



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

**Midvale Planning Commission Meeting
Notice and Agenda
February 11, 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, February 11, 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 February 10, 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 28, 2026 Meeting.

IV. Public Hearing

*If items marked with ** are forwarded, the City Council will hear them on March 3, 2026 at 7 p.m.*

- a. **Darren Nate requests a zoning code text amendment proposing specific front setback requirements for Center Sq (125 W Street), modifying various Sections of Midvale Municipal Code Chapter 17-7-8. *[Jonathan Anderson, Planner II]*.

V. Action Items

- a. **Right-of-way vacation request for property located at approximately 7689 S Center Sq. Requestor - Darren Nate, Ryker Development, LLC. *[Jonathan Anderson, Planner II]*

- b. Approval of a Planning Commission Bylaws Amendment regarding the ability of Alternates to be Elected Chair or Vice Chair. *[Wendelin Knobloch, Planning Director]*

VI. Staff Update/Other Business

- a. 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.



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**Midvale City
PLANNING AND ZONING COMMISSION**

Minutes

**28th 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
Candace Tippetts
Shane Liedtke
Michael Edwards
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
Juan Rosario, IT Systems Administrator

REGULAR MEETING

Chair Anderson called the Planning & Zoning Commission meeting to order at 6:00 p.m. She explained how the meeting would proceed. First, the Planning Department would brief the Commission; then the applicant would speak to the Commission; the item will be opened to the public for their comments on public hearing agenda items; the Midvale Deputy City Attorney will then brief the Commission on their role on the given item; and then the Commission would deliberate and decide.

ROLL CALL

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

MINUTES

1. REVIEW AND APPROVE MINUTES OF JANUARY 14, 2026.

MOTION: Commissioner Liedtke MOVED to approve the minutes of January 14, 2026. SECONDED by Commissioner Snow. Chair Anderson called for a voice vote.

The motion passed unanimously with all voting in favor.

PUBLIC HEARINGS

1. 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.

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.

APPLICANT:

No Comment.

PUBLIC HEARING:

No Comment.

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

DISCUSSION:

No Comment.

MOTION: Commissioner Liedtke MOVED that we approve the Preliminary Subdivision located at 7444 S State St, with the findings noted in the staff report. The motion was SECONDED by Commissioner Snow. Chair Anderson called for a roll call vote. The vote was as follows:

Chair Anderson	Yes
Commissioner Snow	Yes
Commissioner Liedtke	Yes
Commissioner Edwards	Yes

The motion passes unanimously.

ACTION ITEMS

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

The Planning Commission held a brief discussion at its 01/14/2026 regular meeting 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 to designate who is 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:

Findings:

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

APPLICANT:

No comment.

DISCUSSION:

Commissioner Edwards requested clarification on how it would be determined between First or Second Alternate in the event of a Planning Commissioners rotating off into the Alternate Position after their Eight Year Term. If this situation were to arise, would that Alternate then be deemed as the First or the Second Alternate?

Commissioner Snow Requested clarification on if a Planning Commissioner can serve their Eight Years and then become an Alternate.

Wendelin Knobloch, Planning Director, provided clarification by stating that a Planning Commissioner can become an Alternate after serving their Eight Year Term.

Chair Anderson stated that should the situation arise where a Planning Commissioner rotates off into the Alternate Position after their Eight Year Term, they would then become the Second Alternate.

Daniel Van Buege, Deputy City Attorney, stated that the interpretation of the Bylaws is that should the situation arise where a Planning Commission rotates off into the Alternate Position after their Eight Year Term, they would then become the Second Alternate.

2. **MOTION: Commissioner Snow MOVED to approve the Planning Commission Bylaws Amendment regarding the designation of First and Second Alternate based on Seniority as provided in the attachment, with the finding noted in the staff report. The motion was SECONDED by Commissioner Edwards. Chair Anderson called for a roll call vote. The vote was as follows:**

Chair Anderson	Yes
Commissioner Snow	Yes

Commissioner Liedtke	Yes
Commissioner Edwards	Yes

The motion passes unanimously.

STAFF UPDATE/OTHER BUSINESS

1. Planning Department Report

- a. APA UT Spring Conference
 - i. April 8th-10th
 - ii. Ruby's Inn, Bryce Canyon
- b. Conflict of Interest Forms
 - i. Should something have changed, a new form will need to be submitted.
- c. Planning Commission Dinner
 - i. February 19, 2026, at 6:00 PM
- d. Elections for Chair and Vice Chair
 - i. Do we want to amend the bylaws to make Alternates eligible for these elections?
 - ii. The Planning Commissioners discussed amongst themselves and ultimately coming to the unanimous decision that they wish to alter the current bylaws.
- e. The Planning Conference is coming up soon.

