



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

**Midvale Planning Commission Meeting
Notice and Agenda *AMENDED*
October 22, 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, October 22, 2025, at 6:00 p.m. This meeting will be held in person at Midvale City Hall, 7505 S Holden Street, Midvale, Utah or electronically with an anchor location at Midvale City Hall, 7505 S Holden Street, Midvale, Utah. The meeting will be broadcast at the following link:
Midvale.Utah.gov/YouTube.

Midvale City Staff publishes a packet of information containing item specific details one week prior to the meeting at 6:00 p.m. on the [Planning Commission Agendas & Minutes](#) page. The QR code included on the right will also take you to this webpage.



Public comments for Public Hearing items may be done in person on the scheduled meeting date, submitted electronically on the Agendas & Minutes webpage, or by emailing planning@midvaleut.gov by 5:00 p.m. on October 21, 2025 to be included in the record.

I. Pledge of Allegiance

II. Roll Call

III. Minutes

- a. Review and Approval of Minutes from the October 8, 2025 Meeting.

IV. Public Hearing

*If items marked with ** are forwarded, the City Council will hear them on November 18, 2025 at 7 p.m.*

- a. Daniel Herzog requests Preliminary Subdivision approval for a 16-lot subdivision located at 743 W Bingham Junction Blvd in the Jordan Bluffs Subareas 1-3 Development (JB 1-3, Pod C) zone. *[Jonathan Anderson, Planner II]*
- b. ~~**Darren Nate requests a zoning code text amendment to Section 17-7-8.4(A) regarding front setback requirements for medium and high density residential development standards in the Transit Oriented Development (TOD) zone. *[Jonathan Anderson, Planner II]*~~ **Withdrawn from the agenda 10/21/2025.**

- c. **Midvale City Parks and Open Space Master Plan, which includes the Impact Fees Facilities Plan. *[Adam Olsen, Community Development Director]*

V. Staff Update/Other Business

- a. Discussion on potential code language changes regarding commercial square footage in the TODO Zone (Transit Oriented Development Overlay).
- b. Planning Department Report.

VI. Adjourn

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

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

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