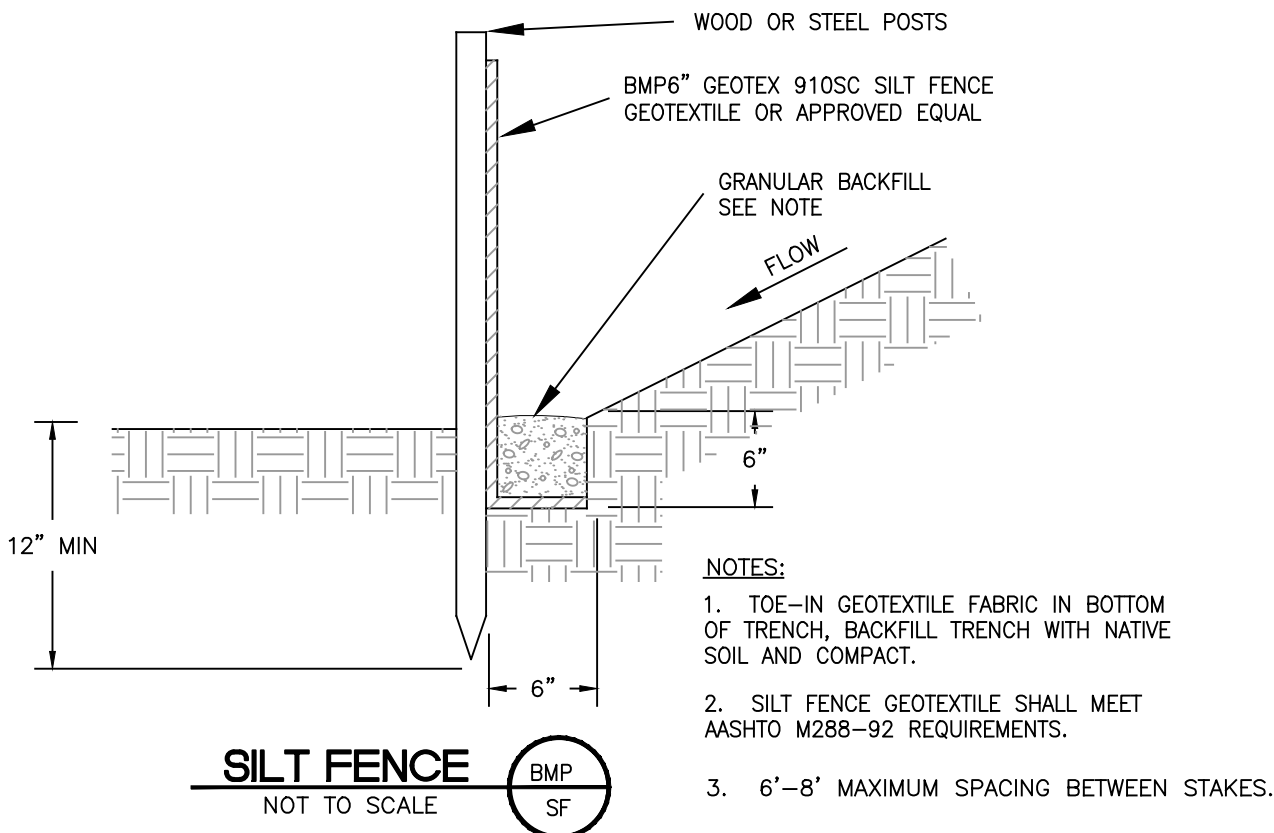
DRAWN BDA	CHECKED MEC	PROJECT # 25172
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ENGINEER'S STAMP

DATE
5/29/25

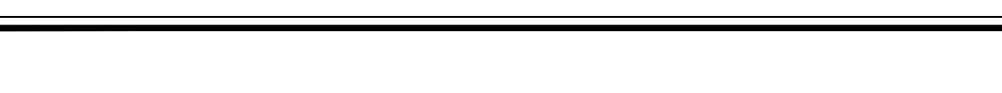
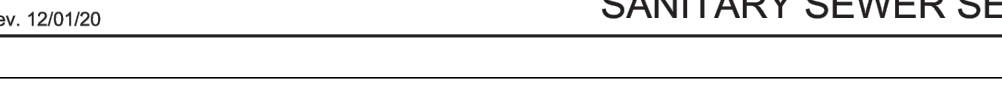
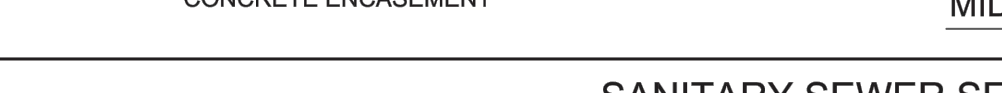
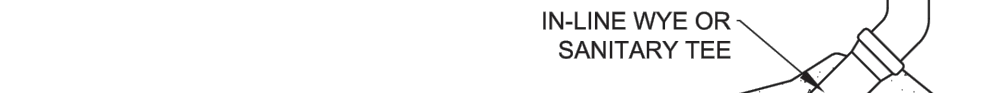
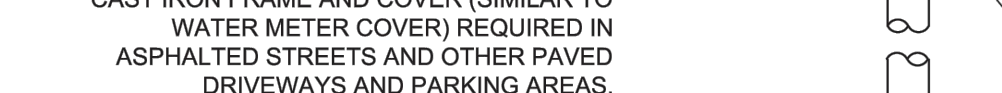
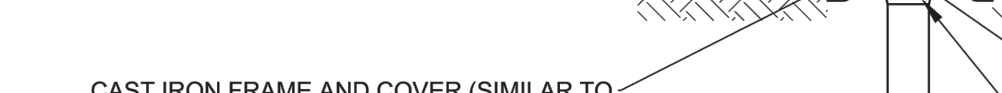
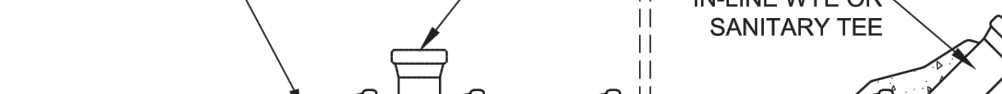
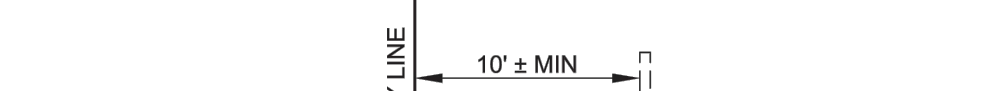
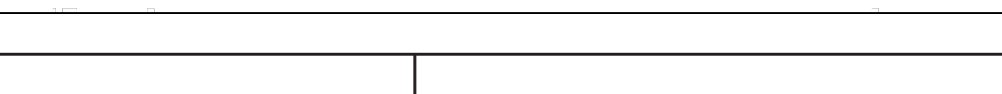
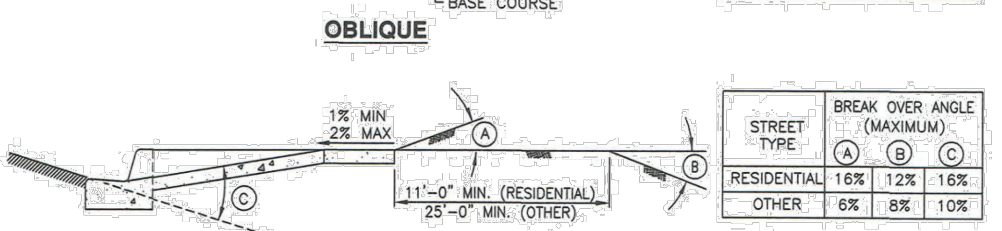
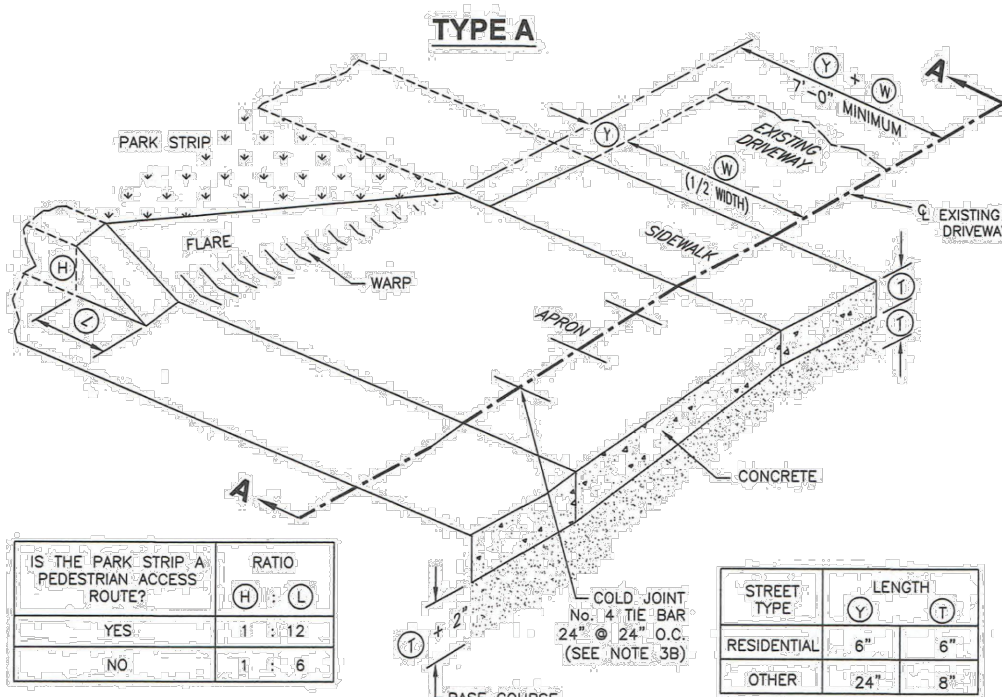
SCALE
1" = 20'

SHEET
C205

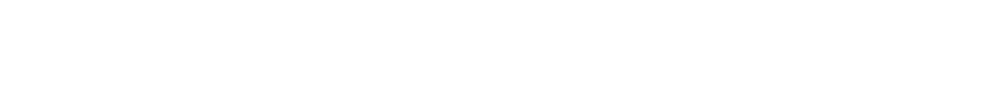
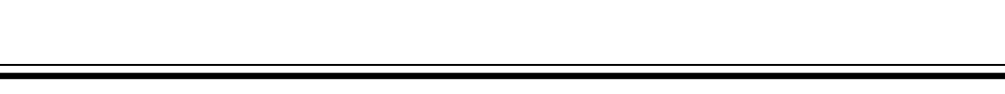
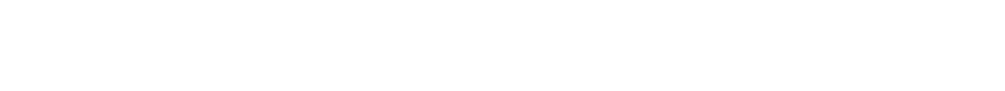
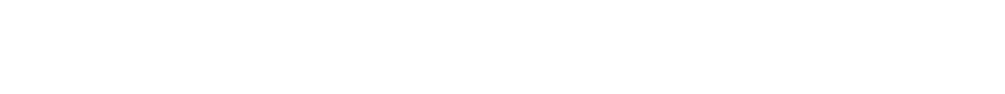
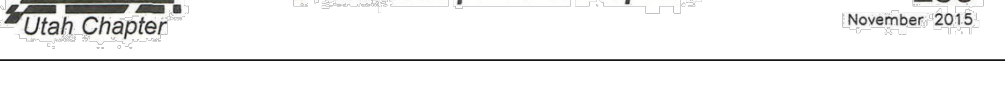
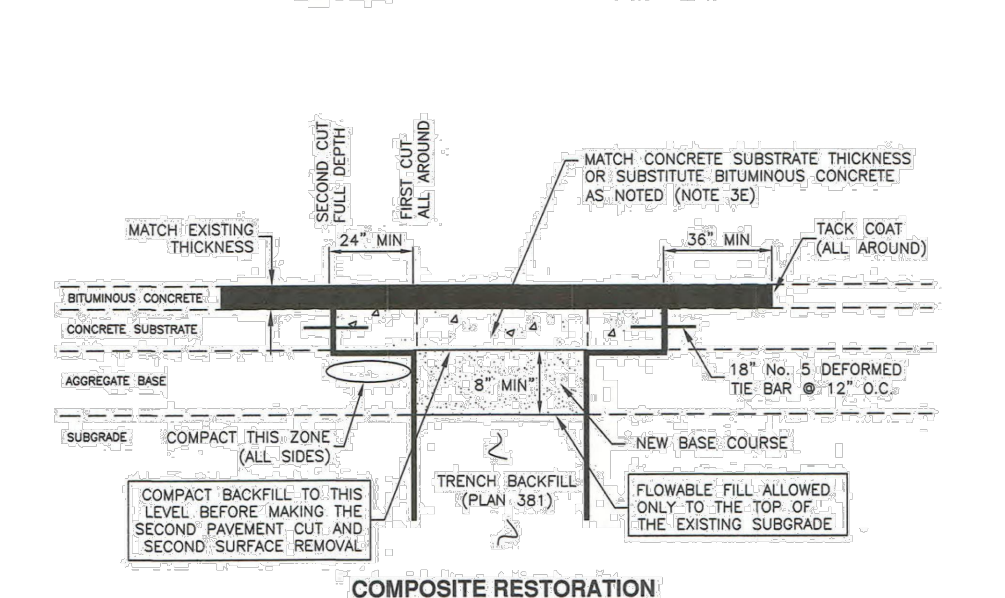
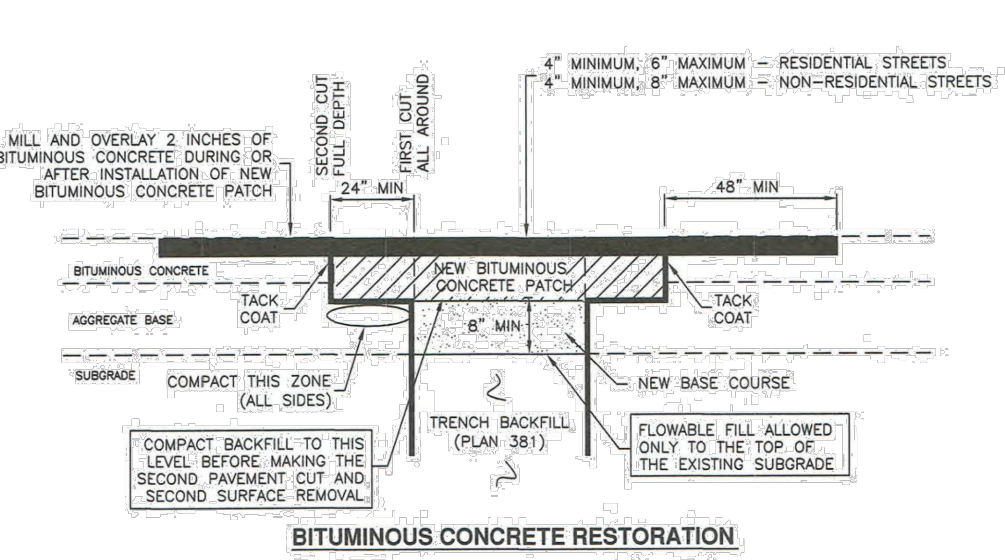