ADJOURN

Commissioner Edwards made the motion to adjourn 6:17 p.m. No one opposed. The meeting adjourned at 6:17 p.m.

Katie Thorne, CD Executive Assistant

Approved this ____ day of _____ 2026.



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MIDVALE CITY PLANNING COMMISSION STAFF REPORT 2/11/2026

SUBJECT

Darren Nate requests a zoning code text amendment proposing specific front setback requirements for Center Sq (125 W Street), modifying various Sections of Midvale Municipal Code Chapter 17-7-8.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The proposed amendment is to Sections 17-7-8.3, 17-7-8.4, and 17-7-8.5 to create specific front yard setback requirements for Center Sq (125 W Street) with references in other sections (17-7-8.8 regarding parking) for other consistency throughout the zone.

The current eastern side of Center Square consists of 4 properties, all of which have some form of angled or perpendicular parking located directly off the public right-of-way (see Attachment 2). Without the amendment, the current development standards would require a project to be constructed in a manner that would create an inconsistent streetscape across the properties (see Attachment 3). This amendment would enable the streetscape to remain as it currently is and be consistent across all potential forms of future development that could occur along the street.

The Planning, Public Works, Engineering, and Legal Departments have all reviewed the proposed language in conjunction with the right-of-way vacation request (Action Item a on the 2/11/2026 Planning Commission Meeting) and other applicable development applications and determined a recommendation of approval.

Public notice has been sent to affected entities as required in 17-3-9.B of the Midvale Municipal Code. No comments have been received as of the writing of this report.

-ZONING CODE AMENDMENT CRITERIA-

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. A proposal may only be approved if it demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;

2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102;
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff finds that this proposal meets the first, second and third criteria listed above.

1. The proposed amendment for Center Square (125 W) would maintain consistency of the current streetscape with the existing properties and sidewalk.
2. The amendment promotes the purposes of UCA 10-9a-102 (renumbered to [10-20-101](#)) by “(i) providing fundamental fairness in land use regulation” and (j) “facilitates orderly growth, allows growth in a variety of housing types, and contributes toward housing affordability.”
3. The amendment also creates consistent sidewalk and landscaping widths rather than the current subjective standard that ranges in widths for the sidewalk and front landscaping setback requirement.

STAFF RECOMMENDATION

Staff recommends the Planning Commission to recommend approval of the zoning code text amendment to the City Council with the following finding and condition:

Finding:

1. The amendment complies with Midvale Municipal Code 17-3-1(F)(1, 2, & 3).

Condition:

1. The right-of-way vacation request for property located at approximately 7689 S Center Sq is approved.

RECOMMENDED MOTION

I move that we recommend approval of the zoning code text amendment as provided in the attachments, with the finding and condition noted in the staff report.

ATTACHMENTS

1. Draft Ordinance
2. Center Sq (125 W) Aerial Image
3. Applicant Criteria Response Letter

17-7-8.3 Single family residential development standards.

A. The following development standards apply to single family detached residential lot subdivisions in the residential land use areas. These are traditional single family residential lots that do not require additional open space and common areas within the development.

...

2. *Setbacks.* The minimum setbacks for primary structures in single family detached residential lot subdivisions are as follows:

a. *Front.* The minimum front yard setback is ~~20~~twenty feet.

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

(A) *Exceptions.* The following exceptions apply to all front yard setbacks in the zone:

(1) *Front Porch.* An open, front entry porch may encroach eight feet into the front yard setback.

(2) *Projections.* Sills, cornices, chimneys, flues, eaves and ornamental features may project into the front yard up to two and one-half feet.

(3) *Impervious Surfaces.* A driveway with a width of ~~20~~twenty feet or ~~forty percent~~40% of the lot frontage, whichever is greater, and a sidewalk of up to five feet in width from the driveway or street to the front door. The driveway may extend an additional ~~10~~ten feet in width behind the sidewalk.

ii. *South Center Square (125 West Street) Exception.* The front yard setback for properties with frontage on the east side of South Center Square (125 West Street) from Center Street to West Park Street shall be a minimum of 32 feet from the front property line. The front yard setback must include angled parking, a sidewalk of five feet beginning from the front edge of the sidewalk with adjacent properties, and a minimum of five feet of landscaping up to the foundation of the residential

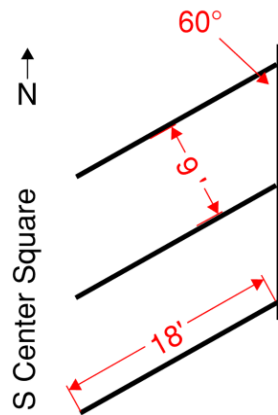
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structure. Each angled parking space shall be constructed at a 60 degree angle as shown in Figure 1 below.

