



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

---

**Midvale Planning Commission Meeting  
Notice and Agenda  
September 24, 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 24, 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](https://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](mailto:planning@midvaleut.gov) by 5:00 p.m. on September 23, 2025 to be included in the record.

**I. Pledge of Allegiance**

**II. Roll Call**

**III. Minutes**

- a. Review and Approval of Minutes from the September 10, 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 21, 2025 at 7 p.m.*

- a. \*\*Midvale City initiated request to amend various sections of the SSC, RC, and CI zones of the Midvale City Municipal Code relating to vehicle related uses and establishing Section 17-6-5 regulating vehicle related uses. *[Elizabeth Arnold, Senior Planner]*

**V. Action Items**

- a. \*\*Consider Midvale City initiated request to amend various sections of the SF-1, SF-2, RM-12, and RM-25 zones of the Midvale City Municipal Code relating to master planned developments. *[Elizabeth Arnold, Senior Planner]*

**VI. Staff Update/Other Business**

- a. Planning Department Report.
- b. Land Use Training.

**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 2<sup>nd</sup> Floor City Hall Lobby, on the City's website at [Midvale.Utah.gov](http://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.



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

---

**Midvale City**  
**PLANNING AND ZONING COMMISSION**  
*Minutes*  
**10<sup>th</sup> Day of September 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  
Matt Kasparian

***STAFF:*** Adam Olsen, Community Development Director  
Katie Thorne, Community Development Exec. Assistant  
Daniel Van Beuge, Deputy City Attorney  
Wendelin Knobloch, Planning Director  
Elizabeth Arnold, Senior Planner  
Jonathan Anderson, Planner II  
Matthew Pierce, IT Director

**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	Present
Commissioner Liedtke	Present
Commissioner Edwards	Present
Commissioner Kasparian	Present

\*\*\*

**MINUTES****1. REVIEW AND APPROVE MINUTES OF AUGUST 27, 2025.**

**MOTION:** Commissioner Liedtke MOVED to approve the minutes of August 27, 2025. SECONDED by Vice Chair Erickson. Chair Anderson called for a voice vote.

The motion passed unanimously with all voting in favor.

\*\*\*

**PUBLIC HEARINGS**

1. 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.

\*\*\*

**STAFF RECOMMENDATION:**

Jonathan Anderson, Planner II explains that the property owner withdrew their consent to the Conditional Use Permit, which is a requirement for the application earlier in the day (9/10/2025, see attachment A). The recommendation by staff now is to deny the application as it is no longer complete and cannot be approved.

**\*Attachment A: Property Owner Email\***

\*\*\*

**APPLICANT:**

No Comment.

\*\*\*

**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 deny the Conditional Use Permit for a Vehicle Repair (Automobile accessory shop) at 661 W 7250 S. 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 Snow	Yes
Commissioner Liedtke	Yes
Commissioner Kasparian	Yes

**The motion passes unanimously.**

\*\*\*

## **PUBLIC HEARINGS**

2. This code text amendment clarifies several provisions regarding placement of office uses, outdoor dining, lighting, and signage in the Main Street Form Based Code as shown in the attachment. 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 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 first and third criteria listed above because code provisions are clarified and general plan principles such as walkability are strengthened through the proposed changes.

\*\*\*

### **STAFF RECOMMENDATION:**

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

Findings:

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

\*\*\*

### **APPLICANT:**

No comment.

\*\*\*

**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:**

Vice Chair Erickson requested and received clarification regarding the column being labeled “P” in the presented table.

Commissioner Liedtke and Vice Chair Erickson expressed support for the proposed changes to the definition of “offices and professional services,” particularly the removal of the requirement for appointment-only customer visits.

Both Vice Chair Erickson and Commissioner Liedtke further voiced support for the proposed requirement that businesses in the applicable zones utilize the main floor as their primary business space, noting its potential to enhance sidewalk activity.

Vice Chair Erickson inquired whether any public feedback had been received regarding noise pollution related to the proposed text amendment.

Wendelin Knoblich responded that no public comments had been received on this issue.

Daniel Van Beuge, Deputy City Attorney, informed the Commissioners that this is a legislative decision and that the Planning Commission will provide a recommendation to City Council for final approval.

Commissioner Edwards requested clarification on how a unanimous recommendation by the Planning Commission would influence the City Council's review of the proposed text amendment.

Daniel Van Beuge explained that the Commission has 30 days to issue a recommendation. If no recommendation is made within that timeframe, the proposal proceeds with the City Council as a recommendation for denial.

\*\*\*

**MOTION: Commissioner Liedtke MOVED that we approve the amendment to section 17-7-11 entitled Main Street Form Based Code (MS-FBC) to clarify provisions regarding use placement, outdoor dining, lighting, and signage as provided in the attachment with the finding 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 Snow	Yes
Commissioner Liedtke	Yes
Commissioner Kasparian	Yes

**The motion passes unanimously.**

\*\*\*

### **PUBLIC HEARINGS**

3. **The Water Use and Preservation Element of the General Plan is required by state law just like other General Plan elements the Utah State Legislature has made mandatory in recent years. This General Plan element's goal is to further institutionalize water planning and preservation through any contribution a municipality's land development system can make. Midvale is well positioned in the water planning area with the 2024 Water Conservation Plan and the 2020 Drinking Water System Master Plan. Future work will include continued calibration of Midvale's ordinance system with respect to efficient outdoor water use and a more streamlined implementation of the JVVCD Water Efficiency Standards.**

### **STAFF RECOMMENDATION:**

Staff recommends approval of the Water Use and Preservation Element of the General Plan with the following finding:

Findings:

1. The Water Use and Preservation Element complies with UCA 10-9a-403.

\*\*\*

### **APPLICANT:**



No comment.

\*\*\*

**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:**

Commissioner Liedtke stated that he believes the proposed water conservation plan will benefit current Midvale City residents.

Daniel Van Buege informed the Commissioners that this is a legislative decision and that the Planning Commission will provide a recommendation to City Council for final approval.

\*\*\*

**MOTION: Commissioner Liedtke MOVED that we approve the Water Use and Preservation Element of the General Plan with the finding 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 Snow	Yes
Commissioner Liedtke	Yes
Commissioner Kasparian	Yes

**The motion passes unanimously.**

\*\*\*

## **DISCUSSION:**

### **1. Discussion on Unoccupied Accessory Structure and External Accessory Dwelling Unit Standards relating to allowed height and building areas.**

Jonathan Anderson introduced the discussion item regarding potential amendments to the height, stories, and building area requirements for Unoccupied Accessory Structures and External Accessory Dwelling Units (ADUs). Mr. Anderson explained that the current height limits are 20 feet for structures with a pitched roof and 16 feet for those with a flat roof. The current story limit is 1 to 1.5 stories, and the maximum building area is the greater of 900 square feet or 13% of the lot area.

Commissioner Liedtke raised concerns that the height and area standards could encourage subdivision of existing lots if large enough.

Commissioner Snow requested clarification on the definition of a pitched roof.

Elizabeth Arnold and Mr. Anderson clarified that Midvale City currently interprets a pitched roof as any non-flat roof with a slope, but does not have formal definitions for "flat" or "pitched" roofs.

Commissioner Snow, Vice Chair Erickson, and Commissioner Kasparian agreed that formal definitions for both roof types should be adopted to prevent confusion or misinterpretation.

Commissioner Snow addressed further concerns in relation to the proposed height requirement for these types of structures. Commissioner Snow expressed that his concern is the potential of windows impairing privacy for those who reside in areas where potential structures would be allowed in the future based on the current standards.

Commissioner Kasparian raised questions about the potential limitation of the number of proposed bathrooms, window wells, and livable basement space within these structures.

The Planning Commissioners raised the possibility of making External Accessory Dwelling Units a conditional use.

Adam Olsen noted that, if the proposed structures meet the defined standards, their approval would be an administrative matter.

The Planning Commissioners raised additional concerns regarding definitions of flat vs. pitched roofs, maximum height requirements, the definitions of "dwelling units", and the differences between livable and total building square footage areas.

The Planning Commissioners agreed that, the following amendments are needed: Clear definitions of flat and pitched roofs, height limitations based on the inclusion of basements and main floors, clear distinctions between livable space and total building area, definitions

reflecting maximum square footage for ADUs based on their intended use, potential separate standards for unoccupied accessory structures/external accessory dwelling units, and language clarifying that ADUs must remain as such and not be converted to primary residences or subdivided units.

\*\*\*

### **STAFF UPDATE/OTHER BUSINESS**

1. Land Use Trainings – Ground Rules Chapter 12
  - a. Property Rights.
2. Planning Department Report
  - a. Planning Commission Dinner – Thursday, September 18, 2025 @ 6:00 p.m.
    - i. The location for the upcoming Planning Commission dinner has been changed.

\*\*\*

### **ADJOURN**

Vice Chair Erickson made the motion to adjourn at 7:18 p.m. No one opposed. The meeting adjourned at 7:18 p.m.

---

Katie Thorne, CD Executive Assistant

Approved this \_\_\_\_ day of \_\_\_\_ 2025.

## Jonathan Anderson

---

**From:** Mike Perry <mperry@perrycommercial.net>  
**Sent:** Wednesday, September 10, 2025 4:58 PM  
**To:** Midvale Planning Mailbox  
**Subject:** KS Audio issues

To Whom it May Concern:

KS Audio is in breach of their Lease Agreement SECTION 8 pg5 "NO OUTSIDE STORAGE" and have been nothing but a nuisance to the Property. We have documented complaints from Melissa at Living Creations and Dax Deberry at Rocky Mountain Flooring Co. The Tenant refuses to move vehicles and stores RV's, boats, wave runners, and cars on the property. Tenant also agreed with the Landlord that they would not work on engines and transmission due to the dirtiness to the property. They are working on engines currently. We have sent them a letter as of today, September 10, 2025, that they are in breach of their Lease Agreement and need to vacate immediately. They have agreed to vacate verbally. We as Cascade Park LLC do not have any interest in giving this Tenant a permit to operate on cars at 661 w. 7250 s. Feel free to reach out with any questions or concerns.

Sincerely,

**MIKE PERRY | VP INDUSTRIAL DEVELOPMENT**

w: 801.317.8100 | c: 801.718.3760



---

17 East Winchester St. #200  
Murray, UT 84107  
perrycommercial.net



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

## **MIDVALE CITY PLANNING COMMISSION STAFF REPORT 9/24/2025**

---

### **SUBJECT**

Midvale City initiated request to amend various sections of the SSC, RC, and CI zones of the Midvale City Municipal Code relating to vehicle related uses and establishing Section 17-6-5 regulating vehicle related uses.

