



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

**Midvale Planning Commission Meeting
Notice and Agenda
January 28, 2026
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, January 28, 2026, 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 by 6:00 p.m. the Thursday prior to the meeting date 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 January 27, 2026 to be included in the record.

- I. Pledge of Allegiance**
- II. Roll Call**
- III. Minutes**
 - a. Review and Approval of Minutes from the January 14, 2026 Meeting.
- IV. Public Hearing**
 - a. John Semnani requests Preliminary Subdivision approval for a 27-unit townhome development located at 7444 S State St in the Multifamily Residential – Medium to High Density (RM-25) zone. *[Elizabeth Arnold, Senior Planner]*
- V. Action Items**
 - a. Approval of a Planning Commission Bylaws Amendment regarding the Designation of First and Second Alternate based on Seniority. *[Wendelin Knobloch, Planning Director]*

VI. Staff Update/Other Business

- a. APA UT Spring 2026 Conference April 8th-10th. Ruby's Inn, Bryce Canyon.
- 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.

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.

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.



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

Midvale City
PLANNING AND ZONING COMMISSION
Minutes
14th Day of January 2026
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
Garrett Wilcox, City Attorney
Wendelin Knobloch, Planning Director
Elizabeth Arnold, Senior Planner
Jonathan Anderson, Planner II
Josh Short, IT 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 December 10, 2025.

MOTION: Commissioner Liedtke MOVED to approve the minutes of December 10, 2025. SECONDED by Commissioner Snow. Vice Chair Erickson called for a voice vote.

The motion passed unanimously with all voting in favor.

PUBLIC HEARINGS

1. Paul Jones requests Rezone approval for 7634 S, 7636 S, 7638 S, and 7640-7642 S State Street totaling approximately 2.17 acres. It is proposed that these properties currently zoned in the Transit Oriented Development (TOD) Zone be rezoned to the State Street (SSC) Zone. Information regarding the proposed regulation, prohibitions, and permitted uses that the properties will be subject to if the rezone is adopted can be found in the Midvale Municipal Code 17-7-7.

Paul Jones, counsel for Excel Motor Co. LLC is requesting the rezone from the TOD zone to the SSC zone for the 4 properties identified above to operate a vehicle sales business on the property of 7636 S State St. Currently, vehicle related uses are not permitted in the TOD zone and are allowed uses in the SSC zone. The applicant, Excel Motor Co. LLC, has previously applied for a business license to operate a vehicle sales business that was denied on August 25, 2025. The license application denial and zoning interpretation were appealed and later denied by Midvale's Appeal Authority on October

13, 2025 as the TOD zone does not permit vehicle related uses.

Midvale Municipal Code 17-3-1(E) outlines the criteria necessary for granting a rezone as follows: Staff response will be in **bold**.

E. Zoning Map Amendment Criteria. The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. A zoning map amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment promotes the purposes outlined in Utah Code Annotated 10-9a-102 and demonstrates one or more of the following:

1. Proposed rezoning promotes objectives of the general plan;
2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to steep slopes, floodplain, unstable soils, and inadequate drainage; or
3. Land or its surrounding environs have changed or are changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

Staff believes the proposed zoning map amendment request satisfies Utah Code Annotated 10-9a-102 (renumbered 10-20-101 effective 11-6-2025) and criteria #1 listed above.

The properties are in the area identified in the 2016 General Plan as Middle State Street which consists of a portion of the State Street corridor and the Center Street TRAX station area. The goals of this area are to promote nodes of higher intensity uses at the Center Street TRAX station, and 7500 S. These properties fall in the middle of those node areas, where commercial properties are underutilized.

The purpose of the State Street (SSC) Zone is to foster complementary development and create new opportunities for a variety of uses. The Transit Oriented Development (TOD) Zone's purpose is to provide a transitional area between suburban developments and the Transit Oriented Development Overlay (TODO) Zone, which is intended for the TRAX station areas. With the distance between the Center Street TRAX station and these properties and the adjacency of the SSC Zone, rezoning the properties is justifiable.

The SSC Zone allows a larger variety of commercial uses than the TOD Zone and in this area of the Middle State Street Opportunity Area it would "promote the prosperity" and "protect the tax base" (UCA 10-20-101) by permitting more commercial business use types to be allowed at these properties with the proposed zoning map amendment while preserving the transitional areas needed to promote effective transit-oriented and mixed-use developments.

Public notice has been sent to property owners within 500 feet of the subject area, posted on the City Website, the Utah Public Notice website, advertised at City Hall, and

a notice was placed on the property. No written public comments have been received as of the writing of this report

STAFF RECOMMENDATION:

Staff recommends the Planning Commission forward the zoning map amendment request to the City Council with a recommendation of approval with the following findings:

Findings:

1. The zoning map amendment request complies with the requirements of MMC 17-3-1(E) and 17-3-1(E)(1).

APPLICANT:

No Comment.

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:

Garrett Wilcox, 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 Liedtke stated that, due to the location of the properties adjacent to the proposed rezoning area, the request represents a smooth and logical transition.

Vice Chair Erickson stated that, given the location of the properties, there were no concerns with the proposed rezoning.

