



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

**Midvale Planning Commission Meeting
Notice and Agenda *AMENDED*
December 10, 2025
6:00 p.m.**

Public notice is hereby given that the Midvale City Planning Commission will consider the items listed below during their regularly scheduled meeting on Wednesday, December 10, 2025, at 6:00 p.m. This meeting will be held in person at Midvale City Hall, 7505 S Holden Street, Midvale, Utah or electronically with an anchor location at Midvale City Hall, 7505 S Holden Street, Midvale, Utah. The meeting will be broadcast at the following link:
Midvale.Utah.gov/YouTube.

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



Public comments for Public Hearing items may be done in person on the scheduled meeting date, submitted electronically on the Agendas & Minutes webpage, or by emailing planning@midvaleut.gov by 5:00 p.m. on December 9, 2025 to be included in the record.

I. Pledge of Allegiance

II. Roll Call

III. Minutes

- a. Review and Approval of Minutes from the November 12, 2025 Meeting.

IV. Public Hearing

*If items marked with ** are forwarded, the City Council will hear them on January 6, 2026 at 7 p.m.*

- a. Daniel Herzog requests Preliminary Subdivision approval for a 10-unit residential condominium subdivision located at 8503 S Iris Lumi Lane amending Lot 205 of Jordan Heights at View 78 Phase 2 Subdivision in the Jordan Bluffs Subareas 1-3 Development (JB 1- 3, Pod C) zone. *[Jonathan Anderson, Planner II]*
- b. Daniel Herzog requests Preliminary Subdivision approval for a 10-unit residential condominium subdivision located at 717 W Coho Lane amending Lot 206 of Jordan Heights at View 78 Phase 2 Subdivision in the Jordan Bluffs Subareas 1-3 Development (JB 1- 3, Pod C) zone. *[Jonathan Anderson, Planner II]*

- c. Daniel Herzog requests Preliminary Subdivision approval for a 10-unit residential condominium subdivision located at 8498 S Magic Opal Lane amending Lot 212 of Jordan Heights at View 78 Phase 2 Subdivision in the Jordan Bluffs Subareas 1-3 Development (JB 1- 3, Pod C) zone. *[Jonathan Anderson, Planner II]*
- d. Daniel Herzog requests Preliminary Subdivision approval for a 10-unit residential condominium subdivision located at 748 W Pink Frost Lane amending Lot 216 of Jordan Heights at View 78 Phase 2 Subdivision in the Jordan Bluffs Subareas 1-3 Development (JB 1- 3, Pod C) zone. *[Jonathan Anderson, Planner II]*
- e. ~~**Midvale City initiated request to modify Midvale Municipal Code Section 17-7-17.3 (TODO Zone Development Standards) to provide design flexibility of the commercial mixed-use requirement. *[Wendelin Knobloch, Planning Director]*~~ **Withdrawn from the agenda 12/4/2025.**
- f. **Midvale City initiated request to modify Midvale Municipal Code Section 17-7-11.11 (MS-FBC Zone Administration) to allow for rebuilding of nonconforming structures. *[Wendelin Knobloch, Planning Director]*
- g. Midvale City requests Preliminary Subdivision approval for a 2-lot subdivision located at 362 W Center St in the Single Family Residential (SF-2) Zone. *[Adam Olsen, Community Development Director]*
- h. **Fashion Place West Station Area Plan. *[Adam Olsen, Community Development Director]*

V. Staff Update/Other Business

- a. Revised 2026 Planning Commission Meeting Calendar.
- 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.