- NOTES:
1. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
 2. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 1/2 OF FILTER SOCK HEIGHT.
 3. FILTER FABRIC MAY BE USED WITHIN INLET BY SECURING THE FABRIC WITH THE INLET GRATE COVER. THIS METHOD OF INLET PROTECTION IS APPROPRIATE FOR HIGH TRAFFIC AREAS AND MAY NEED THE APPROVAL OF A CITY INSPECTOR.

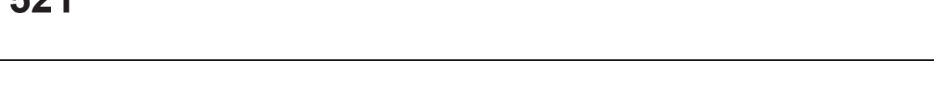
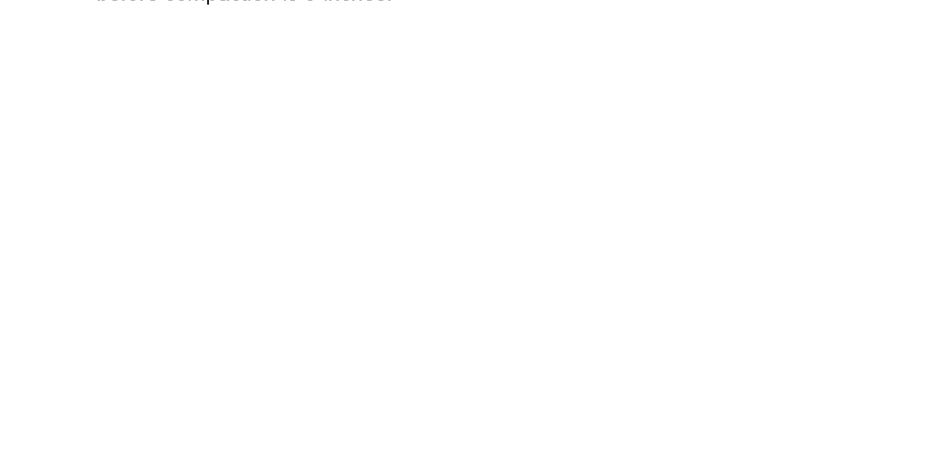
S:\DATA\25172 Lovell Midvale.dwg 25172 Lovell Midvale Duplexes C101 Overall.dwg
PLOT DATE: Jul 18, 2025



- GENERAL
 - Vertical cuts in bituminous pavement may be done by saw or pavement zipping. If cuts greater than 6 inches are necessary to prevent pavement "break off" consult ENGINEER for directions on handling additional costs.
 - Repair a T-patch restoration if any of the following conditions occur prior to final payment or at the end of the one year correction period.
 - Pavement surface distortion exceeds 1/4-inch deviation in 10 feet. Repair option - plane off surface distortions, coat planed surface with a cationic or anionic mulsum that complies with APWA Section 32 12 03.
 - Separation appears at a connection to an existing pavement or any Street Fixture. Repair option - blow separation clean and apply joint sealant, Plan 265.
 - Cracks at least 1-foot long and 1/4-inch wide occur more often than 1 in 10 square feet. Repair option - blow clean and apply crack seal, Plan 265.
 - Pavement leveling is greater than 1 square foot per 100 square feet. Repair option - Mill and inlay, APWA Sections 32 01 16.71 and 32 12 05.
- PRODUCTS
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
 - Reinforcement: No. 5, galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Tack Coat: APWA Section 32 12 13.13.
 - Bituminous Concrete: APWA Section 32 12 05.
 - Warm Weather Patch: PG64-22-DM-1/2, unless indicated otherwise.
 - Cold Weather Patch: Modified MC-250-FM-1 as indicated in APWA Section 33 05 25.
- EXECUTION
 - Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - Flowable Fill: Cure to initial set before placing aggregate base or bituminous pavement. Use in excavations that are too narrow to receive compaction equipment.
 - Tack Coat: Clean all horizontal and vertical surfaces. Apply full coverage all surfaces.
 - Pavement Placement: Follow APWA Section 32 12 16.13. Unless indicated otherwise, lift thickness is 3-inches minimum after compaction. Compact to 94 percent of ASTM D2041 (Rise density) plus or minus 2 percent.
 - Concrete Substitution: If bituminous concrete is substituted for Portland cement concrete substrate, omit rebar and provide 1.25 inches of bituminous concrete for each 1 inch of Portland cement concrete. Follow paragraph E requirements.
 - Reinforcement: Required if thickness of existing Portland-cement concrete substrate is 6-inches or greater. Not required if 1) less than 6-inches thick, 2) if existing concrete is deteriorating, 3) if excavation is less than 3 feet square, or 4) if bituminous pavement is substituted for Portland-cement concrete substrate.
 - Concrete Substrate: Cure to initial set before placing new bituminous concrete patch.



- GENERAL
 - In street surfaces or other vehicular traffic areas (like driveway approaches), Install the same type of meter box as required for 1 1/2" and 2" service meters. See Plan 522.
 - Before backfilling, secure inspection of installation by ENGINEER.
- PRODUCTS
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.
- EXECUTION
 - Meter Placement:
 - All meters are to be installed in the park strip or within 7 feet of the property line (street side).
 - Do not install meters under driveway approaches, sidewalks, or curb and gutter.
 - Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.
 - Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.
 - Inspection: Before backfilling around meter box, secure inspection of installation by ENGINEER.
 - Base Course and Backfill Placement: Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26. Maximum lift thickness before compaction is 8-inches.





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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 8/13/2025

SUBJECT

Brett Lovell requests Preliminary Subdivision approval for an 8-unit duplex development located at 6755 S 300 E in the Single Family Residential-1 (SF-1) 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 development standards of the SF-1 zone in 17-7-1.

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 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 with the following findings:

Findings:

1. The application is for a preliminary subdivision to allow for an 8-unit duplex development located at 6755 S 300 E.
2. The project complies with the preliminary subdivision procedure outlined in Midvale City Code 16.02 and the development standards of the SF-1 zone in 17-7-1.
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 6755 S 300 E with the findings included in the staff report.

ATTACHMENTS

1. Preliminary Plat



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 8/13/2025

SUBJECT

Midvale City initiated request to amend various use tables in Title 17 of the Midvale City Municipal Code correcting clerical errors related to business license requirements.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND ANALYSIS

An audit of all use tables in Title 17 Zoning of the Midvale City Municipal Code was conducted to identify clerical errors relating to business licenses. Clerical errors were identified in the following zones: RM-12, MU, SSC, BJ, RWO, JMO, RC, CI, and TODO. Use tables have been updated to accurately reflect which uses require business licenses.

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 fourth criterion listed above by correcting clerical errors.

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)(4).

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

17-7-3.2 Use table.

If a use is not specifically designated, then it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection [\(A\)](#) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

Table 17-7-3.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Structure, Unoccupied	X			
Assisted Living Facility, Group Home			X	X
Child Care				
Center: 6 children or less		X		X
Facility: 7 to 12 children			X	X
Disabled Care Facility			X	X
Dwellings:				
Single Family	X			
Duplex	X			
Multifamily:				
One-half to one acre		X		

Type	Allowed	Administrative	Conditional	Business License
Over one acre			X	
Fence	X			
External Accessory Dwelling Unit*	X			
Home Occupation	X			X
Internal Accessory Dwelling Unit*	X			
Kennel, Private		X		X
Manufactured Home	X			
Master Planned Development			X	
Municipal Facilities:				
Animal Shelter			X	
Cemeteries	X			
Parks	X			
Public Safety Facility	X		X	
Public Utilities:				
Minor		X		

Type	Allowed	Administrative	Conditional	Business License
Major			X	
Recreational Facilities		X		
Trails		X		
Neighborhood Commercial			X	X
Personal Athletic Facility		X		
Pre-Existing Landscaping	X			
Pre-Existing Lighting	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Quasi-Public Facilities:				
Hospital			X	X
Schools, Private			X	X
Radio Station			X	
Religious/Educational Institute:				
Permanent	X			X

Type	Allowed	Administrative	Conditional	Business License
Temporary			X	X
Telecommunications Facility <35' in height		X		

17-7-5.2 Uses.

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection [\(A\)](#) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

Table 17-7-5.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Building—Unoccupied, Single Family only	X			
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C Tavern	X			X
Restaurant	X			X
Package Agency			X	X
Private Club	X			X
State Liquor Store	X			
Animal Hospital			X	X
Assisted Living Facility				

Type	Allowed	Administrative	Conditional	Business License
≤ 1 acre		X		X
> 1 acre			X	X
Athletic, Tennis, Health Club	X			X
Bed and Breakfast	X			X
Cemetery			X	X
Child Care				
≤ 6 children	X			X
≥ 7 children		X		X
Commercial Repair Services	X			X
Commercial Convenience Store			X	X
Comprehensive Mental Health Treatment			X	X
Dwellings				
Single Family	X			
Duplex	X			
Multifamily				

Type	Allowed	Administrative	Conditional	Business License
≤ 1 acre		X		
> 1 acre			X	
Entertainment Center			X	X
Fences				
7' or less	X			
> 7'		X		
Financial Institution				
W/drive-up window	X			X
W/o drive-up window	X			X
External Accessory Dwelling Unit*	X			
Home Occupation	X			X
Hotel/Motel			X	X
Internal Accessory Dwelling Unit*	X			
Kennel, <u>Private</u>		X		X
Manufactured Home	X			

Type	Allowed	Administrative	Conditional	Business License
Master Planned Development			X	
Medical Cannabis Pharmacy*	X			X
Mixed-Use	X			
Mortuary, Funeral Home	X			X
Municipal Facilities				
Parks		X		
Public Safety Facility		X		
Public Utilities				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		
Office				
General	X			X
Intensive and Clinical, Medical			X	X

Type	Allowed	Administrative	Conditional	Business License
Outdoor Dining		X		X
Parking Lot				
Commercial			X	X
Private	X			
Plant Nursery			X	
Pre-Existing Landscaping	X			
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities			X	X
Recreation Facility, Commercial			X	X
Religious/Educational Institute				
Permanent	X			X
Temporary		X		X

Type	Allowed	Administrative	Conditional	Business License
Residential Facility, Handicapped			X	X
Residential Facility, Elderly			X	X
Restaurant w/o Drive-Up Window		X		X
Retail and Service Commercial w/o Drive-Up Window		X		X
Shopping Center			X	X
Telecommunications Facility		X		
Transportation Facility				
Major			X	
Minor	X			

17-7-7.2 Uses.