### **SUBMITTED BY**

Elizabeth Arnold, Senior Planner

### **BACKGROUND AND ANALYSIS**

This amendment proposes that the definition for “vehicle-related use” be removed from the Definitions section as each of the following uses have their own existing definition: vehicle rental, vehicle repair, vehicle filling station, vehicle sales (minor), vehicles sales and service (major). The current standards/regulations for the aforementioned vehicle related uses in the SSC, RC, and CI zones are all the same. To condense the municipal code and more easily find governing standards, it is proposed that the standards are relocated to a new section in Supplementary Regulations. Vehicle sales (minor) standards have been consolidated to remove redundancy. Otherwise, no standards have changed. Additionally, the amendment changes each of the vehicle related uses to allowed uses in the SSC, RC, and CI zones as the code can mitigate any negative impacts and the review for the uses can be done with their business license application.

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 as it improves the code structure and makes interpretation clearer and more straightforward.

### **STAFF RECOMMENDATION**

Staff proposes 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

## **17-2-22 "V" definitions.**

"Vehicle" means a self-propelled device used for transporting persons or things, to include, but not limited to, automobiles, watercraft, motorcycles, snowmobiles, and recreation vehicles.

Does not include heavy machinery.

"Vehicle assembly" means a business where finished vehicle-related parts are put together to develop a final product.

"Vehicle filling station" means a business engaged in the retail dispensing or sales of vehicular fuels; and including as an accessory use the sale and installation of lubricants, tires, batteries, and similar vehicle accessories.

~~"Vehicle-related use" means an establishment primarily engaged in the sale or rental of goods, merchandise, and services related to vehicles, such as repair, body work, painting, detailing, vehicle and vehicle-related equipment sales. These uses do not include auto dismantling, salvage, junkyards, and similar uses.~~

"Vehicle rental" means a business primarily engaged in the rental of vehicles.

"Vehicle repair" means a business engaged in the servicing of passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles. "Vehicle repair" includes businesses where minor auto repair services performed may include lubrication and service of vehicles, tune-ups, transmission or muffler repair, alignment services, auto upholstery shops, auto detailing, tire sales, repair and/or mounting, and other similar repairs. "Vehicle repair" also includes major auto repair such as the removal of engines, rebuilding of engines, repair of the internal components, repair or removal of differentials or axles, and body work. "Vehicle repair" may also include uses that are often accessory to businesses engaged in the repair of vehicles such as offices, part sales, storage of merchandise, and vehicle storage when such vehicle storage is fully and adequately screened. "Vehicle repair" does not include repair and service of industrial vehicles and equipment or other heavy vehicles in excess of twelve thousand GVW, "vehicle assembly," "manufacturing use," auto dismantling or wrecking, salvage, "junkyards," or similar uses. For the purposes of each zoning district, any other uses specifically listed within the particular zoning district shall not be construed as falling within this generic definition.

"Vehicle sales (minor)" means a business engaged in only the sale of operable vehicles and that displays no more than three vehicles outside and ten vehicles inside.

"Vehicle sales and service (major)" means a business primarily engaged in the sale of operable vehicles with more than three vehicles displayed outside and more than ten vehicles inside. Vehicle parts and accessories may be sold, and minor repair and installation of parts and accessories may be performed on site as part of this use.

"Vehicle sign" means a sign or advertising device attached to or located on a vehicle or trailer parked on a public right-of-way, public property or parking area with access by the general public so as to be visible from a public right-of-way for the basic purpose of directing people to a business or activity.

"Vending cart" means a small wheeled, nonmotorized device from which to sell food and/or merchandise for immediate consumption or use.

"Vertical foot candle (VFC)" means a unit of illumination produced on a vertical surface, all points of which are one foot from a uniform point source of one candle.

"Vertical mixed-use" means commercial and residential uses which are within the same building structure.



## 17-6-5 Vehicle related uses.

Vehicle related uses include rental, sales (major), sales (minor), filling stations, and repair.

Vehicle related uses shall meet the following requirements:

- A. *Parking Requirement.* Development must provide off-street parking with adequate provisions for independent ingress and egress by automobiles and other motorized vehicles as follows. If a project incorporates two uses, the use requiring the higher number of parking spaces shall govern. Whenever the calculation results in a fractional number, the number of spaces required must be rounded up to the next whole number.

Use	Parking Requirement (Number of Spaces)
Rental, Sales (major)	1 space per vehicle for sale or rent plus 1 space per 400 square feet of net leasable floor area
Sales (minor)	3 spaces plus 2 per employee per shift and a minimum of 2 for customers
Filling Stations	5 per 1,000 square feet of net leasable floor area
Repair	1 space per employee per shift plus 4 per service bay

B. *Vehicle Sales (Minor) Standards*

- a. A maximum of 3 vehicles may be displayed outside. All vehicles must be parked within an improved parking area in designated parking stalls. Up to ten additional for sale vehicles may be stored indoors.

**Chapter 17-7-7**  
**STATE STREET ZONE (SSC)**

**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
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				
≤ 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			
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		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	
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		
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
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	X
Sales (Minor)	X	X	X
Sales and Service (Major)	X	X	X
Filling Station	X	X	X
Repair	X	X	X
Warehouse/Distribution		X	X

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Font: Bold

17-7-7.8      **Parking.**

An applicant for new development or the expansion by more than twenty-five percent of an existing building mass or site size in the zone must provide off-street parking with adequate provisions for independent ingress and egress by automobiles and other motorized vehicles as follows. The planning commission shall grant a reduction of up to thirty-five percent of required parking upon an applicant’s demonstration of opportunities for shared parking within a mixed-use development.

**Table 17-7-7.8. Parking**

Uses	Parking Requirement (Number of Spaces)
Auditorium	1 per 5 seats or 3 per 100 s.f. of assembly area
Auto-Repair	<del>1 per employee per shift plus 4 per service bay</del>
Bed and Breakfast Inn	1 per bedroom plus 1 per employee per shift
Cafe/Deli	3 per 1,000 s.f. of net leasable building area
Car Wash	
Self Serve	3 stacking spaces per wash bay
Automatic Tunnel (primary)	6 stacking spaces per wash bay
Automatic Tunnel (secondary)	8 stacking spaces per wash bay
Child Care Facility/Center	1 per on-duty staff per shift and 1 per 6 children
Convenience Store, Support Commercial Uses	5 per 1,000 s.f. of net leasable building area
Duplex Dwelling	2 spaces per dwelling unit
Entertainment Center	1 per 4 seats or 5 per 1,000 s.f. of floor area, depending on type of facility

Uses	Parking Requirement (Number of Spaces)	
Financial Institution	3 per 1,000 s.f. of net leasable building area	
Group Care Facility	The greater of: 1 per 2 bedrooms plus 1 per employee per shift or 2 per 3 employees per shift	
Hospital, Limited Care	1 per 2 beds	
Hospital, General	3 per bed	
Hotel	1 per suite and 1 space per 200 s.f. of separately leasable space	
IADU/EADU	1 space per unit	
Master Planned Development	Determined by planning commission, based on proposed uses and potential for shared parking	
Mixed-Use		
Commercial Portions	Determined by most applicable use in this section	
Residential Portions	1.5 spaces per 1 bedroom unit; 2 spaces per 2 bedroom unit; 2.5 spaces per 3 bedroom unit and greater; plus 1 space per every 4 units for guest parking	
Multifamily Dwelling	Apartment/Condominium not greater than 650 s.f. floor area	1 per dwelling unit
	Apartment/Condominium 650 to 1,000 s.f. floor area	1.5 per dwelling unit
	Apartment/Condominium 1,000 to 2,500 s.f. floor area	2 per dwelling unit



Uses	Parking Requirement (Number of Spaces)	
	Apartment/Condominium 2,500 s.f. floor area or more	3 per dwelling unit
Neighborhood Commercial	2 per 1,000 s.f. of net leasable building area	
Offices, General	3 per 1,000 s.f. of net leasable building area	
Offices, Intensive and Clinic, Medical	5 per 1,000 s.f. of net leasable building area	
Public and Quasi-Public Institution, Church and School; Public Utility	The greatest of: 1 per 5 seats, or 2 per 3 employees, or 1 per 1,000 s.f.	
Recreation Facility, Private	1 per 4 persons (based on the facility's maximum rated capacity)	
Recreation Facility, Commercial	The greatest of: 1 per 4 seats, 5 per 1,000 s.f. of floor area, or 1 per 3 persons rated capacity. For tennis- and pickleball-only facilities: 7 per court	
Medical Cannabis Pharmacy	3 for each 1,000 s.f. of net leasable building area	
Retail & Service Commercial	5 for each 1,000 s.f. of net leasable building area	
Restaurant, Standard and Bar	1 for every 100 s.f. of net leasable floor area, including kitchen areas	
Restaurant, with	5 per 1,000 s.f. of net leasable floor area	

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

Uses	Parking Requirement (Number of Spaces)
Drive-up	
Senior Affordable Housing	Not less than 1 space per dwelling unit; plus not less than 0.3 spaces per dwelling unit for guest parking
Shopping Centers, Multi-Tenant Retail Spaces	3.5 per 1,000 s.f. of net leasable building area
Single Family Dwelling	2 spaces per dwelling unit
Temporary Construction Sites	1 for every 2 employees in the largest shift plus 1 for each vehicle used in conducting the business
<del>Vehicle Sales (Minor)</del>	<del>3 spaces, plus 1 per employee per shift and a minimum of 2 for customers</del>
<del>Vehicle Sales/Rental (Major)</del>	<del>1 per vehicle for sale or rent plus 1 space per 400 square feet of net leasable floor area</del>
Warehouse	1 per 1,000 s.f. of floor area
Wholesale	1 for every 2 employees in the largest shift plus 1 for each vehicle used in conducting the business and wholesale storage uses at 1 per 1,000 s.f. of floor area

### 17-7-7.11 Conditional use standards of review.

#### 2. Administrative Conditional Use.

a. *Telecommunications Facility.* This subsection applies to both commercial and private low-power radio services and facilities, such as “cellular” or “PCS” (personal communications system) communications and paging systems. Each application for a telecommunications facility shall comply with the following:

---

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

i. *Wall-Mounted Antenna.* Two types of wall-mounted antennas are allowed: stealth-mounted and non-stealth-mounted. Antennas mounted directly on existing parapet walls, penthouses, or mechanical equipment rooms are considered a wall-mounted antenna if no portion of the antenna extends above the roofline of the building or extends no more than four feet horizontally from the face of the building. Whip antennas are not allowed on a wall-mounted antenna structure. Antennas, equipment, and the supporting structures shall be selected to achieve the architectural compatibility with the host structure to which they are attached.