Figure 1: South Center Square Angled Parking



17-7-8.4 Medium and high density residential development standards.

A. The following development standards apply to new single family attached, single family detached, and multifamily development in the zone, with the exception of single family detached residential lot subdivisions (see Section [17-7-8.3](#)):

1. *Setbacks.* New development shall comply with the following setbacks:

- a. *Front.* The minimum front yard setback is ~~15~~^{fifteen} feet, which shall include a five-foot park strip adjacent to the curb, which shall incorporate tree wells, street furniture and planter boxes; a sidewalk of five ~~to six feet (at the discretion of the planning commission);~~ and ~~four to~~ five feet of landscaping up to the foundation of the residential structure. With the input from the city engineer, modification to the sidewalk and park strip standard may be allowed to provide an appropriate tie-in to an

adjacent neighborhood sidewalk. ~~The front yard setback is measured from the back of curb.~~

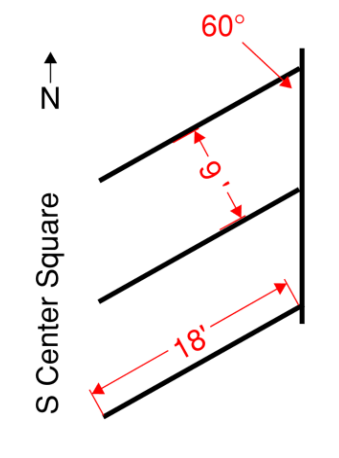
- i. *Corner Lot Rule.* Corner lots have two front yards.
- ii. *Projections.* Sills, cornices, chimneys, flues and ornamental features may project into the front yard up to two and one-half feet, provided they do not impede pedestrian traffic on the sidewalk. Eaves, awnings, arcades and second-story and above balconies may project into the front yard up to eight feet so long as these elements are at least eight feet above the ground and do not impede pedestrian traffic on the sidewalk.

iii. *South Center Square (125 West Street) Exception.* The front yard setback for properties with frontage on the east side of South Center Square (125 West Street) from Center Street to West Park Street shall be a minimum of 32 feet from the front property line. The front yard setback must include angled parking, a sidewalk of five feet beginning from the front edge of the sidewalk with adjacent properties, and a minimum of five feet of landscaping up to the foundation of the residential structure. Each angled parking space shall be constructed at a 60 degree angle as shown in Figure 1 below.

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Figure 1: South Center Square Angled Parking



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8. *Access Management.* All new development and an expansion by more than twenty-five percent of an existing building mass or site size shall comply with the following access management standards:

- a. All driveways and curb cuts shall be installed according to the standards and specifications contained in the Midvale City Construction Standards and Specifications handbook. Curb cuts for pedestrian access shall orient toward each street frontage.
- b. All newly installed driveways shall align with any existing access across the street. The planning commission may allow deviations to the requirement, provided the city engineer finds the driveway to be acceptable based on but not limited to access placement, traffic generated, and pedestrian and vehicular circulation.
- c. ~~Except as required by Subsection 17-7-8.4(A)(1)(a)(iii),~~ New development or modifications to existing development shall not propose parking in such a way that users may be allowed to back onto public rights-of-way.
- d. Existing nonconforming driveways within the zone shall be retired upon construction of a new building.
- e. Shared driveways between and among parcels are encouraged and allowed if the parties execute and record an easement, or a deed of dedication, in a form approved by the city attorney to ensure access in perpetuity for both parcels.

...

17-7-8.5 Retail, office and mixed-use development standards.

