



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

**Midvale Planning Commission Meeting
Notice and Agenda
March 25, 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, March 25, 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 March 24, 2026 to be included in the record.

- I. Pledge of Allegiance**
- II. Roll Call**
- III. Minutes**
 - a. Review and Approval of Minutes from the March 11, 2026 Meeting.

IV. Public Hearing

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

- a. **Mason Webster requests Rezone approval for a property located at 281 W 8600 S from Regional Commercial to Clean Industrial. Information regarding the proposed regulations, prohibitions, and permitted uses that the property will be subject to if the rezone is adopted can be found in Midvale City Code 17-7-13. *[Elizabeth Arnold, Senior Planner]*
- b. Unique Auto Body requests Preliminary Subdivision approval for a Consolidation Plat for 1 lot located at 7285 S 700 W in the Clean Industrial (CI) Zone. *[Jonathan Anderson, Planner II]*

- c. Brad Williams requests Conditional Use Permit approval on behalf of The Lunatic Lounge for an assembly hall use for approximately 30 seats located at 159 W Center St in the Transit-Oriented Development (TOD) Zone. *[Jonathan Anderson, Planner II]*

V. Staff Update/Other Business

- a. Annual Review of the Planning Commission Bylaws.
- 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.

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.

Any owners of real property affected by the proposed map amendment may file a written objection to the inclusion of the owner's property in the proposed map amendment with the Community Development Department no later than 10 days after the day of the public hearing. Each written objection filed will be provided to the City Council.



7505 South Holden Street
Midvale, UT 84047
Phone (801) 567-7200
Midvale.Utah.gov

**Midvale City
PLANNING AND ZONING COMMISSION**

Minutes

**11th Day of March 2026
Council Chambers
7505 South Holden Street
Midvale, Utah 84047**

COMMISSION CHAIR: Robyn Anderson

COMMISSION VICE CHAIR: Candice Erickson

COMMISSION MEMBERS: Candace Tippetts
Shane Liedtke
Michael Edwards
Chase Brauchie

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
Matthew Pierce, IT Director

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	Present
Commissioner Tippetts	Present
Commissioner Snow	Excused
Commissioner Liedtke	Present
Commissioner Edwards	Present
Commissioner Brauchie	Present

CHAIR/VICE CHAIR ELECTIONS**1. NOMINATION OF CHAIR**

- a. Shane Liedtke – nominated by Candace Tippetts (accepted)
- b. Michael Edwards – nominated by Candice Erickson (accepted)

MOTION: Commissioner Edwards MOVED to confirm the nominees for Planning Commission Chair for the next one-year term as Michael Edwards and Shane Liedtke. SECONDED by Commissioner Tippetts. Chair Anderson called for a voice vote. The motion passed unanimously with all voting in favor.

Commissioners submit votes for Shane Liedtke or Michael Edwards for Commission Chair via paper slips to Katie Thorne to read into the record. Vice Chair Erickson participated virtually and sent her vote directly to Katie Thorne.

Voting Results: 4 votes – Michael Edward (New Chair of Commission) 2 votes – Shane Liedtke

Voting Commissioner	Vote
Chair Anderson	Michael Edwards
Vice Chair Erickson	Michael Edwards
Candace Tippetts	Shane Liedtke
Shane Liedtke	Shane Liedtke
Michael Edwards	Michael Edwards
Chase Brauchie	Michael Edwards

2. NOMINATION OF VICE CHAIR

- a. Shane Liedtke – nominated by Candace Tippetts, Robyn Anderson, and

Candice Erickson(accepted)

MOTION: Commissioner Edwards MOVED to confirm the nominees for Planning Commission Vice Chair for the next one-year term as Shane Liedtke. SECONDED by Commissioner Tippetts, Chair Anderson called for a voice vote. The motion passed unanimously with all voting in favor.

Commissioners submit votes for Shane Liedtke for Commission Vice Chair via paper slips to Katie Thorne to read into the record. Vice Chair Erickson participated virtually and sent her vote directly to Katie Thorne.

Voting Results: 6 votes – Shane Liedtke (New Vice Chair of Commission)

Voting Commissioner	Vote
Chair Anderson	Shane Liedtke
Vice Chair Erickson	Shane Liedtke
Candace Tippetts	Shane Liedtke
Shane Liedtke	Shane Liedtke
Michael Edwards	Shane Liedtke
Chase Brauchie	Shane Liedtke

MINUTES

1. REVIEW AND APPROVE MINUTES OF FEBRUARY 11, 2026.

MOTION: Commissioner Tippetts MOVED to approve the minutes of February 11, 2026. SECONDED by Commissioner Edwards. Chair Anderson called for a voice vote.

The motion passed unanimously with all voting in favor.

PUBLIC HEARINGS

1. Midvale City initiated text amendment to fix clerical errors in the use table of Section 17-7-7.2, 17-7-12.2, and 17-7-13.2 of the Midvale City Municipal Code.

Last year changes were made to the SSC, RC, and CI zones regarding vehicle related uses. With the changes made to the use table of each of these sections, the word

“vehicle” was accidentally removed from each of the uses. This amendment will add it back in.

Public notice has been sent to affected entities as required in 17-3-9.B of the 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 outlines 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 fourth criterion listed above as text was accidentally removed.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission to recommend approval of the text amendment with the following findings.

Findings:

1. The amendment complies with Midvale City Code 17-3-1(F)(4).

Condition:

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

APPLICANT:

No Comment.

PUBLIC HEARING:

No Comment.

MOTION: Commissioner Tippetts **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 Tippetts **MOVED** that we recommend approval of the amendment as provided in the attachments, with the finding and condition noted in the staff report. The motion was **SECONDED** by Vice Chair Erickson. Chair Anderson called for a roll call vote. The vote was as follows:

Chair Anderson	Yes
Vice Chair Erickson	Yes
Commissioner Tippetts	Yes
Commissioner Liedtke	Yes
Commissioner Edwards	Yes
Commissioner Brauchie	Yes

The motion passes unanimously.

PUBLIC HEARINGS

2. **Midvale City initiated code text amendment modifying Title 16 and Section 17-4-3 of the Midvale Municipal Code to come into compliance with requirements of the Utah State Legislature.**

This code text amendment modifies language within Title 16 and Section 17-4-3 of the Midvale Municipal Code (MMC) to come into compliance with the following changes in Utah State Code:

1. Subdivision improvement plans can either be reviewed with the preliminary or the final plat:
Title 16 was updated to require the subdivision improvement plan review during the preliminary plat approval process.
2. Recodification of Utah State Code Chapter 10-9a:
Utah planning enabling law was located in Utah Code Chapter 10-9a until last summer when a recodification occurred. The majority of provisions are now found in Utah Code Chapter 10-20, which means state code references found in Midvale's municipal code must be updated.

In addition to the above, the following technical improvements were made:

1. The "Powers and Duties" chapter which defines the Planning Commission's role was updated to reflect existing responsibilities that are based on other code chapters (e.g. MMC 12.16, 16).
2. Code language for numbers is being standardized as digits throughout the code (e.g. "fifteen business days" now appears as "15 business days").

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:

3. The proposed amendment promotes the objectives of the general plan and purposes of this title.
4. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a – 102 [new citation: 10-20-101];
5. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
6. 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 protection of private property rights as required in MMC 17-7-1;

2. The Municipal Land Use, Development, and Management Act (LUDMA) objectives of providing fundamental fairness in land use regulation; and
3. The clear interpretation of code language.

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:

No Comment.

MOTION: Commissioner Liedtke **MOVED** to close the public hearing. The motion was **SECONDED** by Commissioner Tippetts. 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 recommend approval of the Midvale City initiated code text amendment modifying Title 16 and Section 17-4-3 of the Midvale Municipal Code to come into compliance with requirements of the Utah State Legislature. The motion was SECONDED by Commissioner Tippetts. Chair Anderson called for a roll call vote. The vote was as follows:

Chair Anderson	Yes
Vice Chair Erickson	Yes
Commissioner Tippetts	Yes
Commissioner Liedtke	Yes
Commissioner Edwards	Yes
Commissioner Brauchie	Yes

The motion passes unanimously.

STAFF UPDATE/OTHER BUSINESS

1. Planning Department Report

- a. The Meeting Scheduled for April 8, 2026, will be cancelled.

ADJOURN

Commissioner Edwards made the motion to adjourn 6:29 p.m. No one opposed. The meeting adjourned at 6:29 p.m.

Katie Thorne, CD Executive Assistant

Approved this ____ day of _____ 2026.



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 3/25/2026

SUBJECT

Mason Webster requests Rezone approval for a property located at 281 W 8600 S from Regional Commercial to Clean Industrial. Information regarding the proposed regulations, prohibitions, and permitted uses that the property will be subject to if the rezone is adopted can be found in Midvale City Code 17-7-13.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND ANALYSIS

The applicant has outlined the reason for their request; this has been included in the attachments.

-ZONING MAP AMENDMENT CRITERIA-

Midvale City Code 17-3-1(E) outlines the criteria necessary for amendments to the zoning map as follows:

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.

The proposed rezone request satisfies #1 and #3 listed above – it aligns with the general plan and encourages development of a vacant parcel and aligns the property with surrounding land uses.

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

STAFF RECOMMENDATION

Staff proposes the Planning Commission recommend approval of the rezone with the following finding:

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

RECOMMENDED MOTION

I move that we recommend approval of the rezone as provided in the attachments, with the finding noted in the staff report.

ATTACHMENTS

1. Reason for Request
2. Property Aerial
3. Concept Site Plan



To Whom it may Concern,

**Proposal for Rezoning from Regional Commercial to Clean Industrial
Pursuant to Midvale City Code 17-3-1(E)**

City of Midvale

1. Applicant & Property Information

Property Address: 281 W. 8600 S.

Parcel Number: 27012010040000

Current Zoning: Commercial

Proposed Zoning: Clean Industrial

Property Size: 0.43 Acres

Current Use: Vacant, undeveloped lot

2. Purpose of the Rezone Request

This proposal requests approval to rezone a small, vacant parcel from Regional Commercial to Clean Industrial in order to better align the property with surrounding land uses, current market conditions, and the long-term development goals of the City of Midvale.

The requested Clean Industrial zoning designation will allow for light manufacturing, warehousing, research and development, and similar industrial uses that are compatible with adjacent properties and infrastructure capacity.

3. Consistency with Midvale City Code 17-3-1(E)

This request satisfies the criteria outlined in Section 17-3-1(E) of the Midvale City Code as follows:

A. Consistency with the General Plan

The proposed Clean Industrial Zoning supports the City's General Plan objectives of:

- Promoting economic development and job creation
- Encouraging appropriate land use transitions
- Supporting employment-generating uses in designated growth areas

The site's location and characteristics make it more suitable for industrial activity than current commercial applications.

B. Compatibility with Surrounding Uses

The parcel is located in an area characterized by current Industrial uses. Clean Industrial zoning is compatible with these surrounding land uses and provides a more logical land use transition than commercial zoning.

Additionally, Clean Industrial uses generally:

- Operate primarily indoors
- Produce minimal noise, odor, or vibration
- Have limited customer traffic compared to commercial retail uses



C. Public Health, Safety, and Welfare

Rezoning the property will not adversely affect public health or safety. Clean Industrial zoning:

- Better utilization of vacant space
- Supports controlled site design standards
- Encourages development under modern building and environmental regulations

D. Appropriate Use of Land Resources

The subject parcel's size, configuration, and location better align with goals of expansion. Clean Industrial zoning offers a practical and viable alternative that maximizes productive use of the land.

4. Conclusion

The proposed rezoning from Commercial to Clean Industrial is consistent with Midvale City Code 17-3-1(E), aligns with the City's General Plan objectives, promotes economic development, ensures compatibility with surrounding uses, and advances the public interest.

For these reasons, we respectfully request approval of this zoning amendment.