(A) Stealth facilities shall be designed to substantially conceal and camouflage the antennas and associated equipment.

(1) The planning commission shall review and may grant approval for any new antenna(s) that require construction of a new screening wall. New screening wall(s) shall be in harmony with the structure's mass, architectural features, and overall aesthetics. Architectural and structural renderings, three-dimensional representation, line-of-sight diagrams, photo simulations, and/or building elevations of the proposed modifications may be required to effectively demonstrate the requested changes meeting the intent of this chapter.

(2) *Area Limitations for Stealth Wall-Mounted Antennas.* The total area for all stealth wall-mounted antennas and supporting structures combined shall not exceed five percent of any exterior wall of the building. Stealth wall-mounted antennas may occupy a maximum of four walls. The total calculated area is the sum of each individual antenna and the visible portion of the supporting structure as viewed when looking directly at the face of the building.

(B) Non-stealth facilities shall only be considered in locations in which adverse visual impacts are not a substantial concern due to the location of the facility, the nature of the surrounding land uses, and is not visible from public vantage points.

(1) *Area Limitations for Non-Stealth Wall-Mounted Antennas.* The total area for all non-stealth wall-mounted antennas and supporting structures combined shall not exceed forty square feet for each exterior wall of the

building or a total of one hundred sixty square feet per building. The total calculated area is the sum of each individual antenna and the visible portion of the supporting structure as viewed when looking directly at the face of the building.

ii. *Roof-Mounted Antenna.* Two types of roof-mounted antennas are allowed: stealth-mounted and non-stealth-mounted. Antennas, equipment, and the supporting structures shall be selected to achieve the architectural compatibility with the host structure to which they are attached. Roof-mounted antennas are an allowed use only on a flat roof and shall be screened, constructed and painted to match the structure to which they are attached. The planning commission shall review and may grant approval to place roof-mounted stealth antennas on a pitched roof if the antenna(s) are compatible with the existing structure. Roof-mounted antennas may be mounted on existing penthouses or mechanical equipment rooms if the antennas and antenna support structures are enclosed or visually screened from view.

(A) Stealth facilities shall be designed to substantially conceal and camouflage the antennas and associated equipment.

(1) Antennas shall be mounted at least five feet behind any parapet wall or from the exterior wall of the building. The maximum height of an antenna mounted between five and ten feet behind a parapet or exterior wall shall be directly proportional to the setback distance, and may not exceed a height of ten feet above the top of the parapet wall or roof line of the building.

(2) The planning commission shall review and may grant approval for any new antenna(s) that require construction of a new screening wall. New screening wall(s) shall be in harmony with the structure's mass, architectural features, and overall aesthetics. Architectural and structural renderings, three-dimensional representation, line-of-sight diagrams, photo simulations, and/or building elevations of the proposed modifications may be required to effectively demonstrate the requested changes meeting the intent of this chapter.

(B) Non-stealth facilities shall only be considered in locations in which adverse visual impacts are not a substantial concern due to the location of the facility and the nature of the surrounding land uses.

iii. *Monopole with Antennas and Antenna Support Structure Less Than Two Feet in Width.* The entire antenna structure mounted on a monopole may not exceed two feet in width.

(A) The maximum height of this antenna may not exceed ten feet in height.

(B) A monopole described in this subsection may not be located in or within five hundred feet of a residential zone district.

(C) No pole shall be allowed in any front yard setback.

(D) The monopole antenna must not exceed thirty-five feet in height.

iv. *Monopole with Antennas and Antenna Support Structure Greater Than Two Feet in Width.*

(A) The maximum visible width of antennas and antenna mounting structures on a monopole may not exceed either eight feet in height or fifteen feet in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna mounting structure.

(B) A monopole classified under this subsection may not be located in or within seven hundred fifty feet of a residential zone district.

(C) No pole shall be allowed in any front yard setback.

(D) The monopole antenna must not exceed thirty-five feet in height.

v. *Lattice Towers.* Except as provided for below, lattice towers may not be located within seven hundred fifty feet of a residential zone district.

(A) A lattice tower may be located less than seven hundred fifty feet from a residential zone district if the planning commission finds that the tower's height would not exceed the height of any public utility pole, wire, cable, or similar structures located in the same vicinity as the proposed tower.

(B) A lattice tower may be located less than seven hundred fifty feet from a residential zone and reach up to eighty-five-foot height if required for the bona fide public services of a public transit district as defined in U.C.A. Section [17A-2-1001](#) et seq. and as certified by the public transit district.

(C) No pole shall be allowed in any front yard setback.

(D) The lattice tower must not exceed thirty-five feet in height.

vi. *Power Lines.* All power lines on the lot leading to the accessory building and antenna structure of the telecommunications facility shall be installed underground.

vii. *Review Criteria.* Each applicant for a telecommunications facility must demonstrate:

(A) Compatibility of the proposed structure with the height and mass of existing adjacent buildings and utility structures;

(B) Whether co-location of the antenna on other existing structures in the same vicinity such as other towers, buildings, utility poles and similar structures is possible without significantly affecting antenna transmission or reception;

(C) Antenna transmissions will not interfere with public safety communications;

(D) The location of the antenna in relation to existing vegetation, topography and buildings to optimize visual screening;

(E) Whether the spacing between monopoles creates detrimental impact upon adjacent properties;

(F) The location of the pole in relation to noteworthy structures, landmarks and pedestrian or automotive transportation view corridors;

(G) Location and zoning compliance of accessory buildings associated with the telecommunications facility.

viii. *Co-Location.* Co-location is both permitted and encouraged if all setbacks, design and landscape requirements are met for each telecommunications facility. The application shall include any existing or approved, but unbuilt, telecommunications facility within the telecommunications area that may meet the needs of the applicant. The documentation supplied shall evaluate the following factors:

- (A) Structural capacity of the antenna towers;
- (B) Geographic telecommunications area requirements;
- (C) Mechanical or electrical incompatibilities;
- (D) Inability or ability to locate equipment on existing antenna towers; and
- (E) Any restriction or limitation of the Federal Communications Commission that would preclude the shared use of the antenna tower.

ix. *Classification/Installation.* Low-power radio services facilities are characterized by the type or location of the antenna structure.

x. *Temporary Antenna for Use During Drive Tests.* Telecommunications companies wishing to perform drive tests shall submit notice to the planning department stating the location and the date of the proposed test. Antennas in use for a drive test shall not be left standing for a period of greater than two days. Drive tests shall be limited to testing functions only and shall not be used for telecommunication services to customers. Drive tests on city property require planning department approval and execution of the city's test-drive agreement.

b. *Fences Greater Than Seven Feet in Height.* Each application for a fence greater than seven feet in height must comply with the following:

- i. The applicant must demonstrate that a fence greater than seven feet in height is necessary to better promote public health, safety, welfare, and aesthetic quality in the area and the height requested is the minimum necessary to achieve this.
- ii. The fence design, i.e., materials, color, features, height, must be compatible with the associated development in terms of theme, architecture and function. All barbed wire or other sharp, pointed, or electrically charged fences are prohibited.

iii. Fences shall comply with all requirements for fences less than or equal to seven feet in height with regard to location and construction.

c. *Outdoor Dining.* Each application for an outdoor dining use shall comply with the following:

i. The dining area shall be located on private property or leased public property and does not diminish parking or landscaping.

ii. The dining area shall not impede pedestrian circulation.

iii. The dining area shall not impede emergency access or circulation.

iv. The outdoor furnishings shall be compatible with the streetscape and associated building.

v. No music or noise shall be in excess of the city noise ordinance, Section [8.01.070](#). Outdoor music shall not be audible off premises.

vi. No use after ten-thirty p.m. and before seven a.m.

vii. No part of the outdoor dining area shall be located within one hundred feet of any existing residential use (measured from the edge of the outdoor dining area to the closest property line of the residential use), unless the residential use is part of a mixed use building or the outdoor dining area is separated from the residential use by a commercial building.

viii. Cooking facilities shall be located within the primary building. No cooking utilities, including grills, shall be permitted in the outdoor dining area.

ix. The outdoor dining area shall be kept in a clean condition and free of litter and food items which constitute a nuisance to public health, safety and welfare.

~~d. *Vehicle Sales (Minor).* Each application considered as a minor vehicle sales shall comply with the following:~~

~~i. A maximum of three vehicles may be displayed outside. All vehicles must be parked within an improved parking area in designated parking stalls. Up to ten additional for sale vehicles may be stored indoors.~~



~~ii. Vehicles displayed outside shall be located in a manner as to not obstruct drive aisles, doors or pedestrian pathways.~~

~~iii. The business shall provide three spaces for displayed vehicles, plus a minimum of one parking space per employee per shift and a minimum of two for customers. Depending on the business operation plan, additional spaces may be required for customers.~~

~~iv. With the exception of three displayed vehicles, no other outdoor storage shall be permitted on site.~~

~~v. Any vehicle repair is prohibited on site.~~

**Chapter 17-7-12**  
**REGIONAL COMMERCIAL ZONE (RC)**

**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		
> 1 acre			X	
Auditorium, Assembly Hall			X	X

---

Carwash		<b>X</b>	
Child Care			
≤ 6 children	<b>X</b>		<b>X</b>
≥ 7 children		<b>X</b>	<b>X</b>
Commercial Repair Services	<b>X</b>		<b>X</b>
Entertainment Center			<b>X</b>
Fences			
7' or less	<b>X</b>		
7' or more		<b>X</b>	
Financial Institution			
W/o drive up window	<b>X</b>		<b>X</b>
W/drive up window		<b>X</b>	<b>X</b>
Golf Course, private			<b>X</b>
Heliport			<b>X</b>
Hotel/Motel			<b>X</b>
Itinerant Merchants			
Vending Carts	<b>X</b>		<b>X</b>
Seasonal Food Stands	<b>X</b>		<b>X</b>
Christmas Tree Sales	<b>X</b>		<b>X</b>
Fireworks Stands	<b>X</b>		<b>X</b>
Seasonal Produce Stands	<b>X</b>		<b>X</b>
Seasonal Flower	<b>X</b>		<b>X</b>