The following development standards apply to all new retail, office and mixed-use development in the zone:

- A. *Lot Area.* There is no minimum lot area.
- B. *Setbacks.* New development shall comply with the following setbacks:

1. *Front.* The minimum front yard setback is fifteen feet, which shall include a sidewalk of ten feet in width and a five-foot park strip, which shall incorporate tree wells, street furniture and planter boxes. 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 up to two and one-half feet, provided it does not impede pedestrian traffic on the sidewalk. Eaves, awnings, arcades and second story and above balconies may project into the front yard up to eight feet so long as these elements are at least eight feet above ground and do not impede pedestrian traffic on the sidewalk.

c. *South Center Square (125 West Street) Exception.* The front yard setback for properties with frontage on the east side of South Center Square (125 West Street) from Center Street to West Park Street shall be a minimum of 32 feet from the front property line. The front yard setback must include angled parking, a sidewalk of five feet beginning from the front edge of the sidewalk with adjacent properties, and a minimum of five feet of landscaping up to the foundation of the retail, office or mixed-use structure. Each angled parking space shall be constructed at a 60 degree angle as shown in Figure 1 below.

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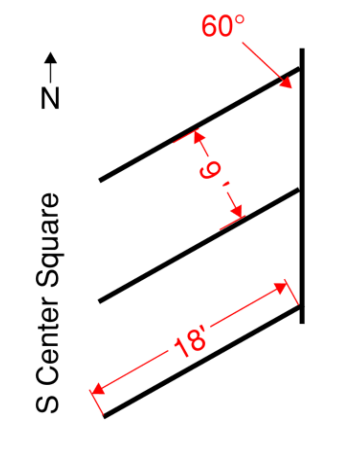
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Figure 1: South Center Square Angled Parking



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I. *Access Management.* All new development and an expansion by more than twenty-five percent of an existing building mass or site size shall comply with the following access management standards:

1. All driveways and curb cuts shall be installed according to the standards and specifications contained in the Midvale City Construction Standards and Specifications handbook. Curb cuts for pedestrian access shall orient toward each street frontage.
2. All newly installed driveways shall align with any existing access across the street. The planning commission may allow deviations to the requirement, provided the city engineer finds the driveway to be acceptable based on but not limited to access placement, traffic generated, and pedestrian and vehicular circulation.
3. *Except as required by Subsection 17-7-8.5(B)(1)(c),* ~~N~~*n*ew development or modifications to existing development shall not propose parking in such a way that users may be allowed to back onto public rights-of-way.
4. Existing nonconforming driveways within the zone shall be retired upon construction of a new building.
5. Shared driveways between and among parcels are encouraged and allowed if the parties execute and record an easement, or a deed of dedication, in a form approved by the city attorney to ensure access in perpetuity for both parcels.

...

17-7-8.8 Parking.

...

A. *Location of Parking.*

1. *Off-Street Parking.* The parking required herein must be located on the property except as specifically exempted herein.

2. *On-Street Parking.* Parallel parking spaces on designated public and private streets may be used to meet the guest parking needs of residential and mixed uses. The city engineer will designate streets available for parking based on the width of the traveled surface, traffic demand, best engineering practices and adopted fire codes.

3. *Front Setback.* No parking shall occur within the front setback of any building, except:

~~a. that when a~~ single family attached or detached ~~structure building is~~ located on a local street and ~~is~~ set back at least ~~eighteen-18~~ feet from the property line, ~~may use~~ a private driveway ~~may be used~~ for off-street parking; ~~or,~~

~~a-b.~~ As required by Subsections 17-7-8.3(A)(2)(a)(ii), 17-7-8.4(A)(1)(a)(iii), or 17-7-8.5(B)(1)(c).

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D. *Medium and High Density Residential Use Parking Standards.* Parking for new medium and high density residential uses shall comply with the following:

...

5. *Street Access and Circulation.* New medium and high density development shall provide the following:

a. *Off-Street Parking.* Off-street parking areas must have unobstructed access to a street or alley. The parking area design for five or more vehicles must not encourage cars to back onto adjoining public sidewalks, parking strips, or roadways ~~except as required by Subsection 17-7-8.4(A)(1)(a)(iii).~~ With the exception of permitted tandem parking, parking spaces shall be independently accessible and unobstructed.