MOTION: Commissioner Tippetts MOVED that we recommend approval of the zoning map amendment to rezone 7634 S, 7636 S, 7638 S, and 7640-7642 S State Street of approximately 2.17 acres from the Transit Oriented Development (TOD) Zone to the State Street (SSC) Zone findings noted in the staff report. The motion was SECONDED by Commissioner Liedtke. 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

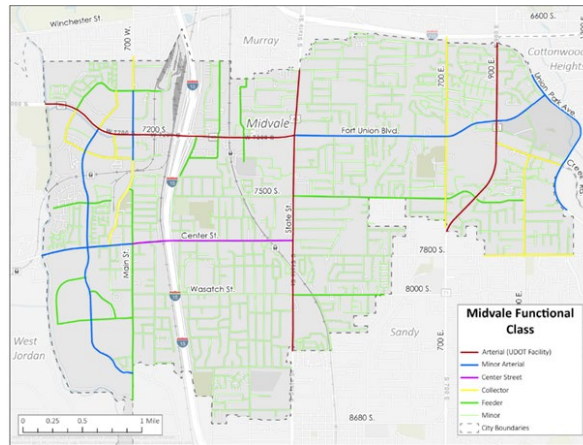
2. Midvale City initiated request to modify Midvale Municipal Code Section 17-7-17.3 (TODO Zone) to provide design flexibility of the commercial mixed-use requirement.

UPDATE FOR 1/14/2026 PLANNING COMMISSION MEETING

After some additional internal discussions regarding the TODO zone, the decision was made to add a minimum depth requirement for commercial space on the first floor of mixed-use structures for the Planning Commission's review, as reflected in the new ordinance text.

REPORT FOR 11/12/2025 PLANNING COMMISSION MEETING

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
3. 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:

Findings:

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

APPLICANT:

No comment.

PUBLIC HEARING:

Allen Argyle, with Ivory Commercial, stated that he is in favor of the proposed text amendment.

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

DISCUSSION:

Garrett Wilcox 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 Liedtke asked whether the podium parking discussed in previous Planning Commission meetings would be included in the proposed text amendment. He further stated that the proposed changes to the commercial space requirements would be beneficial to future developments within this zone.

Wendelin Knobloch, Planning Director, stated that the podium parking would be included in the proposed text amendment.

MOTION: Commissioner Snow **MOVED** 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 finding noted in the staff report. The motion was **SECONDED** by Commissioner Liedtke. 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. Chair, Vice Chair, and Chair Pro-Temp
 - a. Would the Planning Commissioners want to pursue making a change to our current Planning Commission bylaws specifically in relation to the Chair being changed annually rather than every 2 years?
 - b. The Planning Commissioners discussed amongst themselves ultimately coming to the unanimous decision that they did not wish to alter the current bylaws.
2. Alternate Members
 - a. What should the determination between the first and second alternate be?
3. Planning Commission Appreciation Dinner
 - a. The Planning Commissioners discussed potential restaurant locations and dates for the next Planning Commission Appreciation Dinner.
 - b. The location and date for this dinner were tentatively set to be Longhorn Steak House, February 19, 2026.

ADJOURN

Vice Chair Erickson made the motion to adjourn at 6:36 p.m. No one opposed. The meeting adjourned at 6:36 p.m.

Katie Thorne, CD Executive Assistant

Approved this ____ day of _____ 2026.



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MIDVALE CITY PLANNING COMMISSION STAFF REPORT 1/28/2026

SUBJECT

John Semnani requests Preliminary Subdivision approval for a 27-unit townhome development located at 7444 S State St in the Multifamily Residential – Medium to High Density (RM-25) zone.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND ANALYSIS

This project has been through several applications previously. A rezone for this property was approved on March 18, 2025, along with a development agreement. A Conditional Use Permit and Small Scale Master Plan were approved on April 15, 2025. The proposal is now to subdivide the townhomes for individual ownership.

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 complies with the preliminary subdivision requirements in Midvale City Municipal Code 16.02, and the development standards of the RM-25 zone in 17-7-4.

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 17-7-4 of the Midvale City Municipal Code demonstrated in the application or addressed by the inclusion of conditions of approval, Staff recommends the Planning Commission approve the preliminary subdivision with the following findings:

Findings:

1. The application is for a preliminary subdivision to allow for a 27-unit townhome development.
2. The project complies with the preliminary subdivision procedure outlined in Midvale City Code 16.02 and the development standards of the RM-25 zone in 17-7-4.

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 7444 S State St with the findings included in the staff report.