---

---

**Stands**

Kennel		<b>X</b>		<b>X</b>
--------	--	----------	--	----------

Manufactured Home	<b>X</b>			
-------------------	----------	--	--	--

Medical Cannabis Pharmacy	<b>X</b>			<b>X</b>
------------------------------	----------	--	--	----------

Mortuary/Funeral Home	<b>X</b>			<b>X</b>
--------------------------	----------	--	--	----------

**Municipal Facilities****Parks**

Public Safety Facility		<b>X</b>		
------------------------	--	----------	--	--

**Public Utilities**

Minor		<b>X</b>		
-------	--	----------	--	--

Major			<b>X</b>	
-------	--	--	----------	--

Recreational Facilities		<b>X</b>		
----------------------------	--	----------	--	--

Trails		<b>X</b>		
--------	--	----------	--	--

**Office**

General	<b>X</b>			<b>X</b>
---------	----------	--	--	----------

Intensive			<b>X</b>	<b>X</b>
-----------	--	--	----------	----------

Outdoor Dining		<b>X</b>		<b>X</b>
----------------	--	----------	--	----------

**Parking Lot**

Commercial			<b>X</b>	<b>X</b>
------------	--	--	----------	----------

Private	<b>X</b>			
---------	----------	--	--	--

Pawn Shop		<b>X</b>	<b>X</b>	
-----------	--	----------	----------	--

Pre-Existing Landscaping	<b>X</b>			
-----------------------------	----------	--	--	--

Pre-Existing Lighting (outdoor)	<b>X</b>		
Pre-Existing Lot	<b>X</b>		
Pre-Existing Structure	<b>X</b>		
Pre-Existing Use	<b>X</b>		
Quasi-Public Facilities			
Hospital		<b>X</b>	<b>X</b>
Schools, Private		<b>X</b>	<b>X</b>
Radio Station	<b>X</b>		<b>X</b>
Recreation Facility Commercial		<b>X</b>	<b>X</b>
Religious/Educational Institute			
Permanent	<b>X</b>		<b>X</b>
Temporary		<b>X</b>	<b>X</b>
Restaurant			
W/drive up window		<b>X</b>	<b>X</b>
W/o drive up window	<b>X</b>		<b>X</b>
Retail and Service Commercial			
W/drive up window		<b>X</b>	<b>X</b>
W/o drive up window	<b>X</b>		<b>X</b>
24 hour use		<b>X</b>	<b>X</b>
Retail Tobacco Specialty Business*	<b>X</b>		<b>X</b>

Shopping Center		X	X
Telecommunications Facility	X		
Transportation Facility			
Major		X	
Minor	X		

Vehicle-Related Use

Rental	<del>X</del>	<del>X</del>	X
Sales (Minor)	<del>X</del>	<del>X</del>	X
Sales and Service (Major)	<del>X</del>	<del>X</del>	X
Filling Station	<del>X</del>	<del>X</del>	X
Repair	<del>X</del>	<del>X</del>	X

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Font: Bold

17-7-12.7 Parking requirements.

C. *Parking Ratio Requirements for Specific Land Use Categories.* All new development shall provide parking according to the following standards. If a project incorporates two uses, the use requiring higher number of parking spaces shall govern. Whenever the calculation results in a fractional number, the number of spaces required must be rounded up to the next whole number.

Table 17-7-12.7C. Nonresidential Parking Ratio Requirements

Uses	Parking Ratio Requirement (Number of Spaces)
Assisted Living Facility	1 per 2 bedrooms plus 1 per employee per shift, or 2 per 3 employees per shift, whichever is greater
Auditorium	1 for every 5 seats or 3 per 100 s.f. of assembly area

Auto Repair	1 per employee per shift plus 4 per service bay
Car Wash	
Self serve	3 stacking spaces per wash bay
Automatic Tunnel (primary)	6 stacking spaces per wash bay
Automatic Tunnel (secondary)	8 stacking spaces per wash bay
Child Care Facility/Center	1 per on-duty staff per shift and 1 per 6 children
Entertainment Center, Theater	1 per 4 seats or 5 per 1,000 s.f. of floor area, depending on type of facility
Financial Institution	3 per 1,000 s.f. of net leasable floor area
Heliports	As determined by the planning commission, based on traffic generation study
Hospital	3 per bed
Hotel/Motel	1 per room or suite, and 1 per 200 s.f. of separately leasable commercial space
Master Planned Development	Determined by planning commission, based on proposed uses and potential for shared parking
Offices, General	3 per 1,000 s.f. of leasable floor area
Offices, Intensive and Clinic, Medical	5 per 1,000 s.f. of leasable floor area
Public and Quasi-Public Institution, Church, School; Public Utility Uses; and Cemetery	The greater of: 1 per 5 seats, 2 per 3 employees, or 1 per 1,000 s.f. of floor area
Recreation Facility, Commercial	The greatest of: 1 per 4 seats; 5 per 1,000 s.f. of floor area; or 1 per 3 persons rated capacity. For tennis- and pickleball-only facilities: 7 per court
Medical Cannabis Pharmacy/Retail Tobacco Specialty Business	3 for each 1,000 s.f. of net leasable floor area
Retail & Service Commercial	5 for each 1,000 s.f. of net leasable floor area

Restaurant, Standard and Bar	1 for every 100 s.f. of net leasable floor area, including kitchen areas
Restaurant, with Drive-up	5 per 1,000 s.f. of net leasable floor area
Shopping Centers/Multi-Tenant Retail	3.5 per 1,000 s.f. of net leasable floor area
Storage Facility	1 for every 2 employees in the largest shift plus 1 for each vehicle used in conducting the business
Temporary Construction Sites	1 for every 2 employees in the largest shift plus 1 for each vehicle used in conducting the business
Vehicle Sales (Minor)	3 spaces, plus 1 per employee per shift and a minimum of 2 for customers
Vehicle Sales/Rental (Major)	1 per vehicle for sale or rent plus 1 space per 400 square feet of net leasable floor area

**17-7-12.9 Conditional use standards of review.**

B. *Specific Review Criteria for Certain Conditional Uses.* In addition to the foregoing, the community and economic development department and planning commission must review each of the following criteria when considering approving or denying an application for each of the following conditional uses:

- 2. *Administrative Conditional Use.*
  - a. *Telecommunications Facility.* This subsection applies to both commercial and private low-power radio services and facilities, such as “cellular” or “PCS” (personal communications system) communications and paging systems. Each application for a telecommunications facility shall comply with the following:
    - i. *Wall-Mounted Antenna.* Two types of wall-mounted antennas are allowed: stealth-mounted and non-stealth-mounted. Antennas mounted directly on existing parapet walls, penthouses, or mechanical equipment rooms are considered a wall-mounted antenna if no portion of the antenna extends above the roofline of the building or extends no more than four feet horizontally from the face of the building. Whip antennas are not allowed on a wall-mounted antenna structure.



Antennas, equipment, and the supporting structures shall be selected to achieve the architectural compatibility with the host structure to which they are attached.

(A) Stealth facilities shall be designed to substantially conceal and camouflage the antennas and associated equipment.

(1) The planning commission shall review and may grant approval for any new antenna(s) that require construction of a new screening wall. New screening wall(s) shall be in harmony with the structure's mass, architectural features, and overall aesthetics. Architectural and structural renderings, three-dimensional representation, line-of-sight diagrams, photo simulations, and/or building elevations of the proposed modifications may be required to effectively demonstrate the requested changes meeting the intent of this chapter.

(2) *Area Limitations for Stealth Wall-Mounted Antennas.* The total area for all stealth wall-mounted antennas and supporting structures combined shall not exceed five percent of any exterior wall of the building. Stealth wall-mounted antennas may occupy a maximum of four walls. The total calculated area is the sum of each individual antenna and the visible portion of the supporting structure as viewed when looking directly at the face of the building.

(B) Non-stealth facilities shall only be considered in locations in which adverse visual impacts are not a substantial concern due to the location of the facility, the nature of the surrounding land uses, and is not visible from public vantage points.

(1) *Area Limitations for Non-Stealth Wall-Mounted Antennas.* The total area for all non-stealth wall-mounted antennas and supporting structures combined shall not exceed forty square feet for each exterior wall of the building or a total of one hundred sixty square feet per building. The total calculated area is the sum of each individual antenna and the visible portion of the supporting structure as viewed when looking directly at the face of the building.

ii. *Roof-Mounted Antenna*. Two types of roof-mounted antennas are allowed: stealth-mounted and non-stealth-mounted. Antennas, equipment, and the supporting structures shall be selected to achieve the architectural compatibility with the host structure to which they are attached. Roof-mounted antennas are an allowed use only on a flat roof and shall be screened, constructed and painted to match the structure to which they are attached. The planning commission shall review and may grant approval to place roof-mounted stealth antennas on a pitched roof if the antenna(s) are compatible with the existing structure. Roof-mounted antennas may be mounted on existing penthouses or mechanical equipment rooms if the antennas and antenna support structures are enclosed or visually screened from view.

(A) Stealth facilities shall be designed to substantially conceal and camouflage the antennas and associated equipment.

(1) Antennas shall be mounted at least five feet behind any parapet wall or from the exterior wall of the building. The maximum height of an antenna mounted between five and ten feet behind a parapet or exterior wall shall be directly proportional to the setback distance, and may not exceed a height of ten feet above the top of the parapet wall or roof line of the building.

(2) The planning commission shall review and may grant approval for any new antenna(s) that require construction of a new screening wall. New screening wall(s) shall be in harmony with the structure's mass, architectural features, and overall aesthetics. Architectural and structural renderings, three-dimensional representation, line-of-sight diagrams, photo simulations, and/or building elevations of the proposed modifications may be required to effectively demonstrate the requested changes meeting the intent of this chapter.

(B) Non-stealth facilities shall only be considered in locations in which adverse visual impacts are not a substantial concern due to the location of the facility and the nature of the surrounding land uses.

iii. *Monopole with Antennas and Antenna Support Structure Less Than Two Feet in Width.* The entire antenna structure mounted on a monopole may not exceed two feet in width.

(A) The maximum height of this antenna may not exceed ten feet in height.