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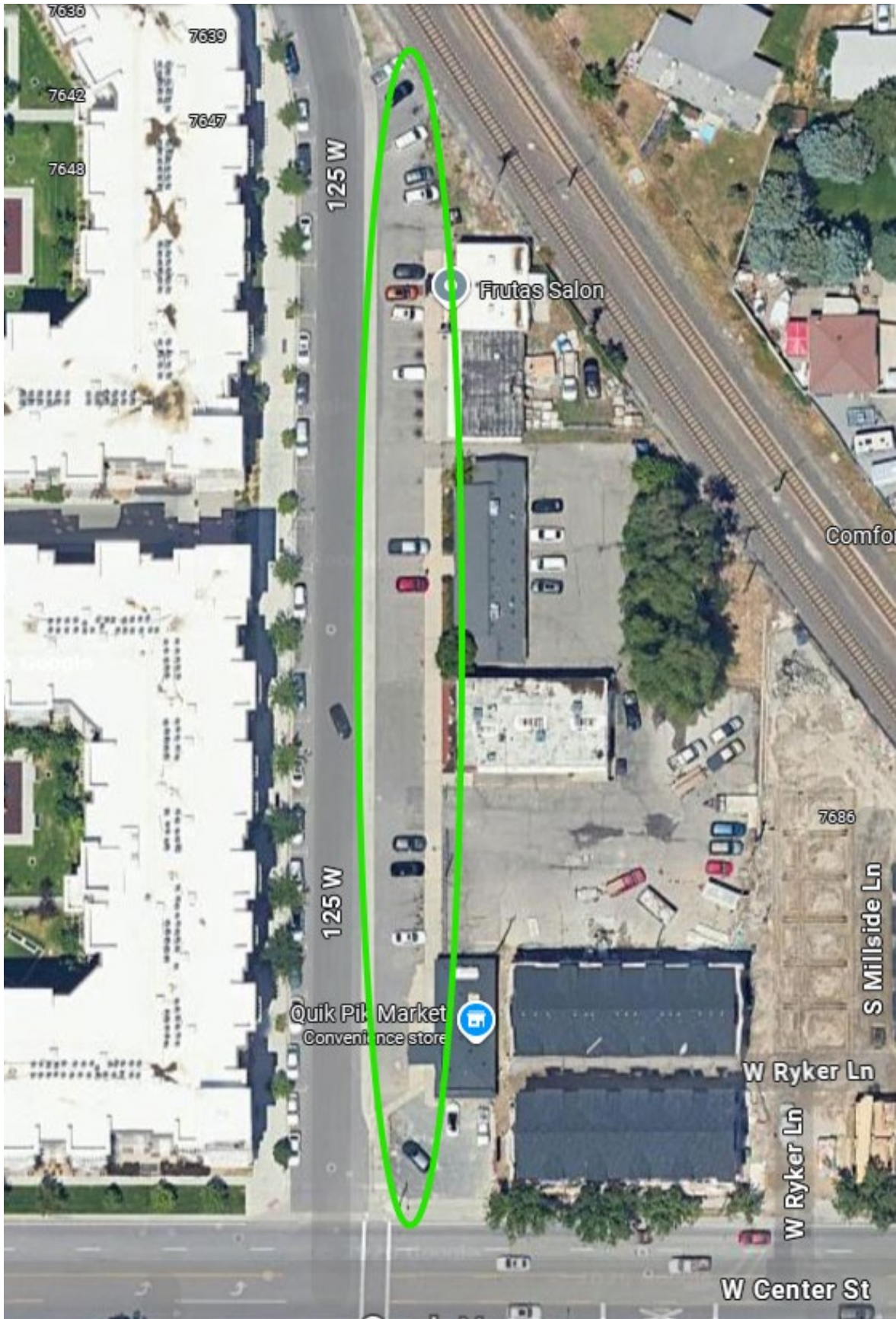
E. *Commercial Use Parking Standards.* Parking for new commercial uses shall comply with the following:

...

4. *Street Access and Circulation.* New commercial development shall provide the following:

a. *Off-Street Parking.* Off-street parking areas must have unobstructed access to a street or alley. The parking area design for five or more vehicles must not encourage cars to back onto adjoining public sidewalks, parking strips, or roadways except as required by Subsection 17-7-8.5(B)(1)(c). With the exception of permitted tandem parking, parking spaces shall be independently accessible and unobstructed.

...



October 8, 2025

Midvale City Planning
7505 S Holden Street
Midvale, Utah 84047

Dear Planning Commission and City Council,

This letter accompanies our Text Amendment application regarding the front setback requirements outlined in Midvale City Development Code Section 17-7-8.4 (A)(1)(a).

The current code specifies that the front setback must include a “*sidewalk of five to six feet (at the discretion of the planning commission) and four to five feet of landscaping up to the foundation of the residential structure,*” resulting in a total distance of 9 to 11 feet. We respectfully request a Text Amendment allowing both the sidewalk and landscaping to be 5 feet each, for a combined total of 10 feet—a dimension that remains fully compliant within the established range.