ATTACHMENTS

1. Preliminary Plat

O:\SK_Hart\KRS Capital\Midvale Townhomes\7444 S State Street\survey\ACAD\prelim sub plat cover.dwg Jan 06, 2006 - 4:37pm

THE AARON BY SIGNATURE
PRELIMINARY SUBDIVISION PLAT

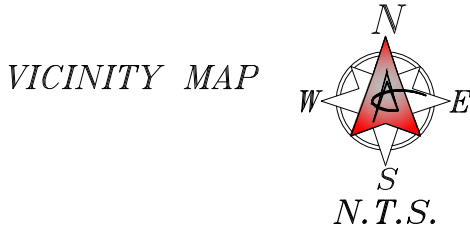
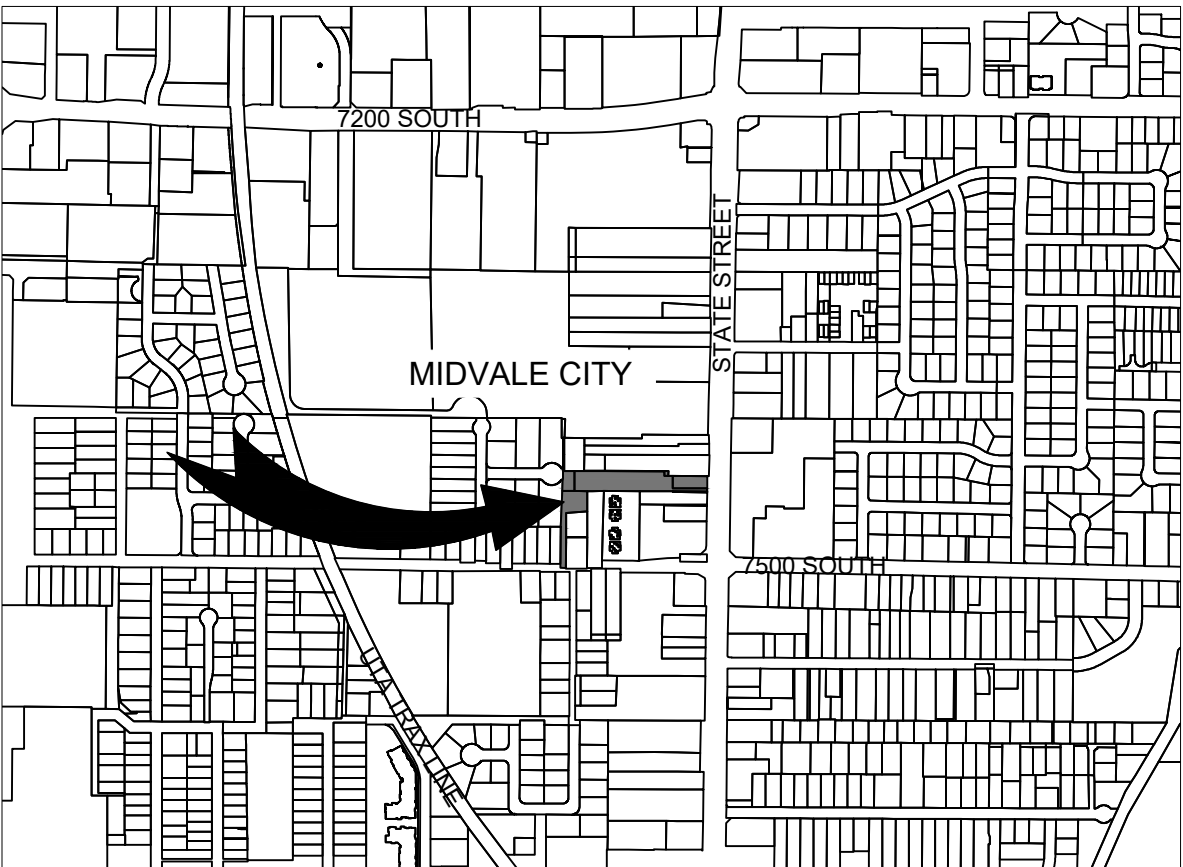
SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 1 WEST AND THE SOUTHWEST
QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN.