Sincerely,

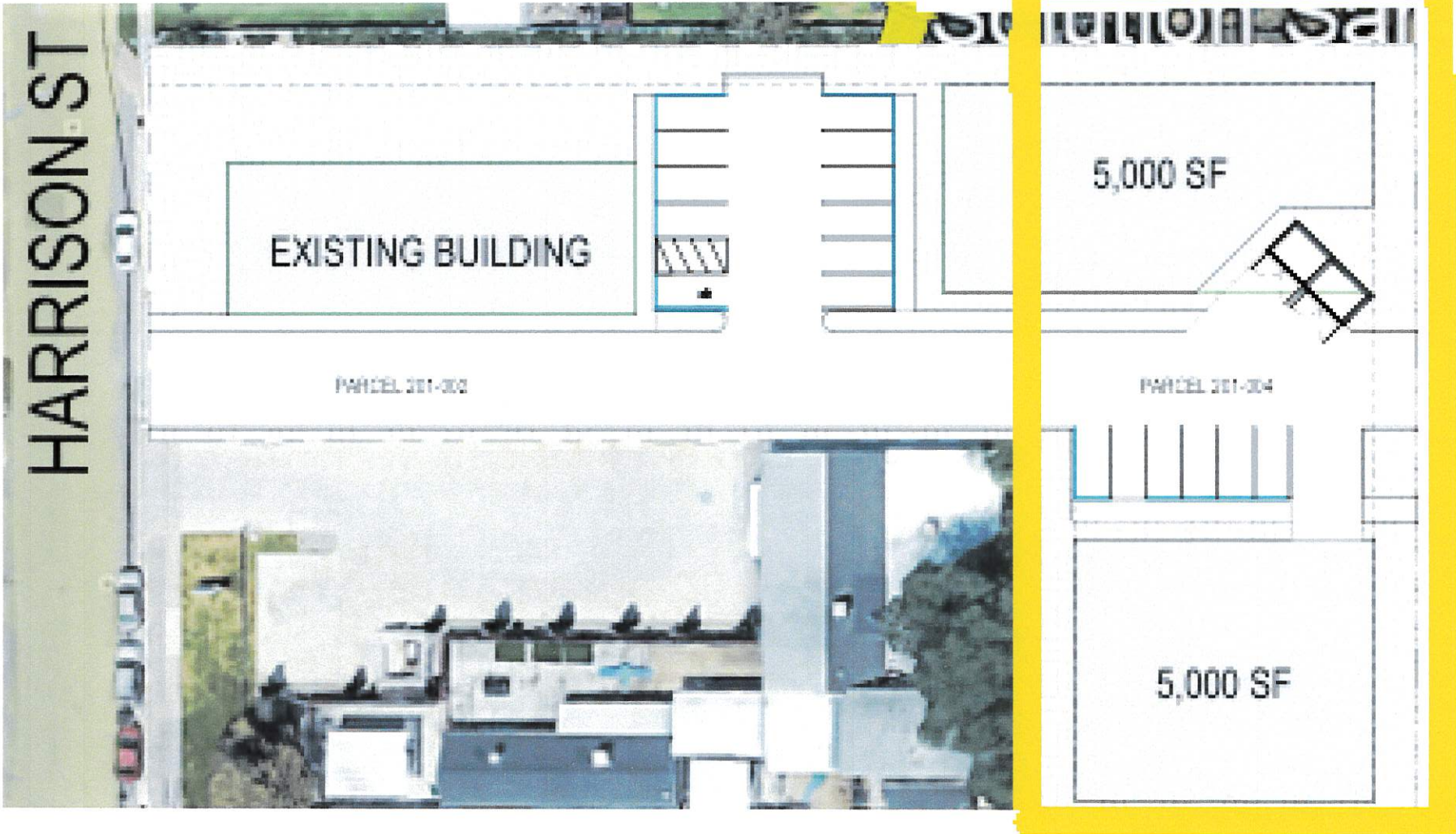
Mason Webster
Owner

Jing C. Webster
Owner



Parcel: 27012010040000

Acres: 0.43



HARRISON ST

EXISTING BUILDING

PARCEL 321-302

5,000 SF

PARCEL 321-304

5,000 SF



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 03/25/2026

SUBJECT

Unique Auto Body requests Preliminary Subdivision approval for a Consolidation Plat for 1 lot located at 7285 S 700 W in the Clean Industrial (CI) 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.

The proposed subdivision plat is consolidating the current property at 7285 S 700 W with two adjacent right-of-way parcels the applicant purchased from the Utah Department of Transportation (UDOT). Improvements to the property will be occurring with building additions on the property, which are subject to the Site Plan process of Midvale Municipal Code (MMC) 17-3-3 and the requirements of the Clean Industrial zone, MMC 17-7-13.

Staff finds the proposal complies with the preliminary subdivision requirements in MMC 16.02, and the lot size requirements of the CI zone in MMC 17-7-13.3(A).

Public notice has been sent to property owners within 500 feet of the subject parcels; additionally, a sign was placed on the property and will remain until the Planning Commission hearing of the Preliminary Subdivision. No written public comments have been received as of the writing of this report. Any 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, and 17-7-13.3(A) 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 1-lot subdivision located at 7285 S 700 W.
2. The project complies with the preliminary subdivision procedure outlined in Midvale Municipal Code 16.02, and the lot size requirement of 17-7-13.3(A).
3. The Development Review Committee has reviewed the project and forwarded the item for the Planning Commission to render a decision.

RECOMMENDED MOTION

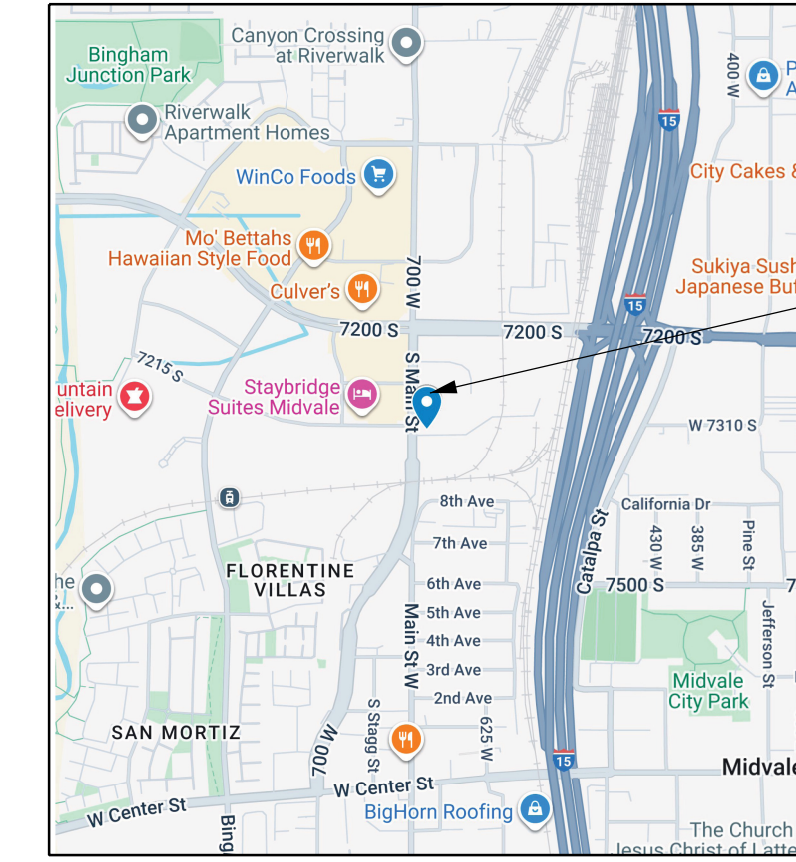
I move that we approve the Preliminary Subdivision for a 1 Lot Consolidation Plat located at 7285 S 700 W with the findings included in the staff report.

ATTACHMENTS

1. Preliminary Subdivision Documents

UNIQUE AUTO BODY CONSOLIDATION PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN,
MIDVALE, UTAH



PROJECT LOCATION

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 TO BE HEREAFTER KNOWN AS:
UNIQUE AUTO BODY CONSOLIDATION PLAT
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

JARED ASHTON
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12411560



CONSOLIDATED BOUNDARY DESCRIPTION:
BEGINNING AT A POINT WHICH LIES NORTH 00°19'02" EAST 577.15 FEET AND SOUTH 89°40'58" EAST 53.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT ALSO LIES ON THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET; AND TRAVERSING NORTH 00°19'02" EAST 204.84 FEET ALONG SAID EASTERLY RIGHT-OF-WAY; THENCE SOUTH 89°40'58" EAST 97.26 FEET; THENCE NORTH 88°50'00" EAST 144.81 FEET; THENCE NORTH 00°19'02" EAST 114.49 FEET; THENCE SOUTH 78°40'58" EAST 231.00 FEET; THENCE SOUTH 00°19'02" WEST 103.37 FEET; THENCE SOUTH 89°40'58" EAST 165.95 FEET; THENCE ALONG A NON-TANGENT ARC 0.67 FEET TO THE RIGHT, HAVING A RADIUS OF 545.30 FEET; THE CHORD OF WHICH IS SOUTH 04°23'37" WEST 0.67 FEET; THENCE NORTH 89°27'28" WEST 5.11 FEET; THENCE ALONG AN ARC 137.43 FEET TO THE LEFT, HAVING A RADIUS OF 174.99 FEET, THE CHORD OF WHICH IS SOUTH 68°02'31" WEST FOR 133.93 FEET; THENCE SOUTH 45°32'32" WEST 121.33 FEET; THENCE SOUTH 63°18'53" WEST 58.93 FEET; THENCE SOUTH 89°40'58" EAST 45.43 FEET TO A POINT WHICH LIES ON THE NORTHERLY RIGHT-OF-WAY LINE OF 9TH AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE REMAINING COURSES: (1) ALONG A NON-TANGENT ARC 47.52 FEET TO THE RIGHT HAVING A RADIUS OF 92.00 FEET, THE CHORD OF WHICH IS SOUTH 75°31'16" WEST 46.99 FEET, (2) THENCE NORTH 89°40'58" WEST 367.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 118,630 SQ. FT. OR 2.723 ACRES, MORE OR LESS.
ALSO INCLUDING:
BEGINNING AT A POINT WHICH LIES NORTH 00°19'02" EAST 577.15 FEET, AND SOUTH 89°40'58" EAST 53.00 FEET, AND SOUTH 89°40'58" EAST 367.00 FEET, AND ALONG AN ARC 47.52 FEET TO THE LEFT, HAVING A RADIUS OF 92.00 FEET; THE CHORD OF WHICH IS NORTH 75°31'16" EAST 46.99 FEET AND SOUTH 89°41'04" EAST 140.41 FEET FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; AND TRAVERSING THENCE NORTH 45°32'31" EAST 53.16 FEET; THENCE NORTH 42°29'45" EAST 43.80 FEET; THENCE ALONG A NON-TANGENT ARC 73.49 FEET TO THE RIGHT, HAVING A RADIUS OF 545.90 FEET, THE CHORD OF WHICH IS SOUTH 18°09'24" WEST 73.43 FEET; THENCE SOUTH 89°40'58" EAST 44.65 FEET TO THE POINT OF BEGINNING.
CONTAINS 1,559 SQ. FT. OR 0.358 ACRES, MORE OR LESS.
TOTAL : 120,189 SQ. FT. OR 3.081 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE TRACTS OF LAND SHOWN ON THIS MAP HAVING CAUSED THE SAME TO BE CONSOLIDATED INTO ONE TRACT OF LAND AS DESCRIBED ABOVE AND NAME SAID TRACT OF LAND.
UNIQUE AUTO BODY CONSOLIDATION PLAT
UNIQUE PROPERTY HOLDINGS LLC DATE
JEREMY WELLER AN INDIVIDUAL

OWNER'S ACKNOWLEDGEMENT:
COUNTY OF SALT LAKE } S.S.
STATE OF UTAH }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY JEREMY WELLER AS AN INDIVIDUAL.
NOTARY PUBLIC NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

BASIS OF BEARINGS:
NORTH 00°19'02" EAST 2640.88' (M&R) MON TO MON FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN TO THE NORTHWEST CORNER OF SAID SECTION 25.