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection [\(A\)](#) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

Table 17-7-7.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Building—Unoccupied, Single Family only	X			
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C Tavern	X			X
Restaurant	X			X
Package Agency			X	X
Private Club	X			X
State Liquor Store	X			
Animal Hospital	X			X
Assembly Use		X		X

Type	Allowed	Administrative	Conditional	Business License
Assisted Living Facility				
≤ 1 acre		X		X
> 1 acre			X	X
Auditorium, Assembly Hall			X	X
Bed and Breakfast			X	X
Cafe/Deli	X			X
Car Wash		X		X
Child Care				
≤ 6 children	X			X
≥ 7 children		X		X
Commercial Repair Services	X			X
Dwellings				
Single Family	X			
Duplex	X			
Multifamily				

Type	Allowed	Administrative	Conditional	Business License
≤ 1 acre		X		
> 1 acre			X	
External Accessory Dwelling Unit*	X			
Entertainment Center			X	X
Fences				
7' or less	X			
> 7'		X		
Financial Institution				
W/drive-up window		X		X
W/o drive-up window	X			X
Heliport			X	X
Home Occupation	X			X
Hotel/Motel			X	X
Internal Accessory Dwelling Unit*	X			
Itinerant Merchant				

Type	Allowed	Administrative	Conditional	Business License
Vending Carts	X			X
Seasonal Food Stands	X			X
Christmas Tree Sales	X			X
Fireworks Stands	X			X
Seasonal Produce Stands	X			X
Seasonal Flower Stands	X			X
Kennel, <u>Commercial</u>		X		X
Manufactured Home	X			
Master Planned Development			X	
Medical Cannabis Pharmacy*	X			X
Mixed-Use	X			X
Mortuary, Funeral Home	X			X
Municipal Facilities				
Parks		X		
Public Safety Facility		X		

Type	Allowed	Administrative	Conditional	Business License
Public Utilities				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		
Nursery, Commercial	X			X
Office				
General	X			X
Intensive and Clinical, Medical			X	X
Outdoor Dining		X		X
Outdoor Storage		X		
Parking Lot				
Commercial			X	X
Private	X			
Pre-Existing Landscaping	X			

Type	Allowed	Administrative	Conditional	Business License
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities			X	X
Radio Station	X			X
Recreation Facility				
Commercial			X	X
Private	X			
Religious/Educational Institute				
Permanent	X			X
Temporary			X	X
Restaurant				
W/drive-up window		X		X
W/o drive-up window	X			X

Type	Allowed	Administrative	Conditional	Business License
Retail and Service Commercial				
W/drive-up window		X		X
W/o drive-up window	X			X
24 hour use			X	
Self-Service Storage Facility			X	X
Shopping Center			X	X
Telecommunications Facility		X		
Transportation Facility				
Major			X	
Minor	X			
Vehicle-Related Use				
Rental			X	X
Sales (Minor)		X		X
Sales and Service (Major)			X	X
Filling Station			X	X

Type	Allowed	Administrative	Conditional	Business License
Repair			X	X
Warehouse/Distribution			X	X

A. *Additional Use-Specific Standards.*

1. *Medical Cannabis Pharmacy.*

a. *Proximity Restrictions.*

i. A medical cannabis pharmacy use shall meet the proximity requirements as specified and amended in Section [26-61a-301](#) of the Utah Code Annotated.

b. *Application Requirements.*

i. An applicant for a medical cannabis pharmacy use must provide a description of the physical characteristics of the proposed facility, including a site plan, floor plan, architectural elevations, and a security plan as part of the business license application for the use. Fencing and security devices must comply with applicable city requirements.

ii. When proximity restrictions include area in an adjacent municipality, an applicant for a medical cannabis pharmacy use shall obtain a letter from the adjacent municipality indicating proximity restrictions within this title are satisfied based on existing uses in the area in the adjacent municipality prior to issuance of a business license.

c. *Signage.* In addition to those requirements within this title, all signage associated with a medical cannabis pharmacy use shall comply with any requirements imposed by the state of Utah.

2. *Internal Accessory Dwelling Unit.*

-
- a. An IADU may only be constructed on a lot with one detached single family dwelling. The property owner must occupy one of the dwelling units on the property as their permanent residence for as long as the IADU remains on the property.
 - b. The IADU must conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes. A building permit is required prior to engaging in any construction activity on an IADU.
 - c. Installing separate utility meters or separate addresses for an IADU is prohibited.
 - d. Any additions to an existing building must comply with the development standards within this chapter.
 - e. An IADU must provide off-street parking as described within this chapter.
 - f. An IADU may not be constructed within a mobile home or manufactured home.
 - g. An IADU may not be constructed on a lot with a total square footage of six thousand or less.
 - h. Prior to issuance of a certificate of occupancy for an IADU, the property owner must record a notice against the property's title that includes:
 - i. A description of the primary dwelling;
 - ii. A statement that the property contains an IADU; and
 - iii. A statement that the IADU may only be used in accordance with this title.
 - i. An IADU may not be rented or leased for a period of less than thirty consecutive days.
 - j. Only one IADU is permitted on each property.

3. *External Accessory Dwelling Unit.*

- a. An EADU may only be constructed on a lot with one detached single family dwelling. The property owner must occupy one of the dwelling units on the property as their permanent residence for as long as the EADU remains on the property.

- b. The EADU must conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes. A building permit is required prior to engaging in any construction activity on an EADU.
- c. Installing separate utility meters or separate addresses for an EADU is prohibited.
- d. An EADU must comply with the standards in Section [17-7-2.8](#).
- e. An EADU must provide off-street parking as described within this chapter.
- f. An EADU may not be constructed on the same lot as a mobile home or manufactured home.
- g. An EADU may not be constructed on a lot with a total square footage of six thousand or less.
- h. Prior to issuance of a certificate of occupancy for an EADU, the property owner must record a notice against the property's title that includes:
 - i. A description of the primary dwelling;
 - ii. A statement that the property contains an EADU; and
 - iii. A statement that the EADU may only be used in accordance with this title.
- i. An EADU may not be rented or leased for a period of less than thirty consecutive days.
- j. Only one EADU is permitted on each property. (Ord. 2025-06 § 1 (Att. A); Ord. 2024-27 § 1 (Att. A); Ord. 2021-19 § 1 (Att. A); Ord. 2020-02 § 1 (Att. A (part)); Ord. 2016-15 § 1 (Att. A (part)); Ord. 2015-05 § 1 (Att. A (part)); Ord. 2014-04 § 1 (Att. A (part)); Ord. 2012-08 § 1 (Att. A (part)); Ord. 2011-09 § 1 (Att. A (part)); Ord. 5/5/2009O-8 § 1 (Att. A (part)); Ord. 8/10/2004O-25 § 1(7) (part); Ord. 3-19-2002A § 1(3) (part); Ord. 11-20-2001 § 2 (part))

The Midvale Municipal Code is current through Ordinance 2025-12, passed June 17, 2025.

Disclaimer: The city clerk's office has the official version of the Midvale Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.midvalecity.org](http://www.midvalecity.org)

[Hosted by General Code.](#)

17-7-9.3 Uses.

If a use is not specifically designated, it is prohibited. Some uses may be prohibited from certain areas of the zone due to environmental constraints. Uses designated with an asterisk (*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Accessory Structure—Unoccupied	•			
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Child Care:				
Center: ≤ 6 children		•		•
Facility: 7 to 12 children			•	•
Disabled Care Facility			•	•
Dwellings:				
Single Family, Detached	•			

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Single Family, Attached	•			
Multifamily 1/2—1 acre		•		
Multifamily > 1 acre			•	
External Accessory Dwelling Unit*	•			
Fences, 7' or less	•			
Home Occupation	•			•
Internal Accessory Dwelling Unit*	•			
Kennel, Private		•		
Master Planned Development			•	
Municipal Facilities:				
Parks	•			
Public Safety Facility			•	
Library			•	

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Postal Facility			•	
Public Utilities:				
Major			•	
Minor	•			
Recreation Facilities	•			
Trails	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary		•		
Telecommunications Facility < 35' in height		•		

Subarea 1—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, etc.	•			•
State Liquor Store	•			•
Animal Hospital			•	•
Assembly Use:				
Electronic Instruments		•		•
Computer		•		•
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Athletic, Tennis, Health Club	•			•

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Bed and Breakfast			•	•
Cafe, Deli	•			•
Carwash, Tunnel			•	•
Child Care:				
Center: ≤ 6 children	•			•
Facility: ≥ 7 children		•		•
Disabled Care Facility			•	•
Entertainment Center			•	•
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				
W/o drive-up window	•			•
W/drive-up window		•		•

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Itinerant Merchant:				
Seasonal Food Stands	•			•
Christmas Tree Sales	•			•
Fireworks Stands	•			•
Seasonal Produce Stands	•			•
Seasonal Flower Stands	•			•
Manufacturing			•	•
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Mortuary/Funeral Home	•			•
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Library	•			
Postal Facility			•	
Public Utilities				
Major			•	
Minor	•			
Recreation Facilities	•			
Trails	•			
Nursery, Commercial	•			•
Office:				
General	•			•
Intensive			•	•
Outdoor Dining		•		
Outdoor Storage		•		
Parking Lot:				

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Commercial			•	•
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary			•	
Restaurant:				
W/o drive-up window	•			•
W/drive-up window		•		•
Retail and Service Commercial:				

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•			•
Shopping Center			•	•
Telecommunications Facility		•		
Warehouse/Distribution			•	•
Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, etc.	•			•
State Liquor Store	•			•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Animal Hospital	•			•
Assembly <u>Use:</u>				
Electronic Instruments		•		•
Computer		•		•
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Athletic, Tennis, Health Club	•			•
Automobile Filling Station, Car Wash, and/or Repair		•		•
Cafe, Deli	•			•
Child Care:				
Center: ≤ 6 children	•			•
Facility: ≥ 7 children		•		•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Disabled Care Facility			•	•
Entertainment Center			•	•
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				
W/o drive-up window	•			•
W/drive-up window		•		•
Hospital, Medical Center			•	•
Hotel/Motel			•	•
Itinerant Merchant:				
Seasonal Food Stands	•			•
Christmas Tree Sales	•			•
Fireworks Stands	•			•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Seasonal Produce Stands	•			•
Seasonal Flower Stands	•			•
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Mortuary/Funeral Home	•			•
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		
Library	•			
Postal Facility			•	
Public Utilities				
Major			•	
Minor	•			

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Recreation Facilities	•			
Trails	•			
Office:				
General	•			•
Intensive			•	•
Outdoor Dining		•		
Outdoor Storage		•		
Parking Lot:				
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Commercial			•	•
Private	•			

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Religious/Educational Institution:				
Permanent	•			
Temporary			•	
Restaurant:				
W/o drive-up window	•			•
W/drive-up window		•		•
Retail and Service Commercial: Large*				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•			•
Retail and Service Commercial: Medium**				
W/drive-up window		•		•

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
W/o drive-up window	•			•
24-hour use	•			•
Retail and Service Commercial: Small***				
W/drive-up window	•	•		•
W/o drive-up window	•			•
24-hour use				•
Shopping Center			•	•
Telecommunications Facility		•		
Warehouse/Distribution			•	•
Subarea 2—Mixed-Use				
Use Type	Allowed	Administrative	Conditional	Business License
Accessory Structure—unoccupied	•			

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, etc.	•			•
State Liquor Store	•			•
Animal Hospital	•			•
Assembly Use:				
Electronic Instruments		•		•
Computer		•		•
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Athletic, Tennis, Health Club	•			•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Automobile Filling Station, Car Wash, and/or Repair		•		•
Cafe, Deli	•			•
Child Care:				
Center: ≤ 6 children	•			•
Facility: ≥ 7 children		•		•
Disabled Care Facility			•	•
Dwellings:				
Single Fam. Detached	•			
Single Fam. Attached	•			
Multifamily 1/2—1 acre		•		
Multifamily > 1 acre			•	
Entertainment Center			•	•
External Accessory Dwelling Unit*	•			

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				
W/o drive-up window	•			•
W/drive-up window		•		•
Home Occupation	•			•
Hospital, Medical Center			•	•
Hotel/Motel			•	•
Internal Accessory Dwelling Unit*	•			
Kennel, Private		•		
Master Planned Development			•	
Medical Cannabis Pharmacy*	•			•

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Mixed-Use—horizontal, vertical	•			•
Mortuary/Funeral Home	•			•
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		
Library	•			
Postal Facility			•	
Public Utilities				
Major			•	
Minor	•			
Recreation Facilities	•			
Trails	•			
Office:				

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
General	•			•
Intensive			•	•
Outdoor Dining		•		
Outdoor Storage		•		
Parking Lot:				
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Commercial			•	•
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary			•	

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Restaurant:				
W/o drive-up window	•			•
W/drive-up window		•		•
Retail and Service Commercial:				
Large*				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use		•		•
Retail and Service Commercial:				
Medium**				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•	•		•
Retail and Service Commercial:				•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Small***				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•	•		•
Shopping Center			•	•
Telecommunications Facility		•		
Warehouse/Distribution			•	•
Subarea 3—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Accessory Structure—unoccupied	•			
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Child Care:				
Center: ≤ 6 children		•		•
Facility: 7 to 12 children			•	•
Disabled Care Facility			•	•
Dwellings:				
Single Family, Detached	•			
Single Family, Attached	•			
Multifamily 1/2—1 acre		•		
Multifamily > 1 acre			•	
External Accessory Dwelling Unit*	•			
Fences, 7' or less	•			
Home Occupation	•			•
Internal Accessory Dwelling Unit*	•			