AS SURVEYED DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, AND THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND BEING THE COMBINATION OF THE FOLLOWING PARCELS OF LAND AS SHOWN ON THE SALT LAKE COUNTY ACCESSOR'S PARCEL MAP (21-25-427-047,21-25-427-009, 21-25-427-036 & 22-30-301-012) THE CONSOLIDATED SURVEY DESCRIPTION OF SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF THAT PROPERTY DESCRIBED IN ENTRY 12577307 IN BOOK 10578, ON PAGE 7356 ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDERS' OFFICE AND THE WEST RIGHT OF WAY LINE OF STATE STREET AT A POINT 49.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF PROJECT S-0089(173)316 AT ENGINEERS STATION 202+70.07, SAID POINT ALSO BEING SOUTH 00°00'05" WEST 260.58 FEET ALONG THE SECTION LINE AND EAST 132.74 FEET FROM THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00° 35' 15" WEST 73.91 FEET ALONG THE WEST RIGHT OF WAY LINE OF STATE STREET TO THE INTERSECTION OF THE RIGHT OF WAY WITH THE EXTENSION OF A VINYL FENCE ON THE NORTHERLY LINE OF PARCEL 22-30-301-016 AS DESCRIBED IN ENTRY 12800015, IN BOOK 10688 ON PAGE 3286 ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID VINYL FENCE AND NORTHERLY BOUNDARY LINE NORTH 89° 04' 17" WEST 306.12 FEET TO THE VINYL FENCE AT THE NORTHEAST CORNER OF THE MADISON COURT CONDOMINIUMS PHASE 2 ON FILE AND OF RECORD AS ENTRY 7646729 IN BOOK 2000P ON PAGE 128. IN THE SALT LAKE COUNTY RECORDERS' OFFICE; THENCE ALONG THE FENCE LINE AND NORTHERLY BOUNDARY LINE OF SAID SUBDIVISION NORTH 89°14'00" WEST 160.32 FEET (EAST 162.40 FEET BY RECORD); THENCE NORTH 89°00'19" WEST 65.66 FEET ALONG AN OLD METAL FENCE LINE TO THE EASTERLY BOUNDARY LINE OF PARCEL 21-25-427-036 AS DESCRIBED IN ENTRY 13542875 IN BOOK 11104, ON PAGE 9627 ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE THENCE DEPARTING SAID OLD METAL FENCE LINE ALONG SAID EASTERLY BOUNDARY LINE SOUTH 00°58'23" WEST 89.20 FEET TO A CHAIN LINK FENCE CORNER AT THE NORTHEAST BOUNDARY OF PARCEL 21-25-427-052 AS DESCRIBED IN ENTRY 14044696 IN BOOK 11386 ON PAGE 6815 ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDERS' OFFICE; THENCE ALONG THE CHAIN LINK FENCE AND NORTH BOUNDARY LINE OF SAID PARCEL SOUTH 86°37'39" WEST 95.06 FEET TO A FENCE CORNER ON THE EASTERLY BOUNDARY LINE OF THAT NON-EXCLUSIVE RIGHT OF WAY EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED IN ENTRY 7128598 IN BOOK 8134, ON PAGE 2498 ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID CHAIN LINK FENCE AND EASTERLY EASEMENT BOUNDARY SOUTH 01°22'27" WEST 224.44 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF 7500 SOUTH STREET; THENCE NORTH 89°43'51" WEST 27.80 FEET MORE OR LESS TO THE A CHAIN LINK FENCE ALONG THE WEST LINE OF SAID NON-EXCLUSIVE RIGHT OF WAY EASEMENT; THENCE NORTH 01°30'09" EAST 209.58 FEET ALONG THE CHAIN LINK FENCE AND SAID WEST EASEMENT LINE TO A VINYL FENCE CORNER AT THE SOUTHEAST CORNER OF THE JACK SMITH SUBDIVISION RECORDED AS ENTRY 1224889 IN BOOK 1 ON PAGE 48; THENCE ALONG THE VINYL FENCE MONUMENTING THE EASTERLY BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES 1.) NORTH 00°30'06" EAST 164.04 FEET TO A CORNER POINT IN THE FENCE; THENCE SOUTH 87°45'50" EAST 3.34 FEET TO THE INTERSECTION OF THE VINYL FENCE WITH A CONCRETE POST AND PANEL FENCE ON THE EASTERLY BOUNDARY LINE OF SAID SUBDIVISION; THENCE FOLLOWING SAID POST AND PANEL FENCE AND SUBDIVISION BOUNDARY THE FOLLOWING TWO (2) COURSES 1.) NORTH 00°54'35" EAST 28.14 FEET; 2.) NORTH 07°07'38" WEST 3.34 FEET TO A CONCRETE BLOCK WALL; THENCE ALONG THE BLOCK WALL & THE SOUTH LINE OF THE FOLLOWING TWO PARCELS AS DESCRIBED IN THE FOLLOWING TWO ENTRIES 1.) ENTRY 11772995 IN BOOK 10198 ON PAGE 1627 & 2.) ENTRY 13737630 IN BOOK 11218 ON PAGE 1558 ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDERS' OFFICE. THENCE ALONG SAID CONCRETE BLOCK WALL AND SUBSEQUENT CHAIN LINK FENCE NORTH 89°58'28" EAST 457.51 FEET TO A WEST LINE OF THE BOUNDARY LINE OF ENTRY 11772995 NOTED ABOVE; THENCE SOUTH 00°00'59" EAST 20.43 FEET ALONG SAID WEST LINE TO THE NORTH BOUNDARY LINE AS DESCRIBED IN ENTRY 12577307, BOOK 10578, PAGE 7356, ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°57'28" EAST 194.58 FEET TO THE POINT OF BEGINNING.

THE AREA OF SAID CONSOLIDATED PARCEL OF LAND BEING 72,072 SQUARE FEET OR 1.65 ACRES, MORE OR LESS.



GENERAL NOTES

1. THE PROPERTY CONTAINED WITHIN THIS PLAT MAY BE SUBJECT TO ADDITIONAL COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN CC&R'S TO BE RECORDED AGAINST THE PROPERTY.
2. PROPERTY CORNERS NOT FOUND WERE MARKED WITH A 5/8" REBAR AND YELLOW NYLON CAP STAMPED "WARDG" OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THIS THE MAP.
3. THE PRIVATE DRIVEWAY IS ALSO DEDICATED AS A PUBLIC UTILITY EASEMENT FOR UTILITY PROVIDERS.

