



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

**Midvale Planning Commission Meeting
Notice and Agenda
September 10, 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, September 10, 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 6:00 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 September 9, 2025 to be included in the record.

I. Pledge of Allegiance

II. Roll Call

III. Minutes

- a. Review and Approval of Minutes from the August 27, 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 October 7, 2025 at 7 p.m.*

- a. Kim Hertig requests approval of a Conditional Use Permit for a Vehicle Repair (Automobile accessory shop – KS Audio) to be located at 661 W 7250 S in the Clean Industrial (CI) Zone. *[Jonathan Anderson, Planner II]*.
- b. **Midvale City initiated request to amend several Sections within chapter 17-7-11 of the Midvale City Municipal Code entitled Main Street Form Based Code. The amendments clarify provisions related to noise, outdoor dining, cooking, light pollution, signage, and building uses. *[Wendelin Knobloch, Planning Director]*

c. **Midvale City Water Use and Preservation Element of the General Plan. *[Wendelin Knobloch, Planning Director]*

V. Discussion Items

a. Discussion on Unoccupied Accessory Structure and External Accessory Dwelling Unit Standards relating to allowed height and building areas. *[Jonathan Anderson, Planner II]*

VI. Staff Update/Other Business

a. Land Use Training: Ground Rules Chapters 13&14
b. Planning Department Report.

VII. Adjourn

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

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

Affected entities for **IV. Public Hearing Item c** are invited to provide any relevant information to consider in the process of preparing, adopting, and implementing a general plan or amendment concerning: 1) impacts that the use of land proposed in the proposed general plan or amendment may have; and 2) uses of land within the municipality that the entity is considering that may conflict with the proposed general plan or amendment.