(B) A monopole described in this subsection may not be located in or within five hundred feet of a residential zone district.

(C) No pole shall be allowed in any front yard setback.

(D) The monopole antenna must not exceed thirty-five feet in height.

iv. *Monopole with Antennas and Antenna Support Structure Greater Than Two Feet in Width.*

(A) The maximum visible width of antennas and antenna mounting structures on a monopole may not exceed either eight feet in height or fifteen feet in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna mounting structure.

(B) A monopole classified under this subsection may not be located in or within seven hundred fifty feet of a residential zone district.

(C) No pole shall be allowed in any front yard setback.

(D) The monopole antenna must not exceed thirty-five feet in height.

v. *Lattice Towers.* Except as provided for below, lattice towers may not be located within seven hundred fifty feet of a residential zone district.

(A) A lattice tower may be located less than seven hundred fifty feet from a residential zone district if the planning commission finds that the tower's height would not exceed the height of any public utility pole, wire, cable, or similar structures located in the same vicinity as the proposed tower.

(B) A lattice tower may be located less than seven hundred fifty feet from a residential zone and reach up to eighty-five-foot height if required for the bona fide public services of a public transit district as defined in U.C.A. Section [17A-2-1001](#) et seq. and as certified by the public transit district.

(C) No pole shall be allowed in any front yard setback.

(D) The lattice tower must not exceed thirty-five feet in height.

vi. *Power Lines.* All power lines on the lot leading to the accessory building and antenna structure of the telecommunications facility shall be installed underground.

vii. *Review Criteria.* Each applicant for a telecommunications facility must demonstrate:

(A) Compatibility of the proposed structure with the height and mass of existing adjacent buildings and utility structures;

(B) Whether co-location of the antenna on other existing structures in the same vicinity such as other towers, buildings, utility poles and similar structures is possible without significantly affecting antenna transmission or reception;

(C) Antenna transmissions will not interfere with public safety communications;

(D) The location of the antenna in relation to existing vegetation, topography and buildings to optimize visual screening;

(E) Whether the spacing between monopoles creates detrimental impact upon adjacent properties;

(F) The location of the pole in relation to noteworthy structures, landmarks and pedestrian or automotive transportation view corridors;

(G) Location and zoning compliance of accessory buildings associated with the telecommunications facility.

viii. *Co-Location.* Co-location is both permitted and encouraged if all setbacks, design and landscape requirements are met for each telecommunications facility. The application shall include any existing or approved, but unbuilt, telecommunications facility within the telecommunications area that may meet the

needs of the applicant. The documentation supplied shall evaluate the following factors:

- (A) Structural capacity of the antenna towers;
- (B) Geographic telecommunications area requirements;
- (C) Mechanical or electrical incompatibilities;
- (D) Inability or ability to locate equipment on existing antenna towers; and
- (E) Any restriction or limitation of the Federal Communications Commission that would preclude the shared use of the antenna tower.

ix. *Classification/Installation.* Low-power radio services facilities are characterized by the type or location of the antenna structure.

x. *Temporary Antenna for Use During Drive Tests.* Telecommunications companies wishing to perform drive tests shall submit notice to the planning department stating the location and the date of the proposed test. Antennas in use for a drive test shall not be left standing for a period of greater than two days. Drive tests shall be limited to testing functions only and shall not be used for telecommunication services to customers. Drive tests on city property require planning department approval and execution of the city's test-drive agreement.

b. *Outdoor Dining.* Each application for an outdoor dining use shall comply with the following:

- i. The dining area shall be located on private property or leased public property and does not diminish parking or landscaping.
- ii. The dining area shall not impede pedestrian circulation.
- iii. The dining area shall not impede emergency access or circulation.
- iv. The outdoor furnishings shall be compatible with the streetscape and associated building.
- v. No music or noise shall be in excess of the city noise ordinance, Section [8.01.070](#). Outdoor music shall not be audible off premises.

- vi. No use after ten-thirty p.m. and before seven a.m.
  - vii. No part of the outdoor dining area shall be located within one hundred feet of any existing residential use (measured from the edge of the outdoor dining area to the closest property line of the residential use), unless the residential use is part of a mixed use building or the outdoor dining area is separated from the residential use by a commercial building.
  - viii. Cooking facilities shall be located within the primary building. No cooking utilities, including grills, shall be permitted in the outdoor dining area.
  - ix. The outdoor dining area shall be kept in a clean condition and free of litter and food items which constitute a nuisance to public health, safety and welfare.
- c. *Fences Greater Than Seven Feet in Height.* Each application for a fence greater than seven feet in height must comply with the following:
- i. The applicant must demonstrate that a fence greater than seven feet in height is necessary to better promote public health, safety, welfare, and aesthetic quality in the area and the height requested is the minimum necessary to achieve this.
  - ii. The fence design, i.e., materials, color, features, height, must be compatible with the associated development in terms of theme, architecture and function. All barbed wire or other sharp, pointed, or electrically charged fences are prohibited.
  - iii. Fences shall comply with all requirements for fences less than or equal to seven feet in height with regard to location and construction.
- d. *Pawn Shop Conditional Use Permit Criteria.*
- i. Signage and display lighting is limited to stationary/steady light sources. Signs that make use of flashing lights, crawling or flashing copy or text, or simulate traffic signs or traffic messages, are prohibited.
  - ii. Display areas are limited to those shown on the approved site plan and may not exceed a combined one hundred square feet in size.
  - iii. Forfeited personal property requiring storage in an approved outdoor storage area shall be retained for no more than ninety days following the expiration of the

contract between the pawn broker and the pledgor or hold by a law enforcement agency.

~~e. *Vehicle Sales (Minor).* Each application considered as a minor vehicle sales shall comply with the following:~~

~~i. A maximum of three vehicles may be displayed outside. All vehicles must be parked within an improved parking area in designated parking stalls. Up to ten additional for sale vehicles may be stored indoors.~~

~~ii. Vehicles displayed outside shall be located in a manner as to not obstruct drive aisles, doors or pedestrian pathways.~~

~~iii. The business shall provide three spaces for displayed vehicles, plus a minimum of one parking space per employee per shift and a minimum of two for customers. Depending on the business operation plan, additional spaces may be required for customers.~~

~~iv. With the exception of three displayed vehicles, no other outdoor storage shall be permitted on site.~~

~~v. Any vehicle repair is prohibited on site.~~

**Chapter 17-7-13**  
**CLEAN INDUSTRIAL ZONE (CI)**

**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		
> 1 acre			X	
Auditorium, Assembly Hall			X	X
Cannabis Production	X			X



## Establishment\*

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				
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		X		X

---

Manufacturing Use	<b>X</b>			<b>X</b>
Medical Cannabis Pharmacy*	<b>X</b>			<b>X</b>
Mortuary/Funeral Home	<b>X</b>			<b>X</b>
Municipal Facilities				
Parks		<b>X</b>		
Public Safety Facility		<b>X</b>		
Public Utilities				
Minor		<b>X</b>		
Major			<b>X</b>	
Recreational Facilities		<b>X</b>		
Trails		<b>X</b>		
Office				
General	<b>X</b>			
Intensive			<b>X</b>	
Outdoor Dining		<b>X</b>		<b>X</b>
Outdoor Storage		<b>X</b>		
Parking Lot				
Commercial			<b>X</b>	<b>X</b>
Private	<b>X</b>			
Pawn Shop		<b>X</b>	<b>X</b>	
Pre-Existing Landscaping	<b>X</b>			
Pre-Existing Lighting (outdoor)	<b>X</b>			
Pre-Existing Lot	<b>X</b>			
Pre-Existing Structure	<b>X</b>			

---

---

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
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
Transportation Facilities			
Minor	X		
Major		X	

Vehicle-Related Use

Rental	X	X	X
Sales (Minor)	X	X	X
Sales and Service (Major)	X	X	X
Filling Station	X	X	X
Repair	X	X	X
Warehouse/Distribution	X		

Formatted: Font: Bold

Formatted: Centered

Formatted: Font: Bold

Formatted: Centered

Formatted: Font: Bold

Formatted: Centered

Formatted: Font: Bold

Formatted: Centered

Formatted: Font: Bold

Formatted: Centered

17-7-13.7 Parking requirements.

C. *Parking Ratio Requirements for Specific Land Use Categories.* All new development shall provide parking according to the following standards. If a project incorporates two uses, the use requiring higher number of parking spaces shall govern. Whenever the calculation results in a fractional number, the number of spaces required must be rounded up to the next whole number.

Table 17-7-13.7C. Nonresidential Parking Ratio Requirements

Uses	Parking Ratio Requirement (Number of Spaces)
Assisted Living Facility	1 per 2 bedrooms plus 1 per employee per shift, or 2 per 3 employees per shift, whichever is greater
Auditorium	1 per 5 seats or 3 per 100 s.f. of assembly area
Auto Repair	1 per employee per shift plus 4 per service bay
Automobile Sales/Rental	1 per vehicle for sale or rent plus one space per 400 square feet of net

	leasable floor area
Child Care Facility/Center	1 per on-duty staff per shift and 1 per 6 children
Construction Services	1 per 400 s.f. of office space and 1 for each vehicle used in conducting the business
Entertainment Center	1 per 4 seats or 5 per 1,000 s.f. of floor area, depending on type of facility
Financial Institution	3 per 1,000 s.f. of net leasable floor area
Heliports	As determined by the planning commission, based on traffic generation study
Hospital	3 per bed
Hotel/Motel	1 per room or suite and 1 per 200 s.f. of separately leasable commercial space
Manufacturing	1 per employee in the largest shift plus 1 for each vehicle used in conducting the business
Offices, General	3 per 1,000 s.f. of leasable floor area
Offices, Intensive and Clinical, Medical	5 per 1,000 s.f. of leasable floor area
Public and Quasi-Public Institution, Church, School; Public Utility Uses; and Cemetery	The greatest of: 1 per 5 seats, 2 per 3 employees, or 1 per 1,000 s.f. of floor area
Recreation Facility, Commercial	The greatest of: 1 per 4 seats; 5 per 1,000 s.f. of floor area; or 1 per 3 persons rated capacity. For tennis- and pickleball-only facilities: 7 per court
Medical Cannabis Pharmacy/Retail Tobacco Specialty Business	3 for each 1,000 s.f. of net leasable floor area
Retail & Service Commercial	5 for each 1,000 s.f. of net leasable floor area
Restaurant, Standard and Bar	1 for every 100 s.f. of net leasable floor area, including kitchen areas
Restaurant, with Drive-up	5 per 1,000 s.f. of net leasable floor area