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Kennel, Private		•		
Master Planned Development			•	
Municipal Facilities:				
Parks	•			
Public Safety Facility			•	
Library			•	
Postal Facility			•	
Public Utilities:				
Major			•	
Minor	•			
Recreation Facilities	•			
Trails	•			
Quasi-Public Facility			•	•
Recreation Facility:				

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary		•		
Telecommunications Facility < 35' in height		•		
Subarea 3—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, etc.	•			•
State Liquor Store	•			•
Animal Hospital	•			•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Assembly Use:				
Electronic Instruments		•		•
Computer		•		•
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Athletic, Tennis, Health Club	•			•
Automobile Filling Station, Car Wash, and/or Repair		•		•
Cafe, Deli	•			•
Child Care:				
Center: ≤ 6 children	•			•
Facility: ≥ 7 children		•		•
Disabled Care Facility			•	•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Entertainment Center			•	•
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				
W/o drive-up window	•			•
W/drive-up window		•		•
Hospital, Medical Center			•	•
Hotel/Motel			•	•
Itinerant Merchant:				
Seasonal Food Stands	•			•
Christmas Tree Sales	•			•
Fireworks Stands	•			•
Seasonal Produce	•			•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Stands				
Seasonal Flower Stands	•			•
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Mortuary/Funeral Home	•			•
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		
Library	•			
Postal Facility			•	
Public Utilities				
Major			•	
Minor	•			

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Recreation Facilities	•			
Trails	•			
Office:				
General	•			•
Intensive			•	•
Outdoor Dining		•		
Outdoor Storage		•		
Parking Lot:				
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Commercial			•	•
Private	•			

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Religious/Educational Institution:				
Permanent	•			
Temporary			•	
Restaurant:				
W/o drive-up window	•			•
W/drive-up window		•		•
Retail and Service Commercial: Large*				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•			•
Retail and Service Commercial: Medium**				
W/drive-up window		•		•

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
W/o drive-up window	•			•
24-hour use	•			•
Retail and Service Commercial: Small***				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•			•
Shopping Center			•	•
Telecommunications Facility		•		
Warehouse/Distribution			•	•
Subarea 3—Mixed-Use				
Use Type	Allowed	Administrative	Conditional	Business License
Accessory Structure—unoccupied	•			

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, etc.	•			•
State Liquor Store	•			•
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Athletic, Tennis, Health Club	•			•
Cafe, Deli	•			•
Child Care:				
Center: ≤ 6 children	•			•
Facility: ≥ 7 children		•		•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Disabled Care Facility			•	•
Dwellings:				
Single Family Detached	•			
Single Family Attached	•			
Multifamily 1/2—1 acre		•		
Multifamily > 1 acre			•	
External Accessory Dwelling Unit*	•			
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				
W/o drive-up window	•			•
W/drive-up window		•		•
Home Occupation	•			•

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Internal Accessory Dwelling Unit*	•			
Kennel, Private		•		•
Master Planned Development			•	
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		
Library	•			
Postal Facility			•	
Public Utilities				
Major			•	
Minor	•			

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Recreation Facilities	•			
Trails	•			
Office:				
General	•			•
Intensive			•	•
Outdoor Dining		•		
Parking Lot:				
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Commercial			•	•
Private	•			
Religious/Educational Institution:				
Permanent	•			

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Temporary			•	
Retail and Service Commercial: Medium**				
W/o drive-up window	•			•
Retail and Service Commercial: Small***				
W/o drive-up window	•			•
Telecommunications Facility		•		
Subarea 4—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Accessory Structure—unoccupied	•			
Assisted Living:				
≤ 1/2 acre		•		•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
> 1/2 acre			•	•
Child Care:				
Center: ≤ 6 children		•		•
Facility: 7 to 12 children			•	•
Disabled Care Facility			•	•
Dwellings:				
Single Family, Detached	•			
Single Family, Attached	•			
Multifamily 1/2—1 acre		•		
Multifamily > 1 acre			•	
External Accessory Dwelling Unit*	•			
Fences, 7' or less	•			
Home Occupation	•			•
Internal Accessory	•			

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Dwelling Unit*				
Kennel, Private		•		
Master Planned Development			•	
Municipal Facilities:				
Parks	•			
Public Safety Facility			•	
Library			•	
Postal Facility			•	
Public Utilities:				
Major			•	
Minor	•			
Recreation Facilities	•			
Trails	•			
Quasi-Public Facility			•	•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Recreation Facility:				
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary		•		
Telecommunications Facility < 35' in height		•		
Subarea 4—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, etc.	•			•
State Liquor Store	•			•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Animal Hospital			•	•
Assembly <u>Use:</u>				
Electronic Instruments		•		•
Computer		•		•
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Athletic, Tennis, Health Club	•			•
Bed and Breakfast			•	•
Cafe, Deli	•			•
Carwash, Tunnel			•	•
Child Care:				
Center: ≤ 6 children	•			•
Facility: ≥ 7 children		•		•

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Disabled Care Facility			•	•
Entertainment Center			•	•
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				
W/o drive-up window	•			•
W/drive-up window		•		•
Itinerant Merchant:				
Seasonal Food Stands	•			•
Christmas Tree Sales	•			•
Fireworks Stands	•			•
Seasonal Produce Stands	•			•
Seasonal Flower Stands	•			•

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Manufacturing			•	•
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Mortuary/Funeral Home	•			•
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		
Library	•			
Postal Facility			•	
Public Utilities				
Major			•	
Minor	•			
Recreation Facilities	•			

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Trails	•			
Nursery, Commercial	•			•
Office:				
General	•			•
Intensive			•	•
Outdoor Dining		•		
Outdoor Storage		•		
Parking Lot:				
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Commercial			•	•
Private	•			

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Religious/Educational Institution:				
Permanent	•			
Temporary			•	
Restaurant:				
W/o drive-up window	•			•
W/drive-up window		•		•
Retail and Service Commercial:				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•			•
Shopping Center			•	•
Telecommunications Facility		•		
Warehouse/Distribution			•	•

Subarea 4—Mixed-Use				
Use Type	Allowed	Administrative	Conditional	Business License
Accessory Structure—unoccupied	•			
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, etc.	•			•
State Liquor Store	•			•
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Athletic, Tennis, Health Club	•			•
Cafe, Deli	•			•
Child Care:				
Center: ≤ 6 children	•			•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Facility: ≥ 7 children		•		•
Disabled Care Facility			•	•
Dwellings:				
Single Family Detached	•			
Single Family Attached	•			
Multifamily 1/2—1 acre		•		
Multifamily > 1 acre		•		
External Accessory Dwelling Unit*	•			
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				
W/o drive-up window	•			•
W/drive-up window		•		•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Home Occupation	•			•
Internal Accessory Dwelling Unit*	•			
Kennel, Private		•		
Master Planned Development			•	
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		
Library	•			
Postal Facility			•	
Public Utilities				
Major			•	

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Minor	•			
Recreation Facilities	•			
Trails	•			
Office:				
General	•			•
Intensive			•	•
Outdoor Dining		•		
Parking Lot:				
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Private	•			
Religious/Educational Institution:				
Permanent	•			

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Temporary			•	
Retail and Service Commercial: Medium**				
W/o drive-up window	•			•
Retail and Service Commercial: Small***				
W/o drive-up window	•			•
Telecommunications Facility		•		
Subarea 5—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Restaurant, Beer Retailer, etc.	•			•
State Liquor Store	•			•
Animal Hospital	•			•
Assembly <u>Use</u> :				
Electronic Instruments		•		•
Computer		•		•
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Athletic, Tennis, Health Club	•			•
Automobile Filling Station, Car Wash and/or Repair		•		•
Cafe, Deli	•			•
Child Care:				

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Center: ≤ 6 children	•			•
Facility: ≥ 7 children		•		•
Disabled Care Facility			•	•
Entertainment Center			•	•
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				
W/o drive-up window	•			•
W/drive-up window		•		•
Hospital, Medical Center			•	•
Hotel/Motel			•	•
Itinerant Merchant:				
Seasonal Food Stands	•			•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Christmas Tree Sales	•			•
Fireworks Stands	•			•
Seasonal Produce Stands	•			•
Seasonal Flower Stands	•			•
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Mortuary/Funeral Home	•			•
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		
Library	•			
Postal Facility			•	
Public Utilities				

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Major			•	
Minor	•			
Recreation Facilities	•			
Trails	•			
Office:				
General	•			•
Intensive			•	•
Outdoor Dining		•		
Outdoor Storage		•		
Parking Lot:				
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Commercial			•	•
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary			•	
Restaurant:				
W/o drive-up window	•			•
W/drive-up window		•		•
Retail and Service Commercial: Large*				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•			•
Retail and Service				

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Commercial: Medium**				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•			•
Retail and Service Commercial: Small***				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•			•
Shopping Center			•	•
Telecommunications Facility		•		
Warehouse/Distribution			•	•
Subarea 5—Mixed-Use				

Use Type	Allowed	Administrative	Conditional	Business License
Accessory Structure—unoccupied	•			
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, etc.	•			•
State Liquor Store	•			•
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Athletic, Tennis, Health Club	•			•
Bed and Breakfast Inn	•			•
Cafe, Deli	•			•
Child Care:				
Center: ≤ 6 children	•			•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Facility: ≥ 7 children		•		•
Disabled Care Facility			•	•
Dwellings:				
Single Family Attached	•			
Multifamily 1/2—1 acre		•		
Multifamily > 1 acre			•	
External Accessory Dwelling Unit*	•			
Entertainment Center			•	•
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				
W/o drive-up window	•			•
W/drive-up window		•		•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Home Occupation	•			•
Internal Accessory Dwelling Unit*	•			
Master Planned Development			•	
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		
Library	•			
Postal Facility			•	
Public Utilities				
Major			•	
Minor	•			

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Recreation Facilities	•			
Trails	•			
Office:				
General	•			•
Intensive			•	•
Outdoor Dining		•		
Parking Lot:				
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Commercial			•	•
Private	•			
Religious/Educational Institution:				

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Permanent	•			
Temporary			•	
Retail and Service Commercial: Medium**	•			•
W/drive-up window		•		•
W/o drive-up window	•	•		•
24-hour use	•			•
Retail and Service Commercial: Small***	•			•
W/drive-up window		•		•
W/o drive-up window	•	•		•
24-hour use	•			•
Shopping Center			•	•
Telecommunications Facility		•		

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Subarea 6—Mixed-Use				
Use Type	Allowed	Administrative	Conditional	Business License
Accessory Structure—unoccupied	•			
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Athletic, Tennis, Health Club	•			•
Cafe, Deli	•			•
Child Care:				
Center: ≤ 6 children	•			•
Facility: ≥ 7 children		•		•
Disabled Care Facility			•	•
Dwellings:				
Single Family Detached	•			
Single Family Attached	•			

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Multifamily 1/2—1 acre		•		
Multifamily > 1 acre			•	
External Accessory Dwelling Unit*	•			
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				
W/o drive-up window	•			•
W/drive-up window		•		•
Home Occupation	•			•
Internal Accessory Dwelling Unit*	•			
Kennel, Private		•		
Master Planned Development			•	

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		
Library	•			
Postal Facility			•	
Public Utilities				
Major			•	
Minor	•			
Recreation Facilities	•			
Trails	•			
Office:				

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
General	•			•
Intensive			•	•
Outdoor Dining		•		
Outdoor Storage		•		
Parking Lot:				
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Commercial			•	•
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary			•	

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Retail and Service Commercial: Medium**	•			•
W/drive-up window		•		•
W/o drive-up window	•	•		•
Retail and Service Commercial: Small***	•			•
W/drive-up window		•		•
W/o drive-up window	•	•		•
Telecommunications Facility		•		
Warehouse/Distribution			•	•

** Medium: 12,500 SF to 24,999 SF, single tenant

*** Small: 400 SF to 12,499 SF, single tenant

17-7-9.12.1.3Use.

