



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

**Midvale Planning Commission Meeting
Notice and Agenda
November 12, 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, November 12, 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 November 10, 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 22, 2025 Meeting.

IV. Public Hearing

*If items marked with ** are forwarded, the City Council will hear them on December 2, 2025 at 7 p.m.*

- a. Leonard Sharp requests Preliminary Subdivision approval for a 3-lot subdivision located at 120 E 7615 S in the Single Family Residential (SF-1) Zone. *[Jonathan Anderson, Planner II]*
- b. **Midvale City initiated request to modify Midvale Municipal Code Section 17-7-17.3 (TODO Zone) to provide design flexibility of the commercial mixed-use requirement. *[Wendelin Knobloch, Planning Director]*

V. Action Item

- a. Approval of the 2026 Planning Commission Meeting Schedule. *[Jonathan Anderson, Planner II]*

VI. Staff Update/Other Business

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

VII. Adjourn

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

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



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Midvale City
PLANNING AND ZONING COMMISSION
Minutes
22nd Day of October 2025
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

COMMISSION CHAIR: Robyn Anderson

COMMISSION VICE CHAIR: Candice Erickson

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

STAFF: Adam Olsen, Community Development Director
Katie Thorne, Community Development Exec. Assistant
Daniel Van Beuge, Deputy City Attorney
Wendelin Knobloch, Planning Director
Elizabeth Arnold, Senior Planner
Jonathan Anderson, Planner II
Josh Short, Junior Network Administrator

REGULAR MEETING

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

MINUTES

1. REVIEW AND APPROVE MINUTES OF OCTOBER 8, 2025.

MOTION: Commissioner Liedtke MOVED to approve the minutes of October 8, 2025. SECONDED by Commissioner Tippetts. Vice Chair Erickson called for a voice vote.

The motion passed unanimously with all voting in favor.

PUBLIC HEARINGS

1. 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.

The proposed Preliminary Subdivision is for Phase II of the Jordan Heights Condominiums project by Holmes Homes. Future Amendments to the proposed subdivision will subdivide the buildings for the individual sale of the condominium units. This project previously received Site Plan Approval in August of 2022.

This proposal has been reviewed by all members of the Development Review Committee (Planning, Engineering, Public Works, Legal, Unified Fire Authority, and the Building Official) for compliance with the respective guidelines, policies, standards, and codes. Staff finds the proposal substantially complies with the preliminary subdivision requirements in Midvale Municipal Code 16.02, and the lot standards of the JB 1-3 zone in Midvale Municipal Code 17-7-10.12.10.

Public notice has been sent to property owners within 500 feet of the subject parcel. No written objections have been received as of the writing of this report.

STAFF RECOMMENDATION:

Based on compliance with the requirements of Chapter 16.02 and 17-7-10.12.10 of the Midvale Municipal Code demonstrated in the application, Staff recommends the Planning Commission approve the preliminary subdivision with the following findings and conditions:

Findings:

1. The application is for a preliminary subdivision for a 16-lot subdivision located at 743 W Bingham Junction Blvd.
2. The project substantially complies with the preliminary subdivision procedure outlined in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.
3. The Development Review Committee has reviewed the project and forwarded the item on for the Planning Commission to render a decision.

Conditions:

1. Name and address of the applicant and owners of the land to be subdivided is added to the Preliminary Plat. MMC 16.02.020(K).
2. Any other modifications to the Preliminary Plat and Subdivision documents as required by the members of the Development Review Committee for the Preliminary Subdivision.

APPLICANT:

Daniel Herzog mentioned that there will be future presentations related to the proposed subdivision for their individual building condominium plat submittals.

PUBLIC HEARING:

No Comment.

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

DISCUSSION:

Daniel Van Buege, Deputy City Attorney, informed the Commissioners that this is an administrative decision that the Planning Commission is to make if they do meet all the code requirements as they're outlaid in the city. If the proposed project does meet all code requirements, the Planning Commission is required to approve the proposed project plans. The only grounds for denial of this project would be if the code requirements are not met. As previously noted, the proposed project plans do not fully comply with all applicable code requirements. Accordingly, the Planning Commission may either deny the project plans or approve them with conditions, as recommended by staff.

Commissioner Liedtke acknowledged that the proposed subdivision meets current parking regulations; however, he noted that he has received several public comments expressing concern about the lack of additional parking within the subdivision.

Daniel Herzog stated that he would take into consideration the concerns raised by nearby residents. Mr. Herzog further explained that some of the additional parking spaces within the subdivision are currently probably being utilized by construction contractors, and as that work is completed, these spaces will become available for regular use.

MOTION: Commissioner Tippetts MOVED to approve the preliminary subdivision located at 743 W Bingham Junction Blvd, with the findings and conditions included in the staff report. The motion was SECONDED by Commissioner Snow. Vice Chair Erickson called for a roll call vote. The vote was as follows:

Vice Chair Erickson	Yes
Commissioner Tippetts	Yes
Commissioner Snow	Yes
Commissioner Liedtke	Yes
Commissioner Kasparian	Yes

The motion passes unanimously.

PUBLIC HEARINGS

2. 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.

STAFF RECOMMENDATION:

Vice Chair Erickson explained that this item had been withdrawn from the agenda by the applicant on 10/21/2025. A public hearing or any official motion will be made during this meeting.

PUBLIC HEARINGS

3. Midvale City Parks and Open Space Master Plan, including an Impact Fees Facilities Plan (IFFP).

Mr. Olsen stated that Midvale City was awarded financial assistance through a Transportation and Land Use Connection (TLC) grant for a Parks and Open Space Master Plan. This plan is the first of its kind for Midvale, providing comprehensive analysis and recommendations for the City's parks and open space network, including preparation of an Impact Fee Facilities Plan (IFFP), a required step in the preparation and implementation of a Parks Impact Fee Analysis for the collection of development impact fees for the expansion of the City's parks and open space network.

Throughout 2025, staff worked with MHTN and Zions Public Finance (consultant groups) identifying and inventorying the City's public open space and park network, along with its associated improvements and amenities. This analysis was used for preparation of the IFFP in anticipation of future park impact fees. The plan identifies areas of Midvale underserved by the park and open space network, proposing strategies for acquisition, partnership, and expansion to better serve all of Midvale.

MHTN will present the plan and its findings to the Planning Commission. Upon Recommendation, the plan will be presented to the City Council.

STAFF RECOMMENDATION:

Staff recommends approval of the Parks and Open Space Master Plan and its associated IFFP.

APPLICANT:

Vince Wolcott and Emily Seang, representing MHTN, are one of the consulting groups involved in the proposed project and stated that they would each be participating in the presentation to the Planning Commission **(See Attachment A for presentation)**.

Ms. Seang referenced public feedback received by MHTN during the development of the proposed plan. She shared several statistics from their community survey process, including that approximately 21% of participating residents reported visiting parks in their area daily.

Mr. Wolcott stated that MHTN had prepared a series of recommendations for the Planning Commission's consideration. He provided additional information regarding the guiding principles and goals underlying those recommendations.

Commissioner Edwards questioned the rationale for including certain comparison cities in the presentation, noting that some of the selected cities are not adjacent to Midvale City.

Vice Chair Erickson requested and received clarification regarding Midvale City's current level of service and how that relates to the proposed impact fees for the project.

Vice Chair Erickson and Commissioner Snow both requested and received clarification on whether the information presented reflected the estimated increase in the level of service that would result from the potential future development of a Recreation Center in Midvale City.

Adam Olsen, Community Development Director, explained that the future Recreation Center was not included in the proposed project because it would be operated and maintained by Salt Lake County rather than Midvale City.

Commissioner Liedtke requested and received clarification regarding a wetland area referenced in the presentation, specifically whether it is owned and maintained by Midvale City. He further asked whether a centralized group of community and city leaders would be established to oversee the maintenance of the proposed increase in public park spaces.

PUBLIC HEARING:

No comment.

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

DISCUSSION:

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.

Commissioner Snow inquired whether the results of the surveys conducted for the proposed project might be influenced by the potential for increased property taxes or additional fees for developers.

Commissioner Snow, Commissioner Edwards, and Vice Chair Erickson discussed the possible implications of imposing additional fees on developers, as well as the relationship between current open space requirements and the recent increase in developments qualifying as low-income housing.

Wendelin Knoblich, Senior Planner, noted that the implementation of impact fees is only one potential method for covering the costs associated with the proposed project.

Vice Chair Erickson and Commissioner Liedtke emphasized the importance of establishing a clear vision and direction for the proposed project prior to determining funding mechanisms for its implementation.

Commissioner Tippetts stated that the plan should include strategies for addressing the costs associated with implementation, while also considering the various options presented during the discussion.

MOTION: Commissioner Liedtke MOVED that we recommend approval of the Parks and Open Space Master Plan and its associated IFFP. The motion was SECONDED by Commissioner Tippetts. Vice Chair Erickson called for a roll call vote. The vote was as follows:

Vice Chair Erickson	Yes
Commissioner Tippetts	Yes
Commissioner Snow	Yes
Commissioner Liedtke	Yes
Commissioner Kasparian	Yes

The motion passes unanimously.

STAFF UPDATE/OTHER BUSINESS

1. Planning Department Report

- a. Discussion on potential language changes regarding commercial square footage in the Transit Oriented Development Overlay (TODO) Zone.
 - i. This change would be in relation to the minimum size requirement for the first floor of mixed-use commercial developments' building footprint. This change would shift the minimum size requirement to 75% of the street facing building facade instead of the current 50% of the building footprint listed in the current versions of the code section.

The Planning Commissioners discussed between themselves on how the implementation of this change to the square footage in this section of code may work without the City placing too many limitations on the design of future projects and buildings within this zone.

- b. The Transportation Connectivity Plan and The changes to The Form Based Code were approved by the Midvale City Council on October 21, 2025.
- c. The City is currently coordinating with UDOT regarding the implementation of a bike lane on the east side of the City on 900 E.
- d. The City is currently looking into the implementation of an additional Pedestrian Crossing at 700 East.
- e. APA Conference debrief.

ADJOURN

Commissioner Liedtke made the motion to adjourn 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.

ATTACHMENT A: MHTN PRESENTATION

DRAFT

The background is a vibrant, stylized illustration of a park. It features various people engaged in different activities: some are sitting on benches, others are playing on a swing set, a child is flying a kite, and a group is playing catch. There are also people walking, a person on a skateboard, and a person in a wheelchair. The scene is set in a lush green environment with rolling hills, a winding path, and several stylized evergreen trees. The overall color palette is bright and cheerful, with a mix of greens, blues, and earthy tones.