ADDRESS TABLE

UNIT	ADDRESS
1	12 E BLACKWOOD COVE
2	10 E BLACKWOOD COVE
3	8 E BLACKWOOD COVE
4	6 E BLACKWOOD COVE
5	4 E BLACKWOOD COVE
6	20 W BLACKWOOD COVE
7	22 W BLACKWOOD COVE
8	24 W BLACKWOOD COVE
9	26 W BLACKWOOD COVE
10	28 W BLACKWOOD COVE
11	30 W BLACKWOOD COVE
12	32 W BLACKWOOD COVE
13	34 W BLACKWOOD COVE
14	36 W BLACKWOOD COVE
15	38 W BLACKWOOD COVE
16	40 W BLACKWOOD COVE
17	42 W BLACKWOOD COVE
18	44 W BLACKWOOD COVE
19	46 W BLACKWOOD COVE
20	48 W BLACKWOOD COVE
21	50 W BLACKWOOD COVE
22	52 W BLACKWOOD COVE
23	54 W BLACKWOOD COVE
24	56 W BLACKWOOD COVE
25	58 W BLACKWOOD COVE
26	60 W BLACKWOOD COVE
27	62 W BLACKWOOD COVE

DEVELOPER: SIGNATURE HOMES
630 E. SOUTH TEMPLE
SALT LAKE CITY, UTAH 84102

LAND OWNER: THE AARON SIGNATURE, LLC
630 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH, 84102

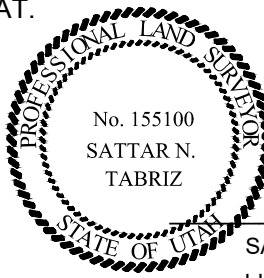
SURVEYOR: WARD ENGINEERING GROUP
231 WEST 800 SOUTH
SALT LAKE CITY, UTAH, 84101

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NO. 155100, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE 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 SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS:

THE AARON BY SIGNATURE

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



DATE:

SATTAR N. TABRIZ, PLS
LICENSE NO. 155100

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL BY THESE PRESENT THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, RIGHT OF WAYS, EASEMENTS AND PARCELS TO BE HEREAFTER KNOWN AS THE AARON BY SIGNATURE DO HEREBY DEDICATE THE PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY SERVICES AS SHOWN ON THIS PLAT AND CONTAINED WITHIN THE ABOVE DESCRIBED BOUNDARY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY
OF _____, 20 ____.

THE AARON BY SIGNATURE, LLC

SIGNATURE: _____

PRINT NAME: JAHANGERE SEMNANI

TITLE: MANAGER

NOTARY ACKNOWLEDGEMENT

STATE OF _____ } S.S.
COUNTY OF _____ }
ON THIS ____ DAY OF _____, 20 __, BEFORE ME
_____, A NOTARY PUBLIC PERSONALLY APPEARED
_____, WHO

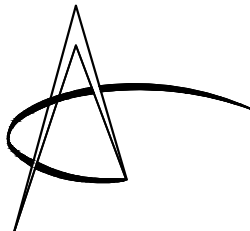
BEING DULY SWORN DID SAY THAT HE IS THE MANAGER OF THE AARON BY SIGNATURE, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION REGARDING THE AARON BY SIGNATURE SUBDIVISION PLAT AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID THE AARON BY SIGNATURE, LLC, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME.

COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

PRINT NAME: _____

A NOTARY PUBLIC COMMISSIONED IN _____



Ward Engineering Group

Planning ✦ Engineering ✦ Surveying
231 West 800 South
Salt Lake City, Utah 84101
Phone: (801)487-8040 Fax: (801)487-8668

THE AARON BY SIGNATURE
PRELIMINARY SUBDIVISION PLAT

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 1 WEST
AND THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN.

SALT LAKE COUNTY RECORDER

SHEET

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

DATE: ____ TIME: ____
BOOK: ____ PAGE: ____

FEE \$

DEPUTY, SALT LAKE COUNTY RECORDER

1 OF 2

COUNTY SURVEYOR

SALT LAKE COUNTY SURVEYOR

RECORD OF SURVEY# _____

SALT LAKE COUNTY SURVEY REVIEWER

COUNTY HEALTH DEPARTMENT

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED AS TO FORM THIS ____ DAY OF
_____, A.D. 20 ____