Uses are categorized by subarea and land use designation as defined in the large scale master plan for Bingham Junction. If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Accessory Structure—unoccupied	•			
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Child Care:				
Center: ≤ 6 children		•		•
Facility: 7 to 12 children			•	•
Disabled Care Facility			•	•
Dwellings:				
Single Family, Detached	•			

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Single Family, Attached	•			
Multifamily 1/2—1 acre		•		
Multifamily > 1 acre			•	
External Accessory Dwelling Unit*	•			
Fences, 7' or less	•			
Home Occupation	•			•
Internal Accessory Dwelling Unit*	•			
Master Planned Development			•	
Municipal Facilities:				
Parks	•			
Public Safety Facility			•	
Library			•	
Postal Facility			•	

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Public Utilities:				
Minor	•			
Recreation Facilities	•			
Trails	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary		•		
Telecommunications Facility < 35' in height		•		
Subarea 1—Retail/Office/Flex				
Use Type	Allowed	Administrative	Conditional	Business License

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, etc.	•			•
State Liquor Store	•			•
Athletic, Tennis, Health Club	•			•
Animal Hospital			•	•
Assembly <u>Use</u> :				
Electronic Instruments		•		•
Computer		•		•
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Bed and Breakfast			•	•
Cafe, Deli	•			•
Carwash, Tunnel			•	•
Child Care:				
Center: ≤ 6 children	•			•
Facility: ≥ 7 children		•		•
Disabled Care Facility			•	•
Entertainment Center			•	•
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				
W/o drive-up window	•			•
W/drive-up window		•		•

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Itinerant Merchant:				
Seasonal Food Stands	•			•
Christmas Tree Sales	•			•
Seasonal Produce Stands	•			•
Seasonal Flower Stands	•			•
Manufacturing			•	•
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Mortuary/Funeral Home	•			•
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		
Library	•			

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Postal Facility			•	
Public Utilities				
Minor	•			
Recreation Facilities	•			
Trails	•			
Nursery, Commercial	•			•
Office:				
General	•			•
Intensive			•	•
Outdoor Dining		•		
Parking Lot:				
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Recreation Facility:				
Commercial			•	•
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary			•	
Restaurant:				
W/o drive-up window	•			•
W/drive-up window		•		•
Retail and Service Commercial:				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•			•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Shopping Center			•	•
Telecommunications Facility		•		
Subarea 2—Retail/Office/Flex				
Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, etc.	•			•
State Liquor Store	•			•
Athletic, Tennis, Health Club	•			•
Animal Hospital	•			•
Assembly <u>Use</u> :				
Electronic Instruments		•		•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Computer		•		•
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Cafe, Deli	•			•
Child Care:				
Center: ≤ 6 children	•			•
Facility: ≥ 7 children		•		•
Disabled Care Facility			•	•
Entertainment Center			•	•
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
W/o drive-up window	•			•
W/drive-up window		•		•
Hotel/Motel			•	•
Hospital, Medical Center			•	•
Itinerant Merchant:				
Seasonal Food Stands	•			•
Christmas Tree Sales	•			•
Seasonal Produce Stands	•			•
Seasonal Flower Stands	•			•
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Mortuary/Funeral Home	•			•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		
Library	•			
Postal Facility			•	
Public Utilities				
Minor	•			
Recreation Facilities	•			
Trails	•			
Office:				
General	•			•
Intensive			•	•
Outdoor Dining		•		
Parking Lot:				

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Commercial			•	•
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary			•	
Restaurant:				
W/o drive-up window	•			•
W/drive-up window		•		•
Retail and Service Commercial: Large*				

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•			•
Retail and Service Commercial: Medium**				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•			•
Retail and Service Commercial: Small***				
W/drive-up window	•	•		•
W/o drive-up window	•			•
24-hour use				•
Shopping Center			•	•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Telecommunications Facility		•		
Subarea 2—Mixed-Use				
Use Type	Allowed	Administrative	Conditional	Business License
Accessory Structure—unoccupied	•			
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, etc.	•			•
State Liquor Store	•			•
Animal Hospital	•			•
Assembly <u>Use</u> :				
Electronic Instruments		•		•
Computer		•		•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Athletic, Tennis, Health Club	•			•
Cafe, Deli	•			•
Child Care:				
Center: ≤ 6 children	•			•
Facility: ≥ 7 children		•		•
Disabled Care Facility			•	•
Dwellings:				
Single Family Detached	•			
Single Family Attached	•			
Multifamily 1/2—1 acre		•		
Multifamily > 1 acre			•	

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Entertainment Center			•	•
External Accessory Dwelling Unit*	•			
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				
W/o drive-up window	•			•
W/drive-up window		•		•
Home Occupation	•			•
Hospital, Medical Center			•	•
Hotel/Motel			•	•
Internal Accessory Dwelling Unit*	•			
Master Planned Development			•	

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Mortuary/Funeral Home	•			•
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		
Library	•			
Postal Facility			•	
Public Utilities				
Minor	•			
Recreation Facilities	•			
Trails	•			
Office:				

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
General	•			•
Intensive			•	•
Outdoor Dining		•		
Parking Lot:				
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Commercial			•	•
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary			•	
Restaurant:				

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
W/o drive-up window	•			•
W/drive-up window		•		•
Retail and Service Commercial: Large*				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use		•		•
Retail and Service Commercial: Medium**				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•	•		•
Retail and Service Commercial: Small***				

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•	•		•
Shopping Center			•	•
Telecommunications Facility		•		
Subarea 5—Retail/Office/Flex				
Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, etc.	•			•
State Liquor Store	•			•
Athletic, Tennis, Health Club	•			•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Animal Hospital	•			•
Assembly <u>Use</u> :				
Electronic Instruments		•		•
Computer		•		•
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Automobile Filling Station, Car Wash and/or Repair		•		•
Cafe, Deli	•			•
Child Care:				
Center: ≤ 6 children	•			•
Facility: ≥ 7 children		•		•
Disabled Care Facility			•	•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Entertainment Center			•	•
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				
W/o drive-up window	•			•
W/drive-up window		•		•
Hotel/Motel			•	•
Hospital, Medical Center			•	•
Itinerant Merchant:				
Seasonal Food Stands	•			•
Christmas Tree Sales	•			•
Fireworks Stands	•			•
Seasonal Produce	•			•

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Stands				
Seasonal Flower Stands	•			•
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Mortuary/Funeral Home	•			•
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		
Library	•			
Postal Facility			•	
Public Utilities				
Major			•	
Minor	•			

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Recreation Facilities	•			
Trails	•			
Office:				
General	•			•
Intensive			•	•
Outdoor Dining		•		
Outdoor Storage		•		
Parking Lot:				
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Commercial			•	•
Private	•			

Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Religious/Educational Institution:				
Permanent	•			
Temporary			•	
Restaurant:				
W/o drive-up window	•			•
W/drive-up window		•		•
Retail and Service Commercial: Large*				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•			•
Retail and Service Commercial: Medium**				
W/drive-up window		•		•

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Subarea 1—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
W/o drive-up window	•			•
24-hour use	•			•
Retail and Service Commercial: Small***				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•			•
Shopping Center			•	•
Telecommunications Facility		•		
Warehouse/Distribution			•	•

* Large: 25,000 SF or larger, single tenant

** Medium: 12,500 SF to 24,999 SF, single tenant

*** Small: 400 SF to 12,499 SF, single tenant

17-7-9.12.2.3Use.

Uses are categorized by subarea and land use designation as defined in the large-scale master plan for Bingham Junction. If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			*	*
Private Club/Tavern	*			*
Restaurant, Beer Retailer, etc.	*			*
State Liquor Store	*			*
Animal Hospital	*			*
Assembly Use:				
Electronic Instruments		*		*
Computer		*		*
Assisted Living:				

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Athletic, Tennis, Health Club	•			•
Automobile Filling Station, Car Wash, and/or Repair		•		•
Cafe, Deli	•			•
Child Care:				
Center: ≤ 6 children	•			•
Facility: ≥ 7 children		•		•
Disabled Care Facility			•	•
Entertainment Center			•	•
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
W/o drive-up window	•			•
W/drive-up window		•		•
Hospital, Medical Center			•	•
Hotel/Motel			•	•
Itinerant Merchant:				
Seasonal Food Stands	•			•
Christmas Tree Sales	•			•
Fireworks Stands	•			•
Seasonal Produce Stands	•			•
Seasonal Flower Stands	•			•
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Mortuary/Funeral Home	•			•
Municipal Facilities:				

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Parks	•			
Public Safety Facility		•		
Library	•			
Postal Facility			•	
Public Utilities				
Major			•	
Minor	•			
Recreation Facilities	•			
Trails	•			
Office:				
General	•			•
Intensive			•	•
Outdoor Dining		•		
Outdoor Storage		•		

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Parking Lot:				
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Commercial			•	•
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary			•	
Restaurant:				
W/o drive-up window	•			•
W/drive-up window		•		•
Retail and Service Commercial:				

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Large****				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•			•
Retail and Service Commercial:				
Medium**				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•			•
Retail and Service Commercial:				
Small***				
W/drive-up window	•	•		•
W/o drive-up window	•			•
24-hour use				•

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Shopping Center			•	•
Telecommunications Facility		•		
Warehouse/Distribution			•	•
Subarea 2—Mixed-Use				
Use Type	Allowed	Administrative	Conditional	Business License
Accessory Structure—unoccupied	•			
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, etc.	•			•
State Liquor Store	•			•
Animal Hospital	•			•
Assembly <u>Use</u> :				

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Electronic Instruments	•			•
Computer	•			•
Assisted Living:				
≤ 1/2 acre	•			•
> 1/2 acre		•		•
Athletic, Tennis, Health Club	•			•
Automobile Filling Station, Car Wash, and/or Repair	•			•
Cafe, Deli	•			•
Child Care:				
Center: ≤ 6 children	•			•
Facility: ≥ 7 children	•			•
Disabled Care Facility		•		•
Dwellings:				

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Single Family Detached	•			
Single Family Attached	•			
Multifamily 1/2—1 acre	•			
Multifamily > 1 acre		•		
Entertainment Center		•	•	
External Accessory Dwelling Unit*	•			
Fences:				
7' or less	•			
7' or more	•			
Financial Institution:				
W/o drive-up window	•			•
W/drive-up window	•			•
Home Occupation	•			•
Hospital, Medical		•	•	

Subarea 2—Urban					
Use Type		Allowed	Administrative	Conditional	Business License
Center					
Hotel/Motel			•	•	
Internal Accessory Dwelling Unit*	•				
Kennel, Private		•			
Master Planned Development			•		
Medical Cannabis Pharmacy*	•			•	
Mixed-Use—horizontal, vertical	•			•	
Mortuary/Funeral Home	•			•	
Municipal Facilities:					
Parks	•				
Public Safety Facility		•			
Library	•				

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Postal Facility		•		
Public Utilities				
Major		•		
Minor	•			
Recreation Facilities	•			
Trails	•			
Office:				
General	•			•
Intensive		•		•
Outdoor Dining	•			
Outdoor Storage	•			
Parking Lot:				
Commercial		•		•
Private	•			

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Quasi-Public Facility		•	•	
Recreation Facility:				
Commercial		•	•	
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary		•		
Restaurant:				
W/o drive-up window	•		•	
W/drive-up window	•		•	
Retail and Service Commercial:				
Large****				
W/drive-up window	•		•	

Subarea 2—Urban						
Use Type			Allowed	Administrative	Conditional	Business License
W/o drive-up window	•				•	
24-hour use		•			•	
Retail and Service Commercial:						
Medium**						
W/drive-up window		•			•	
W/o drive-up window	•				•	
24-hour use	•	•			•	
Retail and Service Commercial:						
Small***						
W/drive-up window		•			•	
W/o drive-up window	•				•	
24-hour use	•	•			•	
Shopping Center				•	•	

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Telecommunications Facility	•			
Warehouse/Distribution		•	•	
Subarea 3—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Accessory Structure—unoccupied	•			
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Child Care:				
Center: ≤ 6 children		•		•
Facility: 7 to 12 children			•	•
Disabled Care Facility			•	•
Dwellings:				

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Single Family, Detached	•			
Single Family, Attached	•			
Multifamily 1/2—1 acre		•		
Multifamily > 1 acre			•	
External Accessory Dwelling Unit*	•			
Fences, 7' or less	•			
Home Occupation	•			•
Internal Accessory Dwelling Unit*	•			
Kennel, Private		•		
Master Planned Development			•	
Municipal Facilities:				
Parks	•			
Public Safety Facility			•	

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Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Library		•		
Postal Facility		•		
Public Utilities:				
Major		•		
Minor	•			
Recreation Facilities	•			
Trails	•			
Quasi-Public Facility		•	•	
Recreation Facility:				
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary		•		
Telecommunications		•		

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Facility < 35' in height				
Subarea 3—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, etc.	•			•
State Liquor Store	•			•
Animal Hospital	•			•
Assembly <u>Use</u> :				
Electronic Instruments		•		•
Computer		•		•
Assisted Living:				
≤ 1/2 acre		•		•

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
> 1/2 acre		•	•	
Athletic, Tennis, Health Club	•			•
Automobile Filling Station, Car Wash, and/or Repair	•		•	
Cafe, Deli	•		•	
Child Care:				
Center: ≤ 6 children	•			•
Facility: ≥ 7 children	•		•	
Disabled Care Facility		•	•	
Entertainment Center		•	•	
Fences:				
7' or less	•			
7' or more	•			
Financial Institution:				

Subarea 2—Urban					
Use Type		Allowed	Administrative	Conditional	Business License
W/o drive-up window	•			•	
W/drive-up window		•		•	
Hospital, Medical Center			•	•	
Hotel/Motel			•	•	
Itinerant Merchant:					
Seasonal Food Stands	•			•	
Christmas Tree Sales	•			•	
Fireworks Stands	•			•	
Seasonal Produce Stands	•			•	
Seasonal Flower Stands	•			•	
Medical Cannabis Pharmacy*	•			•	
Mixed-Use—horizontal, vertical	•			•	
Mortuary/Funeral	•			•	

The Midvale Municipal Code is current through Ordinance 2025-12, passed June 17, 2025.