MIDVALE

PARKS, TRAILS & OPEN SPACE

MASTER PLAN

MIDVALE PLANNING COMMISSION

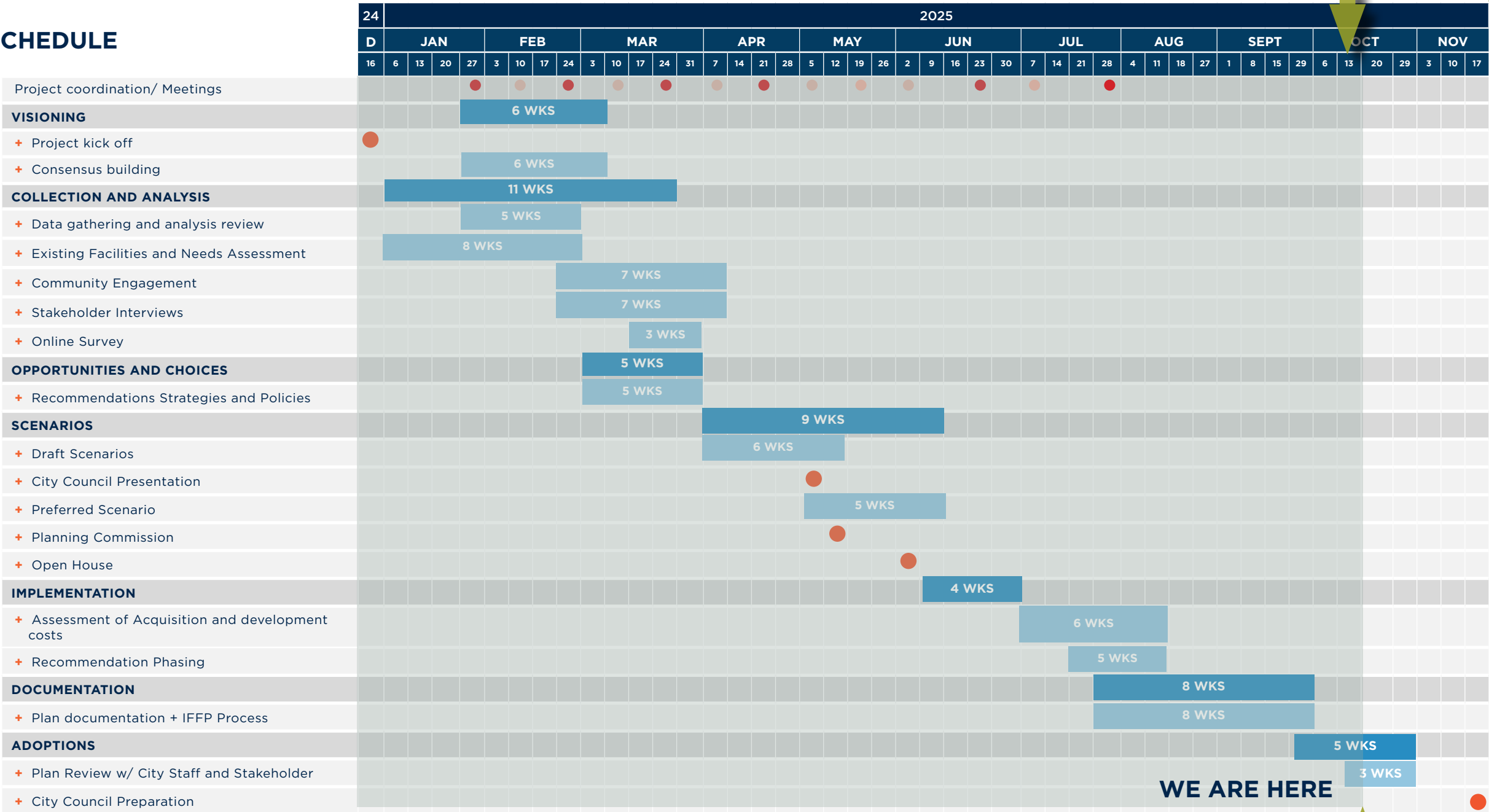
OCTOBER 22ND, 2025



CONTENTS

Schedule
Public Feedback
Recommendations
Draft Plan
Next Steps

SCHEDULE



WE ARE HERE



PUBLIC ENGAGEMENT

COMMUNITY ENGAGEMENT HIGHLIGHTS

- 234 Public Survey Responses
- 400+ Flyers & Collateral Distributed
- One-on-one Meetings
- Focus Group Sessions
- Tabling Events
- Open House – Los Muros on Main

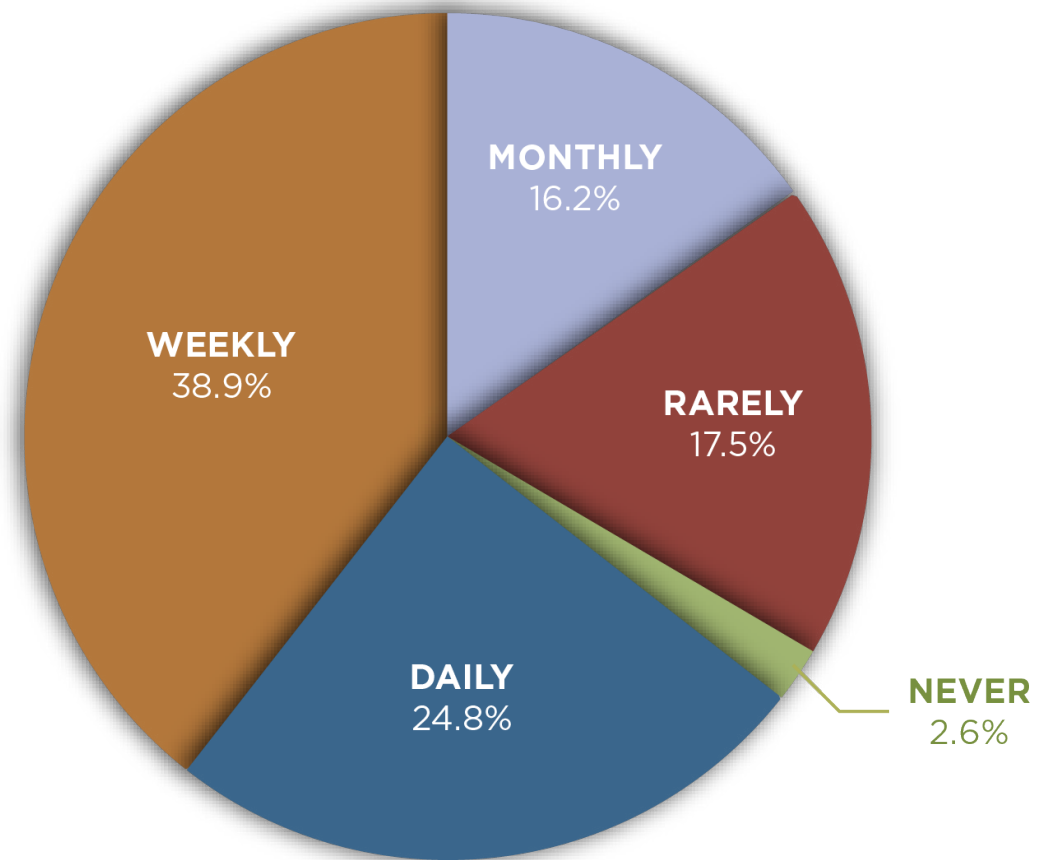


SOURCE: HORROCKS

KEY SURVEY TAKEAWAYS

Approximately 25% of respondents use Midvale's parks, trails or recreational spaces daily.

How often do you or your family use Midvale's parks, trails, or recreational spaces?



KEY SURVEY TAKEAWAYS

The most noted barrier to park use was limited accessibility, including lack of sidewalks or safe crossings connecting to open spaces.

What factors prevent you from using parks and recreational spaces in Midvale?



KEY SURVEY TAKEAWAYS

The most requested amenity was the addition of walking and biking trails throughout the city.

What types of amenities or features would you most like to see implemented in new or existing parks?



KEY SURVEY TAKEAWAYS

Are there specific areas or neighborhoods in Midvale that you feel lack adequate access to parks or recreational spaces?

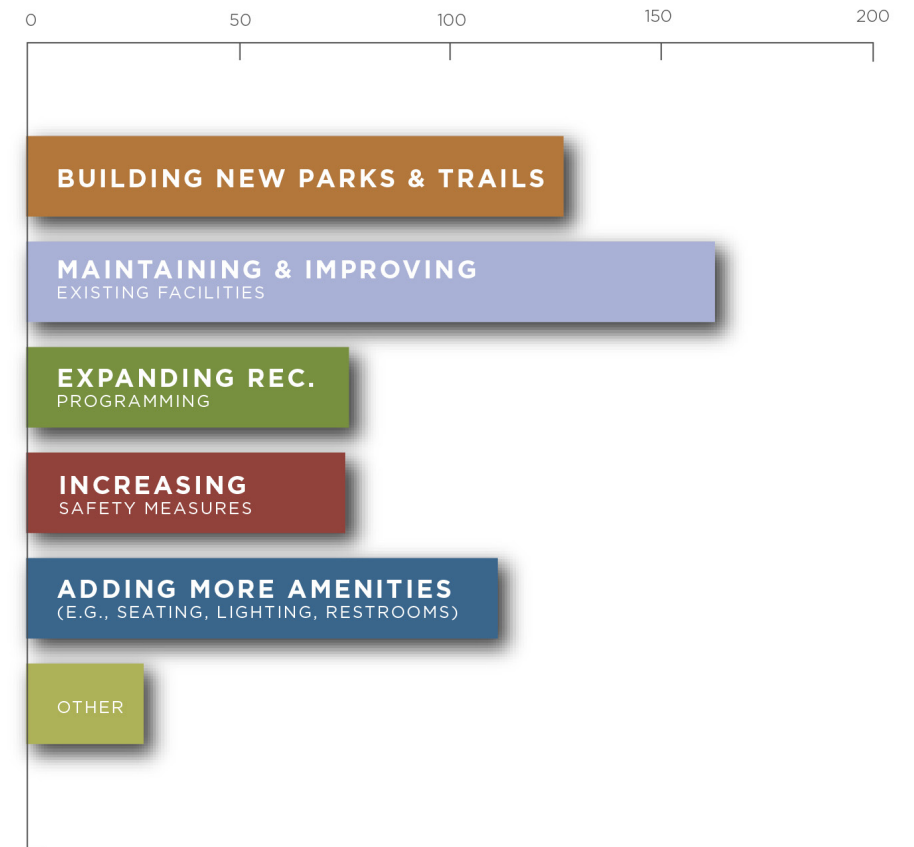
East Midvale (east side of 900 E & Near Union Park)

- Need for improved pedestrian and bike access for Union Park

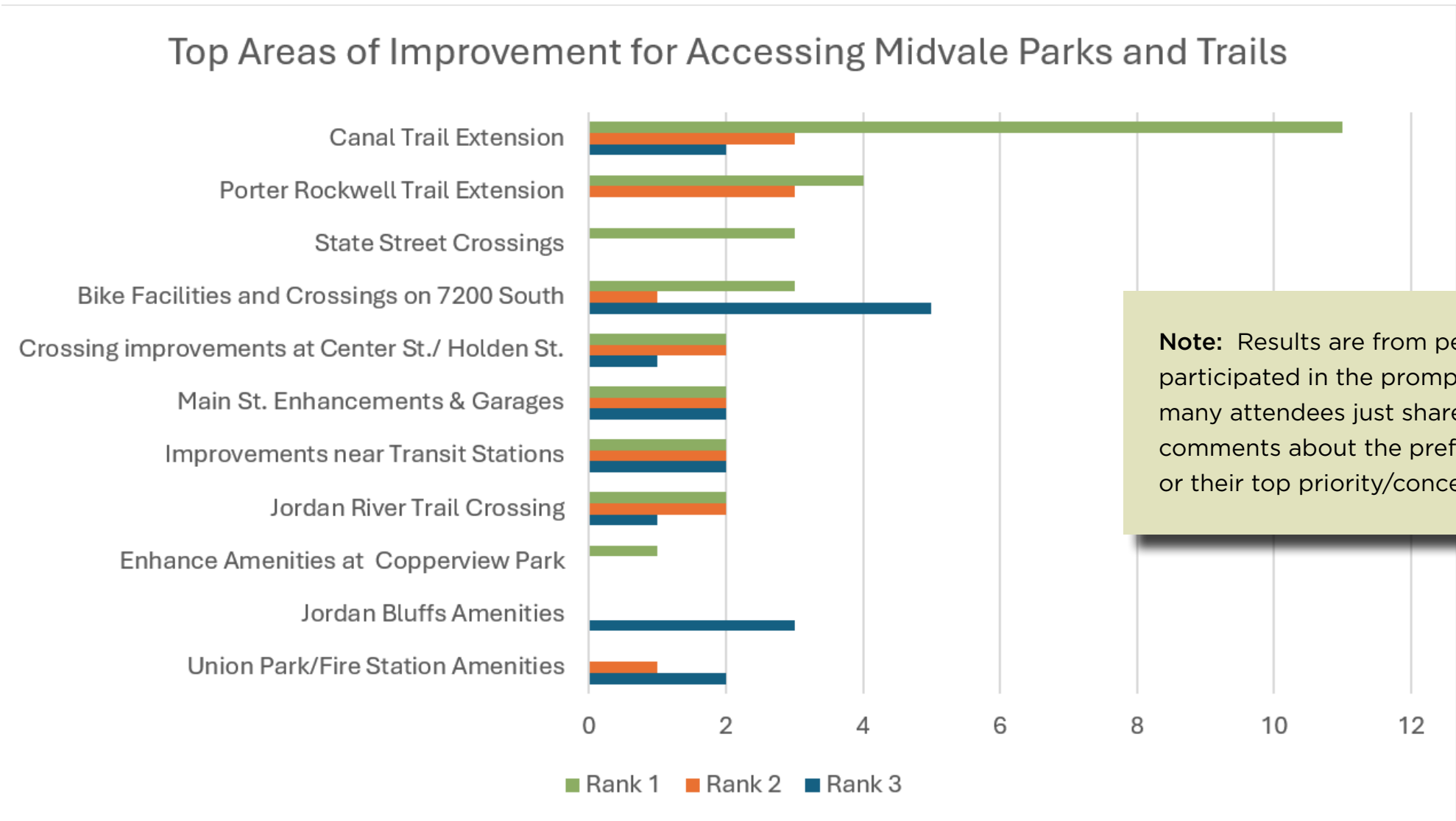
Between 300 E to 700 E & I-215 to 7200 S

- Noted as having no public green space or parks
- Lack of places for children and community gatherings

How do you feel the city should prioritize investment in its parks and open space?