SALT LAKE COUNTY HEALTH DEPARTMENT

MIDVALE CITY PLANNING COMMISSION

CITY PLANNING

APPROVED THIS ____ DAY OF _____

A.D., 20 ____

COMMUNITY DEVELOPMENT DIRECTOR

PLANNING COMMISSION CHAIR

MIDVALE CITY ENGINEERING

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

MIDVALE CITY ENGINEER

DATE

CITY ATTORNEY

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS ____ DAY OF _____

A.D. 20 ____

ATTORNEY FOR MIDVALE CITY

MAYOR

MIDVALE CITY MAYOR

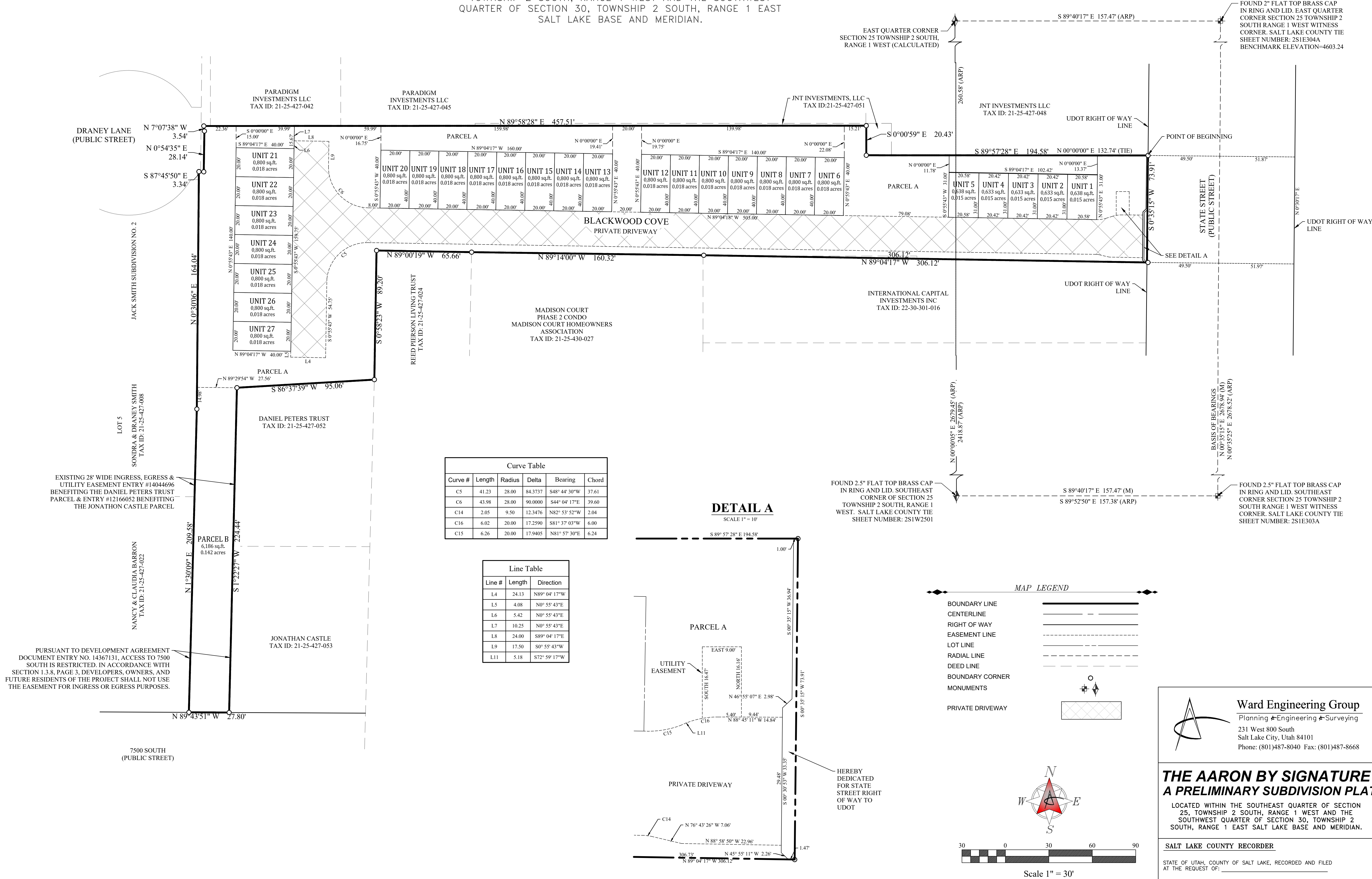
PRESENTED TO THE MIDVALE CITY MAYOR THIS ____ DAY OF _____

A.D. 20 ____ AT WHICH TIME THIS PLAT WAS ACCEPTED.