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Home				
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		
Library	•			
Postal Facility			•	
Public Utilities				
Major			•	
Minor	•			
Recreation Facilities	•			
Trails	•			
Office:				
General	•			•
Intensive			•	•

Subarea 2—Urban				
Use Type		Allowed	Administrative	Conditional Business License
Outdoor Dining		•		
Outdoor Storage		•		
Parking Lot:				
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Commercial			•	•
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary			•	
Restaurant:				
W/o drive-up window	•			•

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
W/drive-up window	•		•	
Retail and Service Commercial:				
Large****				
W/drive-up window	•		•	
W/o drive-up window	•		•	
24-hour use	•		•	
Retail and Service Commercial:				
Medium**				
W/drive-up window	•		•	
W/o drive-up window	•		•	
24-hour use	•		•	
Retail and Service Commercial:				
Small***				

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
W/drive-up window	•			•
W/o drive-up window	•			•
24-hour use	•			•
Shopping Center		•		•
Telecommunications Facility	•			
Warehouse/Distribution		•		•
Subarea 3—Mixed-Use				
Use Type	Allowed	Administrative	Conditional	Business License
Accessory Structure—unoccupied	•			
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, etc.	•			•

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
State Liquor Store	•			•
Assisted Living:				
≤ 1/2 acre	•		•	•
> 1/2 acre		•	•	•
Athletic, Tennis, Health Club	•			•
Cafe, Deli	•			•
Child Care:				
Center: ≤ 6 children	•			•
Facility: ≥ 7 children	•		•	•
Disabled Care Facility		•	•	•
Dwellings:				
Single Family Detached	•			
Single Family Attached	•			
Multifamily 1/2—1 acre	•			

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Multifamily > 1 acre		•		
External Accessory Dwelling Unit*	•			
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				
W/o drive-up window	•			•
W/drive-up window		•		•
Home Occupation	•			•
Internal Accessory Dwelling Unit*	•			
Kennel, Private		•		•
Master Planned Development		•		
Medical Cannabis Pharmacy*	•			•

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Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Mixed-Use—horizontal, vertical	•			•
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		
Library	•			
Postal Facility			•	
Public Utilities				
Major			•	
Minor	•			
Recreation Facilities	•			
Trails	•			
Office:				
General	•			•
Intensive			•	•

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Outdoor Dining	•			
Parking Lot:				
Private	•			
Quasi-Public Facility		•	•	
Recreation Facility:				
Commercial		•	•	
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary		•		
Retail and Service Commercial:				
Medium**				
W/o drive-up window	•		•	
Retail and Service				

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Commercial:				
Small***				
W/o drive-up window	•			•
Telecommunications Facility		•		
Subarea 4—Residential				
Use Type	Allowed	Administrative	Conditional	Business License
Accessory Structure—unoccupied	•			
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Child Care:				
Center: ≤ 6 children		•		•
Facility: 7 to 12 children			•	•

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Disabled Care Facility		•	•	
Dwellings:				
Single Family, Detached	•			
Single Family, Attached	•			
Multifamily 1/2—1 acre	•			
Multifamily > 1 acre		•		
External Accessory Dwelling Unit*	•			
Fences, 7' or less	•			
Home Occupation	•		•	
Internal Accessory Dwelling Unit*	•			
Kennel, Private	•			
Master Planned Development		•		
Municipal Facilities:				

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Subarea 2—Urban				
Use Type		Allowed	Administrative	Conditional Business License
Parks	•			
Public Safety Facility			•	
Library			•	
Postal Facility			•	
Public Utilities:				
Major			•	
Minor	•			
Recreation Facilities	•			
Trails	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Private	•			
Religious/Educational Institution:				
Permanent	•			

Subarea 2—Urban						
Use Type			Allowed	Administrative	Conditional	Business License
Temporary		•				
Telecommunications Facility < 35' in height		•				
Subarea 4—Urban						
Use Type	Allowed	Administrative	Conditional	Business License		
Alcoholic Beverage:						
Package Agency			•	•		
Private Club/Tavern	•			•		
Restaurant, Beer Retailer, etc.	•			•		
State Liquor Store	•			•		
Animal Hospital			•	•		
Assembly <u>Use</u> :						
Electronic Instruments		•		•		
Computer		•		•		

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Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Assisted Living:				
≤ 1/2 acre	•		•	
> 1/2 acre		•	•	
Athletic, Tennis, Health Club	•		•	
Bed and Breakfast		•	•	
Cafe, Deli	•		•	
Carwash, Tunnel		•	•	
Child Care:				
Center: ≤ 6 children	•		•	
Facility: ≥ 7 children	•		•	
Disabled Care Facility		•	•	
Entertainment Center		•	•	
Fences:				
7' or less	•			

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Subarea 2—Urban					
Use Type		Allowed	Administrative	Conditional	Business License
7' or more		•			
Financial Institution:					
W/o drive-up window	•			•	
W/drive-up window		•		•	
Itinerant Merchant:					
Seasonal Food Stands	•			•	
Christmas Tree Sales	•			•	
Fireworks Stands	•			•	
Seasonal Produce Stands	•			•	
Seasonal Flower Stands	•			•	
Manufacturing			•	•	
Medical Cannabis Pharmacy*	•			•	
Mixed-Use—horizontal, vertical	•			•	

Subarea 2—Urban					
Use Type		Allowed	Administrative	Conditional	Business License
Mortuary/Funeral Home	•				•
Municipal Facilities:					
Parks	•				
Public Safety Facility		•			
Library	•				
Postal Facility			•		
Public Utilities					
Major			•		
Minor	•				
Recreation Facilities	•				
Trails	•				
Nursery, Commercial	•				•
Office:					
General	•				•

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Intensive		•		•
Outdoor Dining	•			
Outdoor Storage	•			
Parking Lot:				
Commercial		•		•
Private	•			
Quasi-Public Facility		•		•
Recreation Facility:				
Commercial		•		•
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary		•		
Restaurant:				

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
W/o drive-up window	•			•
W/drive-up window		•		•
Retail and Service Commercial:				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•			•
Shopping Center			•	•
Telecommunications Facility		•		
Warehouse/Distribution			•	•
Subarea 4—Mixed-Use				
Use Type	Allowed	Administrative	Conditional	Business License
Accessory Structure—unoccupied	•			
Alcoholic Beverage:				

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Package Agency		•		•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, etc.	•			•
State Liquor Store	•			•
Assisted Living:				
≤ 1/2 acre	•			•
> 1/2 acre		•		•
Athletic, Tennis, Health Club	•			•
Cafe, Deli	•			•
Child Care:				
Center: ≤ 6 children	•			•
Facility: ≥ 7 children	•			•
Disabled Care Facility		•		•

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Dwellings:				
Single Family Detached	•			
Single Family Attached	•			
Multifamily 1/2—1 acre	•			
Multifamily > 1 acre	•			
External Accessory Dwelling Unit*	•			
Fences:				
7' or less	•			
7' or more	•			
Financial Institution:				
W/o drive-up window	•			•
W/drive-up window	•			•
Home Occupation	•			•
Internal Accessory	•			

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Dwelling Unit*				
Kennel, Private	•			
Master Planned Development		•		
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Municipal Facilities:				
Parks	•			
Public Safety Facility	•			
Library	•			
Postal Facility		•		
Public Utilities				
Major		•		
Minor	•			

Subarea 2—Urban				
Use Type		Allowed	Administrative	Conditional Business License
Recreation Facilities	•			
Trails	•			
Office:				
General	•			•
Intensive			•	•
Outdoor Dining		•		
Parking Lot:				
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary			•	

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Retail and Service Commercial: Medium**				
W/o drive-up window	•			•
Retail and Service Commercial: Small***				
W/o drive-up window	•			•
Telecommunications Facility		•		
Subarea 5—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, etc.	•			•

Subarea 2—Urban					
Use Type		Allowed	Administrative	Conditional	Business License
State Liquor Store	•			•	
Animal Hospital	•			•	
Assembly <u>Use:</u>					
Electronic Instruments		•		•	
Computer		•		•	
Assisted Living:					
≤ 1/2 acre		•		•	
> 1/2 acre			•	•	
Athletic, Tennis, Health Club	•			•	
Automobile Filling Station, Car Wash and/or Repair		•		•	
Cafe, Deli	•			•	
Child Care:					
Center: ≤ 6 children	•			•	

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Facility: ≥ 7 children	•		•	
Disabled Care Facility		•	•	
Entertainment Center		•	•	
Fences:				
7' or less	•			
7' or more	•			
Financial Institution:				
W/o drive-up window	•		•	
W/drive-up window	•		•	
Hospital, Medical Center		•	•	
Hotel/Motel		•	•	
Itinerant Merchant:				
Seasonal Food Stands	•		•	
Christmas Tree Sales	•		•	

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Fireworks Stands	•			•
Seasonal Produce Stands	•			•
Seasonal Flower Stands	•			•
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Mortuary/Funeral Home	•			•
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		
Library	•			
Postal Facility			•	
Public Utilities				
Major			•	

The Midvale Municipal Code is current through Ordinance 2025-12, passed June 17, 2025.

Subarea 2—Urban				
Use Type		Allowed	Administrative	Conditional Business License
Minor	•			
Recreation Facilities	•			
Trails	•			
Office:				
General	•			•
Intensive			•	•
Outdoor Dining		•		
Outdoor Storage		•		
Parking Lot:				
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Commercial			•	•

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary		•		
Restaurant:				
W/o drive-up window	•			•
W/drive-up window		•		•
Retail and Service Commercial: Large****				
W/drive-up window		•		•
W/o drive-up window	•			•
24-hour use	•			•
Retail and Service Commercial: Medium**				

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Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
W/drive-up window	•			•
W/o drive-up window	•			•
24-hour use	•			•
Retail and Service Commercial: Small***				
W/drive-up window	•			•
W/o drive-up window	•			•
24-hour use	•			•
Shopping Center		•		•
Telecommunications Facility	•			
Warehouse/Distribution		•		•
Subarea 5—Mixed-Use				
Use Type	Allowed	Administrative	Conditional	Business License
Accessory	•			

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Structure—unoccupied				
Alcoholic Beverage:				
Package Agency		•	•	
Private Club/Tavern	•			•
Restaurant, Beer Retailer, etc.	•			•
State Liquor Store	•			•
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre		•		•
Athletic, Tennis, Health Club	•			•
Bed and Breakfast Inn	•			•
Cafe, Deli	•			•
Child Care:				

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Center: ≤ 6 children	•			•
Facility: ≥ 7 children		•		•
Disabled Care Facility		•		•
Dwellings:				
Single Family Attached	•			
Multifamily 1/2—1 acre		•		
Multifamily > 1 acre		•		
Entertainment Center		•		•
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				
W/o drive-up window	•			•
W/drive-up window		•		•

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Home Occupation	•			•
Master Planned Development		•		
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		
Library	•			
Postal Facility		•		
Public Utilities				
Major		•		
Minor	•			
Recreation Facilities	•			

Subarea 2—Urban				
Use Type		Allowed	Administrative	Conditional Business License
Trails	•			
Office:				
General	•			•
Intensive			•	•
Outdoor Dining		•		
Parking Lot:				
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Commercial			•	•
Private	•			
Religious/Educational Institution:				
Permanent	•			

Subarea 2—Urban						
Use Type			Allowed	Administrative	Conditional	Business License
Temporary				•		
Retail and Service Commercial: Medium**						
W/drive-up window		•			•	
W/o drive-up window	•	•			•	
24-hour use	•				•	
Retail and Service Commercial: Small***						
W/drive-up window		•			•	
W/o drive-up window	•	•			•	
24-hour use	•				•	
Shopping Center				•	•	•
Telecommunications Facility		•				
Subarea 6—Mixed-Use						

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Use Type	Allowed	Administrative	Conditional	Business License
Accessory Structure—unoccupied	•			
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Athletic, Tennis, Health Club	•			•
Cafe, Deli	•			•
Child Care:				
Center: ≤ 6 children	•			•
Facility: ≥ 7 children		•		•
Disabled Care Facility			•	•
Dwellings:				
Single Family Detached	•			
Single Family Attached	•			
Multifamily 1/2—1 acre		•		
Multifamily > 1 acre			•	

Subarea 2—Urban					
Use Type		Allowed	Administrative	Conditional	Business License
External Accessory Dwelling Unit*	•				
Fences:					
7' or less	•				
7' or more		•			
Financial Institution:					
W/o drive-up window	•			•	
W/drive-up window		•		•	
Home Occupation	•			•	
Internal Accessory Dwelling Unit*	•				
Kennel, Private		•			
Master Planned Development			•		
Medical Cannabis Pharmacy*	•			•	
Mixed-Use—horizontal,	•			•	

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
vertical				
Municipal Facilities:				
Parks	•			
Public Safety Facility		•		
Library	•			
Postal Facility			•	
Public Utilities				
Major			•	
Minor	•			
Recreation Facilities	•			
Trails	•			
Office:				
General	•			•
Intensive			•	•

Subarea 2—Urban				
Use Type		Allowed	Administrative	Conditional Business License
Outdoor Dining		•		
Outdoor Storage		•		
Parking Lot:				
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Commercial			•	•
Private	•			
Religious/Educational Institution:				
Permanent	•			
Temporary			•	
Retail and Service Commercial:				

Subarea 2—Urban				
Use Type	Allowed	Administrative	Conditional	Business License
Medium**				
W/drive-up window	•		•	
W/o drive-up window	•		•	
Retail and Service Commercial: Small***				
W/drive-up window	•		•	
W/o drive-up window	•		•	
Telecommunications Facility	•			
Warehouse/Distribution		•	•	

** Medium: 12,500 SF to 24,999 SF, single tenant

*** Small: 400 SF to 12,499 SF, single tenant

**** Large: 25,000 SF and above

17-7-12.2 Uses.