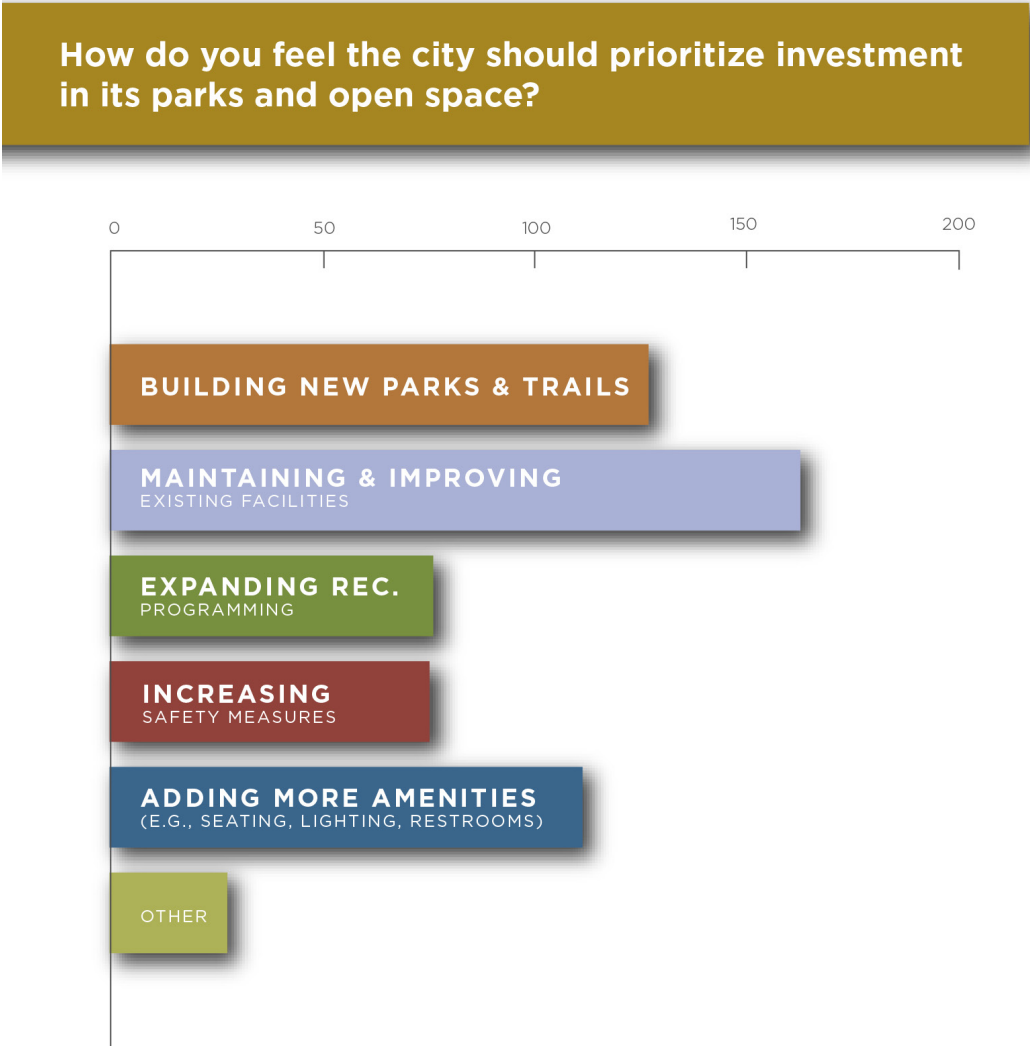


What areas are most important to focus on to improve access to parks and trails in Midvale? Write or share your top 3 choices, rank them, and why.



Note: Results are from people who participated in the prompt. However, many attendees just shared general comments about the preferred scenario or their top priority/concern.

How do you feel the city should prioritize investment in its parks, trails, and open space. Vote for your top 3 choices.



Other Comments:

- Generally, focus more investments on parks or trails enhancements to the east where there are gaps in service
- Improve crossings across major corridors and across the Jordan River
- Incorporate more amenities (seating, tables, dog park amenities, shade)
- More signage and opportunities for fitness challenges (mile markers, designated jogging routes, etc.)
- Improve walking experience along Center Street especially near the underpass
- Maintain existing facilities and expand recreational services
- Focus improvements and amenities towards Jordan Bluffs Regional Park



RECOMMENDATIONS

VISION STATEMENT

Midvale's parks and open space system will meet the City's unique needs by providing all residents safe access and strengthened connectivity to a diverse network of high-quality parks, plazas, and linear open spaces, featuring a wide variety of amenities to enhance community identity, health, and quality of life.



GUIDING PRINCIPLES

GOALS

<div>CONNECTIVITY & ACCESS</div> <div></div>	Provide a safe and comfortable, continuous, unbroken network.
	Improve access to be comfortable and intuitive for all abilities and age groups.
	Overcome barriers throughout the community: highways, railroads, wide streets.
	Improve signage, physical maps and digital maps to inform what parks and amenities are available and where.
	Address ADA access improvements where feasible.
<div>INNOVATIVE & MULTIPURPOSE USE OF SPACE</div> <div></div>	Prioritize the needs of the community.
	Consider creative infill solutions such as rooftops and amenity decks.
	Provide a health benefit in every space.
	Develop a standardized approach to improvements within the right of way, such as park strips.
	Creatively use low maintenance solutions.
<div>RESILIENCE & ENVIRONMENTAL STEWARDSHIP</div> <div></div>	Provide new amenities currently missing in Midvale.
	Update Midvale’s codes to require drought resistant, water-wise, and cost efficient plant materials.
	Establish Memorandums of Understanding (MOUs) with owners and agencies to ensure maintenance.
	Track Midvale’s legal responsibilities and environmental regulations.
	Improve maintenance practices and make them sustainable.
	Establish clarity on the level of maintenance for publicly owned facilities.

GUIDING PRINCIPLES

GOALS

<div>COMMUNITY-CENTERED & INCLUSIVE PLANNING PROCESS</div> <div></div>	Utilize community-based organizations as a source for volunteers and/or participants.
	Consider local religious organizations and community groups for communications/outreach.
	Transparency about the costs of making improvements.
	Incorporate historical landmarks and events.
	Incorporate bilingual communications.
<div>CLEAR PATH TO IMPLEMENTATION</div> <div></div>	Better communicate the names and locations of parks with signage.
	Consider funding for all phases: Start-up, pre-design, design, bid, construction, maintenance, and operations.
	Improve outsourced maintenance. Consider community-based outsourcing.
	Secure ongoing funding. To apply for grants regularly.
	Promote community buy-in (pay for ongoing initiatives).
	Track life-cycle of projects and what happens post-implementation.
	Create clear phasing and buy-in on projects with everyone on-board at the city level.
	Be mindful of future land acquisition opportunities.
	Leverage public-public partnerships where possible: County-owned recreation center and parks, library, etc.

EXISTING LEVEL OF SERVICE (LOS)

- The Impact Fee Facilities Plan (IFFP) considers only system-wide park and trail facilities for the purpose of calculating impact fees.
- Existing service levels are based on the 2025 levels of service in the City for parks and trails.
- **Project-wide park and trail facilities cannot be used** to establish levels of service eligible to be maintained through

PARKS: EXISTING LOS

The City manages a total of 79.55 park acres, most of those park acres are either not owned by the City or are jointly owned by the City and another entity.

A total of 20.67 park acres are impact-fee eligible acres. This results in a standard of 0.54 park acres per 1,000 persons.

TRAILS: EXISTING LOS

For trails, the City has a total of 416,064 square feet of asphalt trails and 356,400 square feet of concrete trails.

10.94 square feet of asphalt trails per capita
9.37 square feet of concrete trails per capita

PARKS LOS COMPARISON (ACRES PER 1,000 PEOPLE)

CITY	LEVEL OF SERVICE
MURRAY	4.209
TAYLORSVILLE	1.25
SOUTH SALT LAKE	0.71
KEARNS	0.559
MIDVALE	0.54
MILLCREEK	0.439

SOURCE: ZPFI

Existing and Proposed Impact-Fee Eligible Levels of Service

	Existing LOS	Proposed LOS
Parks	0.54	0.54
Asphalt Trails	10.94	10.94
Concrete Trails	9.37	9.37

SOURCE: ZPFI



MEETING GROWTH DEMANDS

- Declining service levels that will occur in the City due to the projected population growth in the next ten years if no new facilities are added.
- In order to maintain the existing level of service, the projected population growth attributed to new development over the next ten years will require the construction of new facilities in the amount of \$1,794,685.

+/- 4,820 PEOPLE
PROJECTED POPULATION GROWTH
(2025 -2035)

SOURCE: MIDVALE CITY, ZPFI

*Impacts to Service Levels Due to New Development If No Improvements Are Made

	2025 Service Levels	2035 Service Levels	Investment LOS 2025 per Capita	Investment LOS 2035 per Capita	
Parks	0.54	0.48	\$281.69	\$250.00	
Asphalt Trails	10.94	9.71	\$43.78	\$38.85	
Concrete Trails	9.37	8.32	\$46.87	\$46.87	

SOURCE: MIDVALE CITY, ZPFI

*Service levels are shown in terms of acres per 1,000 persons for parks, square feet per capita for trails and in terms of cost per capita.

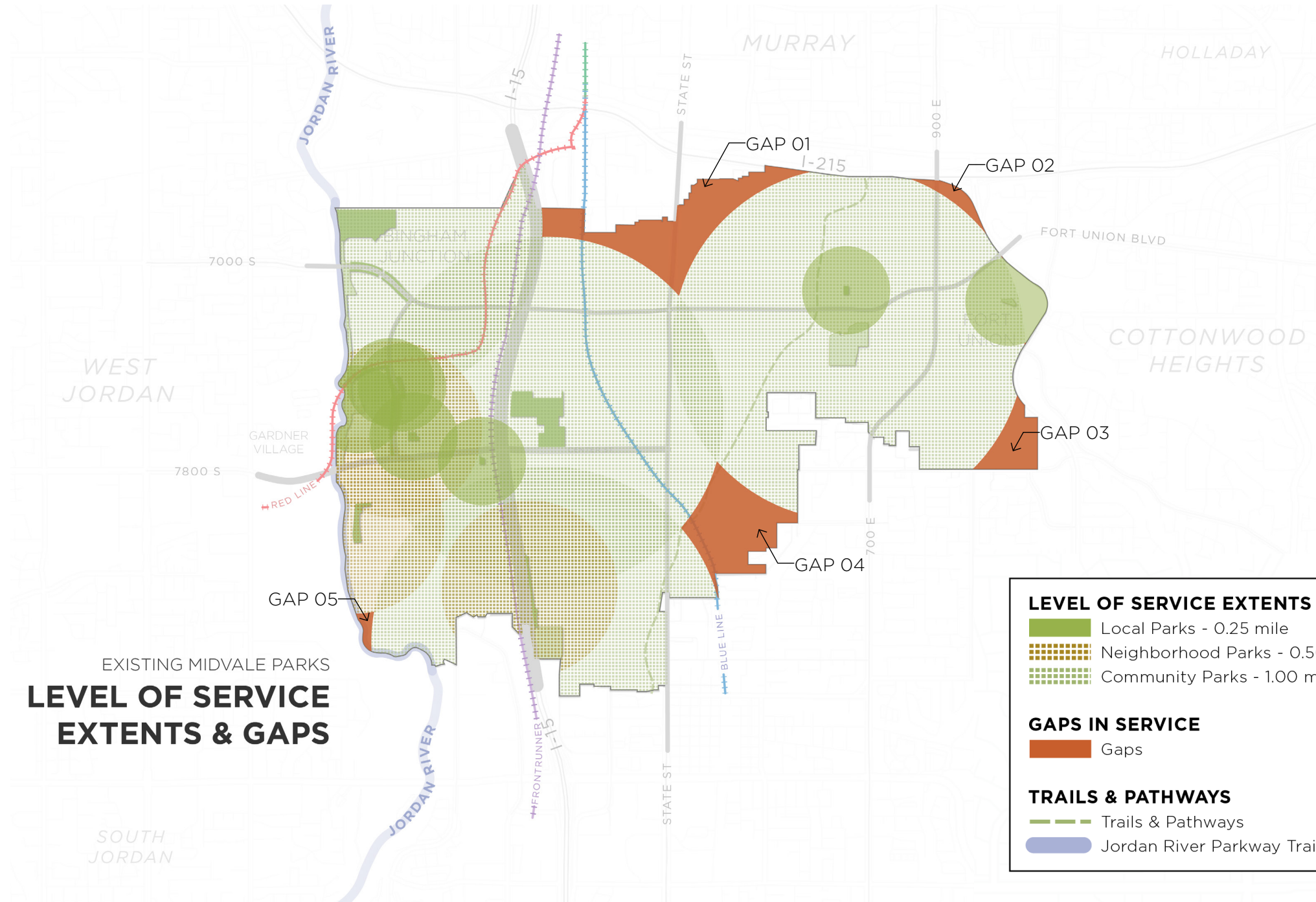
New Facilities Costs Needed to Meet the Demands of New Growth, 2025-2034