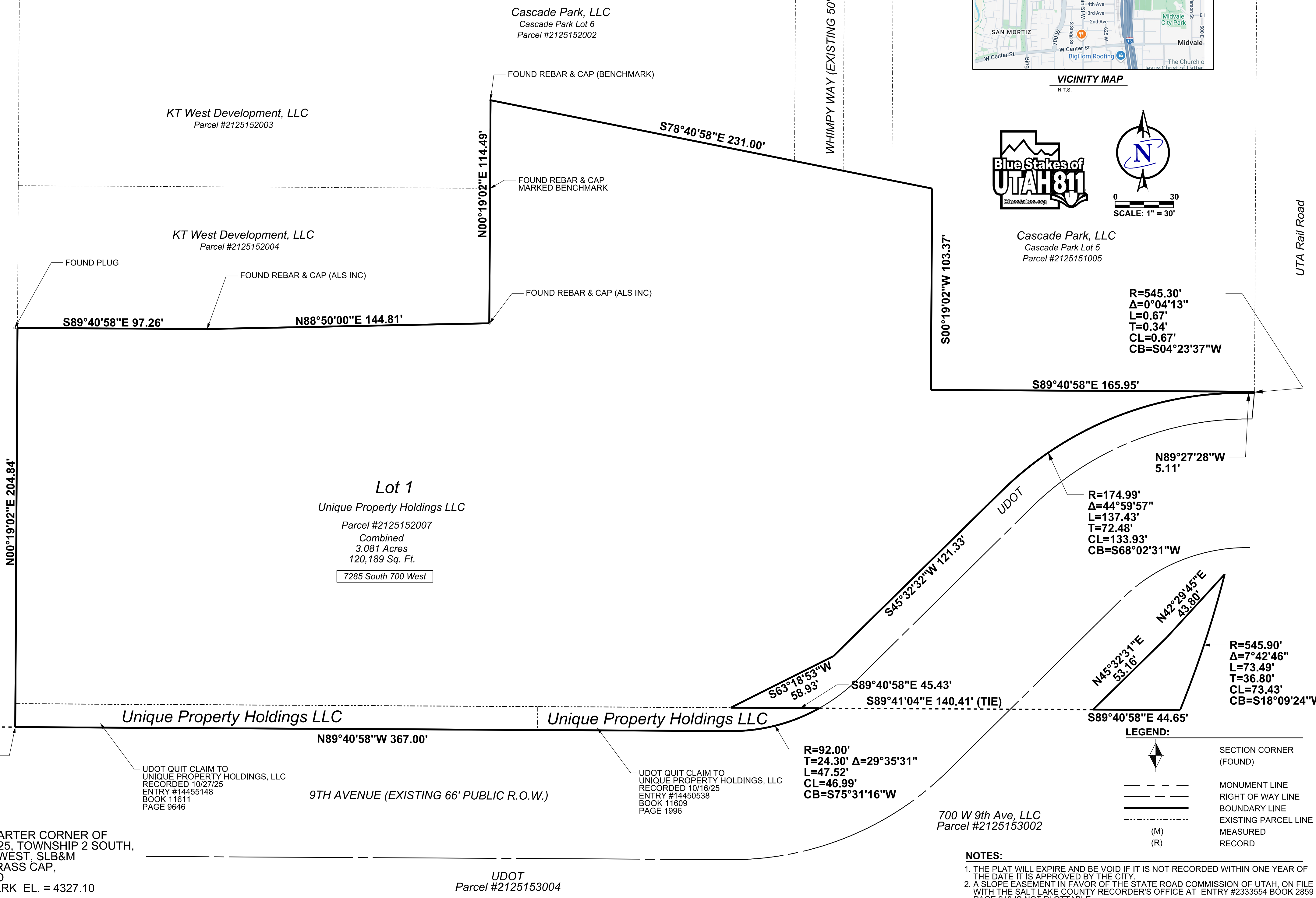
UNIQUE AUTO BODY CONSOLIDATION PLAT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MIDVALE, UTAH
UNIQUE PROPERTY HOLDINGS LLC
JEREMY WELLER
798 WEST CENTER STREET
MIDVALE, UT 84047

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

NORTHWEST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SLB&M FOUND BRASS CAP, RING & LID

BASIS OF BEARINGS
N00°19'02"E 2640.88' (M&R) MON TO MON
MAIN STREET (700 WEST - EXISTING 106' PUBLIC R.O.W.)

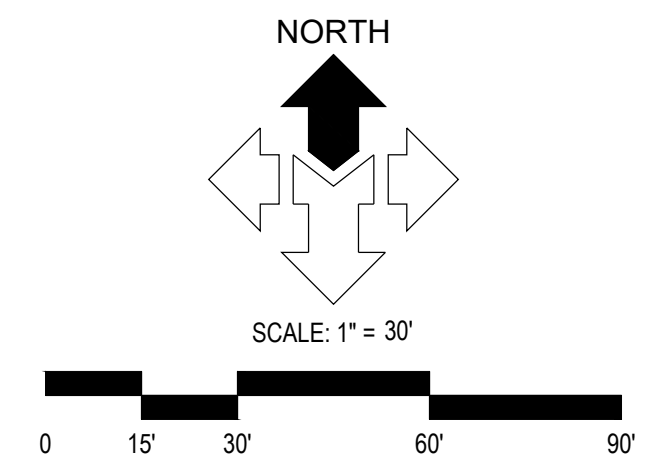
WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SLB&M FOUND BRASS CAP, RING & LID BENCHMARK EL. = 4327.10



MIDVALE CITY ATTORNEY APPROVED AS TO FORM THIS ____ DAY OF _____, 20____ BY THE MIDVALE CITY ATTORNEY	COMMUNITY DEVELOPMENT DIRECTOR APPROVED THIS ____ DAY OF _____, 20____ BY THE COMMUNITY DEVELOPMENT DIRECTOR	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS ____ DAY OF _____, 20____ BY THE SALT LAKE COUNTY HEALTH DEPARTMENT	MIDVALE CITY ENGINEER APPROVED THIS ____ DAY OF _____, 20____	MIDVALE CITY MAYOR APPROVAL PRESENTED TO THE MIDVALE CITY MAYOR THIS ____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED.	PLANNING COMMISSION APPROVAL APPROVED THIS ____ DAY OF _____, 20____ BY THE MIDVALE PLANNING COMMISSION	SALT LAKE COUNTY SURVEYOR RECORD OF SURVEY FILE # _____ DATE _____ SALT LAKE COUNTY SURVEY REVIEWER	PROTERRA GROUP Inc. 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	SHEET 1 OF 1 PL1
--	---	---	--	---	--	---	---	--	----------------------------

UNIQUE AUTOBODY CONSTRUCTION PLANS

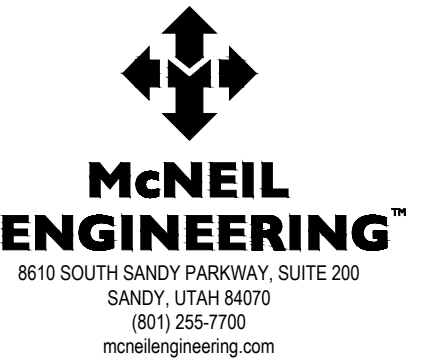
7285 S 700 W
MIDVALE, UTAH, 84047
LOCATED IN THE NW QUARTER OF SECTION 25
TOWNSHIP 2 S, RANGE 1 W, SALT LAKE BASE AND MERIDIAN



ajc architects



703 east 1700 south
salt lake city, ut 84105
ajcarchitects.com



ARCHITECT / CONSULTANT



VICINITY MAP
N.T.S.

SITE



DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C0.10	DEMO PLAN
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.10	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS

PROJECT DESCRIPTION

**UNIQUE AUTOBODY -
MIDVALE**

7285 S 700 W

SHEET NAME:

**CIVIL COVER
SHEET**

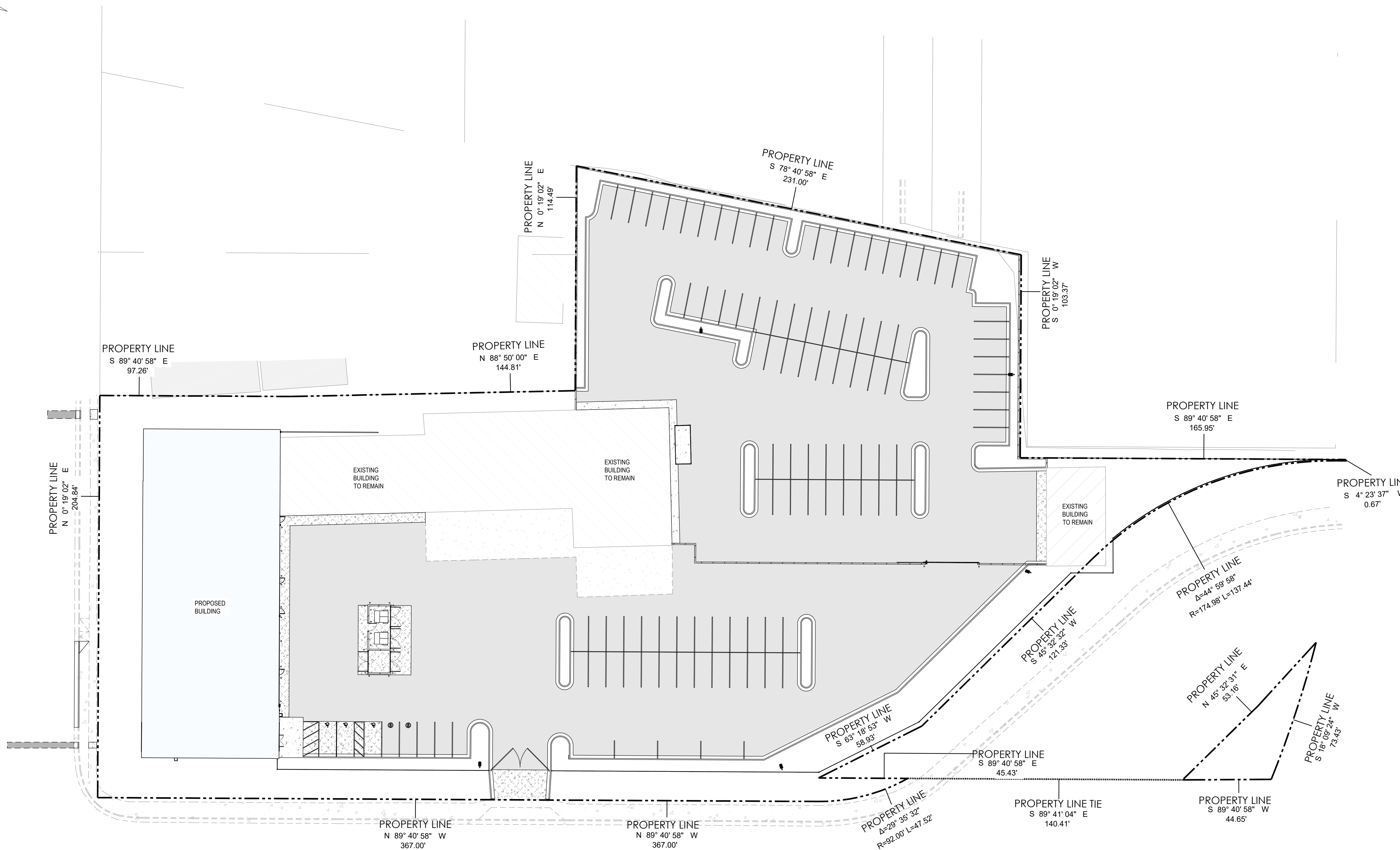
REVISIONS

MARK DATE DESCRIPTION

ALL WORK AND MATERIALS FOR WATER
MUST CONFORM TO MIDVALE CITY
CORPORATION STANDARDS AND
SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER
MUST CONFORM TO MIDVALE CITY
CORPORATION STANDARDS AND
SPECIFICATIONS

ALL WORK AND MATERIALS MUST
CONFORM TO MIDVALE CITY
CORPORATION STANDARDS AND
SPECIFICATIONS



ISSUE DATE: 2026-01-02

ISSUE TYPE: 100% CD

DRAWN BY: CCW/ TJO

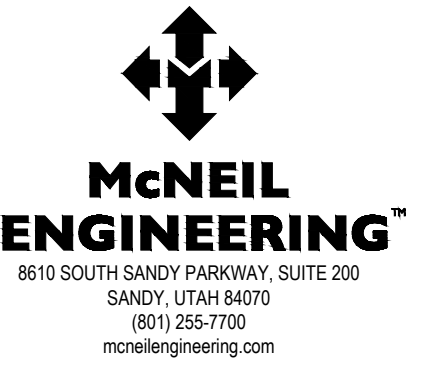
CHECKED BY: CCW

PROJECT #: 25384

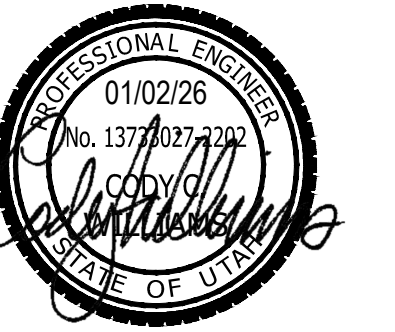
SHEET NUMBER:

C0.00

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF AJC ARCHITECTS PC AND THESE CREATED, DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE REPRODUCED OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE, WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF AJC ARCHITECTS PC. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A CRIMINAL OFFENSE UNDER THE U.S. PATENT AND TRADEOFFICE LAWS AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. MISAPPROPRIATION IN VIOLATION OF 13 C.F.R. 262.311 ET. SEQ. AND OTHER LAWS.