MIDVALE CITY MAYOR

THE AARON BY SIGNATURE
PRELIMINARY SUBDIVISION PLAT

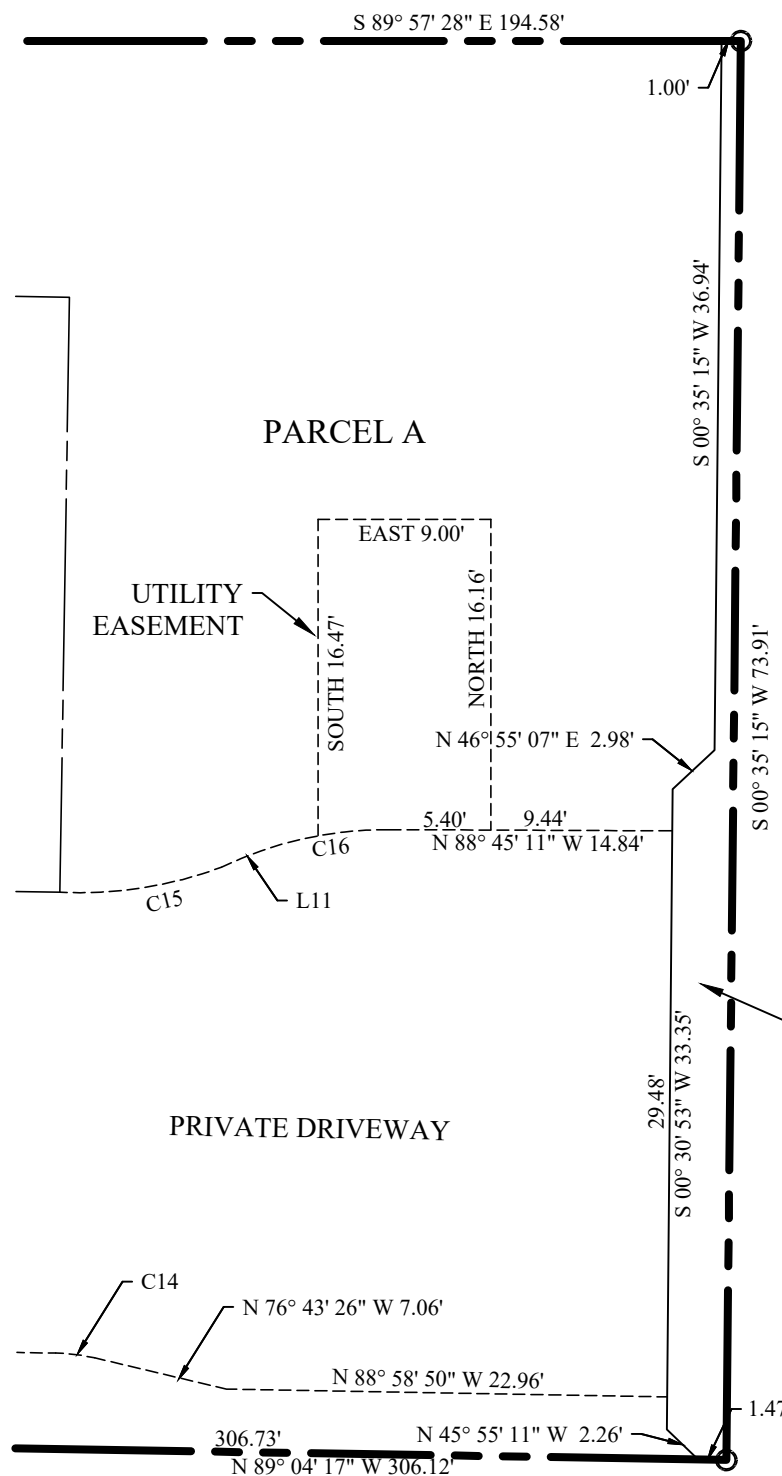
SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 1 WEST AND THE SOUTHWEST
QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN.



Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C5	41.23	28.00	84.3737	S48° 44' 30"W	37.61
C6	43.98	28.00	90.0000	S44° 04' 17"E	39.60
C14	2.05	9.50	12.3476	N82° 53' 52"W	2.04
C16	6.02	20.00	17.2590	S81° 37' 03"W	6.00
C15	6.26	20.00	17.9405	N81° 57' 30"E	6.24

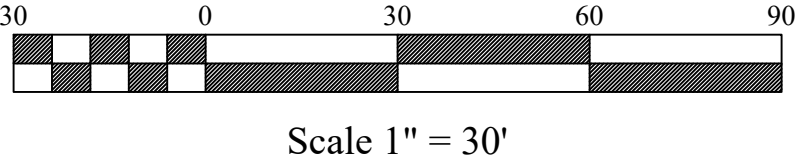
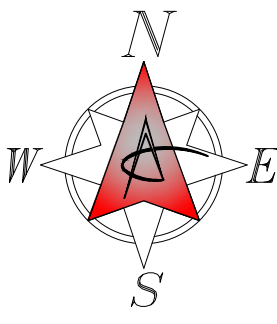
Line Table		
Line #	Length	Direction
L4	24.13	N89° 04' 17"W
L5	4.08	N0° 55' 43"E
L6	5.42	N0° 55' 43"E
L7	10.25	N0° 55' 43"E
L8	24.00	S89° 04' 17"E
L9	17.50	S0° 55' 43"W
L11	5.18	S72° 59' 17"W

DETAIL A
SCALE 1" = 10'



MAP LEGEND

- BOUNDARY LINE
- CENTERLINE
- RIGHT OF WAY
- EASEMENT LINE
- LOT LINE
- RADIAL LINE
- DEED LINE
- BOUNDARY CORNER
- MONUMENTS
- PRIVATE DRIVEWAY



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Salt Lake City, Utah 84101
Phone: (801)487-8040 Fax: (801)487-8668

**THE AARON BY SIGNATURE
A PRELIMINARY SUBDIVISION PLAT**

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION
25, TOWNSHIP 2 SOUTH, RANGE 1 WEST AND THE
SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2
SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN.

SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED
AT THE REQUEST OF: _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEES _____ PRINTED NAME OF COUNTY RECORDER _____



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 01/28/2026

SUBJECT

Approval of a Planning Commission Bylaws Amendment regarding the Designation of First and Second Alternate based on Seniority

SUBMITTED BY

Wendelin Knobloch, Planning Director

BACKGROUND AND ANALYSIS

The Planning Commission held a brief discussion at its 1/14/2026 regular session regarding the designation of Alternates as First and Second for the purpose of filling in a vacancy.

The bylaws do not define how the determination is made who to designate as First and Second Alternate, therefore the Planning Commission instructed staff to modify the bylaws to make the determination based on seniority.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to the Planning Commission Bylaws regarding the Designation of First and Second Alternate based on Seniority with the following finding:

- This amendment ensures that the designation as First or Second Alternate occurs in an orderly and consistent manner.