Parks (acres, with improvements, per 1,000 persons)	\$1,357,750
Asphalt Trails (square feet per capita)	\$211,003
Concrete Trails (square feet per capita)	\$225,932
Total (System Parks and Trails)	\$1,794,685

SOURCE: MIDVALE CITY, ZPFI



EXISTING MIDVALE PARKS
**LEVEL OF SERVICE
EXTENTS & GAPS**



LEVEL OF SERVICE EXTENTS

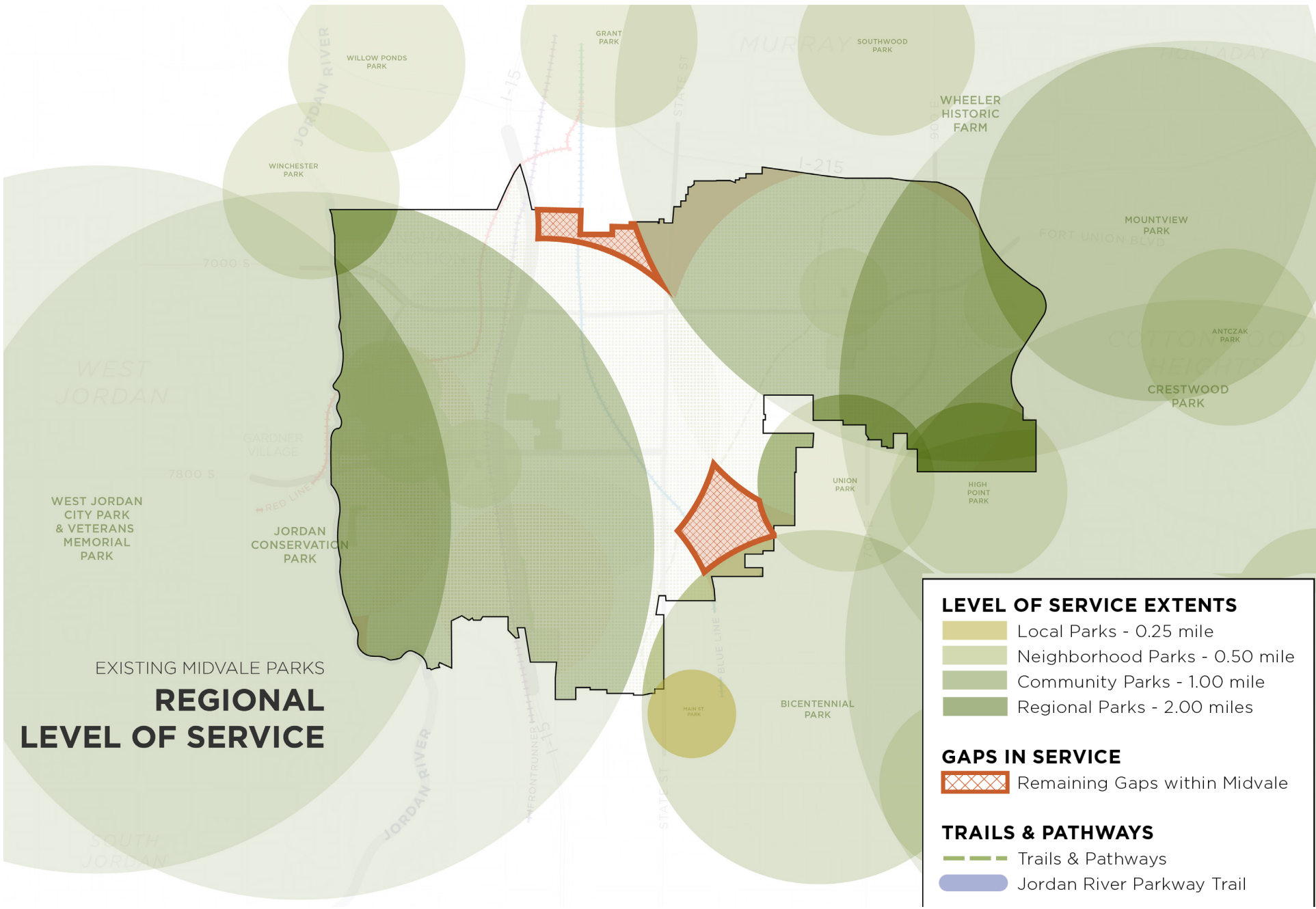
- Local Parks - 0.25 mile
- Neighborhood Parks - 0.50 mile
- Community Parks - 1.00 mile