Shopping Centers/Multi-Tenant Retail	3.5 per 1,000 s.f. of net leasable floor area
Storage Facility	1 for every 2 employees in the largest shift plus 1 for each vehicle used in conducting the business
Temporary Construction Sites	1 for every 2 employees in the largest shift plus 1 for each vehicle used in conducting the business
<del>Vehicle Sales (Minor)</del>	<del>3 spaces, plus 1 per employee per shift and a minimum of 2 for customers</del>
<del>Vehicle Sales/Rental (Major)</del>	<del>1 per vehicle for sale or rent plus 1 space per 400 square feet of net leasable floor area</del>
Warehouse	1 per 1,000 s.f. of floor area
Wholesale Establishments	1 for every 2 employees in the largest shift plus 1 for each vehicle used in conducting the business and wholesale, storage uses at 1 per 1,000 s.f. of floor area

**17-7-13.9 Conditional use standards of review.**

B. *Specific Review Criteria for Certain Conditional Uses.* In addition to the foregoing, the community and economic development department and planning commission must review each of the following criteria when considering approving or denying an application for each of the following conditional uses:

2. *Administrative Conditional Use.*

a. *Personal Athletic Facility.* Each application for a personal athletic facility shall include a screening plan, which effectively screens the use from adjacent residences.

b. *Telecommunications Facility.* This subsection applies to both commercial and private low-power radio services and facilities, such as “cellular” or “PCS” (personal communications system) communications and paging systems. Each application for a telecommunications facility shall comply with the following:

i. *Wall-Mounted Antenna.* Two types of wall-mounted antennas are allowed: stealth-mounted and non-stealth-mounted. Antennas mounted directly on existing parapet walls, penthouses, or mechanical equipment rooms are considered a

wall-mounted antenna if no portion of the antenna extends above the roofline of the building or extends no more than four feet horizontally from the face of the building. Whip antennas are not allowed on a wall-mounted antenna structure. Antennas, equipment, and the supporting structures shall be selected to achieve the architectural compatibility with the host structure to which they are attached.

(A) Stealth facilities shall be designed to substantially conceal and camouflage the antennas and associated equipment.

(1) The planning commission shall review and may grant approval for any new antenna(s) that require construction of a new screening wall. New screening wall(s) shall be in harmony with the structure's mass, architectural features, and overall aesthetics. Architectural and structural renderings, three-dimensional representation, line-of-sight diagrams, photo simulations, and/or building elevations of the proposed modifications may be required to effectively demonstrate the requested changes meeting the intent of this chapter.

(2) *Area Limitations for Stealth Wall-Mounted Antennas.* The total area for all stealth wall-mounted antennas and supporting structures combined shall not exceed five percent of any exterior wall of the building. Stealth wall-mounted antennas may occupy a maximum of four walls. The total calculated area is the sum of each individual antenna and the visible portion of the supporting structure as viewed when looking directly at the face of the building.

(B) Non-stealth facilities shall only be considered in locations in which adverse visual impacts are not a substantial concern due to the location of the facility, the nature of the surrounding land uses, and is not visible from public vantage points.

(1) *Area Limitations for Non-Stealth Wall-Mounted Antennas.* The total area for all non-stealth wall-mounted antennas and supporting structures combined shall not exceed forty square feet for each exterior wall of the building or a total of one hundred sixty square feet per building. The total calculated area is the sum of each individual antenna and the visible

portion of the supporting structure as viewed when looking directly at the face of the building.

ii. *Roof-Mounted Antenna*. Two types of roof-mounted antennas are allowed: stealth-mounted and non-stealth-mounted. Antennas, equipment, and the supporting structures shall be selected to achieve the architectural compatibility with the host structure to which they are attached. Roof-mounted antennas are an allowed use only on a flat roof and shall be screened, constructed and painted to match the structure to which they are attached. The planning commission shall review and may grant approval to place roof-mounted stealth antennas on a pitched roof if the antenna(s) are compatible with the existing structure. Roof-mounted antennas may be mounted on existing penthouses or mechanical equipment rooms if the antennas and antenna support structures are enclosed or visually screened from view.

(A) Stealth facilities shall be designed to substantially conceal and camouflage the antennas and associated equipment.

(1) Antennas shall be mounted at least five feet behind any parapet wall or from the exterior wall of the building. The maximum height of an antenna mounted between five and ten feet behind a parapet or exterior wall shall be directly proportional to the setback distance, and may not exceed a height of ten feet above the top of the parapet wall or roof line of the building.

(2) The planning commission shall review and may grant approval for any new antenna(s) that require construction of a new screening wall. New screening wall(s) shall be in harmony with the structure's mass, architectural features, and overall aesthetics. Architectural and structural renderings, three-dimensional representation, line-of-sight diagrams, photo simulations, and/or building elevations of the proposed modifications may be required to effectively demonstrate the requested changes meeting the intent of this chapter.

(B) Non-stealth facilities shall only be considered in locations in which adverse visual impacts are not a substantial concern due to the location of the facility and the nature of the surrounding land uses.



iii. *Monopole with Antennas and Antenna Support Structure Less Than Two Feet in Width.* The entire antenna structure mounted on a monopole may not exceed two feet in width.

(A) The maximum height of this antenna may not exceed ten feet in height.

(B) A monopole described in this subsection may not be located in or within five hundred feet of a residential zone district.

(C) No pole shall be allowed in any front yard setback.

(D) The monopole antenna must not exceed thirty-five feet in height.

iv. *Monopole with Antennas and Antenna Support Structure Greater Than Two Feet in Width.*

(A) The maximum visible width of antennas and antenna mounting structures on a monopole may not exceed either eight feet in height or fifteen feet in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna mounting structure.

(B) A monopole classified under this subsection may not be located in or within seven hundred fifty feet of a residential zone district.

(C) No pole shall be allowed in any front yard setback.

(D) The monopole antenna must not exceed thirty-five feet in height.

v. *Lattice Towers.* Except as provided for below, lattice towers may not be located within seven hundred fifty feet of a residential zone district.

(A) A lattice tower may be located less than seven hundred fifty feet from a residential zone district if the planning commission finds that the tower's height would not exceed the height of any public utility pole, wire, cable, or similar structures located in the same vicinity as the proposed tower.

(B) A lattice tower may be located less than seven hundred fifty feet from a residential zone and reach up to eighty-five-foot height if required for the bona fide public services of a public transit district as defined in U.C.A. Section [17A-2-1001](#) et seq. and as certified by the public transit district.

(C) No pole shall be allowed in any front yard setback.

(D) The lattice tower must not exceed thirty-five feet in height.

vi. *Power Lines.* All power lines on the lot leading to the accessory building and antenna structure of the telecommunications facility shall be installed underground.

vii. *Review Criteria.* Each applicant for a telecommunications facility must demonstrate:

(A) Compatibility of the proposed structure with the height and mass of existing adjacent buildings and utility structures;

(B) Whether co-location of the antenna on other existing structures in the same vicinity such as other towers, buildings, utility poles and similar structures is possible without significantly affecting antenna transmission or reception;

(C) Antenna transmissions will not interfere with public safety communications;

(D) The location of the antenna in relation to existing vegetation, topography and buildings to optimize visual screening;

(E) Whether the spacing between monopoles creates detrimental impact upon adjacent properties;

(F) The location of the pole in relation to noteworthy structures, landmarks and pedestrian or automotive transportation view corridors;

(G) Location and zoning compliance of accessory buildings associated with the telecommunications facility.

viii. *Co-Location.* Co-location is both permitted and encouraged if all setbacks, design and landscape requirements are met for each telecommunications facility. The application shall include any existing or approved, but unbuilt, telecommunications facility within the telecommunications area that may meet the

needs of the applicant. The documentation supplied shall evaluate the following factors:

- (A) Structural capacity of the antenna towers;
- (B) Geographic telecommunications area requirements;
- (C) Mechanical or electrical incompatibilities;
- (D) Inability or ability to locate equipment on existing antenna towers; and
- (E) Any restriction or limitation of the Federal Communications Commission that would preclude the shared use of the antenna tower.

ix. *Classification/Installation.* Low-power radio services facilities are characterized by the type or location of the antenna structure.

x. *Temporary Antenna for Use During Drive Tests.* Telecommunications companies wishing to perform drive tests shall submit notice to the planning department stating the location and the date of the proposed test. Antennas in use for a drive test shall not be left standing for a period of greater than two days. Drive tests shall be limited to testing functions only and shall not be used for telecommunication services to customers. Drive tests on city property require planning department approval and execution of the city's test-drive agreement.

c. *Fences Greater Than Seven Feet in Height.* Each application for a fence greater than seven feet in height must comply with the following:

- i. The applicant must demonstrate that a fence greater than seven feet in height is necessary to better promote public health, safety, welfare, and aesthetic quality in the area and the height requested is the minimum necessary to achieve this.
- ii. The fence design, i.e., materials, color, features, height, must be compatible with the associated development in terms of theme, architecture and function. All barbed wire or other sharp, pointed, or electrically charged fences are prohibited.
- iii. Fences shall comply with all requirements for fences less than or equal to seven feet in height with regard to location and construction.

d. *Pawn Shop Conditional Use Permit Criteria.*

- i. Signage and display lighting is limited to stationary/steady light sources. Signs that make use of flashing lights, crawling or flashing copy or text, or simulate traffic signs or traffic messages, are prohibited.
  - ii. Display areas are limited to those shown on the approved site plan and may not exceed a combined one hundred square feet in size.
  - iii. Forfeited personal property requiring storage in an approved outdoor storage area shall be retained for no more than ninety days following the expiration of the contract between the pawn broker and the pledgor or hold by a law enforcement agency.
- e. *Outdoor Dining.* Each application for an outdoor dining use shall comply with the following:
- i. The dining area shall be located on private property or leased public property and does not diminish parking or landscaping.
  - ii. The dining area shall not impede pedestrian circulation.
  - iii. The dining area shall not impede emergency access or circulation.
  - iv. The outdoor furnishings shall be compatible with the streetscape and associated building.
  - v. No music or noise shall be in excess of the city noise ordinance, Section [8.01.070](#). Outdoor music shall not be audible off premises.
  - vi. No use after ten-thirty p.m. and before seven a.m.
  - vii. No part of the outdoor dining area shall be located within one hundred feet of any existing residential use (measured from the edge of the outdoor dining area to the closest property line of the residential use), unless the residential use is part of a mixed use building or the outdoor dining area is separated from the residential use by a commercial building.
  - viii. Cooking facilities shall be located within the primary building. No cooking utilities, including grills, shall be permitted in the outdoor dining area.

ix. The outdoor dining area shall be kept in a clean condition and free of litter and food items which constitute a nuisance to public health, safety and welfare.