RECOMMENDED MOTION

I move that we approve the Planning Commission Bylaws Amendment regarding the designation of First and Second Alternate based on Seniority as provided in the attachment and with the finding noted in the staff report.

ATTACHMENTS

1. Planning Commission Bylaws Amendment

SECTION 2. APPOINTMENT AND TERMS OF MEMBERS

2.1 Membership, Appointment, Compensation, Rights, Attendance & Training

A. Membership. *The Commission is comprised of Members and Alternate Members (hereinafter “Commissioner” or “Commissioners”) appointed according to the process outlined in Chapter 17-4 of the Municipal Code.*

Member. *A Commissioner with full voting rights on Commission decisions and actions.*

Alternate Member. *A Commissioner intended to temporarily fill in for a Member when the Member is not in attendance. Alternate Members are expected to attend and participate in meetings in the same manner as a Member, with the exception of voting when all Members are present. Alternate Members shall hold a ~~F~~first or ~~S~~second ~~A~~alternate position within the Commission, with the ~~F~~first ~~A~~alternate filling in for the first vacancy and the Second Alternate filling in for the second vacancy.*

The alternate positions shall be selected by the length of service as an Alternate, with the longest serving Alternate being designated First and the second longest serving Alternate being designated Second.

B. Appointment. *Commissioners are appointed for term lengths following the process outlined in Chapter 17-4 of the Municipal Code.*

C. Compensation. *Commissioners may, within budgetary constraints, be paid per diem compensation for necessary and reasonable expenses for each meeting attended; payment is to be made quarterly.*

D. Rights.

Explaining the Vote. *After a vote is taken, Commissioners desiring to explain their vote are allowed an opportunity to do so.*

Not to Vote Unless Participating in Meeting. *Commissioners are not permitted to vote on any question unless they are physically present or through appropriate electronic communication for the duration of the item, including when the vote is taken, and the result announced.*

Resources. *Commissioners may have access to the adopted Midvale City land use regulations, the Midvale City General Plan, and other approved land use documents. Community Development Department staff (hereinafter “Staff”) must provide a paper copy, electronic file, or electronic link of such document upon the request of a Commissioner.*



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DECEMBER 23, 2025 BY NICOLE MASSON
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April 8–10, 2026 | Ruby's Inn, Bryce Canyon

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2026 APA UTAH SPRING CONFERENCE

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Planners from across the region will descend on Bryce Canyon this spring for APA Utah's 2026 Spring Conference. With three days of presentations addressing both urban and rural planning needs, the Spring Conference highlights content for professional planners, citizen planners and elected officials. Topics include everything from planning ethics and preservation to transportation, housing and more.

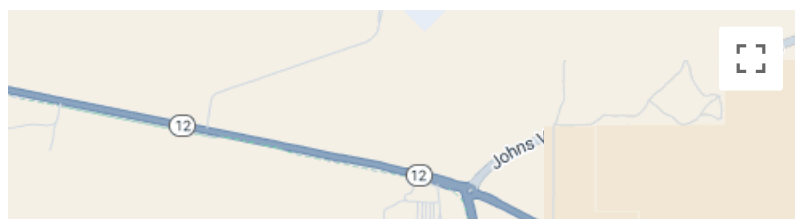
Venue: Ruby's Inn

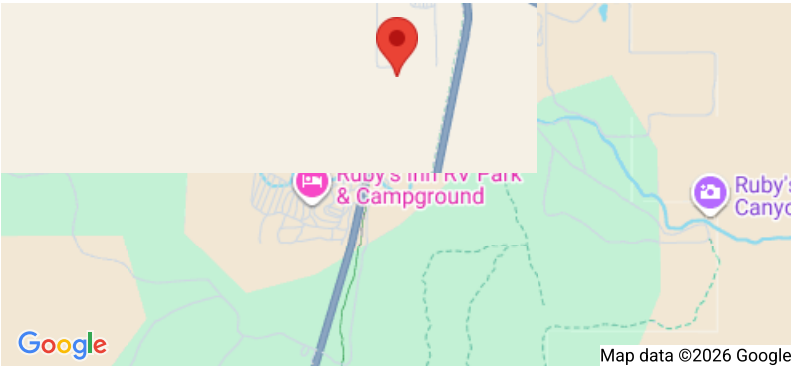


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REGISTER

DAY 1

 April 8, 2026

 1:00 pm - 5:00 pm



DAY 2

 April 9, 2026

 8:00 am - 5:00 pm



DAY 3

 April 10, 2026

 8:00 am - 1:00 pm



Details

Price

Qty

Speaker (Single Day)

\$80.00
(USD)

0 ▾

Conference Planning Committee

\$155.00
(USD)

0 ▾

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Details	Price	Qty
Non-professional Group (Citizen Planner / Student / Retired Professionals, Min. qty. 3) Admission	\$65.00 (USD)	0 ▾
Early Bird (APA Member)	\$195.00 (USD)	0 ▾
Early Bird (Non-APA Member)	\$245.00 (USD)	0 ▾
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