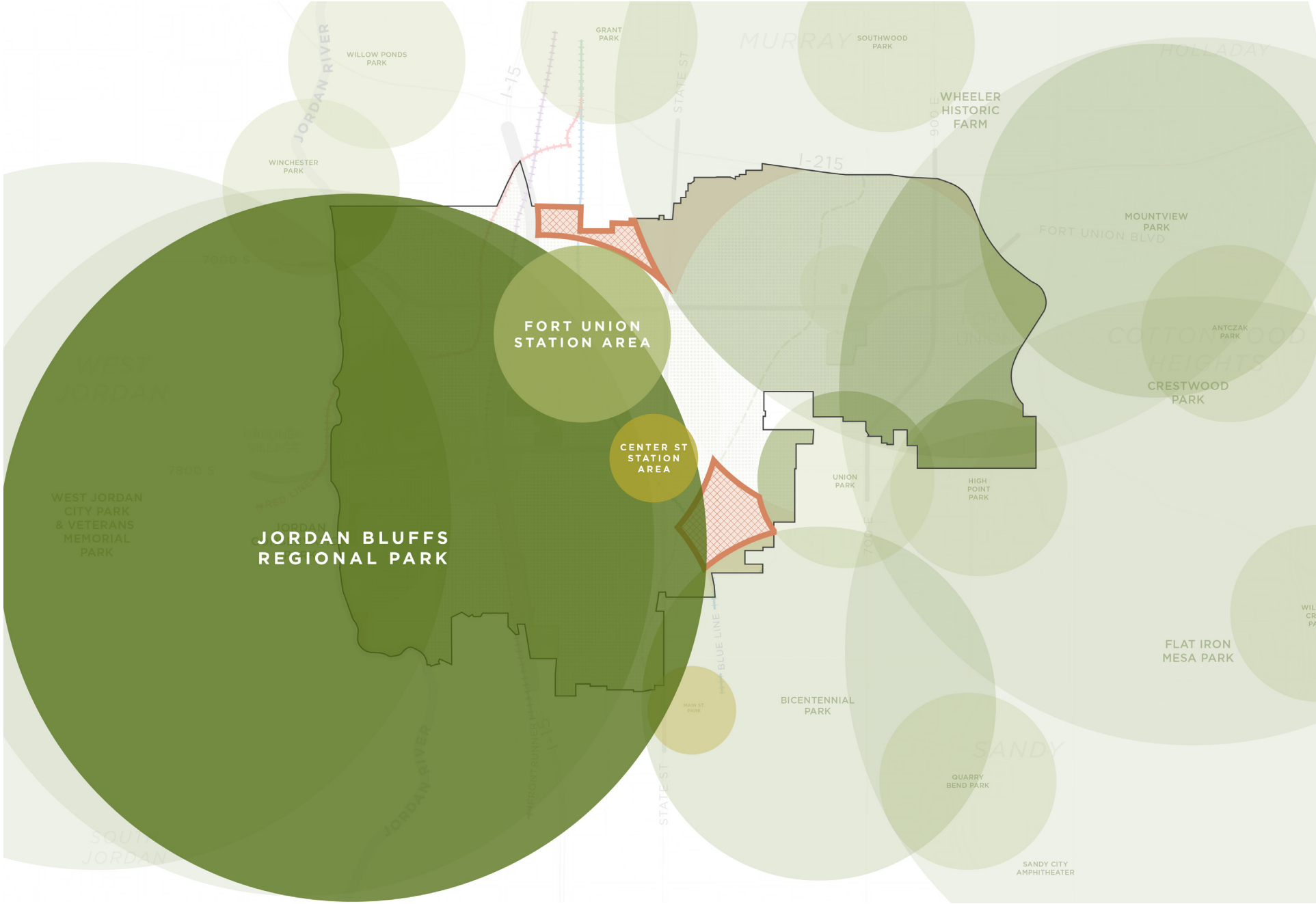
GAPS IN SERVICE

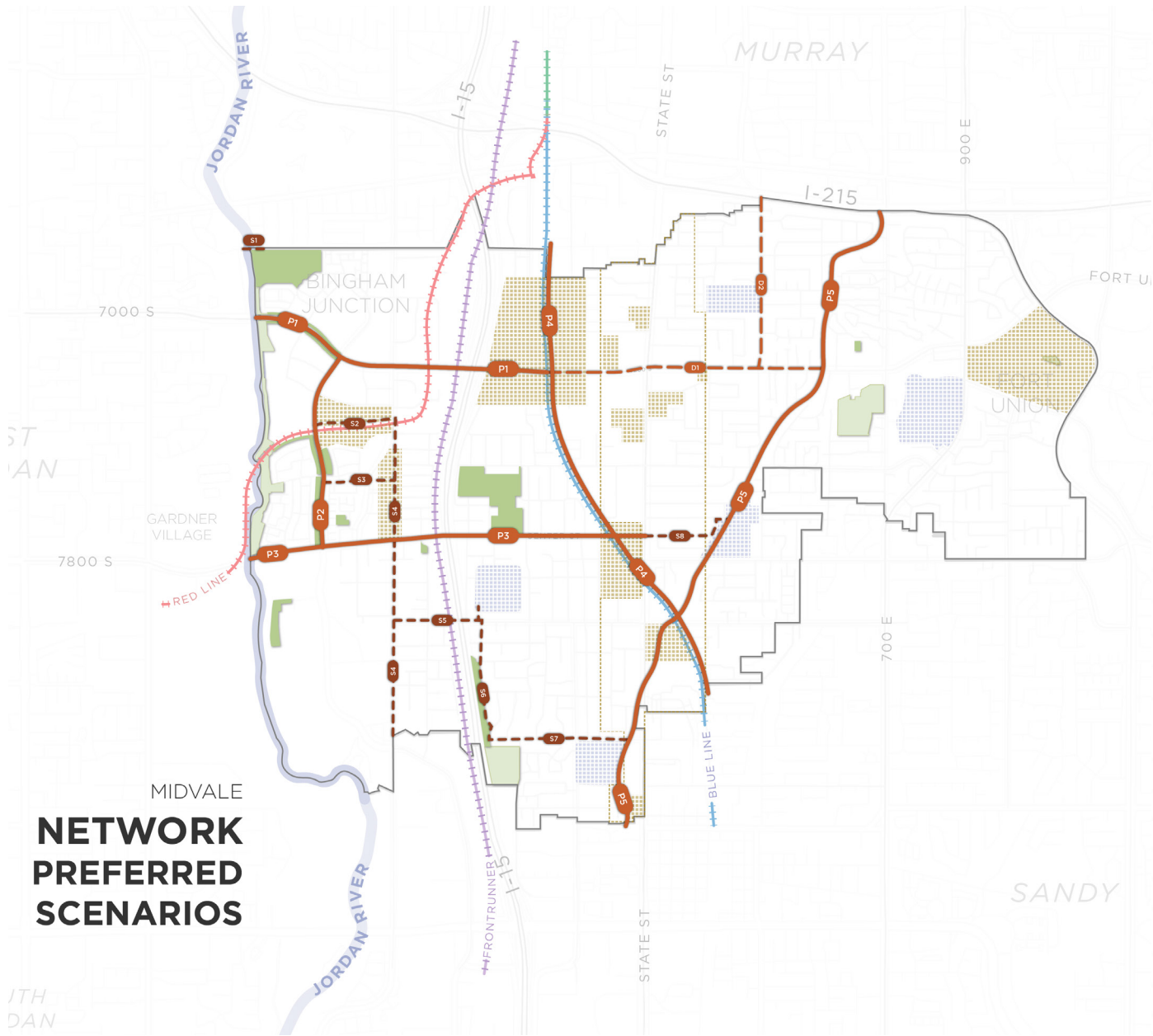
- Gaps

TRAILS & PATHWAYS

- Trails & Pathways
- Jordan River Parkway Trail







PREFERRED SCENARIO NETWORKS

- Primary Networks
 - P1 7200 South
 - P2 Bingham Junction Blvd
 - P3 Center Street
 - P4 Porter Rockwell Trail
 - P5 Jordan Canal Trail
- Desired Networks
 - D1 7200 South Extension
 - D2 300 East
- Secondary Networks
 - S1 Jordan River Pedestrian Bridge
 - S2 Red Line
 - S3 Tuscany View
 - S4 Main Street
 - S5 8000 South
 - S6 Adams Street
 - S7 Princeton Drive

KEY AREAS

- Schools (Canyons SD)
- Project Areas

SHORT TERM PHASE
(0-2 years)

HIGH-PRIORITY AND
READILY ACHIEVABLE IMPROVEMENTS

TRAILS

- Center Street Shared-Use Path
- 7720 South Neighborhood Byway

PARKS

- Founders Point
- Jordan River Open Space
- Adams Street
- Seghini Park
- Bingham Junction Park

MEDIUM TERM PHASE
(2-5 years)

MORE COMPLEX PROJECTS THAT
MAY INVOLVE MULTI-PHASE
CONSTRUCTION OR COORDINATION

TRAILS

- Bingham Junction Boulevard
Buffered Bike Lane & Sidepath
- Main Street Streetscape
Improvements
- Adams Street Neighborhood Byway
- 300 East Neighborhood Byway

PARKS

- Fire Station Park
- Florentine Villas
- San Moritz Park
- Jordan Bluffs Park

LONG TERM PHASE
(5-10+ years)

VISIONARY GOALS THAT REQUIRE
SIGNIFICANT INVESTMENT,
COLLABORATION, OR CHANGES IN
POLICY OR INFRASTRUCTURE.

TRAILS

- 7200 South Sidepath & Separated
Bike Lanes
- Jordan & Salt Lake Canal Trail
- Porter Rockwell Trail

PARKS

- Talavera Park
- Midvale City Park
- Midvale Fort Union Station Area
- Midvale Center Station Area

SOURCE: ALTA PLANNING + DESIGN



Pedestrian Refuge Island & Bioswale



Curb Extensions & Waterwise Landscaping



Curb Extension & Street Tree Planting



Neighborhood Traffic Circle & Waterwise Landscaping



Shared-Use Path & Landscaping

PARKS AND OPEN SPACE RECOMMENDATIONS

BINGHAM JUNCTION PARK

EXISTING CONDITIONS

ADDRESS

N/A

OWNER

Midvale City

SIZE

24.57 acres

MAINTAINER

NOTES



EXISTING AMENITIES

1

Baseball field

2

Large & small pavilions

3

2 shelters

4

Basketball courts

5

Playground

6

Spectator seating

7

Restrooms

8

Walking trails

9

Open space (wetlands)

10

Off-street parking

ASSETS

• Well used & connected with extensive trails

• Upgraded baseball facility with bleachers & lighting

• Large grass areas

• Wetland open space

WEAKNESSES

• Difficult to expand (edge of city limits, wetlands, storm water detention)

• Trail dead ends northwest

• Few trees.

OPPORTUNITIES

• Bridge to regional Jordan River Trail at northwest

• Landscape improvements (ie, trees and essential turf)

• Wetlands open space accessibility / intensification

PROJECT TYPE

Neighborhood

TIME FRAME

Short

PRIORITY

High

BINGHAM JUNCTION PARK

COST

\$\$\$

IMPACT

Medium

RECOMMENDATIONS





PARTNERSHIPS

• Jordan River Commission

• Midvale Arts Council

• Murray City

• West Jordan City

GUIDING PRINCIPLES

RECOMMENDATIONS

1

Current amphitheater expansion.

2

Consider additional pathways to West following the Jordan River Trail including boardwalk along river.

3

More seating.

4

Better connections to the North.

5

Educational signage about natural areas & water.

6

More playgrounds & sports courts.

7

Update restrooms and trail kiosk.

8

More raised trails through the wetlands.

9

Increase number of shade trees.

03.40 | MIDVALE PARKS & OPEN SPACE MASTER PLAN

PARKS & TRAILS RECOMMENDATIONS | 03.41

EXAMPLE: EXISTING PARK CONDITIONS

IMPLEMENTATION AND MAINTENANCE

PHASED IMPLEMENTATION:

Break larger projects into **manageable phases that can be built over time** as funding becomes available, allowing incremental improvements without overwhelming resources.

ADOPT-A-PARK OR TRAIL PROGRAMS

Encourage local organizations, businesses, or neighborhood groups to “adopt” a park or trail segment, **assisting with cleanup, maintenance, or minor enhancements.**

REVENUE-GENERATING AMENITIES

Incorporate amenities like concessions, event rentals, or community gardens with user fees to **offset maintenance costs and reinvest in the system.**

SHARED USE AGREEMENTS

Partner with schools, faith-based institutions, or private property owners to expand access to recreational spaces without the need for full acquisition or staffing.

CONSERVATION AND LOW-IMPACT DESIGN

Prioritize open space preservation and nature-based solutions that require **minimal infrastructure and maintenance** while offering **high ecological and recreational value.**

GRANT AND FOUNDATION SUPPORT

Regularly monitor grant opportunities from federal, state, and nonprofit sources and **dedicate time to building competitive applications for capital and programmatic funding.**

POTENTIAL REVENUE SOURCES

GRANTS	<p>The City is unaware of any potential grant sources for future park and trail developments. However, should it be the recipient of any such grants, it will then look at the potential to reduce impact fees.</p> <p>The City has no knowledge of any future parks or trails gifts that will be received by the City. Further, the City has conservatively excluded any gifted properties, or properties acquired through grant funds, in establishing its level of service used in the calculation of impact fees.</p>
BONDS	<p>The City has no outstanding bonds for parks, trails, or recreation; therefore, no credits for bonds will need to be considered in the calculation of impact fees.</p>
INTERFUND LOANS	<p>The City currently has no plans to purchase park, recreation, or trail facilities through any interfund loans and has not done so in the past.</p>
TRANSFER FROM GENERAL FUND	<p>To the extent that the City is able to generate net revenues in its General Fund, it may choose to transfer all or a portion of the net revenues to the City’s capital fund. It is most likely that, if net revenues should be generated for park facilities, they will be used to raise existing service levels rather than offset the demands generated by new development which is anticipated to be offset with impact fees.</p>
IMPACT FEES	<p>Because of the growth anticipated to occur in the City, impact fees are necessary and are a viable means of allowing new development to pay for the impacts that it places on the existing system. This IFFP is developed in accordance with legal guidelines so that an Impact Fee Analysis for Parks and Trails may be prepared and the City may charge impact fees for Parks and Trails.</p>
ANTICIPATED OR ACCEPTED DEDICATIONS OF SYSTEM IMPROVEMENTS	<p>Any item that a developer funds must be included in the IFFP if a credit against impact fees is to be issued and must be agreed upon with the City before construction of the improvements.</p>

SOURCE: ZPFI



OUTREACH, BRANDING, & COMMUNICATIONS

DEVELOP A UNIFIED BRAND FOR THE PARKS AND TRAILS SYSTEM

Create a consistent and recognizable identity with a logo, color palette, and tagline that can be used across all materials—from signage and brochures to social media and websites—to build trust and recognition over time.

CREATE USER-FRIENDLY AND BILINGUAL MAPS AND SIGNAGE

Design print and digital maps that **highlight park amenities, trail routes, rest areas, access points, and points of interest**. Wayfinding signage in parks and along trails should include **clear directions, estimated distances, and safety information**.

PARTNER WITH LOCAL SCHOOLS, NONPROFITS, AND BUSINESSES

Work with schools on field trips or **outdoor learning programs, collaborate with nonprofits on volunteer days, and engage businesses** through sponsorships, adopt-a-park programs, or co-branded events.

INCORPORATE QR CODES IN PARKS AND TRAILHEADS

Use QR codes on kiosks, benches, or trail markers to link users to interactive maps, event calendars, park history, or self-guided tours, **enhancing the visitor experience with easily accessible digital content**.

DISTRIBUTE A SEASONAL E-NEWSLETTER

Send quarterly newsletters with upcoming events, project updates, volunteer opportunities, and educational content. Include links to park maps, reservation systems, or surveys to encourage ongoing engagement.

HOST COMMUNITY EVENTS AND POP-UPS

Plan regular events such as outdoor movies, fitness classes, cultural festivals, or nature walks to attract diverse audiences and showcase different parks. **Temporary pop-up installations can also highlight future improvements and gather feedback**.



NEXT STEPS

Finalize Plan Document
Present at City Council Meeting



THANK YOU!

MIDVALE PLANNING COMMISSION

OCTOBER 22ND 2025



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 11/12/2025

SUBJECT

Leonard Sharp requests Preliminary Subdivision approval for a 3-lot subdivision located at 120 E 7615 S in the Single Family Residential (SF-1) Zone.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

This proposal has been reviewed by all members of the Development Review Committee (Planning, Engineering, Public Works, Legal, Unified Fire Authority, and the Building Official) for compliance with the respective guidelines, policies, standards, and codes.

Lot 103 is serviced by a 16.5 foot private right-of-way that extends from State Street to 220 E, which is less than the required 35 foot private right-of-way required by the City Standards of Midvale Municipal Code 16.02.050(E) for private streets. A variance was granted on 10/27/2025 for Lot 103 of the proposed subdivision by Midvale City's Appeal Authority for Midvale Municipal Code 16.02.050(E) *Private Streets* for the private right-of-way width. Staff finds the proposal complies with the preliminary subdivision requirements in Midvale Municipal Code 16.02, the lot standards of the SF-1 zone in Midvale Municipal Code 17-7-1.3, and the flag lot standards of the SF-1 zone in Midvale Municipal Code 17-7-1.2.1(F).

Public notice has been sent to property owners within 500 feet of the subject parcel. Written public comments have been received as of the writing of this report. All public comments received will be forwarded to the Planning Commission members for consideration and included in the public meeting record.

STAFF RECOMMENDATION

Based on compliance with the requirements of Chapter 16.02, 17-7-1.3, and 17-7-1.2.1(F) of the Midvale Municipal Code demonstrated in the application, Staff recommends the Planning Commission approve the preliminary subdivision with the following findings:

Findings:

1. The application is for a preliminary subdivision for a 3-lot subdivision located at 120 E 7615 S.
2. The project complies with the preliminary subdivision procedure outlined in Midvale Municipal Code 16.02, the lot standards of 17-7-1.3, and the flag lot standards of 17-1.2.1(F), apart from the variance that was granted for MMC 16.02.050(E) to the private street right-of-way standard.
3. The Development Review Committee has reviewed the project and forwarded the item on for the Planning Commission to render a decision.