If a use is not specifically designated, then it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection [\(A\)](#) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

Table 17-7-12.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C Tavern	X			X
Restaurant	X			X
Package Agency			X	X
Private Club	X			X
State Liquor Store	X			X
Animal Hospital	X			X
Assisted Living Facility				
≤ 1 acre		X		

Type	Allowed	Administrative	Conditional	Business License
> 1 acre			X	
Auditorium, Assembly Hall			X	X
Carwash		X		
Child Care				
≤ 6 children	X			X
≥ 7 children		X		X
Commercial Repair Services	X			X
Entertainment Center			X	X
Fences				
7' or less	X			
7' or more		X		
Financial Institution				
W/o drive up window	X			X
W/drive up window		X		X

Type	Allowed	Administrative	Conditional	Business License
Golf Course, private			X	X
Heliport			X	X
Hotel/Motel			X	X
Itinerant Merchants				
Vending Carts	X			X
Seasonal Food Stands	X			X
Christmas Tree Sales	X			X
Fireworks Stands	X			X
Seasonal Produce Stands	X			X
Seasonal Flower Stands	X			X
Kennel, <u>Commercial</u>		X		X
Manufactured Home	X			
Medical Cannabis Pharmacy	X			X
Mortuary/Funeral Home	X			X

Type	Allowed	Administrative	Conditional	Business License
Municipal Facilities				
Parks				
Public Safety Facility		X		
Public Utilities				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		
Office				
General	X			X
Intensive			X	X
Outdoor Dining		X		X
Parking Lot				
Commercial			X	X
Private	X			

Type	Allowed	Administrative	Conditional	Business License
Pawn Shop		X	X	
Pre-Existing Landscaping	X			
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities				
Hospital			X	X
Schools, Private			X	X
Radio Station	X			X
Recreation Facility Commercial			X	X
Religious/Educational Institute				
Permanent	X			X

Type	Allowed	Administrative	Conditional	Business License
Temporary			X	X
Restaurant				
W/drive up window		X		X
W/o drive up window	X			X
Retail and Service Commercial				
W/drive up window		X		X
W/o drive up window	X			X
24 hour use			X	X
Retail Tobacco Specialty Business*	X			X
Shopping Center			X	X
Telecommunications Facility		X		
Transportation Facility				
Major			X	
Minor	X			

Type	Allowed	Administrative	Conditional	Business License
Vehicle-Related Use				
Rental			X	X
Sales (Minor)		X		X
Sales and Service (Major)			X	X
Filling Station			X	X
Repair			X	X

A. Additional Use-Specific Standards.

1. Medical Cannabis Pharmacy.

a. Proximity Restrictions.

i. A medical cannabis pharmacy use shall meet the proximity requirements as specified and amended in Section [26-61a-301](#) of the Utah Code Annotated.

b. Application Requirements.

i. An applicant for a medical cannabis pharmacy use must provide a description of the physical characteristics of the proposed facility, including a site plan, floor plan, architectural elevations, and a security plan as part of the business license application for the use. Fencing and security devices must comply with applicable city requirements.

ii. When proximity restrictions include area in an adjacent municipality, an applicant for a medical cannabis pharmacy use shall obtain a letter from the adjacent municipality indicating proximity restrictions within this title are satisfied based on existing uses in the area in the adjacent municipality prior to issuance of a business license.

c. *Signage.* In addition to those requirements within this title, all signage associated with a medical cannabis pharmacy use shall comply with any requirements imposed by the state of Utah.

2. *Retail Tobacco Specialty Business.*

a. *Proximity Restrictions.*

i. A retail tobacco specialty business use shall meet the proximity requirements as specified and amended in Section [10-8-41.6](#) of the Utah Code Annotated.

b. *Application Requirements.*

i. When proximity restrictions include area in an adjacent municipality, an applicant for a retail tobacco specialty business use shall obtain a letter from the adjacent municipality indicating proximity restrictions within this title are satisfied based on existing uses in the area in the adjacent municipality prior to issuance of a business license. (Ord. 2025-06 § 1 (Att. A); Ord. 2024-27 § 1 (Att. A); Ord. 2024-16 § 1 (Att. A); Ord. 2024-15 § 1 (Att. A); Ord. 2021-15 § 1 (Att. A); Ord. 2020-02 § 1 (Att. A (part)); Ord. 2016-15 § 1 (Att. A (part)); Ord. 2016-15 § 1 (Att. A (part)); Ord. 2015-05 § 1 (Att. A (part)); Ord. 2014-04 § 1 (Att. A (part)); Ord. 2/2/2010O-1 § 1(2) (part); Ord. 5/5/2009O-8 § 1 (Att. A (part)); Ord. 8/10/2004O-25 § 1(7) (part); Ord. 3-19-2002A § 1 (1) (part); Ord. 11-20-2001 § 2 (part))

The Midvale Municipal Code is current through Ordinance 2025-12, passed June 17, 2025.

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17-7-13.2 Uses.

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection [\(A\)](#) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

Table 17-7-13.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C Tavern	X			X
Restaurant	X			X
Package Agency			X	X
Private Club	X			X
State Liquor Store	X			X
Animal Hospital	X			X
Assisted Living Facility				
≤ 1 acre		X		

Type	Allowed	Administrative	Conditional	Business License
> 1 acre			X	
Auditorium, Assembly Hall			X	X
Cannabis Production Establishment*	X			X
Car Wash		X		X
Child Care				
≤ 6 children	X			X
≥ 7 children		X		X
Commercial Repair Services	X			X
Entertainment Center			X	X
Fences				
7' or less	X			
7' or more		X		
W/barbed or razor wire			X	
Electrified Security			X	
Financial Institution				

Type	Allowed	Administrative	Conditional	Business License
W/o drive up window	X			X
W/drive up window		X		X
Golf Course, Private			X	X
Heliport			X	X
Hospital			X	X
Hotel/Motel			X	X
Itinerant Merchants				
Seasonal Food Stands	X			X
Seasonal Produce Stands	X			X
Seasonal Flower Stands	X			X
Kennel, <u>Commercial</u>		X		X
Manufacturing Use	X			X
Medical Cannabis Pharmacy*	X			X
Mortuary/Funeral Home	X			X
Municipal Facilities				

Type	Allowed	Administrative	Conditional	Business License
Parks		X		
Public Safety Facility		X		
Public Utilities				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		
Office				
General	X			
Intensive			X	
Outdoor Dining		X		X
Outdoor Storage		X		
Parking Lot				
Commercial			X	X
Private	X			

Type	Allowed	Administrative	Conditional	Business License
Pawn Shop		X	X	
Pre-Existing Landscaping	X			
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Private Club			X	X
Quasi-Public Facilities				
Hospital			X	X
Schools, Private			X	X
Radio Station	X			
Recreation Facility, Commercial			X	X
Recycling Center			X	X
Religious/Educational Institute				
Permanent	X			X

Type	Allowed	Administrative	Conditional	Business License
Temporary			X	X
Restaurant				
W/drive up window		X		X
W/o drive up window	X			X
Retail and Service Commercial				
W/drive up window		X		X
W/o drive up window	X			X
24 hour use			X	X
Retail Tobacco Specialty Business*	X			X
Self-Service Storage Facility			X	X
Sexually Oriented Business			X	X
Shopping Center			X	X
Storage Yard		X		
Telecommunications Facility		X		
Transfer Station			X	X

Type	Allowed	Administrative	Conditional	Business License
Transportation Facilities				
Minor	X			
Major			X	
Vehicle-Related Use				
Rental			X	X
Sales (Minor)		X		X
Sales and Service (Major)			X	X
Filling Station			X	X
Repair			X	X
Warehouse/Distribution	X			

A. Additional Use-Specific Standards.

1. Cannabis Production Establishment.

a. Proximity Restrictions.

- i. A cannabis production establishment use shall meet the proximity requirements as specified and amended in Section [4-41a-201](#) of the Utah Code Annotated.

b. Application Requirements.

- i. An applicant for a cannabis production establishment use must provide a description of the physical characteristics of the proposed facility, including a site plan, floor plan, architectural elevations, and a security plan as part of the business license application for the use. Fencing and security devices must comply with applicable city requirements.
 - ii. When proximity restrictions include area in an adjacent municipality, an applicant for a cannabis production establishment use shall obtain a letter from the adjacent municipality indicating proximity restrictions within this title are satisfied based on existing uses in the area in the adjacent municipality prior to issuance of a business license.
- c. *Parking.* A cannabis production establishment use shall be considered a manufacturing use for the purpose of calculating parking requirements.
- d. *Signage.* In addition to those requirements within this title, all signage associated with a cannabis production establishment use shall comply with any requirements imposed by the state of Utah.

2. *Medical Cannabis Pharmacy.*

a. *Proximity Restrictions.*

- i. A medical cannabis pharmacy use shall meet the proximity requirements as specified and amended in Section [26-61a-301](#) of the Utah Code Annotated.

b. *Application Requirements.*

- i. An applicant for a medical cannabis pharmacy use must provide a description of the physical characteristics of the proposed facility, including a site plan, floor plan, architectural elevations, and a security plan as part of the business license application for the use. Fencing and security devices must comply with applicable city requirements.
- ii. When proximity restrictions include area in an adjacent municipality, an applicant for a medical cannabis pharmacy use shall obtain a letter from the adjacent municipality indicating proximity restrictions within this title are satisfied

based on existing uses in the area in the adjacent municipality prior to issuance of a business license.

c. *Signage.* In addition to those requirements within this title, all signage associated with a medical cannabis pharmacy use shall comply with any requirements imposed by the state of Utah.

3. *Retail Tobacco Specialty Business.*

a. *Proximity Restrictions.*

i. A retail tobacco specialty business use shall meet the proximity requirements as specified and amended in Section [10-8-41.6](#) of the Utah Code Annotated.

b. *Application Requirements.*

i. When proximity restrictions include area in an adjacent municipality, an applicant for a retail tobacco specialty business use shall obtain a letter from the adjacent municipality indicating proximity restrictions within this title are satisfied based on existing uses in the area in the adjacent municipality prior to issuance of a business license. (Ord. 2025-06 § 1 (Att. A); Ord. 2024-27 § 1 (Att. A); Ord. 2024-16 § 1 (Att. A); Ord. 2021-15 § 1 (Att. A); Ord. 2020-02 § 1 (Att. A (part)); Ord. 2016-15 § 1 (Att. A (part)); Ord. 2015-12 § 1 (Att. A (part)); Ord. 2015-05 § 1 (Att. A (part)); Ord. 2014-04 § 1 (Att. A (part)); Ord. 2012-08 § 1 (Att. A (part)); Ord. 2012-04 § 1 (Att. A (part)); Ord. 2011-11 § 1 (Att. A (part)); Ord. 2/2/2010O-1 § 1(2) (part); Ord. 5/5/2009O-8 § 1 (Att. A (part)); Ord. 1/06/2009O-2 § 1 (part); Ord. 8/10/2004O-25 § 1(7) (part); Ord. 3-19-2002A § 1(1) (part); Ord. 11-20-2001 § 2 (part))

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17-7-17.2 Use table.