ARCHITECT / CONSULTANT



PROJECT DESCRIPTION

UNIQUE AUTOBODY - MIDVALE

7285 S 700 W

SHEET NAME:

DEMOLITION PLAN

REVISIONS

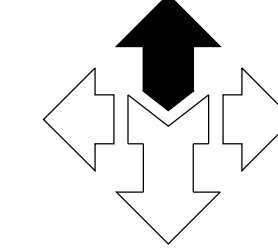
MARK	DATE	DESCRIPTION

ISSUE DATE: **2026-01-02**
ISSUE TYPE: **100% CD**
DRAWN BY: **CCW/ TJO**
CHECKED BY: **CCW**
PROJECT #: **25384**

SHEET NUMBER:

C0.10

NORTH



SCALE: 1" = 30'



GENERAL NOTES:

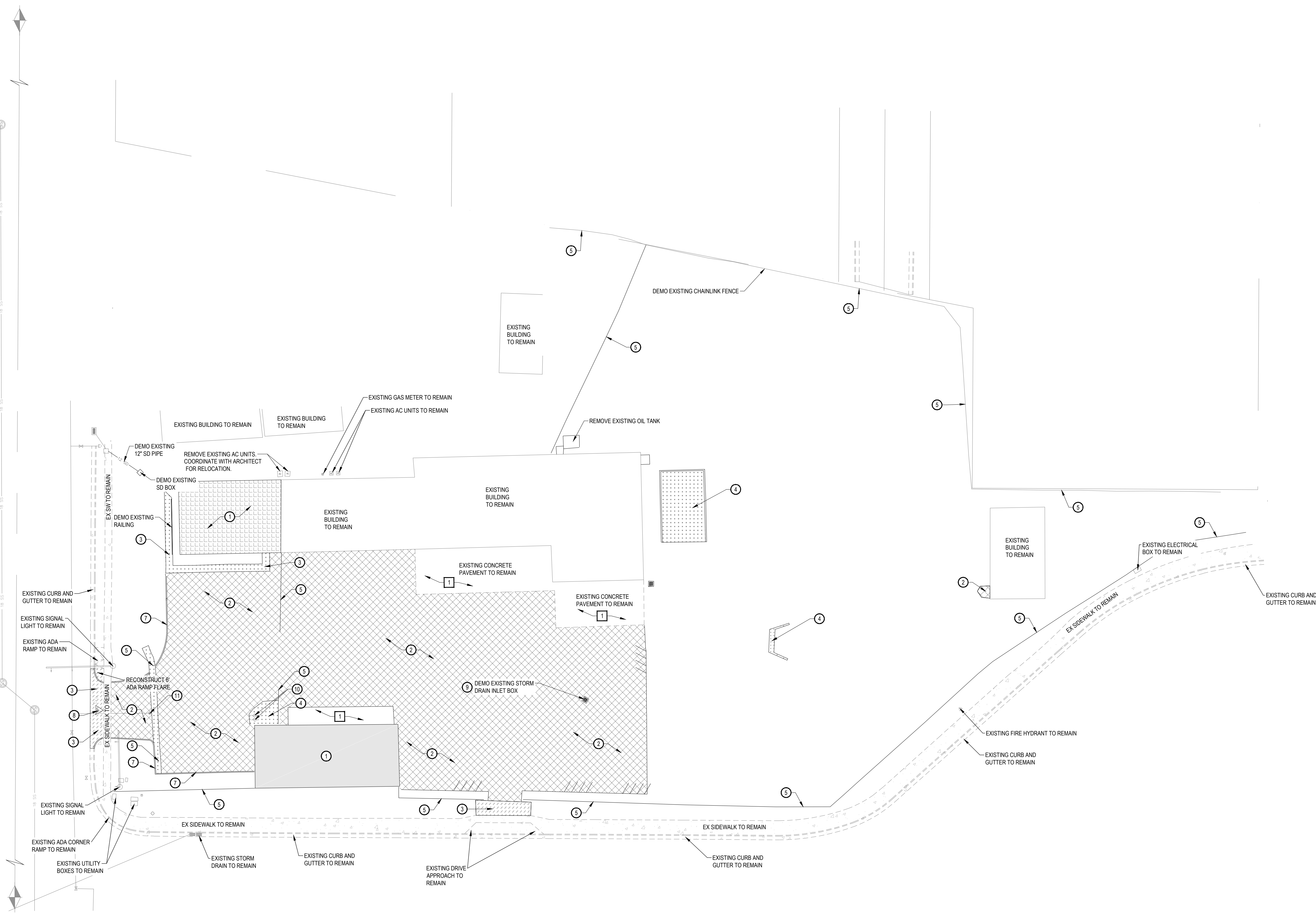
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY.

UTILITY TYPE	PROVIDER
WATER	WATER
STORM	STORM
COMMUNICATIONS	COMCAST
COMMUNICATIONS	CENTURY LINK
COMMUNICATIONS	INTEGRA
SANITARY SEWER	SANITARY SEWER
NATURAL GAS	DOMINION ENERGY
POWER	ROCKY MOUNTAIN POWER

KEYED NOTES:

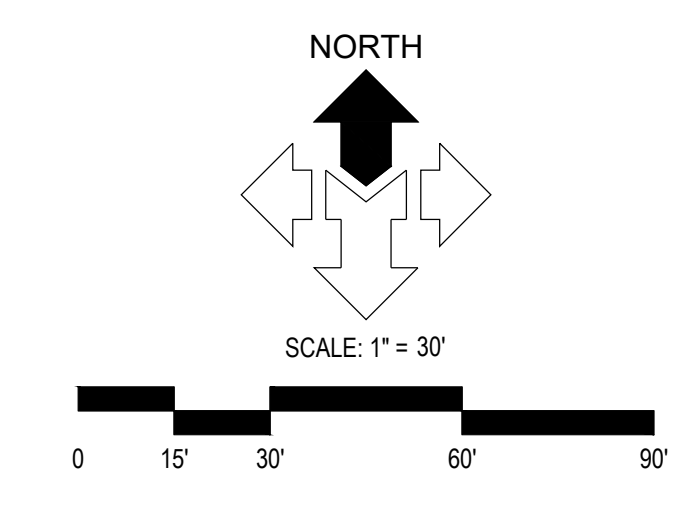
DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① EXISTING BUILDING/STRUCTURE/BASEMENT (INCLUDING WALLS, FOOTINGS, CONCRETE SLABS, LIFTS, OVERHANGS, AWINGS, ETC.) TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
- ② EXISTING ASPHALT PAVEMENT TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
- ③ EXISTING CONCRETE PAVEMENT TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
- ④ EXISTING CONCRETE FLATWORK TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
- ⑤ EXISTING SITE FEATURES (FENCES, GATES, BOLLARDS, GRAVEL DRIVEWAYS, IRRIGATION GATES, CONCRETE DITCHES, WHEEL STOPS, LANDSCAPING, GROUND LIGHTING, IRRIGATION, MOWSTRIPS, ETC.) TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
- ⑥ EXISTING WALL, INCLUDING FOOTINGS TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
- ⑦ EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
- ⑧ EXISTING SIGNAGE TO BE REMOVED AND PROPERLY DISPOSED OF.
- ⑨ EXISTING UNDERGROUND STRUCTURE TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
- ⑩ REMOVE EXISTING POWER POLES AND OVERHEAD LINES. COORDINATE WITH ROCKY MOUNTAIN POWER FOR RELOCATION AND NEW POWER ROUTING TO THE SITE.
- ⑪ REMOVE AND RELOCATE EXISTING WATER METER. SEE SHEET C4.01 FOR PROPOSED LOCATION.
- ⑫ PRESERVE AND PROTECT EXISTING CONCRETE FLATWORK. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING CONCRETE FLATWORK FROM DAMAGE DURING CONSTRUCTION.



NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF AJC ARCHITECTS PC AND THESE CREATED, DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE REPRODUCED OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE, WHATSOEVER, WITHOUT WRITTEN CONSENT OF AJC ARCHITECTS PC. ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, WARNING, REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 501 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 18 U.S.C. 1839 AND OTHER LAWS.



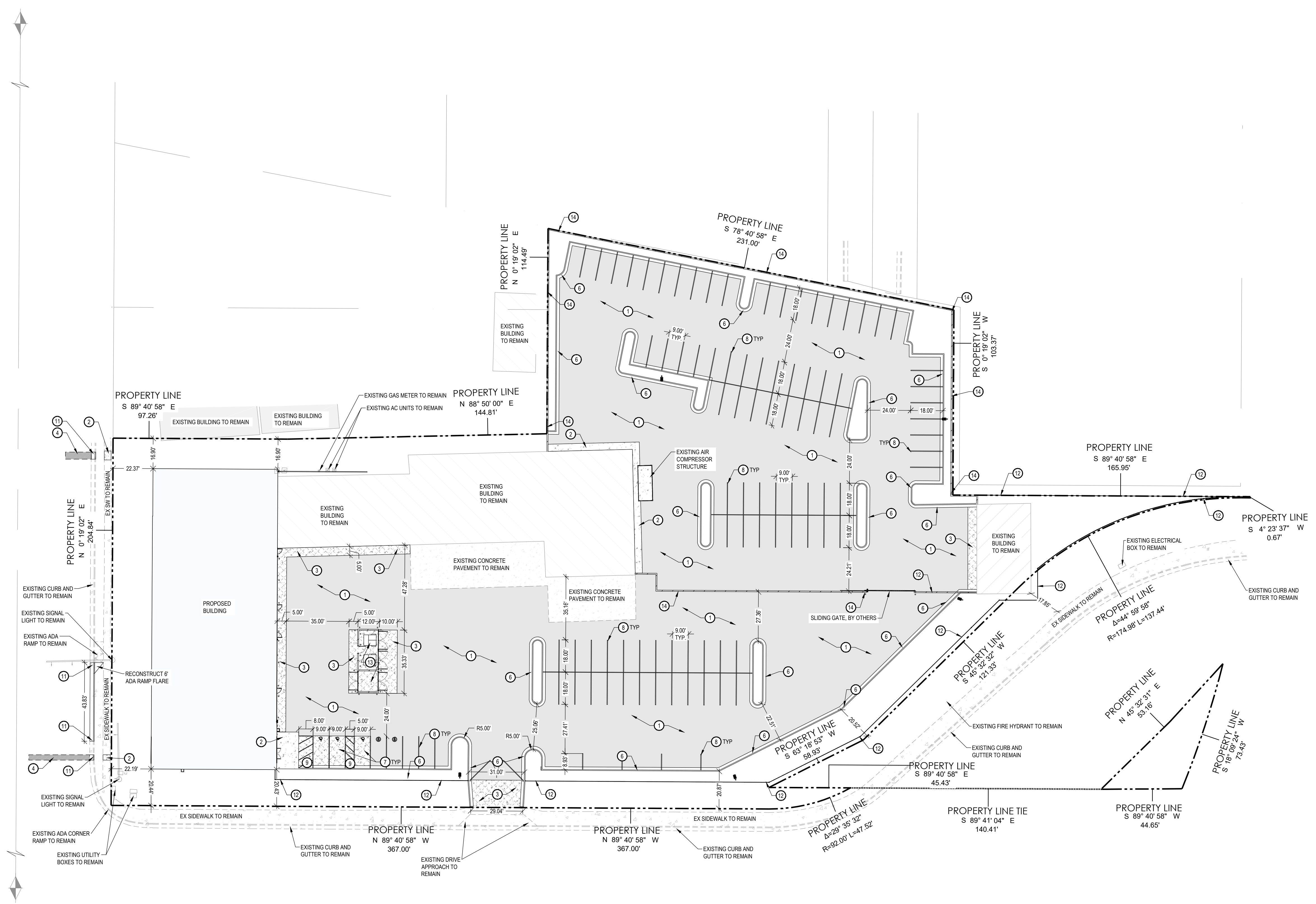
DESCRIPTION	AREA	%
HARDSCAPE	78,029 SQFT	61%
LANDSCAPE	25,997 SQFT	20%
BUILDINGS	23,415 SQFT	18%
TOTAL	127,441 SQFT	100%

*STORAGE YARD AREA = 33,211 SQFT (26%)

GENERAL NOTES:
 ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
 SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.
 ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

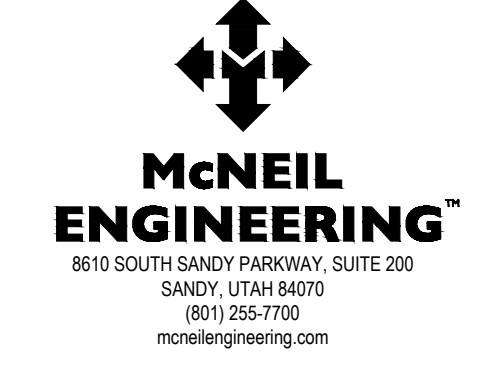
- KEY NOTES:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'A3', SHEET CS.01.
 - CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
 - CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'A4', SHEET CS.01.
 - ASPHALT T-PATCH, PER APWA PLAN NO. 255.
 - 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'B3', SHEET CS.01.
 - 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'B4', SHEET CS.01.
 - PAINTED ADA SYMBOL. SEE DETAIL 'A1' AND 'A2', SHEET CS.01.
 - 4" WIDE SOLID PARKING STALL STRIPE LINES.
 - 4" WIDE SOLID PEDESTRIAN STRIPE LINES.
 - ADA-RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236-1, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
 - 30" CONCRETE CURB AND GUTTER, PER APWA PLAN NO. 205.1 TYPE 'A'.
 - DECORATIVE IRON FENCE BY OTHERS. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - CONCRETE PRECAST FENCE BY OTHERS. SEE ARCHITECTURAL PLANS FOR DETAILS.