~~f. Vehicle Sales (Minor). Each application considered as a minor vehicle sales shall comply with the following:~~

~~i. A maximum of three vehicles may be displayed outside. All vehicles must be parked within an improved parking area in designated parking stalls. Up to ten additional for sale vehicles may be stored indoors.~~

~~ii. Vehicles displayed outside shall be located in a manner as to not obstruct drive aisles, doors or pedestrian pathways.~~

~~iii. The business shall provide three spaces for displayed vehicles, plus a minimum of one parking space per employee per shift and a minimum of two for customers. Depending on the business operation plan, additional spaces may be required for customers.~~

~~iv. With the exception of three displayed vehicles, no other outdoor storage shall be permitted on site.~~

~~v. Any vehicle repair is prohibited on site.~~



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

## **MIDVALE CITY PLANNING COMMISSION STAFF REPORT 9/24/2025**

---

### **SUBJECT**

Midvale City initiated request to amend various sections of the SF-1, SF-2, RM-12, and RM-25 zones of the Midvale City Municipal Code relating to master planned developments.

### **SUBMITTED BY**

Elizabeth Arnold, Senior Planner

### **BACKGROUND AND ANALYSIS**

This item was tabled from the August 27, 2025 Planning Commission pending further research into increased parking requirements and whether projects without common area should be master planned. The original background and analysis on the text amendment can be found in the packet for that meeting.

After research and discussion, it's staff's opinion that only projects with common area or projects utilizing building footprint lots should be master planned. Parking standards have been increased and a specification added that driveways cannot be utilized for guest spaces. No special carveout has been included for excluding garage spaces.

### ***-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 first and third criteria listed above as it promotes coordinated development and improves efficiency for both developers and staff.

## **STAFF RECOMMENDATION**

Staff proposes 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)(1 & 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

### 17-7-1.9 Master planned development.

Any ~~development that includes proposal for new development or redevelopment common area in excess of one acre in the zone~~ shall be master planned to assure coordination of design, mitigation of adverse impacts, ~~common open space, and~~ a variety of housing types, ~~and improved trail linkages. A master plan commits the owner to a specific, detailed development plan.~~

~~A. Large Scale Master Planned Development. Every proposal for new development or redevelopment in excess of five acres shall be large scale master planned. The large scale master plan commits the owner to a specific, detailed development plan.~~

~~B. Small Scale Master Planned Development. All applicants for developments in excess of one acre and all permit holders for large scale master planned developments must apply for a small scale master planned development permit, which is a condition precedent to a building permit for on-site construction. The small scale master plan commits the owner to a specific, detailed development plan.~~

~~AC. Development Requirements. To be granted any of the incentives in subsection (D) of this section, a master planned development application must include:~~

- ~~1. Improved, nonmotorized vehicle trail linkages and access for general pedestrian use;~~
- ~~12. A minimum of 25% fifteen percent of the total acreage and as improved, common open space, to include such uses as mini-parks, picnic areas, playgrounds, recreation areas and structures such as club houses, pavilions, swimming pools, etc.;~~
- ~~3. A minimum of fifty percent of the site shall be open space (excluding streets, parking, driveways, and steep slopes);~~
- ~~24. At least two different housing models with three characteristics which clearly and obviously distinguish it from the other housing models. Developments with more than 16 units shall have at least three different housing models. Distinguished characteristics are: exterior materials and colors, roof shapes, garage placement, and window size/proportion/pattern. A minimum of sixty percent of the structural facade and forty percent of the side facade shall be brick or equivalent material. The planning commission may grant a reduction to the forty percent side facade requirement based on design merit,~~



~~or if it is demonstrated that all or portions of the facade cannot be seen from public or common areas;~~

~~5. A grant to the city of a permanent open space easement on and over all private open spaces to guarantee that the open space remains perpetually in recreational use, with the ownership and maintenance being the responsibility of the owners' association; and~~

~~36. Adopted articles of association and by-laws of such association, that are satisfactory to the city.~~

~~BD. *Building Footprint Lots.* Building footprint lots are allowed and shall be located a minimum of 10' from each adjacent structure and project property line, and 20' from any right-of-way.~~

~~*Incentives for Master Planned Development Design.* The planning commission may award an applicant for a master planned development certain incentives for master planning. Upon the applicant's demonstration of streetscape design, use of superior materials, quality trail connections, and preservation and enhancement of open space in excess of twenty percent, the planning commission may:~~

~~1. Grant a density bonus of up to ten percent of the density allowed in the zone;~~

~~2. Reserved;~~

~~3. Subject to the Building Code, diminish interior setback criteria and reduce required yards interior to the development to encourage clustered development;~~

~~4. Allow for the development of private roads and diminished frontage requirements along private roads;~~

~~5. Increase the allowed height up to ten percent of the maximum zone height for structures in excess of fifty feet from the perimeter of the master planned development boundary; and~~

~~6. Reduce required parking, based on a parking analysis which shows:~~

~~a. The proposed number of vehicles required by the typical tenant mix of the project;~~

~~b. A comparison of well-parked projects of similar size and proposed occupancy;~~

~~c. Parking needs of nonresidential uses;~~

~~d. A shared parking analysis; and~~

~~e. Provisions for overflow parking during peak periods.~~

**17-7-1.7      Parking.**

C. An applicant for new development shall provide off-street parking as follows:

**Table 17-7-1.7. Parking**

Uses	Parking Requirement
Child Care Facility/Center	1 space per on-duty employee and 1 per 6 children
Group Home	The greater of: 1 space per 2 bedrooms plus 1 space per employee per shift, or 2 per 3 employees per shift
IADU/EADU	1 space per unit
Master Planned Development	<del>As determined by planning commission, based on the proposed uses and the potential for shared parking 2 spaces plus 0.5 stalls for guest parking per dwelling unit. Driveways cannot be utilized for guest parking.</del>
Neighborhood Commercial	2 spaces per 1,000 s.f. of leasable area

---

Uses	Parking Requirement
Public and Quasi-Public Institution, Church and School; Public Utility; Municipal Facility	The greater of: 1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 s.f.
Single Family/Duplex	2 spaces per dwelling unit

## 17-7-2.9 Master planned development.

Any ~~development that includes common area proposal for new development or redevelopment in excess of one acre in the zone~~ shall be master planned to assure coordination of design, mitigation of adverse impacts, ~~and common open space~~, a variety of housing types, ~~and improved trail linkages. A master plan commits the owner to a specific, detailed development plan.~~

~~A. Large Scale Master Planned Development. Every proposal for new development or redevelopment in excess of five acres shall be large scale master planned. The large scale master plan commits the owner to a specific, detailed development plan.~~

~~B. Small Scale Master Planned Development. All applicants for developments in excess of one acre and all permit holders for large scale master planned developments must apply for a small scale master planned development permit, which is a condition precedent to a building permit for on-site construction. The small scale master plan commits the owner to a specific, detailed development plan.~~

~~AC. Development Requirements. To be granted any of the incentives in subsection (D) of this section, a master planned development application must include:~~

~~1. Improved, nonmotorized vehicle trail linkages and access for general pedestrian use;~~

~~12. A minimum of 25% fifteen percent of the total acreage and as improved, common open space, to include such uses as mini-parks, picnic areas, playgrounds, recreation areas and structures such as club houses, pavilions, swimming pools, etc.;~~

~~3. A minimum of fifty percent of the site shall be open space (excluding streets, parking, driveways, and steep slopes);~~

~~24. At least two different housing models with three characteristics which clearly and obviously distinguish it from the other housing models. Developments with more than 16 units shall have at least three different housing models. Distinguished characteristics are: exterior materials and colors, roof shapes, garage placement, and window size/proportion/pattern. A minimum of sixty percent of the structural facade and forty percent of the side facade shall be brick or equivalent material. The planning commission may grant a reduction to the forty percent side facade requirement based on design merit.~~

~~or if it is demonstrated that all or portions of the facade cannot be seen from public or common areas;~~

~~5. A grant to the city of a permanent open space easement on and over all private open spaces to guarantee that the open space remains perpetually in recreational use, with the ownership and maintenance being the responsibility of the owners' association; and~~

~~36. Adopted articles of association and by-laws of such association, that are satisfactory to the city.~~

~~BD. *Building Footprint Lots.* Building footprint lots are allowed and shall be located a minimum of 10' from each adjacent structure and project property line, and 20' from any right-of-way.~~  
~~*Incentives for Master Planned Development Design.* The planning commission may award an applicant for a master planned development certain incentives for master planning. Upon the applicant's demonstration of streetscape design, use of superior materials, quality trail connections, and preservation and enhancement of open space in excess of twenty percent, the planning commission may:~~

~~1. Grant a density bonus of up to ten percent of the density allowed in the zone;~~

~~2. Reserved;~~

~~3. Subject to the Building Code, diminish interior setback criteria and reduce required yards interior to the development to encourage clustered development;~~

~~4. Allow for the development of private roads and diminished frontage requirements along private roads;~~

~~5. Increase the allowed height up to ten percent of the maximum zone height for structures in excess of fifty feet from the perimeter of the master planned development boundary; and~~

~~6. Reduce required parking, based on a parking analysis which shows:~~

~~a. The proposed number of vehicles required by the typical tenant mix of the project;~~

~~b. A comparison of well-parked projects of similar size and proposed occupancy;~~

~~c. Parking needs of nonresidential uses;~~

~~d. A shared parking analysis; and~~

~~e. Provisions for overflow parking during peak periods.~~

**17-7-2.7      Parking.**

C. An applicant for new development shall provide off-street parking as follows:

**Table 17-7-2.7. Parking**

Uses	Parking Requirement
Child Care Facility/Center	1 space per on-duty employee and 1 per 6 children
Group Home	The greater of: 1 space per 2 bedrooms plus 1 space per employee per shift, or 2 per 3 employees per shift
IADU/EADU	1 space per unit
Master Planned Development	<del>As determined by planning commission, based on the proposed uses and the potential for shared parking 2 spaces plus 0.5 stalls for guest parking per dwelling unit. Driveways cannot be utilized for guest parking.</del>
Neighborhood Commercial	2 spaces per 1,000 s.f. of leasable area



---

Uses	Parking Requirement
Public and Quasi-Public Institution, Church and School; Public Utility; Municipal Facility	The greater of: 1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 s.f.
Single Family/Duplex	2 spaces per dwelling unit

### 17-7-3.9 Master planned development.

Any ~~development that includes common area proposal for new development or redevelopment in excess of one acre in the zone~~ shall be master planned to assure coordination of design, ~~common open space~~, mitigation of adverse impacts, and a variety of housing types ~~and improved trail linkages~~.