RECOMMENDED MOTION

I move that we approve the Preliminary Subdivision located at 120 E 7615 S with the findings included in the staff report.

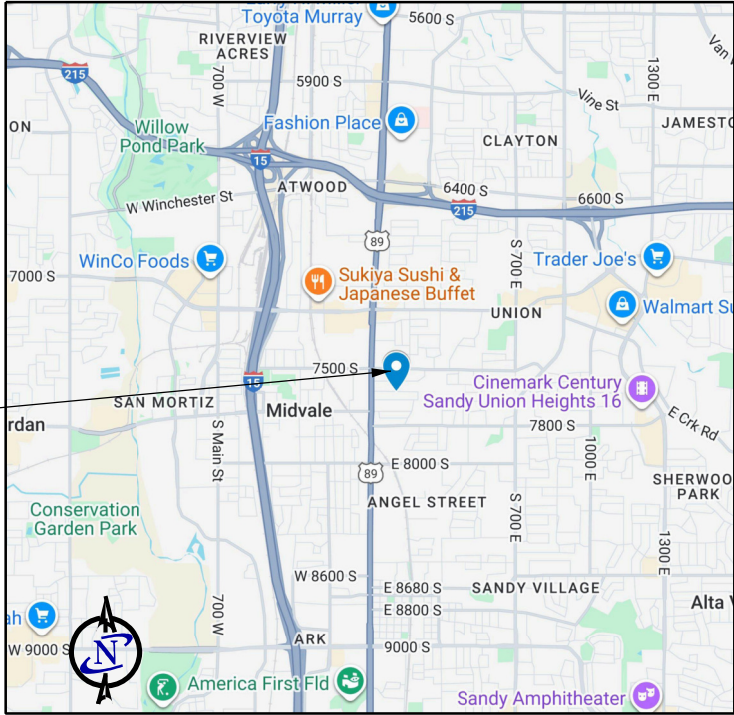
ATTACHMENTS

1. Preliminary Subdivision Documents

02/27/2025 3:57:57 PM J:\Projects\WISC001\Sharp Subdivision - 120 E 7615 S Midvale Design\Drawings\Sharp SUB Cv1.dgn

SHARP SUBDIVISION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN,
MIDVALE, UTAH



PROJECT LOCATION

VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE:

I, JARED ASHTON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 12411560 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER KNOWN AS:

SHARP SUBDIVISION

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

Jared Ashton
JARED ASHTON
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12411560



BOUNDARY DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES ON THE NORTHERLY RIGHT-OF-WAY LINE OF 7660 STREET, SAID POINT BEING NORTH 927.65 FEET AND EAST 1007.03 FEET FROM THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE NORTH 01°28'15" WEST 149.18 FEET ALONG A FENCE; THENCE NORTH 00°53'44" WEST 142.89 FEET ALONG A FENCE; THENCE EAST 100.73 FEET; THENCE SOUTH 00°43'28" EAST 153.08 FEET ALONG A FENCE; THENCE NORTH 89°42'08" EAST 4.04 FEET ALONG A FENCE; THENCE SOUTH 00°51'47" EAST 138.97 FEET ALONG A FENCE TO A POINT WHICH LIES ON SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE WEST 102.73 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SUBJECT TO A PRIVATE RIGHT-OF-WAY OVER THE NORTH 16.50 FEET OF THE ABOVE DESCRIBED PROPERTY.

CONTAINING 0.683 ACRES OR 29,758 SQ. FT., MORE OR LESS.

BASIS OF BEARINGS:

N00°35'25"E 1521.15' - (M) FROM THE FOUND STREET MONUMENT AT 7720 SOUTH / STATE STREET AND THE FOUND STREET MONUMENT AT 7500 SOUTH / STATE STREET.

OWNER'S DEDICATION AND CONSENT TO RECORD:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOT(S) AND ANY OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND NAME SAID TRACT OF LAND

SHARP SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO MIDVALE CITY UTAH, THOSE CERTAIN STRIPS AS EASEMENTS FOR UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

LEONARD L. SHARP _____ DATE _____

ASHLEY M. SHARP _____ DATE _____

OWNER'S ACKNOWLEDGEMENT:

COUNTY OF SALT LAKE } S.S.
STATE OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY LEONARD L. SHARP AND ASHLEY M. SHARP AS JOINT TENANTS.

NOTARY PUBLIC NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

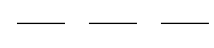
LEGEND:



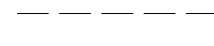
SECTION CORNER
(FOUND)



STREET MONUMENT
(FOUND)



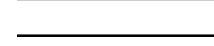
MONUMENT LINE



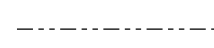
EASEMENT LINE



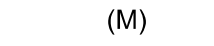
RIGHT OF WAY LINE



BOUNDARY LINE



LOT LINE



EXISTING LOT LINE

(M)

MEASURED

(R)

RECORD

P.U.E.

PUBLIC UTILITY EASEMENT

D.E.

DRAINAGE EASEMENT

SHARP SUBDIVISION PLAT

LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 30, TOWNSHIP 2
SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN,
MIDVALE, UTAH

LEONARD & ASHLEY SHARP
130 EAST 7615 SOUTH
MIDVALE, UT 84047
(801) 566-1279

RECORDED

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ SALT LAKE COUNTY DEPUTY RECORDER

SHEET 1 OF 1

PL1

SOUTHWEST CORNER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SLB&M
FOUND BRASS CAP,
RING & LID

NORTH 927.65' (R)

S89°40'46"E 157.43' (R)

STREET MONUMENT
7720 SOUTH STATE STREET
FOUND BRASS CAP,
RING & LID
BENCHMARK EL. = 4395.70

N00°35'22"E 503.19' (R)

WITNESS CORNER TO S.W.
CORNER SECTION 30,
TOWNSHIP 2 SOUTH,
RANGE 1 EAST,
SLB&M
FOUND BRASS CAP,
RING & LID

N00°35'25"E 1521.15' - (M) BASIS OF BEARINGS

STREET MONUMENT
7500 SOUTH STATE STREET
FOUND BRASS CAP,
RING AND LID

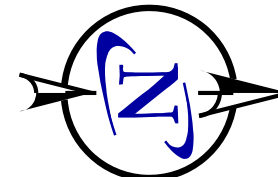
NOTES:

- 5/8"x24" REBAR AND CAP MARKED "PROTERRA GROUP" TO BE PLACED AT ALL OTHER LOT AND BOUNDARY CORNERS.
- OFFSET PINS ARE TO BE PLACED IN TOP BACK OF CURB AT EXTENSIONS OF LOT LINES.
- THIS PLAT WILL EXPIRE AND BE VOID IF IT IS NOT RECORDED WITHIN ONE YEAR OF THE DATE IT IS APPROVED BY THE CITY.

SETBACKS:

STANDARD LOT:
FRONT = 30'
REAR = 15'
SIDES = 8'

FLAG LOT (102):
ALL SIDES = 15'



0 20
SCALE: 1" = 20'

MIDVALE CITY ATTORNEY
APPROVED AS TO FORM THIS ____ DAY
OF _____, 20____ BY THE
MIDVALE CITY ATTORNEY

MIDVALE CITY ATTORNEY

COMMUNITY DEVELOPMENT DIRECTOR
APPROVED THIS ____ DAY OF
_____, 20____ BY THE
MIDVALE CITY RECORDER

MIDVALE CITY RECORDER

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS ____ DAY OF
_____, 20____ BY THE
SALT LAKE COUNTY HEALTH DEPARTMENT

SALT LAKE COUNTY HEALTH DEPARTMENT

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

MIDVALE CITY ENGINEER

MIDVALE CITY MAYOR APPROVAL
PRESENTED TO THE MIDVALE CITY MAYOR THIS ____ DAY
OF _____, 20____, AT WHICH TIME THIS
SUBDIVISION WAS APPROVED.

ATTEST: MIDVALE CITY RECORDER MAYOR

PLANNING COMMISSION APPROVAL
APPROVED THIS ____ DAY OF
_____, 20____ BY THE
MIDVALE PLANNING COMMISSION

CHAIRMAN, MIDVALE CITY PLANNING AND ZONING

SALT LAKE COUNTY SURVEYOR

RECORD OF SURVEY FILE # _____

DATE SALT LAKE COUNTY SURVEY REVIEWER



10430 South 2700 West, South Jordan Utah 84095
Phone: (801) 253-0248 Fax: (801) 253-6139
www.proterragroup.com

RECORDED

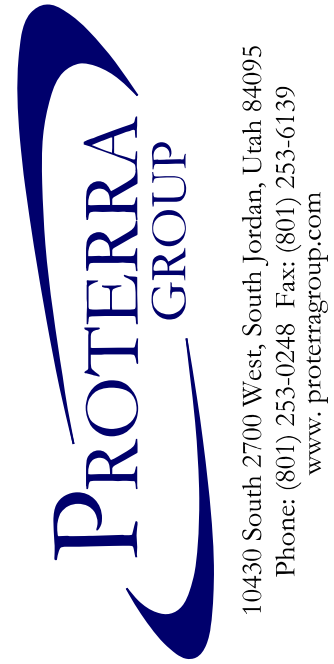
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ SALT LAKE COUNTY DEPUTY RECORDER



- LEGEND**
- EASEMENT LINE
 - RIGHT OF WAY LINE
 - ROAD CENTERLINE
 - BOUNDARY LINE
 - Ex 8 SS EXISTING SEWER
 - Ex 8 W EXISTING WATER
 - ⊙ EXISTING SEWER MANHOLE
 - ⊠ EXISTING FIRE HYDRANT
 - ⊠ EXISTING WATER VALVE



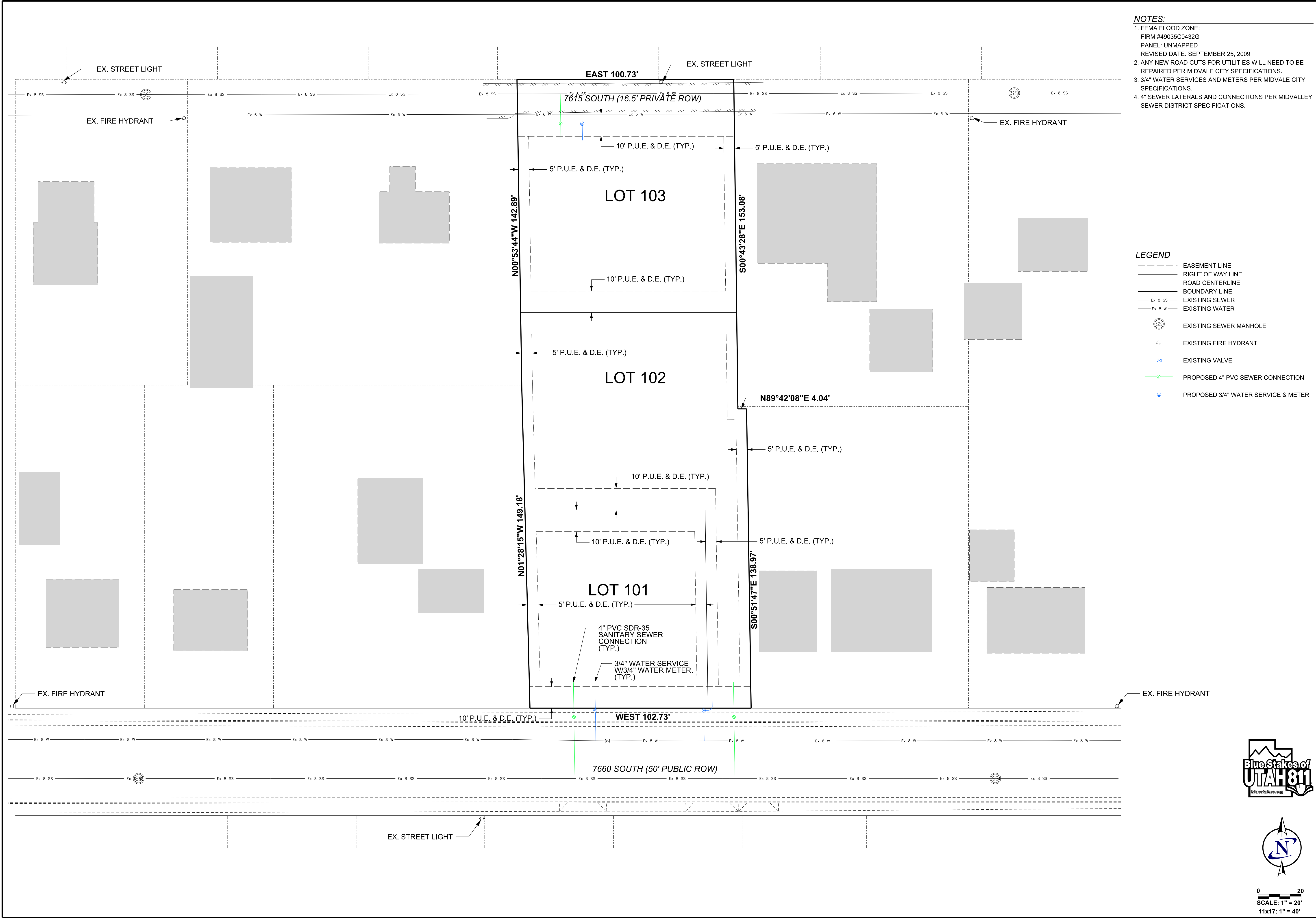
SHARP SUBDIVISION 120 EAST 7615 SOUTH MIDVALE, UT