PARKING TABLE:
 REQUIREMENT: 1 PER EMPLOYEE PER SHIFT AND PLUS 4 PER SERVICE BAY] MMC 17-7-13.7(C).
 REQUIRED PARKING: 106
 PROVIDED PARKING: 108



ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF A/C ARCHITECTS PC AND THESE CREATED, DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE REPRODUCED OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF A/C ARCHITECTS PC. ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, WARNING, REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 501 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 18 U.S.C. SEC. 1832 AND OTHER LAWS.

ajc architects
 703 east 1700 south
 salt lake city, ut 84105
 ajcarchitects.com



ARCHITECT / CONSULTANT



PROJECT DESCRIPTION
UNIQUE AUTOBODY - MIDVALE

7285 S 700 W

SHEET NAME:
CIVIL SITE PLAN

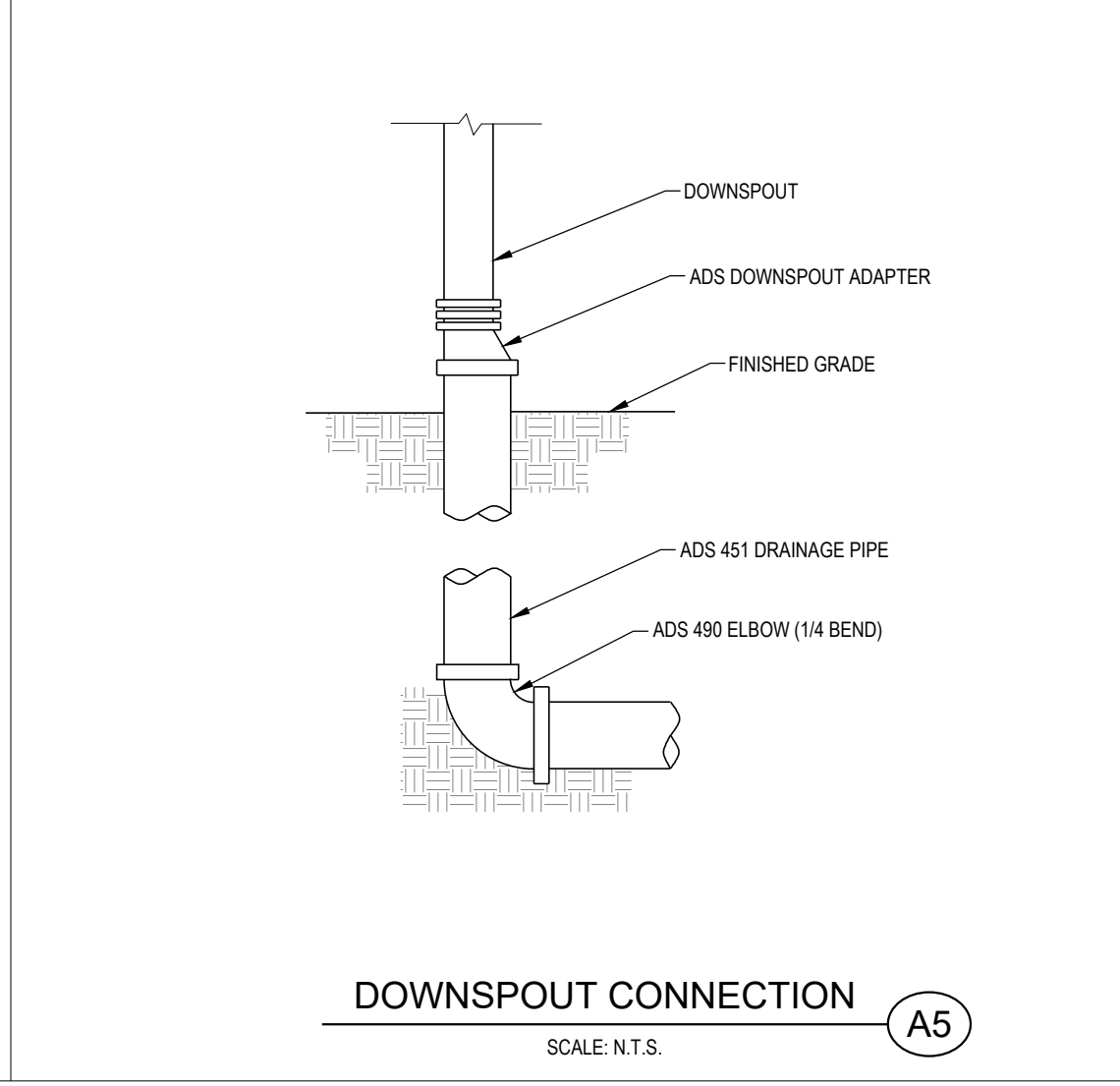
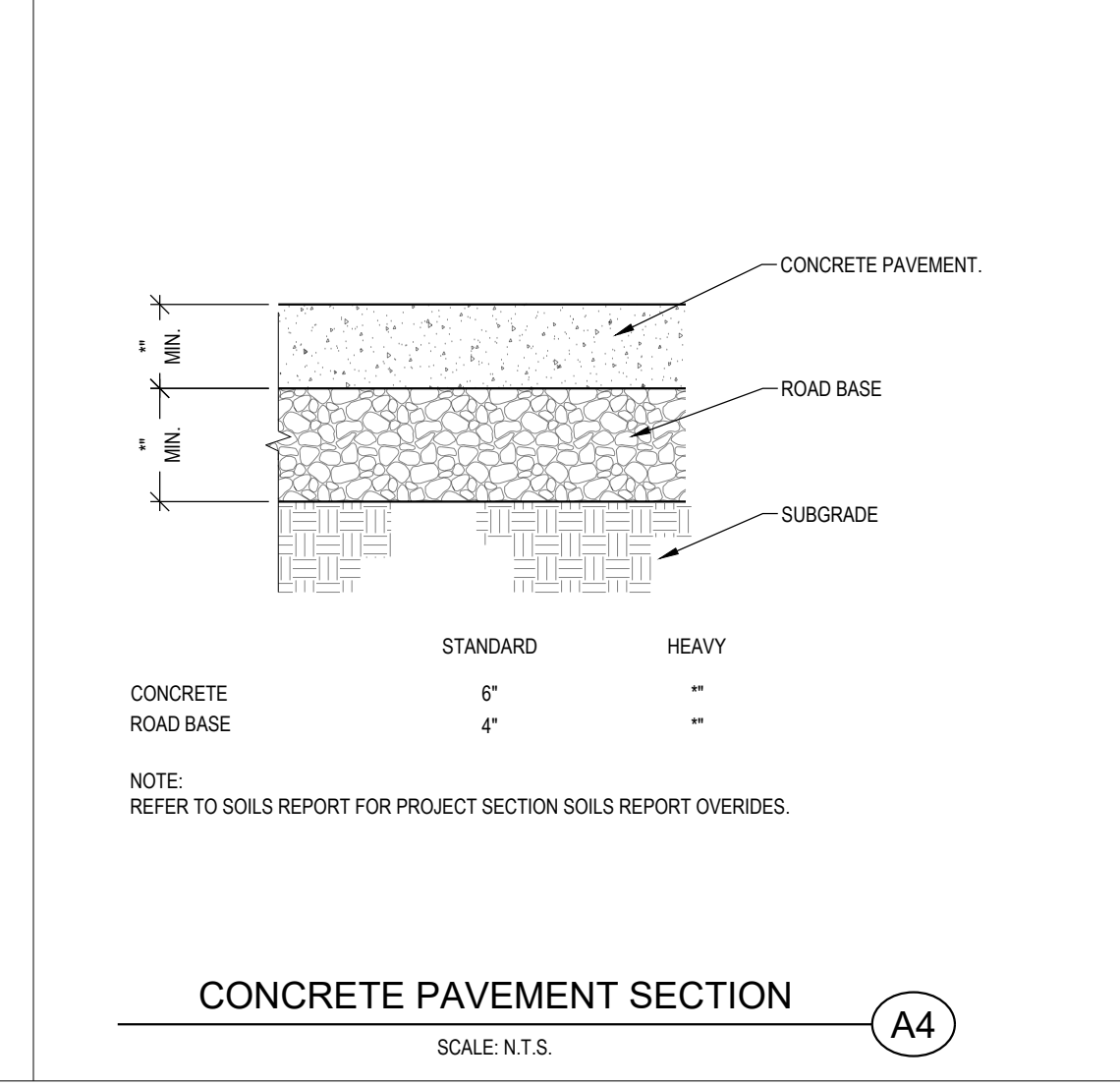