~~A. Large Scale Master Planned Development. Every proposal for new development or redevelopment in excess of five acres shall be large scale master planned. The large scale master plan commits the owner to a specific, detailed development plan.~~

~~B. Small Scale Master Planned Development. All applicants for developments in excess of one acre and all permit holders for large scale master planned developments must apply for a small scale master planned development permit, which is a condition precedent to a building permit for on-site construction. The small scale master plan commits the owner to a specific, detailed development plan.~~

AC. *Development Requirements.* ~~To be granted any of the incentives in subsection (D) of this section, a master planned development application must include:~~

- ~~1. Improved, nonmotorized vehicle trail linkages and access for general pedestrian use;~~
- ~~2. A minimum of 25% fifteen percent of the total acreage and as improved, common open space, to include such uses as mini-parks, picnic areas, playgrounds, recreation areas and structures such as club houses, pavilions, swimming pools, etc.;~~
- ~~3. A minimum of fifty percent of the site shall be open space (excluding streets, parking, driveways, and steep slopes);~~
24. At least two different housing models with three characteristics which clearly and obviously distinguish it from the other housing models. Developments with more than 16 units shall have at least three different housing models. Distinguished characteristics are: exterior materials and colors, roof shapes, garage placement, and window size/proportion/pattern. A minimum of sixty percent of the structural facade and forty percent of the side facade shall be brick or equivalent material. The planning commission may grant a reduction to the forty percent side facade requirement based on design merit,

~~or if it is demonstrated that all or portions of the facade cannot be seen from public or common areas;~~

~~5. A commitment to develop a minimum of ninety percent of the zone density;~~

~~6. A grant to the city of a permanent open space easement on and over all private open spaces to guarantee that the open space remains perpetually in recreational use, with the ownership and maintenance being the responsibility of the owners' association; and~~

~~37. Adopted articles of association and by-laws of such association, that are satisfactory to the city.~~

~~B.D. *Building Footprint Lots.* Building footprint lots are allowed and shall be located a minimum of 10' from each adjacent structure and project property line, and 20' from any right-of-way.~~

~~*Incentives for Master Planned Development Design.* The planning commission may award an applicant for a master planned development certain incentives for master planning. Upon the applicant's demonstration of streetscape design, use of superior materials, quality trail connections, and preservation and enhancement of open space in excess of twenty percent, the planning commission may:~~

~~1. Grant a density bonus of up to ten percent of the density allowed in the zone;~~

~~2. Subject to the Building Code, diminish interior setback criteria and reduce required yards interior to the development;~~

~~3. Allow for the development of private roads and diminished frontage requirements along private roads;~~

~~4. Increase the allowed height up to ten percent of the maximum zone height for structures in excess of fifty feet from the perimeter of the master planned development boundary; and~~

~~5. Reduce required parking, based on a parking analysis which shows:~~

~~a. The proposed number of vehicles required by the typical tenant mix of the project;~~

~~b. A comparison of well-parked projects of similar size and proposed occupancy;~~

~~c. Parking needs of nonresidential uses;~~

~~d. A shared parking analysis; and~~

~~e. Provisions for overflow parking during peak periods.~~

~~E. Notwithstanding the requirements of subsection (C) of this section, if the proposed master planned development is in excess of ten acres, anticipates more than sixty residential units, and is adjacent to properties zoned with an agricultural overlay under Section 17-7-1.14 along at least sixty-five percent of the project boundary, the applicant may reduce the amount of the improved common open space by up to six percent so long as the total minimum open space requirement is increased by the same amount as the improved common open space reduction.~~

**17-7-3.7      Parking.**

An applicant shall provide on-site parking as follows.

**Table 17-7-3.7. Parking**

Uses	Parking Requirement
Child Care Facility/Center	1 space per on-duty employee and 1 per 6 children
Duplex	2 spaces per dwelling unit
Group Home	The greater of: 1 space per 2 bedrooms plus 1 space per employee per shift, or 2 per 3 employees per shift
IADU/EADU	1 space per unit
Master Planned Development	<del>As determined by planning commission, based on the proposed uses and their potential for shared parking. For single family/duplex MPD: 2 spaces plus 0.5 stalls for guest parking per dwelling unit. Driveways cannot be utilized for guest parking. For</del>

Uses	Parking Requirement
	<a href="#">multifamily MPD follow multifamily development requirements below.</a>
Multifamily Developments	1.5 spaces per 1 bedroom unit; 2 spaces per 2 bedroom unit; 2.5 spaces per 3 bedroom unit and greater; plus 1 space per every 4 units for guest parking
Neighborhood Commercial	2 spaces per 1,000 s.f. of leasable area
Public and Quasi-Public Institution, Church and School; Public Utility; Municipal Facility	The greater of: 1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 s.f.
Senior Affordable Housing	Not less than 1 space per dwelling unit; plus not less than 0.3 spaces per dwelling unit for guest parking
Single Family	2 spaces per dwelling unit

### 17-7-4.9 Master planned development.

Any ~~development that includes common area proposal for new development or redevelopment in excess of one acre in the zone~~ shall be master planned to assure coordination of design, ~~common open space~~, mitigation of adverse impacts, and a variety of housing types, ~~and improved trail linkages.~~

~~A. Large Scale Master Planned Development. Every proposal for new development or redevelopment in excess of five acres shall be large scale master planned. The large scale master plan commits the owner to a specific, detailed development plan.~~

~~B. Small Scale Master Planned Development. All applicants for developments in excess of one acre and all permit holders for large scale master planned developments must apply for a small scale master planned development permit, which is a condition precedent to a building permit for on-site construction. The small scale master plan commits the owner to a specific, detailed development plan.~~

AC. *Development Requirements.* ~~To be granted any of the incentives in subsection D of this section, a master planned development application must include:~~

- ~~1. Improved, nonmotorized vehicle trail linkages and access for general pedestrian use;~~
- ~~12. A minimum of 25% fifteen percent of the total acreage land as improved, common open space, to include such uses as mini-parks, picnic areas, playgrounds, recreation areas and structures such as club houses, pavilions, swimming pools, etc.;~~
- ~~3. A minimum of fifty percent of the site shall be open space (excluding streets, parking, driveways, and steep slopes);~~
- ~~24. At least two different housing models with three characteristics which clearly and obviously distinguish it from the other housing models. Developments with more than 16 units shall have at least three different housing models. Distinguished characteristics are: exterior materials and colors, roof shapes, garage placement, and window size/proportion/pattern. A minimum of sixty percent of the structural facade and forty percent of the side facade shall be brick or equivalent material. The planning commission may grant a reduction to the forty percent side facade requirement based on design merit,~~

~~or if it is demonstrated that all or portions of the facade cannot be seen from public or common areas;~~

~~5. A commitment to develop a minimum of ninety percent of the zone density;~~

~~6. A grant to the city of a permanent open space easement on and over all private open spaces to guarantee that the open space remains perpetually in recreational use, with the ownership and maintenance being the responsibility of the owners' association; and~~

~~37. Adopted articles of association and by-laws of such association, that are satisfactory to the city.~~

~~B.D. *Building Footprint Lots.* Building footprint lots are allowed and shall be located a minimum of 10' from each adjacent structure and project property line, and 20' from any right-of-way.~~

~~*Incentives for Master Planned Development Design.* The planning commission may award an applicant for a master planned development certain incentives for master planning. Upon the applicant's demonstration of streetscape design, use of superior materials, quality trail connections, and preservation and enhancement of open space in excess of twenty percent, the planning commission may:~~

~~1. Grant a density bonus of up to ten percent of the density allowed in the zone;~~

~~2. Subject to the Building Code, diminish interior setback criteria and reduce required yards interior to the development;~~

~~3. Allow for the development of private roads and diminished frontage requirements along private roads;~~

~~4. Increase the allowed height up to ten percent of the maximum zone height for structures in excess of fifty feet from the perimeter of the master planned development boundary; and~~

~~5. Reduce required parking, based on a parking analysis which shows:~~

~~a. The proposed number of vehicles required by the typical tenant mix of the project;~~

~~b. A comparison of well-parked projects of similar size and proposed occupancy;~~

~~c. Parking needs of nonresidential uses;~~



~~d. A shared parking analysis; and~~

~~e. Provisions for overflow parking during peak periods.~~

**17-7-4.7      Parking.**

An applicant shall provide on-site parking as follows.

**Table 17-7-4.7. Parking**

Uses	Parking Requirement
Child Care Facility/Center	1 space per on-duty employee and 1 per 6 children
Duplex	2 spaces per dwelling unit
Group Home	The greater of: 1 space per 2 bedrooms plus 1 space per employee per shift, or 2 per 3 employees per shift
IADU/EADU	1 space per unit
Master Planned Development	<del>As determined by planning commission, based on the proposed uses and their potential for shared parking. For single family/duplex MPD: 2 spaces plus 0.5 stalls for guest parking per dwelling unit. Driveways cannot be utilized for guest parking. For</del>

Uses	Parking Requirement
	<a href="#">multifamily MPD follow multifamily development requirements below.</a>
Multifamily Developments	1.5 spaces per 1 bedroom unit; 2 spaces per 2 bedroom unit; 2.5 spaces per 3 bedroom unit and greater; plus 1 space per every 4 units for guest parking
Neighborhood Commercial	2 spaces per 1,000 s.f. of leasable area
Public and Quasi-Public Institution, Church and School; Public Utility; Municipal Facility	The greater of: 1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 s.f.
Senior Affordable Housing	Not less than 1 space per dwelling unit; plus not less than 0.3 spaces per dwelling unit for guest parking
Single Family	2 spaces per dwelling unit