SITE PLAN
CIVIL CONSTRUCTION DRAWINGS

REVISIONS		REV.	DESCRIPTION	DATE
DESIGN CHECK:				
DRAFTING CHECK:				
SHEET:				
SP1				

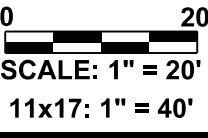


0 20
SCALE: 1" = 20'
11x17: 1" = 40'



- NOTES:**
- FEMA FLOOD ZONE:
FIRM #49035C0432G
PANEL: UNMAPPED
REVISED DATE: SEPTEMBER 25, 2009
 - ANY NEW ROAD CUTS FOR UTILITIES WILL NEED TO BE REPAIRED PER MIDVALE CITY SPECIFICATIONS.
 - 3/4" WATER SERVICES AND METERS PER MIDVALE CITY SPECIFICATIONS.
 - 4" SEWER LATERALS AND CONNECTIONS PER MIDVALEY SEWER DISTRICT SPECIFICATIONS.

- LEGEND**
- EASEMENT LINE
 - RIGHT OF WAY LINE
 - ROAD CENTERLINE
 - BOUNDARY LINE
 - Ex 8 SS EXISTING SEWER
 - Ex 8 W EXISTING WATER
 - EXISTING SEWER MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING VALVE
 - PROPOSED 4" PVC SEWER CONNECTION
 - PROPOSED 3/4" WATER SERVICE & METER



SHARP SUBDIVISION 120 EAST 7615 SOUTH MIDVALE, UT

IMPROVEMENT PLAN
CIVIL CONSTRUCTION DRAWINGS

REVISIONS		DESCRIPTION	REV.	DATE
DESIGN CHECK:				
DRAFTING CHECK:				
SHEET:		IP1		



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 11/12/2025

SUBJECT

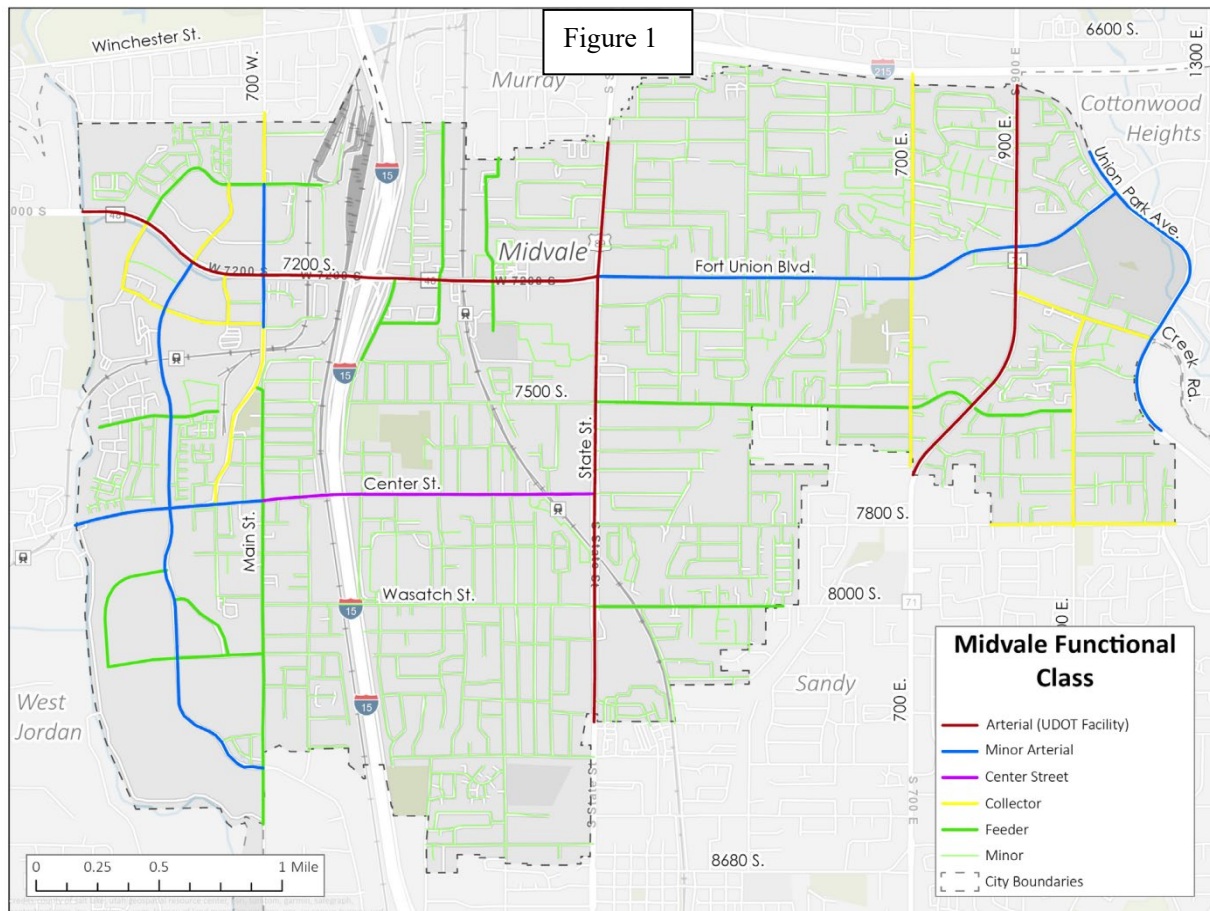
Midvale City initiated request to modify Midvale Municipal Code Section 17-7-17.3 (TODO Zone) to provide design flexibility of the commercial mixed-use requirement.

SUBMITTED BY

Wendelin Knobloch, Planning Director

BACKGROUND AND ANALYSIS

This code text amendment changes how the TODO zone implements the mixed-use requirement for the main floor of buildings. Instead of requiring a percentage of the building footprint area as office, retail, and/or restaurant uses the new language proposes a percentage of the street facing building façade as office, retail, and/or restaurant uses, with the addition of an option for clustering the requirement on any road classified as a Feeder or larger (e.g. Collector, Arterial), as designated in the Transportation Element of the General Plan (see Figure 1).



Public notice has been sent to affected entities as required in 17-3-9.B of the Municipal Code. No comments were received prior to the completion 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 first, second, and third criteria listed above because the change promotes the following: (1) the general plan objective of optimizing land uses in Opportunity Areas (Criterion 1); (2) the Municipal Land Use, Development, and Management Act (LUDMA) objectives of promoting prosperity and protecting the tax base (Criterion 2); and (3) the clear interpretation of code language (Criterion 3).

STAFF RECOMMENDATION

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

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

RECOMMENDED MOTION

I move that we recommend approval of the Midvale City initiated request to modify Midvale Municipal Code Section 17-7-17.3 (TODO Zone) to provide design flexibility of the commercial mixed-use requirement with the finding noted in the staff report.

ATTACHMENTS

1. Draft Ordinance

ORDINANCE NO. 2025-O-??

AN ORDINANCE AMENDING SECTION 17-7-17.3 OF THE MIDVALE CITY MUNICIPAL CODE ENTITLED TRANSIT ORIENTED DEVELOPMENT OVERLAY ZONE TO PROVIDE DESIGN FLEXIBILITY OF THE COMMERCIAL MIXED-USE REQUIREMENT

WHEREAS, pursuant to Utah Code Annotated Sections 10-8-84 and 10-9a-501 through 10-9a-503, Midvale City (“the City”) has authority to make and amend any regulation of or within zoning districts or any other provision of the land use ordinance to promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of the municipality; and

WHEREAS, on January 2, 2002, the Midvale City Zoning Ordinance, Title 17 of the Midvale City Municipal Code (the “Code”), became effective and is subject to amendments from time to time pursuant to Section 17-3-1 of the Code; and

WHEREAS, pursuant to Section 16-01-010 of the Code, the City desires to protect and provide for the public health, safety, and general welfare of the city; protect the character and social and economic stability of all parts of the city; protect and preserve the value of land throughout the municipality; guide public and private policy and action; establish responsible standards; prevent pollution and degradation of air, streams, and ponds; preserve the natural beauty and topography; and provide for open spaces through the most efficient design and layout of the land;

WHEREAS, pursuant to Section 17-1-1 of the Code, the City desires to promote coordinated development, redevelopment, effective use of land, and site planning; protect and promote public safety, health, and general welfare by providing adequate light and air, water and sewage control, police, fire and wetlands protection; and secure economy in governmental expenditures; and

WHEREAS, the City desires to amend Section 17-7-17.3 of the Code entitled Transit Oriented Development Overlay to clarify provisions related to the commercial mixed-use requirement; and

WHEREAS, the Planning Commission held a public hearing on November 12, 2025, to review the requested amendments and, after considering all the information received, made a recommendation to approve the amendment request to the City Council; and

WHEREAS, the City Council of Midvale City, Utah held a public hearing on December 2, 2025; and

WHEREAS, after taking into consideration citizen testimony, planning analysis, and the Planning Commission’s recommendation as part of its deliberations, the City Council finds it is appropriate and within the best interest of the City to make changes to the Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Midvale City, Utah as follows:

Section 1. The following section of the Midvale City Municipal Code is hereby amended as included in the attachment to this document:

- Attachment A: Amending Section 17-7-17.3.

Section 2. This ordinance shall take effect upon the date of first publication.

PASSED AND APPROVED this 2nd day of December, 2025.

Dustin Gettel, Mayor

ATTEST:

Rori Andreason, MMC
City Recorder

Voting by City Council
Bonnie Billings
Paul Glover
Heidi Robinson
Bryant Brown
Denece Mikolash

“Aye”

“Nay”

Date of first publication: _____

Attachment A

(Page left blank intentionally)

17-7-17.3 Development standards.

The following development standards apply to all development in the zone:

A. *Lot Area.* There is no minimum lot area.

B. *Setbacks.* Development shall comply with the following setbacks:

1. *Front.* Any frontage of a property is required to comply with the front yard setbacks in this subsection. The front yard setback is ten feet, which shall include a ten-foot-wide sidewalk, with tree wells, street furniture, planter boxes, and other urban design amenities. Additional front yard setback beyond ten feet is permitted if the additional area provides space for outdoor dining, shopping, a patio, or a courtyard. The front yard setback is measured from the back of curb.

a. *Corner Lot Rule.* Corner lots have two front yards.

b. *Projections.* Sills, cornices, flues and ornamental features may project into the front yard setback up to two and one-half feet, provided the feature does not impede pedestrian traffic on the sidewalk and is at least eight feet above the ground. Eaves, awnings, arcades and second story and above balconies may project into the front yard up to five feet so long as these elements are at least eight feet above ground and do not impede pedestrian traffic on the sidewalk.

2. *Rear.* There is no rear yard setback for development except as required by the International Building Code, landscape buffers, and the single family setback. The rear of a building may not abut a public street.