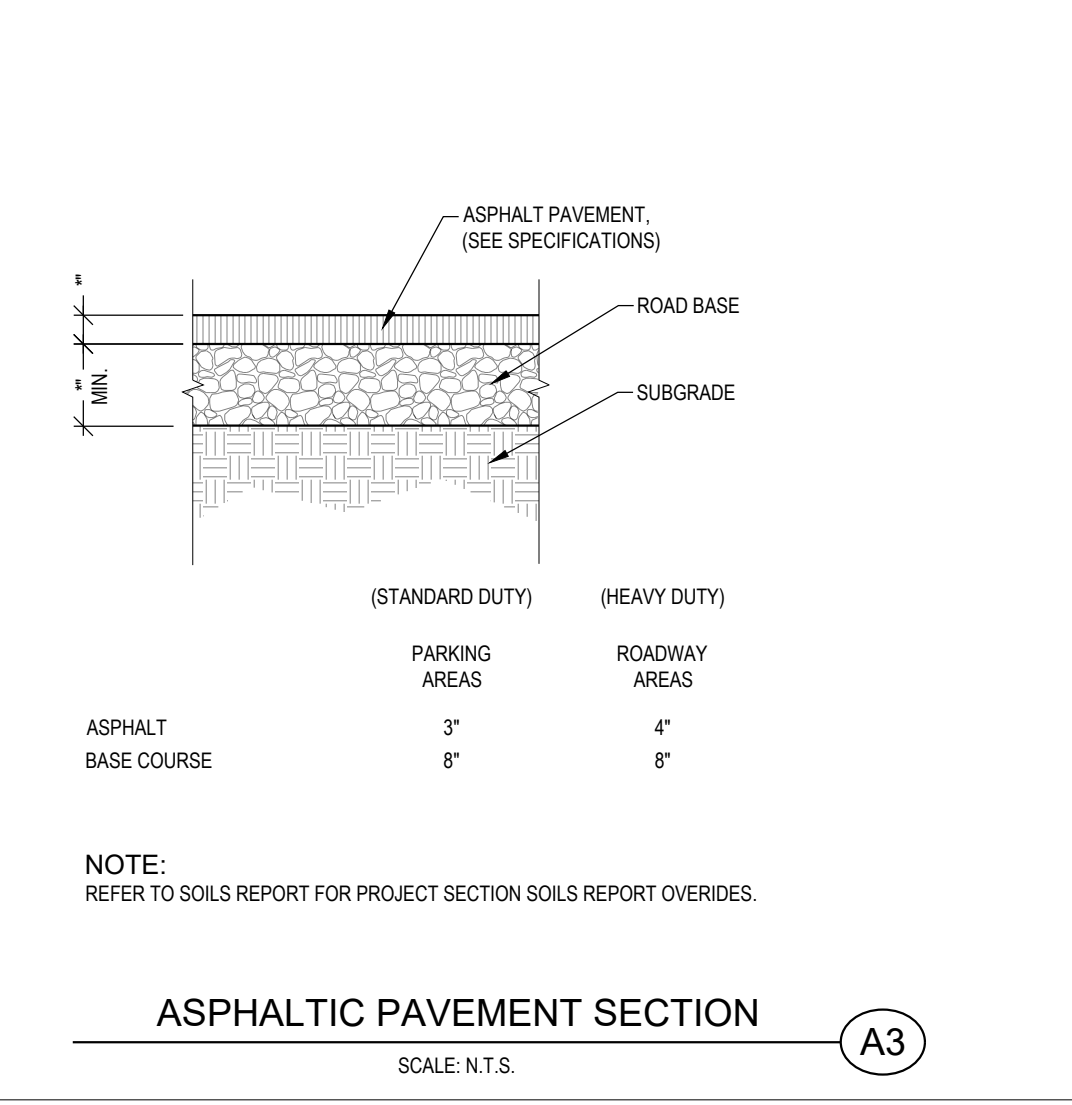
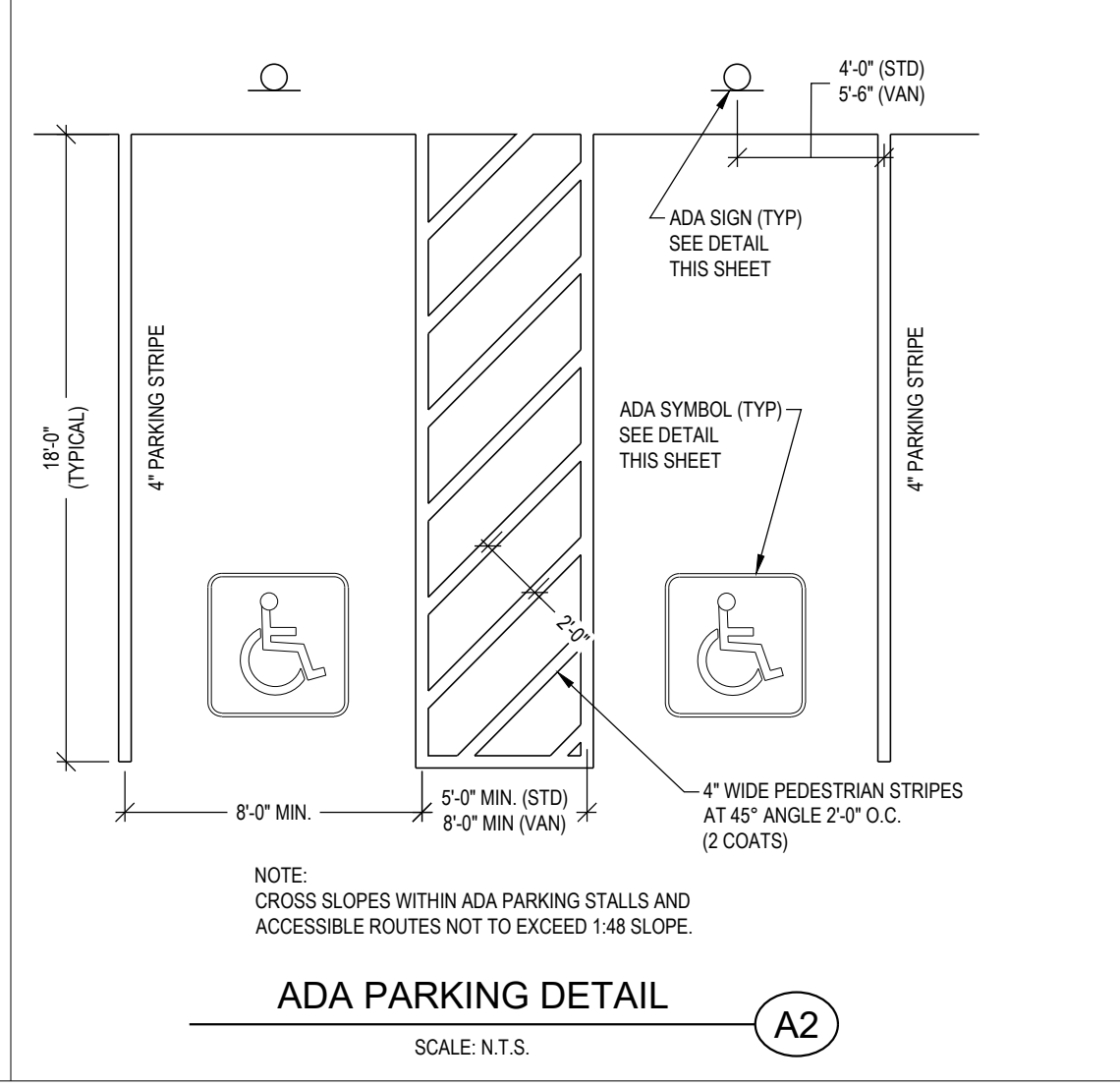
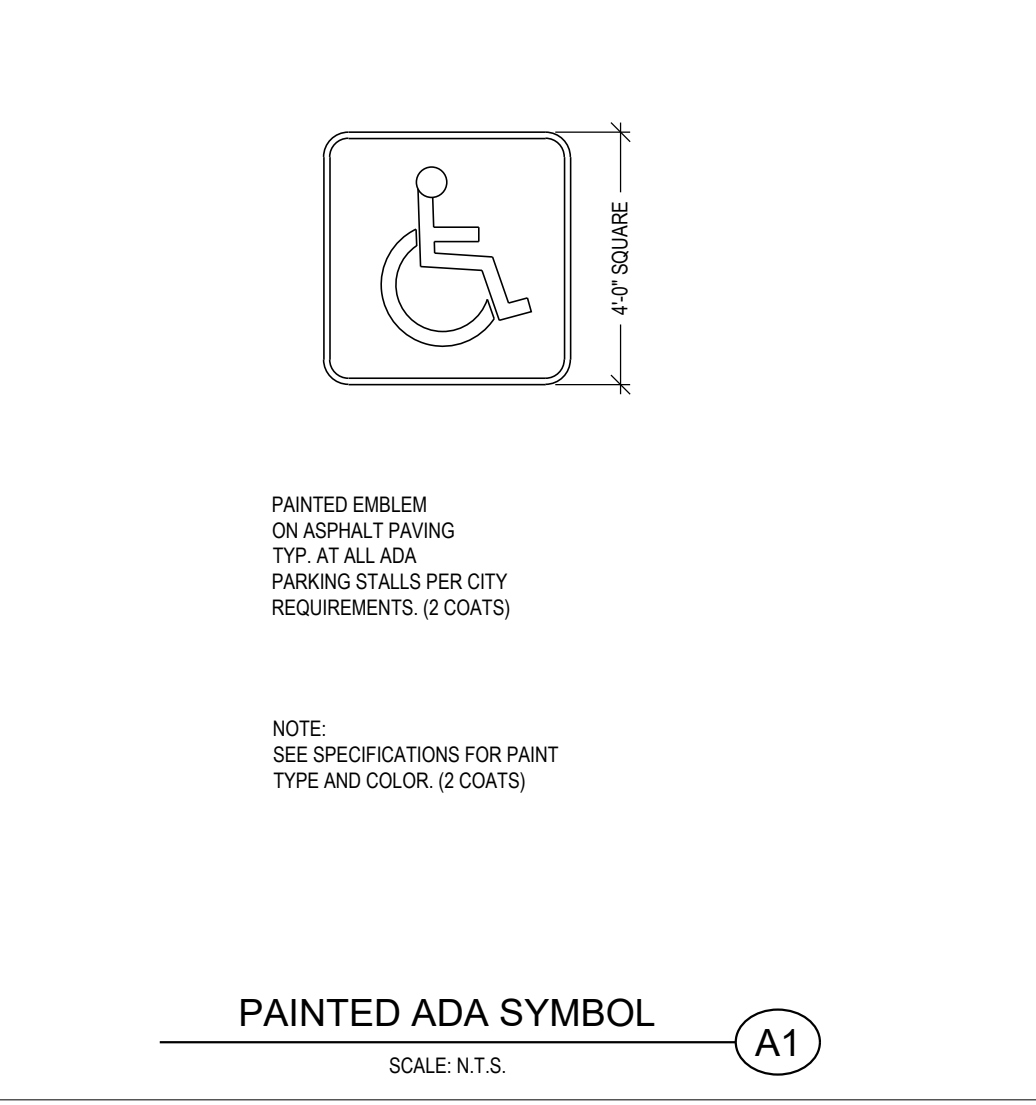
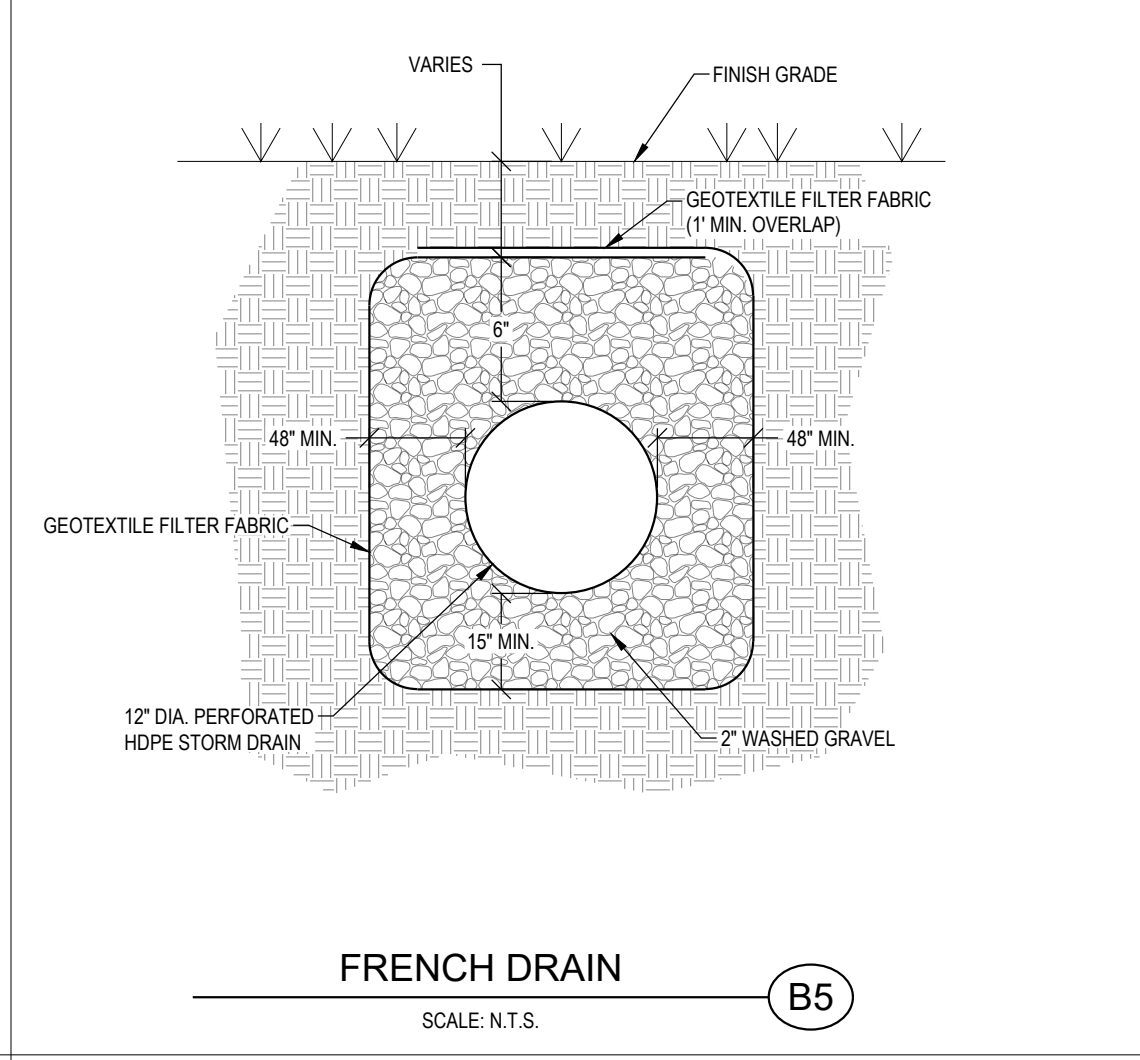
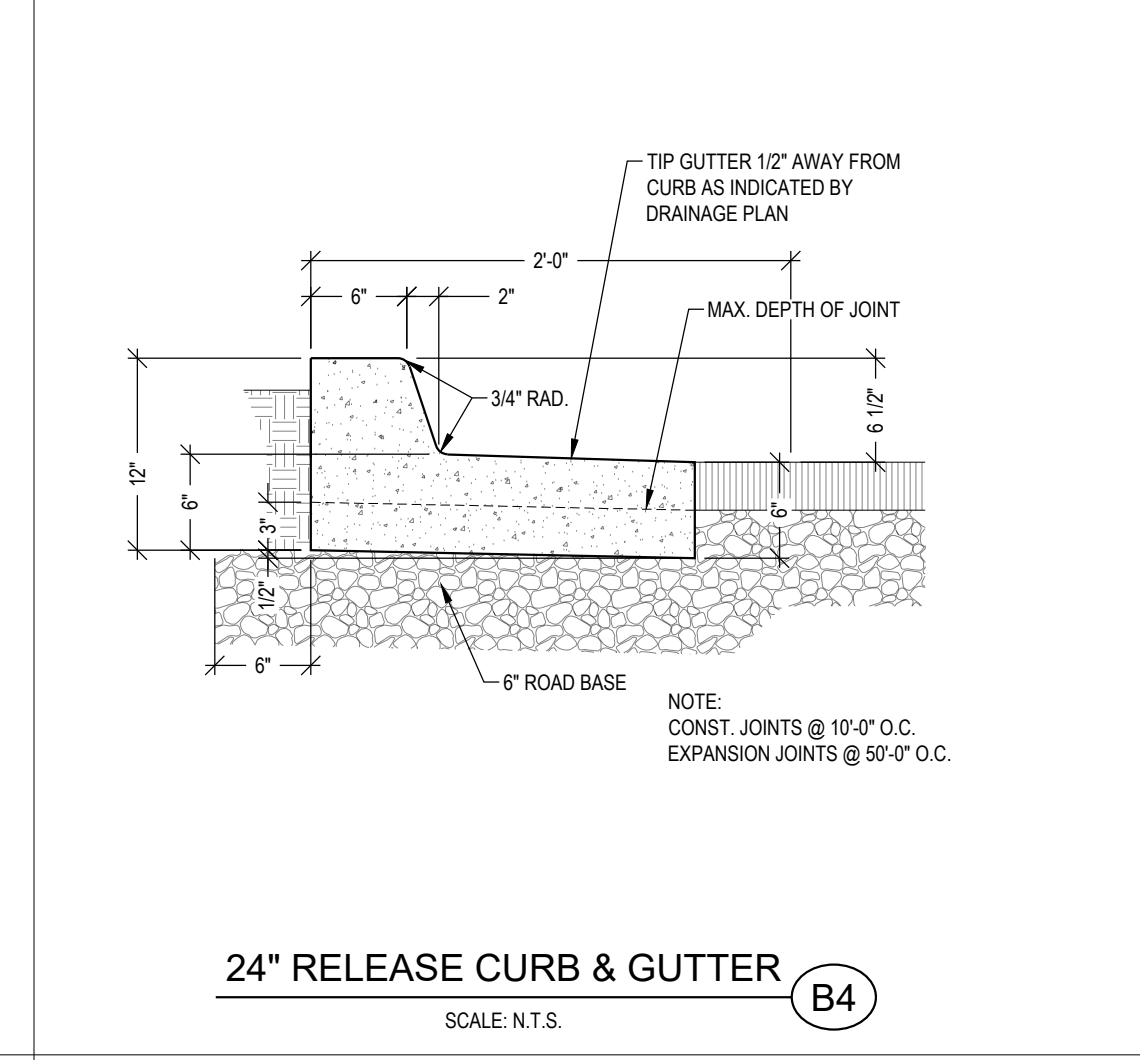
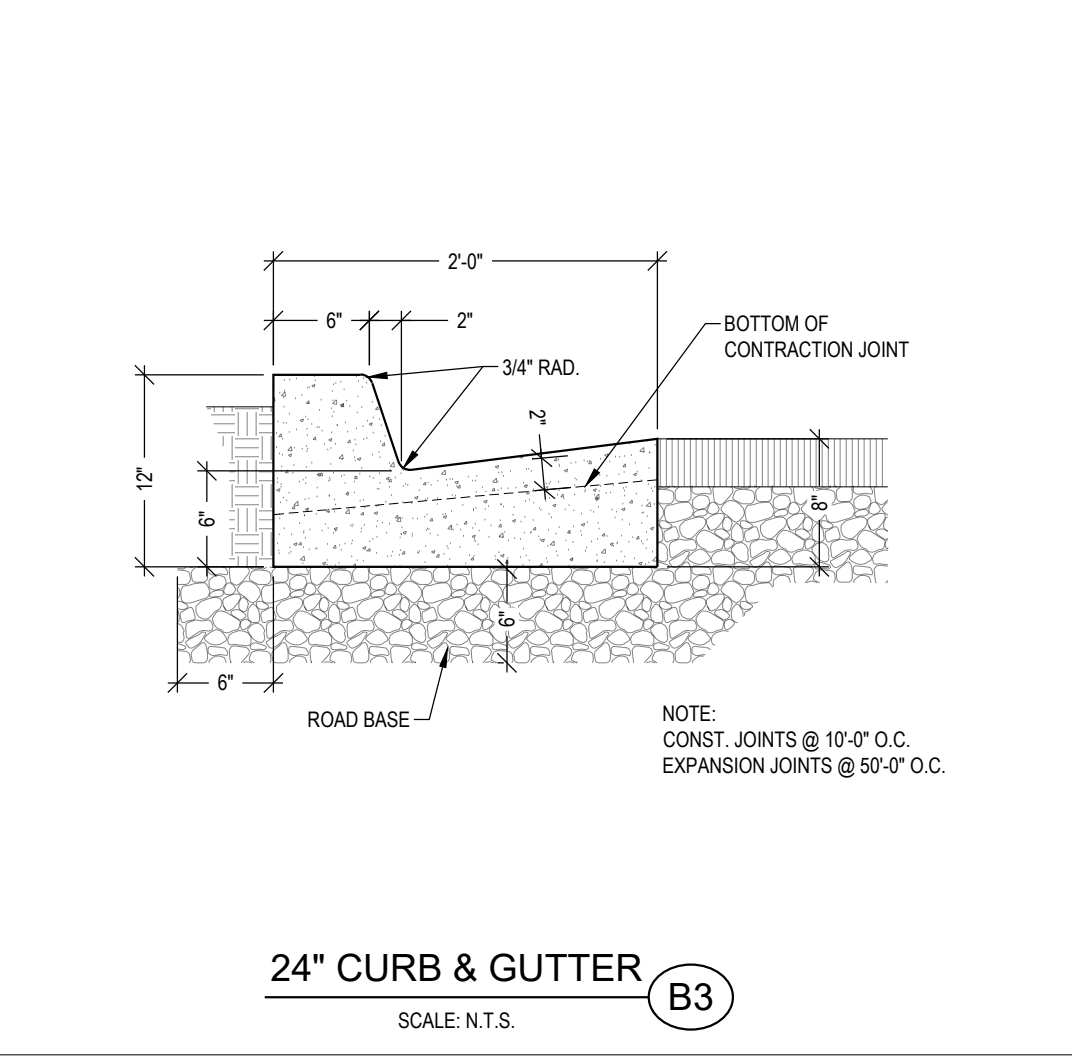
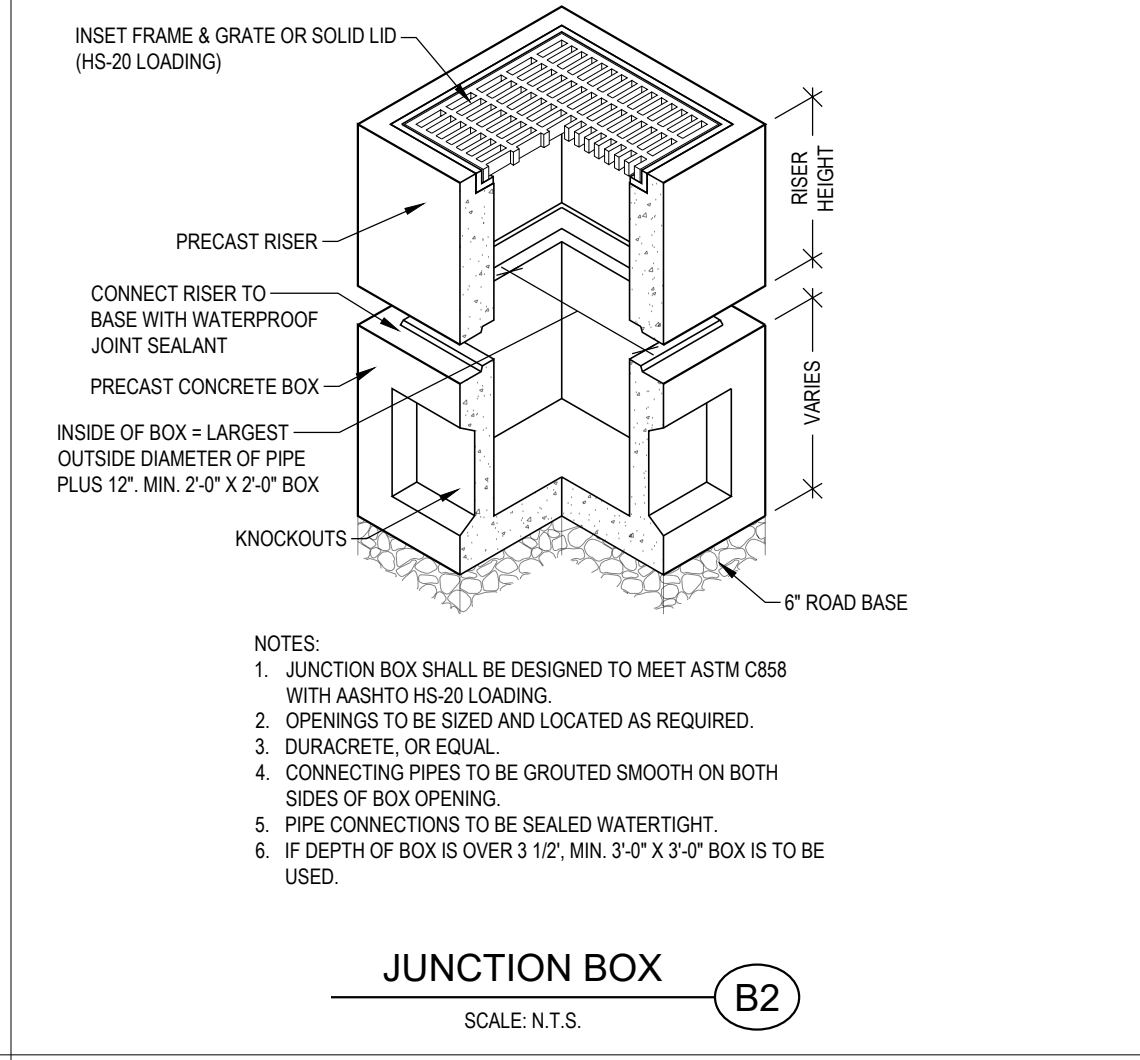
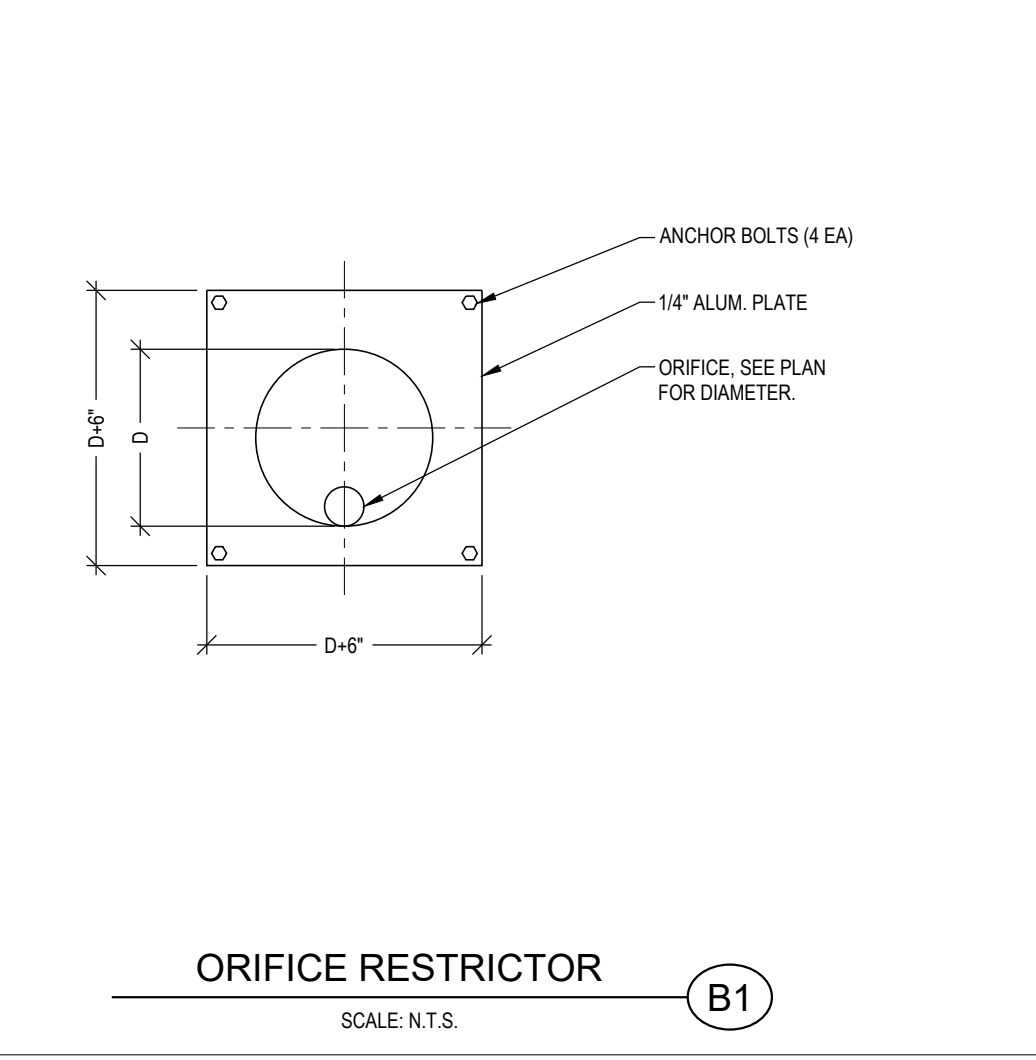
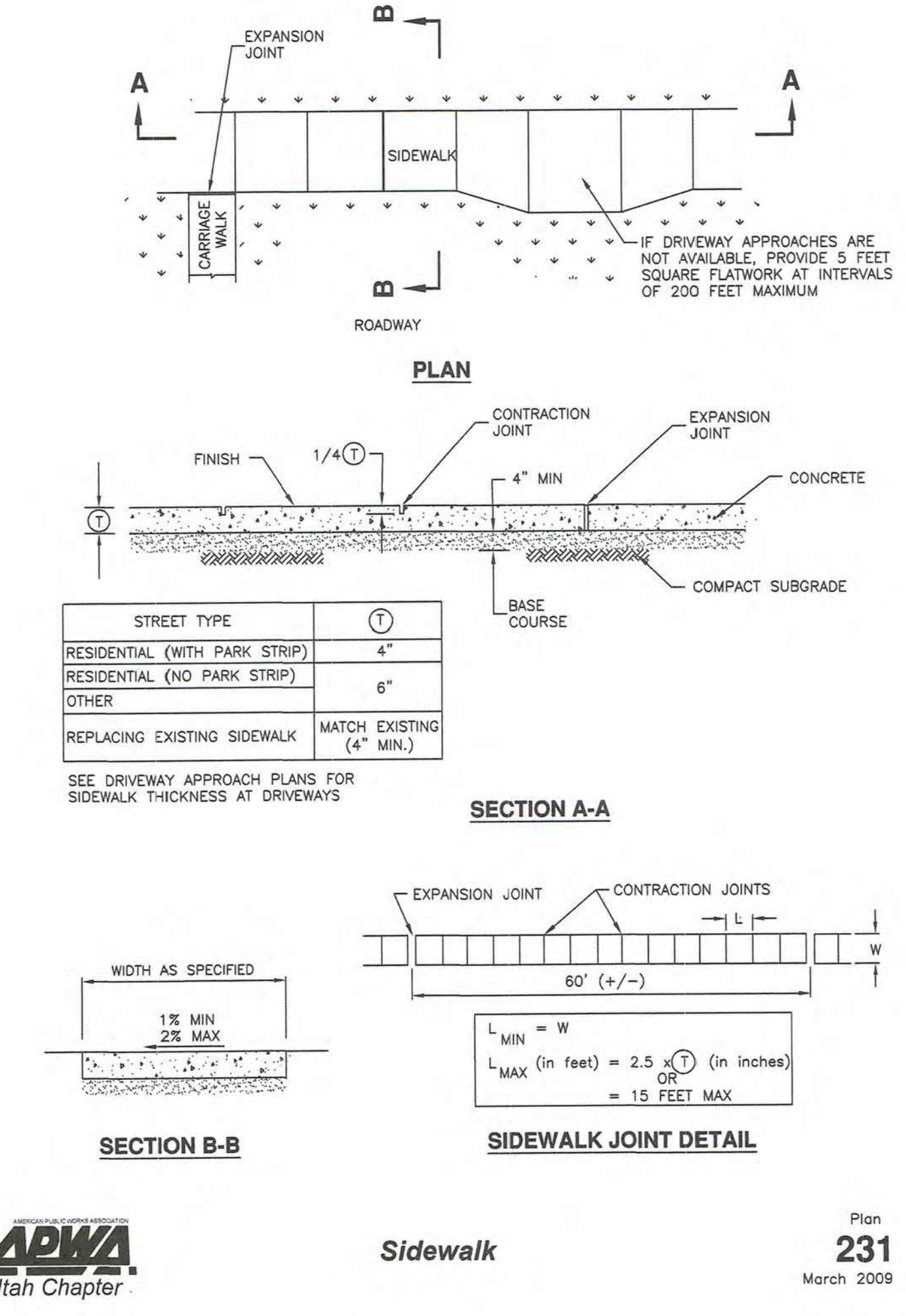
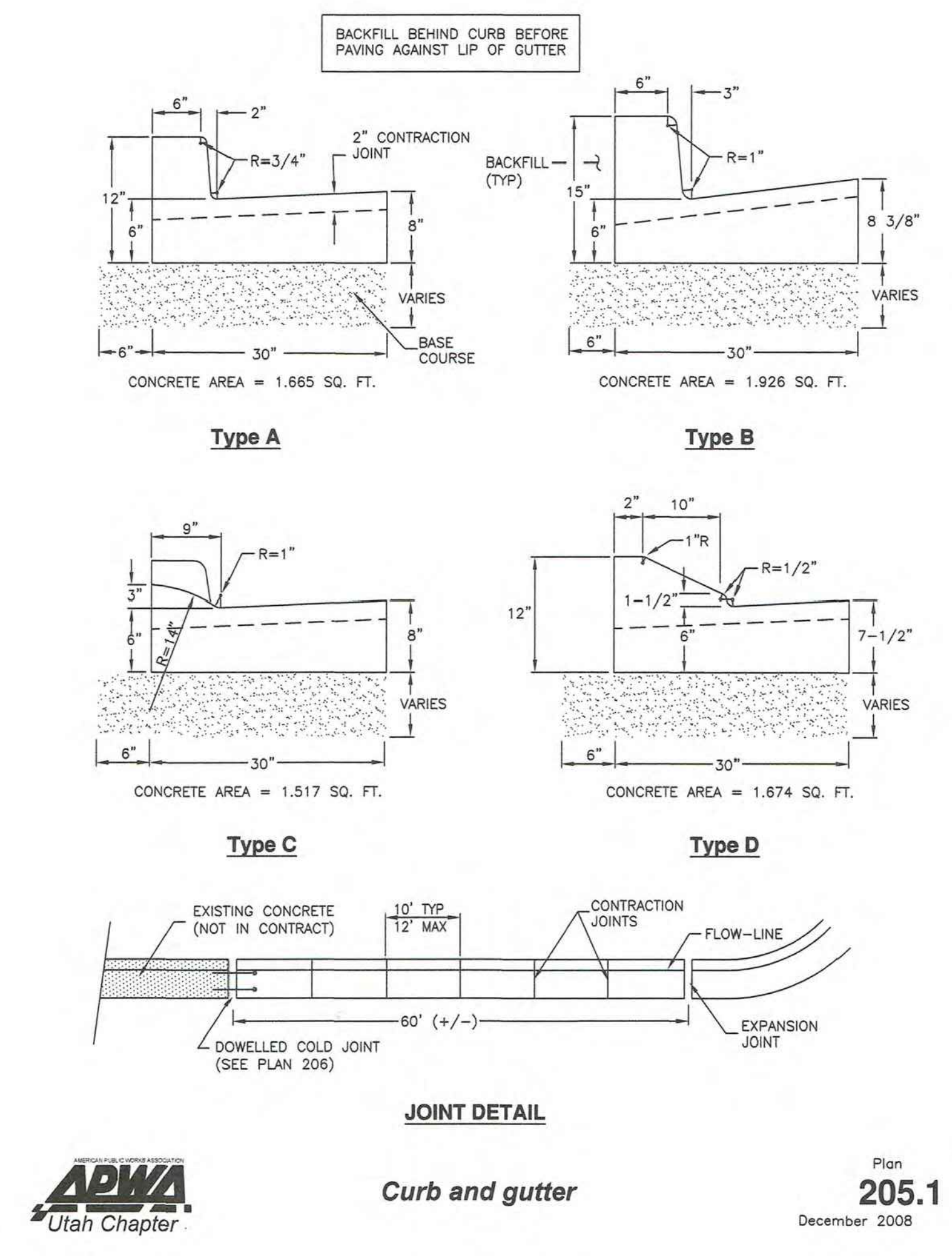
REVISIONS	MARK	DATE	DESCRIPTION