If a use is not specifically designated, then it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection [\(A\)](#) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

Table 17-7-17.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C License	X			X
Restaurant	X			X
Private Club	X		X	X
State Liquor Store	X			X
Assisted Living Facility				
≤ 1/2 acre		X		X
> 1/2 acre			X	X
Auditorium, Assembly Hall			X	X

Type	Allowed	Administrative	Conditional	Business License
Child Care				
Center: ≤ 6 children	X			X
Facility: ≥ 7 children		X		X
Dwellings				
Mixed-Use, Commercial or Vertical			X	X
Entertainment Center			X	X
Fences				
≤ 7'	X			
> 7'		X		
Financial Institution				
W/o Drive Up Window	X			X
Home Occupation	X			X
Hotel/Motel			X	X
Itinerant Merchant				
Vending Carts	X			X

Type	Allowed	Administrative	Conditional	Business License
Seasonal Produce Stands	X			X
Live/Work Units			X	X
Medical Cannabis Pharmacy*	X			X
Municipal Facilities				
Parks		X		
Public Safety Facility		X		
Public Utilities				
Major			X	
Minor		X		
Recreational Facilities				
Commercial			X	X
Public	X			
Trails		X		
Office				
General	X			X

Type	Allowed	Administrative	Conditional	Business License
Intensive			X	X
Outdoor Dining		X		
Parking Lot				
Commercial			X	X
Private	X			
Pre-Existing Landscaping	X			
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities			X	X
Religious/Educational Institute				
Permanent	X			X
Temporary			X	X
Retail and Service Commercial				

Type	Allowed	Administrative	Conditional	Business License
W/o Drive Up Window	X			X
24-hour use			X	X
Shopping Center			X	X
Telecommunications Facility		X		
Transportation Facility				
Major			X	
Minor	X			



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MIDVALE CITY PLANNING COMMISSION STAFF REPORT 8/13/2025

SUBJECT

Midvale City initiated request to amend Section 17-7-4.3 of the Midvale City Municipal Code relating to multifamily development standards.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND ANALYSIS

The changes to Section 17-7-4.3 make the lot area calculation for multifamily projects more straight forward and adds language that explicitly state that projects that meet the overall lot area standards for multifamily development can be subdivided to allow for individual ownership of units. Additionally, standards for lot width and lot frontage for multifamily developments were changed to remove unclear language and match the standards for duplexes.

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 criterion listed above by providing clarity and consistency.

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

17-7-4.3 Lot standards.

The following standards apply to all new subdivisions of land in the zone:

A. *Lot Area*. The minimum lot area for each of the following uses is:

1. *Single Family*. The minimum lot area for a single family residence is five thousand square feet.
2. *Duplex*. The minimum lot area for each duplex residence is six thousand square feet. For the purpose of promoting owner-occupied residences, a lot complying with the requirements of this zone may be subdivided to allow for individual ownership of each side of a single family attached structure.
3. *Multifamily*. The minimum lot area for any new multifamily development is one-half acre (twenty-one thousand seven hundred eighty square feet), plus one thousand six hundred and ninety square feet for every dwelling unit. Additionally, each multifamily lot must have three thousand square feet for the first dwelling unit and one thousand six hundred ninety square feet for each additional dwelling unit. For the purpose of promoting owner-occupied residences, a lot complying with the requirements of this zone may be subdivided to allow for individual ownership of each unit.

B. *Lot Width*. The minimum lot width for each of the following uses is:

1. *Single Family*. The minimum lot width for a single family residence is fifty feet, measured at the front setback line.
2. *Duplex*. The minimum lot width for each duplex is sixty feet.
3. *Multifamily*. The minimum lot width for each multifamily development structure is sixtythree feet, measured at the front setback line, for each dwelling unit footprint along the build to line, unless the lot is on the curve of a cul-de-sac, in which case the minimum lot frontage is twenty feet per dwelling unit.
4. *Corner Lots*. Corner lots must meet the minimum lot width from both street frontages.

C. *Lot Frontage*. The minimum lot frontage for each of the following uses is:

1. *Single Family.* The minimum lot width for a single family detached residence is fifty feet, unless the lot is on the curve of a cul-de-sac, in which case the minimum lot frontage is thirty-five feet.

2. *Duplex.* The minimum lot width for each duplex is sixty feet, unless the lot is on the curve of a cul-de-sac, in which case the minimum lot frontage is forty feet.

3. *Multifamily.* The minimum lot frontage for a multifamily development is sixty feet.
~~stacked structure use is thirty feet for each dwelling unit footprint along the build-to-line,~~
~~unless the lot is on the curve of a cul-de-sac, in which case the minimum lot frontage is~~
~~twenty feet per dwelling unit.~~

D. *Lot Depth.* The minimum lot depth is one hundred feet, unless the lot width exceeds one hundred fifty percent of the minimum lot width for the proposed use, in which case the minimum lot depth is eighty feet. Corner lots must meet the minimum lot depth from both street frontages.

E. *Lot Coverage By Buildings.* For new multifamily development, the maximum lot coverage by buildings is forty-five percent of the lot area.



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MIDVALE CITY PLANNING COMMISSION STAFF REPORT 08/13/2025

SUBJECT

Midvale City initiated request to amend Section 17-7-10.12.5 of the Midvale City Municipal Code entitled Development Requirements of the Jordan Bluffs Subareas 1-3 Zone relating to public road standards.

SUBMITTED BY

Wendelin Knobloch, Planning Director

BACKGROUND AND ANALYSIS

This code amendment was triggered by considerations in connection with the Large Scale Master Plan for View 78 Phases 1-2 which the Planning Commission moved forward to the City Council with a positive recommendation on 2/26/2025. Since then, the project has waited on amendments to the master development agreement for Jordan Bluffs and the project specific development agreement for View 78 Phases 1-2.

The developer is proposing an upgrade to the road cross section that exceeds the minimum requirements in the ordinance. Even though the city may be in favor of this upgrade the code language does not allow this flexibility without minor modifications. To clarify baseline requirements and ensure consistency, the term "at minimum" has been inserted where appropriate throughout the Development Requirements section of the Jordan Bluffs 1-3 zone (MMC 17-7-10.12.5.).

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 this writing.

Zoning Code Text 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 criterion listed above because it is the city's intent to provide optimal solutions for the transportation needs of its citizens and flexibility in the code language encourages innovation in the private sector.

STAFF RECOMMENDATION

Staff advises the Planning Commission to recommend approval of the text amendment, based on 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 to Section 17-7-10.12.5 of the Midvale Municipal Code relating to public road standards in the Jordan Bluffs Subareas 1-3 Zone as provided in the attachment, based on the finding noted in the staff report.

ATTACHMENTS

1. Draft Code Language

Draft Code Language [Alterations shown in red]

17-7-10.12.5 Development requirements.

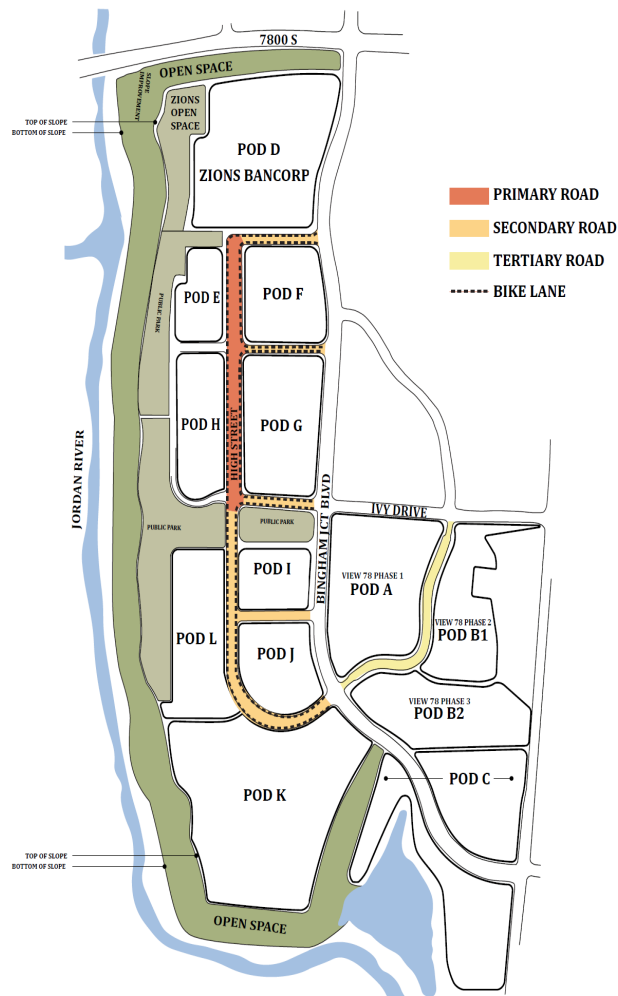
A. Development requirements for Jordan Bluffs Subareas 1-3 shall include, without limitation, the standards set forth in this title, Title [16](#) (Subdivisions), Midvale City Construction Specifications, APWA Standard Plans and Standard Specifications, fire code, building code, institutional controls set forth in Chapter [8.10](#), the adopted 2017 Site Management Plan for the Former Sharon Steel Superfund Site, and the 2004 Jordan Bluffs Site Modification Plan.

B. *Protection and Enhancement of Wetlands.* The applicant shall protect and enhance the wetland/drainage area near the southeast corner of Subarea 3. Development surrounding the wetland/drainage area shall be designed to use this area as an amenity.

C. *Slope Area.* Except for areas designated for solar energy production on the large scale master plan or trails for pedestrian connections to the Jordan River Parkway, pitched areas along 7800 South and the Jordan River shall be planted and/or hydroseeded with vegetation from the approved Sharon Steel Plant List in the Site Management Plan.

D. *Public Road Improvements.* ~~At a minimum, the applicant shall provide the following public road improvements according to the schedule described in the master development agreement. Public roads shall be classified as primary, secondary, or tertiary roads depending on location and intended use. Figure 2 labels each public road within the zoning district and assigns its classification. All public roads shall be constructed to the city construction specifications.~~

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Figure 2. Public Road Classification

1. Roads shall be aligned to create four-way intersections or offset in accordance with engineering standards and based on expected traffic volumes as determined by the city engineer. All turning radii, circulation and pavement cross sections are subject to approval by the city engineer and fire marshal. For all roads with a minimum setback of less than ten

feet, the planter area shall be replaced with sidewalk and tree grates for required street trees.

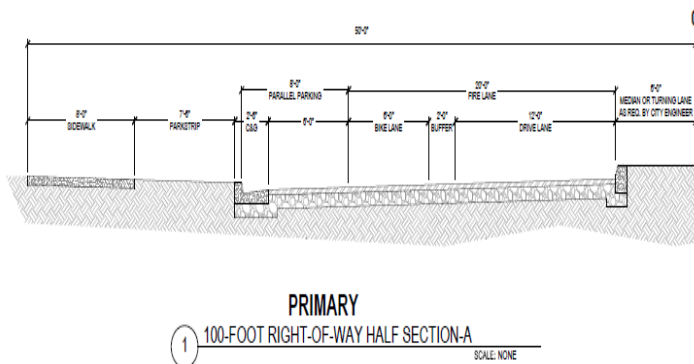
2. **7800 South Right-of-Way Improvements.** Curb, gutter, sidewalk and landscape improvements along the south side of 7800 South are required. The applicant shall construct and install these improvements as part of the adjacent development project.

3. **Main Street/700 West Right-of-Way Improvements.** Curb, gutter, and sidewalk improvements along the Main Street property frontage are required. The applicant shall construct and install these improvements as part of the adjacent development project. These improvements shall match and tie into the right-of-way improvements to the north with the necessary right-of-way property dedicated to Midvale City for these improvements.

4. **Primary Roads.** ~~At a minimum, p~~ primary roads shall be designed and constructed to the specifications included in Figure 3.

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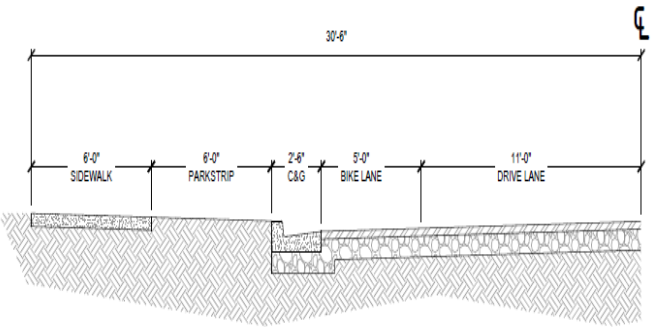
Figure 3. Primary Road Cross Section



5. **Secondary Roads.** ~~At a minimum s~~ secondary roads shall be designed and constructed to the specifications included in Figure 4.

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Figure 4. Secondary Road Cross Section

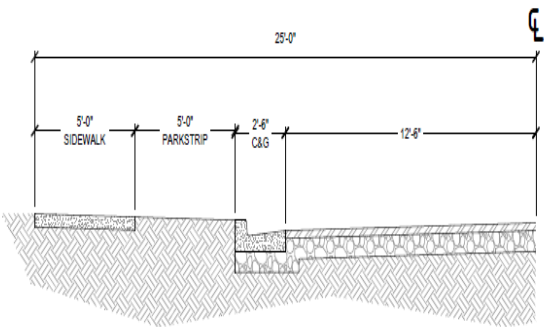


SECONDARY
2 61-FOOT RIGHT-OF-WAY HALF SECTION
SCALE: NONE

6. Tertiary Roads. At a minimum, tertiary roads shall be designed and constructed to the specifications included in Figure 5.

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Figure 5. Tertiary Road Cross Section



TERTIARY
3 50-FOOT RIGHT-OF-WAY HALF SECTION
SCALE: NONE