As required by code, a Text Amendment must address at least one of the criteria listed in Section 17-3-1(F). We believe our request meets Criteria 1 and Criteria 3.

Criteria 1: The proposed amendment promotes the objectives of the general plan and purposes of this title.

Our request supports the intent of the code by maintaining the combined setback width of 10 feet while promoting functional and balanced pedestrian and landscape areas.

Criteria 3: The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward.

This amendment aligns with the intent of the original language by clarifying that an evenly balanced distribution between sidewalk and landscaping still meets the design objectives.

Additionally, the proposed sidewalk along the east side of Center Square (125 W) serves only two additional parcels beyond our site before terminating. Given this limited pedestrian use, adopting the lower end of the code’s allowable range is both appropriate and consistent with neighborhood needs and future development needs.

We appreciate your time and consideration of this request and respectfully ask for your approval of the proposed Text Amendment.

Sincerely,

Darren Nate
Ryker Development



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801-567-7200
Midvale.Utah.gov

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 2/11/2026

SUBJECT

Right-of-way vacation request for property located at approximately 7689 S Center Sq.
Requestor - Darren Nate, Ryker Development, LLC.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

Vacations are regulated by Midvale Municipal Code Section 12.16.050, with the City Council holding authority to dispose of properties if the requirements of this section have been satisfied as noted in MMC 12.16.050(F) at their discretion.

The Planning, Public Works, Engineering, and Legal Departments have all reviewed the proposed vacation in conjunction with a zoning code text amendment (Public Hearing Item a on the 2/11/2026 Planning Commission Meeting) and other applicable development applications, and have all recommended approval as required by MMC 12.16.050(B). A public hearing is scheduled before the City Council on March 3, 2026 as required by MMC 12.16.050(E).

STAFF RECOMMENDATION

Staff recommends the Planning Commission to recommend approval of the right-of-way vacation request to the City Council with the following finding and conditions:

Finding:

1. The right-of-way vacation request for property located at approximately 7689 S Center Sq generally meets the requirements of Midvale Municipal Code 12.16.050.

Conditions:

1. The zoning code text amendment to various sections of Midvale Municipal Code 17-7-8 is approved.
2. The required appraisal document is provided by the applicant and included in the City Council's review of the right-of-way vacation to be held on March 3, 2026 with a public hearing.

RECOMMENDED MOTION

I move that we recommend approval of the right-of-way vacation for property located at approximately 7689 S Center Sq, with the finding and conditions noted in the staff report.

ATTACHMENTS

1. Vacation Request Letter
2. Vacation Area
3. Legal Description/Proposed Subdivision Plat



November 13, 2025

Mr. Nate Rockwood and Mr. Adam Olson.
Midvale City
7505 Holden Street,
Midvale, UT 84047

RE: Right-of-way Vacation

Dear Mr. Rockwood and Mr. Olson,

The following is a formal request for Midvale City to vacate a portion of the Center Square right-of-way (ROW) along the 125' frontage of the property located at 7689 S (parcel # 21-25-476-003).

The purpose of this request is to allow the proposed development to complement the orientations, sidewalk location and parking of all other parcels along the east side of Center Square. This is being requested in conjunction with a Text Amendment that aims to do the same.

The request would extend the property line approximately 7' to the west. Similar to other properties along the east side of the street, the proposed development could contain the parking on-site with the vacation of only approximately 3'. However, a more natural breakpoint would be the east edge of the existing waterway, which currently serves as an informal street edge/boundary.

We believe this request will benefit Midvale City due to the following reasons:

1. It enables a development to proceed in an area that will significantly benefit from redevelopment.
2. The vacation will relieve the City of the responsibility for maintaining the sidewalk and parking that would otherwise be dedicated to the City and any associated liability that comes from owning real estate.
3. It allows for the parking to be fully contained on-site and for the development to provide seven visitor parking stalls as opposed to the required three, in an area where parking is limited.
4. Alternatively, adherence to the current code would position the building in a location that would make it appear to be 13' into the ROW.

We believe this vacation will facilitate an ideal future development, ultimately benefiting both the neighborhood and city.