3. *Side.* There is no side yard setback for development except as required by the International Building Code, landscape buffers, and the single family setback. The only allowed uses within the side setback are outdoor dining, gathering, and shopping.

4. *Single Family Setback.* The minimum setback from the property line, when adjacent to a single family residential zoned property, is fifteen feet, subject to the following requirements and exceptions. Development is considered adjacent when the development property directly abuts a single family residential zone property.

a. Three-story structures must be set back thirty feet from an adjacent single family residential zoned property. Four-story structures must be set back forty-five feet from an adjacent single family residential zoned property. Five-story structures and above must be set back sixty feet from an adjacent single family residential zoned property. Every additional two stories must have a building step-back of fifteen feet up to seven stories from an adjacent single family residential zoned property (up to ten stories only if incentives have been obtained, the tenth story does not need a separate setback).

b. *Projections.* Sills, cornices, chimneys, flues, eaves, and ornamental features may project into the setback up to two and one-half feet.

c. *Stairs and Landings.* Outside stairways and landings required by building code for exterior doorways may project into the setback up to three feet.

C. *Build-To Line.* The front yard setback is the build-to line. At least fifty percent of the front elevation must be built within three feet of the build-to line. Recessed plazas, courtyards and trellises are encouraged. The structure may be set back an additional fifteen feet to allow for the inclusion of an outdoor dining area, courtyard, patio, or outdoor shopping area.

D. *Height.* The maximum height for a structure is five stories, unless the structure qualifies for incentives under this section. The maximum height for any structure is one hundred fifty feet.

E. *Maximum Density.* For commercial and vertical mixed-use development, the maximum density is eighty-five dwelling units per acre.

F. *Stories.* All building types must be from three to five stories.

G. *Vertical or Commercial Mixed-Use Requirement.* A vertical or commercial mixed-use component is required in the areas shown in Figures 1 and 2 below. The first story of any vertical or commercial mixed-use structure must consist of a minimum of ~~67.5%~~ fifty percent of the street facing building facades ~~building footprint~~ as office, retail, or restaurant uses. Clustering of this requirement on Arterial, Minor Arterial, Center Street, Collector, and Feeder roads as defined in the Transportation Element of the General Plan is allowed as long as the overall linear footage of street facing building facades that is provided as office, retail, and/or restaurant uses is equal to what would have been provided on a per street facing building frontage basis without clustering. –Buildings that have ~~frontage~~ frontage on Fort Union Blvd, ~~State Street, and Center Street~~ State Street, and Center Street may not contain office uses ~~along that frontage on~~ in the first story.

Additional retail, restaurant, or office uses may be included in upper stories if multi-family residential units make up at least ~~fifty percent~~50% of the building's gross floor area.

Developments in the required mixed-use areas automatically qualify for the incentive in subsection [\(H\)](#) of this section.

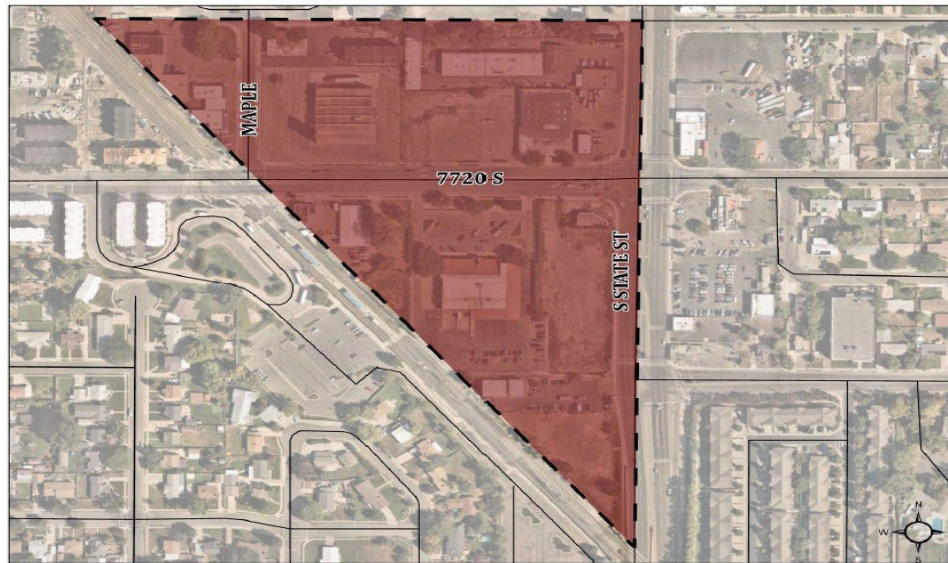


Figure 1. Required Mixed-Use Area Near Center Street TRAX Station

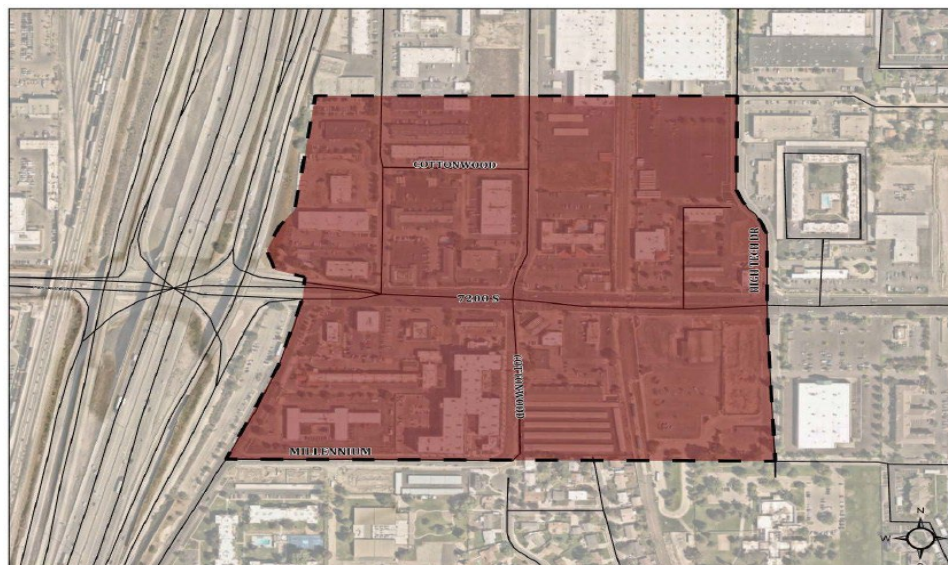


Figure 2. Required Mixed-Use Area Near Fort Union TRAX Station

H. *Incentive for Vertical or Commercial Mixed-Use Component.* A vertical or commercial mixed-use structure may have up to ten stories and no maximum density if the first story of the structure consists of a minimum of 40% of the street facing building facades as office, retail, or restaurant uses. Clustering of this requirement on Arterial, Minor Arterial, Center Street, Collector, and Feeder roads as defined in the Transportation Element of the General Plan is allowed as long as the overall linear footage of street facing building facades that is provided as office, retail, and/or restaurant uses is equal to what would have been provided on a per street facing building frontage basis without clustering. Buildings that have frontage on Fort Union Blvd, and Center Street may not contain office uses in the first story. ~~the first story of the structure consists of a minimum of twenty-five percent~~50% office, retail, or restaurant use.

I. *Incentive for Affordable Housing.* A vertical or commercial mixed-use structure may have up to ten stories and no maximum density if at least ten percent of the dwelling units in the structure are deed-restricted as affordable housing.

J. *Required Recreational Amenities.* A vertical or commercial mixed-use structure that has a residential use must provide both indoor and outdoor recreational amenities for residents of the structure. The number and type of amenities shall be based on the unit count for the project and calculated as follows:

Unit Count	Type of Amenity
< 100 units	2 indoor amenities 1 outdoor amenity
100—200 units	3 indoor amenities 2 outdoor amenities
201—400 units	4 indoor amenities 3 outdoor amenities
> 400 units	5 indoor amenities 4 outdoor amenities

The following recreational amenities can be used to meet the indoor amenity requirement: minimum one thousand square-foot fitness center (can be counted as two amenities); minimum five hundred square-foot club/recreation room; minimum two hundred square-foot business center/meeting room; or minimum one hundred fifty square-foot yoga room; theatre room; golf/sports simulator.

The following recreational amenities can be used to meet the outdoor amenity requirement: pool and spa; outdoor kitchen/barbeque area with tables and seating; pavilion with tables and seating; tot lot; perimeter jogging/walking path with connection to a public pedestrian system and public recreation areas; firepit with seating; or sports court.

K. *Structure Orientation and Scale.* Structures shall be oriented and scaled as follows:

1. Structures shall be serviced by a minor street or driveway and may not gain access from Center Street or a feeder, collector, major collector, or minor arterial street except as approved by the city engineer. Structures that front a courtyard, paseo, common open space, or recreation area are encouraged.
2. Structures shall be arranged and situated to relate to surrounding properties, to improve the view from and of buildings and to minimize road area.
3. Ground floor pedestrian entrances must be oriented toward adjacent streets, plazas, courtyards, sidewalks and trails.
4. Structures shall be designed to minimize pedestrian and automobile conflict while providing pedestrians direct access to a sidewalk or trail.
5. Structures shall be designed with separate residential and commercial entrances.
6. Massing should be divided into rhythmic blocks to bring the design of the unit much closer to the human scale and to create a pedestrian-friendly atmosphere.
7. Long structure rows without varying setbacks or mass should be avoided to prevent wind tunneling and long-term shadow casting.
8. Structure planes shall incorporate varying heights, textures, shapes or colors to mitigate the visual impact buildings have on the public realm.

9. Structure design and orientation should consider exposure to sunlight to avoid energy inefficiencies.
10. Gathering areas in central areas and between structures are encouraged. These areas shall be designed, through landscaping, hardscape, outdoor furniture, and public art, among others, to create a conducive atmosphere for people to come together. (Ord. 2025-03 § 1 (Att. A); Ord. 2018-03 § 1 (Att. A (part)); Ord. 2017-04 § 1 (Att. A (part)). Formerly 17-7-17.4)

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

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

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

[Hosted by General Code.](#)



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MIDVALE CITY PLANNING COMMISSION STAFF REPORT 11/12/2025

SUBJECT

Approval of the 2026 Planning Commission Meeting Schedule.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

Under Utah Code 52-4-202 public bodies must give notice of their annual meeting schedule at least once a year. Once adopted, the 2026 Planning Commission Meeting Schedule will be posted on Midvale City's website with the adopted 2026 City Council meeting schedule.

Utah Code 52-4-202(2)(a) *"In addition to the requirements under Subsection (1), a public body which holds regular meetings that are scheduled in advance over the course of a year shall give public notice at least once each year of its annual meeting schedule as provided in this section."*

The May 27th and July 22nd Meetings are up for discussion to be kept on the proposed calendar or removed due to the observed holidays of Memorial Day on May 25th and Pioneer Day on July 24th.

RECOMMENDED MOTION

I move that we approve the 2026 Planning Commission Meeting Schedule as included in the attachments.

ALTERNATIVE MOTION

I move that we approve the 2026 Planning Commission Meeting Schedule as included in the attachments with the following changes...

ATTACHMENTS

1. 2026 Planning Commission Meeting Schedule



Planning Commission Meetings 2026

January 14 & 28

February 11 & 25

March 11 & 25

April 8 & 22

May 13 & 27*

June 10 & 24

July 8 & 22*

August 12 & 26

September 9 & 23

October 14 & 28

November 11

December 9

Subject to be canceled

JANUARY

M	T	W	T	F	S	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

MAY

M	T	W	T	F	S	S
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4	5	6	7	8	9	10
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18	19	20	21	22	23	24
25	26	27	28	29	30	31

SEPTEMBER

M	T	W	T	F	S	S
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

FEBRUARY

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23	24	25	26	27	28	

JUNE

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29	30					

OCTOBER

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MARCH

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23	24	25	26	27	28	29
30	31					

JULY

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20	21	22	23	24	25	26
27	28	29	30	31		

NOVEMBER

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23	24	25	26	27	28	29
30						

APRIL

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20	21	22	23	24	25	26
27	28	29	30			

AUGUST

M	T	W	T	F	S	S
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

DECEMBER

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			