Thank you for your consideration,

Darren Nate, Ryker Development



C STREET TOWNHOMES PHASE II PUD

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH
APRIL, 2025

LEGEND

- SECTION CORNER
BOUNDARY CORNER
(SET $\frac{3}{8}$ REBAR AND YELLOW CAP)
(UNLESS NOTED OTHERWISE)
- SECTION LINE
MONUMENT/CENTERLINE LINE
BOUNDARY LINE
ADJACENT PROPERTY
EXISTING RIGHT OF WAY
EASEMENT

- PRIVATE AREA
PRIVATE RIGHT-OF-WAY & PUBLIC UTILITY EASEMENT
COMMON AREA
PUBLIC STREET AREA VACATED WITH THIS PLAT

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 35°39'21" W	28.26'
L2	S 89°52'55" W	2.49'
L3	S 00°07'05" E	0.50'
L4	S 89°52'55" W	0.50'
L5	N 00°07'05" W	0.50'
L6	S 00°07'05" E	18.00'
L7	N 89°52'55" E	0.50'
L8	S 00°07'05" E	0.50'
L9	N 89°52'55" E	2.49'
L10	N 00°07'05" W	0.50'
L11	N 58°32'45" E	19.23'

WITNESS CORNER FOR THE
SOUTH QUARTER CORNER OF SECTION 25
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	6.28'	4.00'	90°00'00"	S 44°52'55" W	5.66'
C2	6.28'	4.00'	90°00'00"	S 45°07'05" E	5.66'

- NOTE:
- A. ALL COMMON AREA (EVERYTHING NOT SHOWN AS PRIVATE) WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. AND IS HEREBY DEDICATED AS A PUBLIC UTILITY EASEMENT.
- B. THE PRIVATE DRIVE IS FOR ALL LOTS IN THIS SUBDIVISION AND IS TO BE MAINTAINED BY THE HOA AND IS HEREBY DEDICATED AS A PUBLIC UTILITY EASEMENT.

DEVELOPER/OWNER:
DARREN NATE
PHONE: 801-910-6550
EMAIL: dnate01@gmail.com
ADDRESS: PO BOX 1722
DRAPER, UT 84020



**BENCHMARK
ENGINEERING &
LAND SURVEYING**

9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

ENBRIDGE GAS UTAH

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS, UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

APPROVED THIS ____ DAY OF _____, A.D. 20__.

BY: _____
TITLE: _____

ROCKY MOUNTAIN POWER COMPANY

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-27A-603(4)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING TO THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A. DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF _____, A.D. 20__.

BY: _____
TITLE: _____

RECORD OF SURVEY

R.O.S. NO.: S2024-06-0293

COUNTY SURVEYOR REVIEWER DATE

MIDVALE CITY COUNCIL

PRESENTED TO MIDVALE CITY COUNCIL THIS ____ DAY OF _____, A.D. 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MIDVALE CITY COUNCIL

SALT LAKE COUNTY HEALTH DEPT.

APPROVED THIS ____ DAY OF _____, A.D. 20__.

DIRECTOR, SALT LAKE COUNTY HEALTH DEPT.

CITY ENGINEER

APPROVED THIS ____ DAY OF _____, A.D. 20__.

MIDVALE CITY ENGINEER

APPROVAL AS TO FORM

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

MIDVALE CITY ATTORNEY

COMCAST CABLE SERVICES

APPROVED THIS ____ DAY OF _____, A.D. 20__.

PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____, A.D. 20__ BY THE MIDVALE CITY PLANNING COMMISSION.

CHAIRMAN, MIDVALE CITY PLANNING COMM.

SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 103381, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS 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, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO 12 LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS C STREET TOWNHOMES PHASE II PUD AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

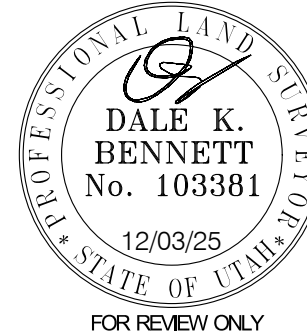
BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 8, 2024 AS ENTRY NO. 14192461 IN BOOK 11465 AT PAGE 3792, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 649.55 FEET (DEED = 652.92) AND WEST 1111.63 FEET (DEED = 1111.32 FEET) FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°52'55" WEST 7.24 FEET; THENCE NORTH 00°11'05" EAST (DEED = NORTH) 125.00 FEET; THENCE NORTH 89°52'55" EAST 6.58 FEET; THENCE NORTH 89°52'55" EAST (DEED = EAST) 168.84 FEET TO A POINT ON THE WESTERLY LINE OF C STREET TOWNHOMES, PUD, RECORDED OCTOBER 13, 2022 IN BOOK 2022P AT PAGE 241, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 00°07'05" EAST (DEED = SOUTH) 125.00 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 89°52'55" WEST (DEED = WEST) ALONG THE NORTHERLY LINE OF SAID C STREET TOWNHOMES, PUD AND LINE EXTENDED 168.84 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.504 ACRES OR 21,968 SQ FT

12 LOTS



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

C STREET TOWNHOMES PHASE II PUD

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENT AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.

THIS ____ DAY OF _____, A.D. 20__.

C STREET TOWNHOMES PHASE II, LLC

SIGNATURE

(PRINT NAME):

ITS:

LLC ACKNOWLEDGMENT

ON THE ____ DAY OF _____, A.D. 2025, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE ____ OF C STREET TOWNHOMES PHASE II, LLC, A UTAH LIMITED LIABILITY COMPANY, AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF CENTER SQUARE OFFICE, A UTAH LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER: _____

PRINT NAME

NOTARY PUBLIC
COMMISSIONED IN UTAH

C STREET TOWNHOMES PHASE II PUD

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

SALT LAKE COUNTY RECORDER

RECORDER NO. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$

DEPUTY SALT LAKE COUNTY RECORDER



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 02/11/2026

SUBJECT

Approval of a Planning Commission Bylaws Amendment regarding the Ability of Alternates to be Elected Chair or Vice Chair.

SUBMITTED BY

Wendelin Knobloch, Planning Director

BACKGROUND AND ANALYSIS

The Planning Commission held a brief discussion at its 1/28/2026 regular session regarding the ability of Alternates to be elected Chair or Vice Chair.

The Bylaws do not currently allow Alternates to be elected Chair or Vice Chair, therefore the Planning Commission instructed staff to modify the Bylaws and bring the changes back to the next meeting.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to the Planning Commission Bylaws regarding the Ability of Alternates to be Elected Chair or Vice Chair with the following finding:

- This amendment provides more service opportunities for Alternates if they can be elected Chair or Vice Chair.
- Having the option to elect Alternates to the position of Chair or Vice Chair broadens the pool of potential nominees for these positions.

RECOMMENDED MOTION

I move that we approve the Planning Commission Bylaws Amendment regarding the Ability of Alternates to be Elected Chair or Vice Chair as provided in the attachment and with the findings noted in the staff report.

ATTACHMENTS

1. Planning Commission Bylaws Amendment

SECTION 4. ORGANIZATION

4.1 Chair, Vice Chair and Chair Pro-Temp

The Chair presides at all Commission meetings and provides general direction. No Member or Alternate may serve as Chair for more than two consecutive years. In the absence of the Chair, the Vice Chair presides over the meeting. In the absence of the Chair and the Vice Chair, a Member or Alternate, by a majority vote of the Commission present, serves as Chair Pro-Tem. The Chair Pro-Tem performs all duties of the Chair for that particular meeting only.

The Planning Commission selects a Chair and Vice Chair during its first meeting on or following March 1st of every year. The newly elected Chair and Vice Chair will commence their duties at the first meeting following the selection process.

The selection process shall operate as described below:

a. Nominations

a. Members and Alternates are eligible to be nominated as Chair and Vice Chair.

a-b. Nominations occur after the Roll Call of the respective Planning Commission meeting.

b-c. Nominations and Voting for Chair and Vice Chair are conducted separately, first, Nominations and Voting for the Chair, then Nominations and Voting for the Vice Chair.

e-d. Members and Alternates who were nominated for Chair but not elected are eligible to be nominated for Vice Chair.

d-e. Chair opens nominations:

i. ~~Only Members are eligible to be nominees.~~

ii-i. Members and Alternate Members are eligible to nominate. ~~Members and~~ may nominate themselves.

iii-ii. Members and Alternate Members are eligible to vote.

e-f. Chair confirms with each nominee if the person is willing to serve as the Chair/Vice Chair in the event of a positive election outcome. If a nominee is not willing to serve as Chair/Vice Chair he/she is deleted from the pool of nominees.

f-g. Chair asks for Commission motion to approve the pool of nominees.

g-h. Chair announces nominees.

B. Voting

a. Voting shall occur by handing a piece of paper which states the name of the person voting and for whom the vote is cast to the Planning Commission Secretary. The Planning Commission Secretary shall read the vote into the record.

b. In order to be elected a minimum of four votes is necessary.

c. In the event no nominee obtains four votes another round of voting will occur in which the nominee who received the fewest votes will be eliminated.