ISSUE DATE: **2026-01-02**
 ISSUE TYPE: **100% CD**
 DRAWN BY: **CCW/ TJO**
 CHECKED BY: **CCW**
 PROJECT #: **25384**

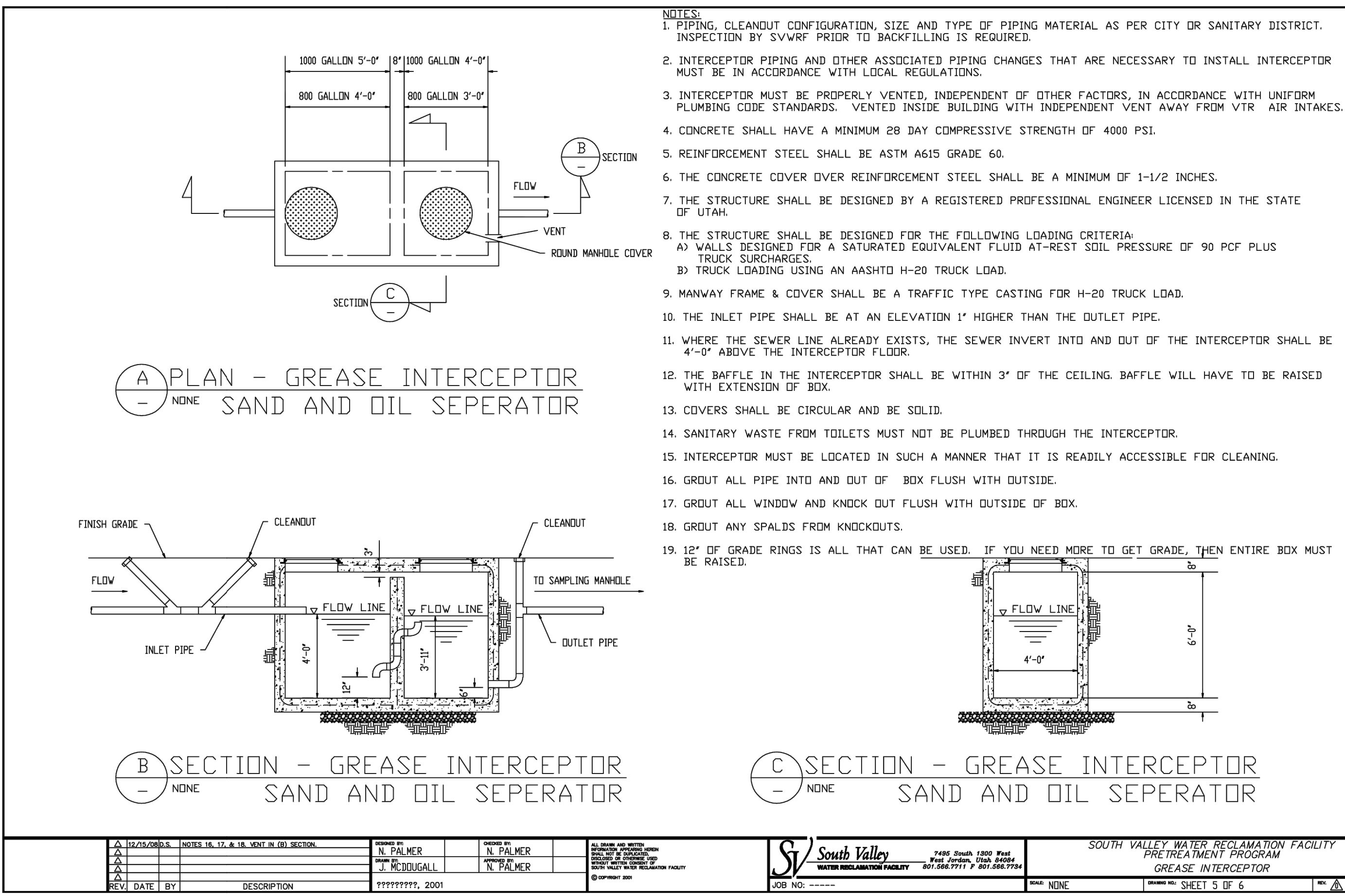
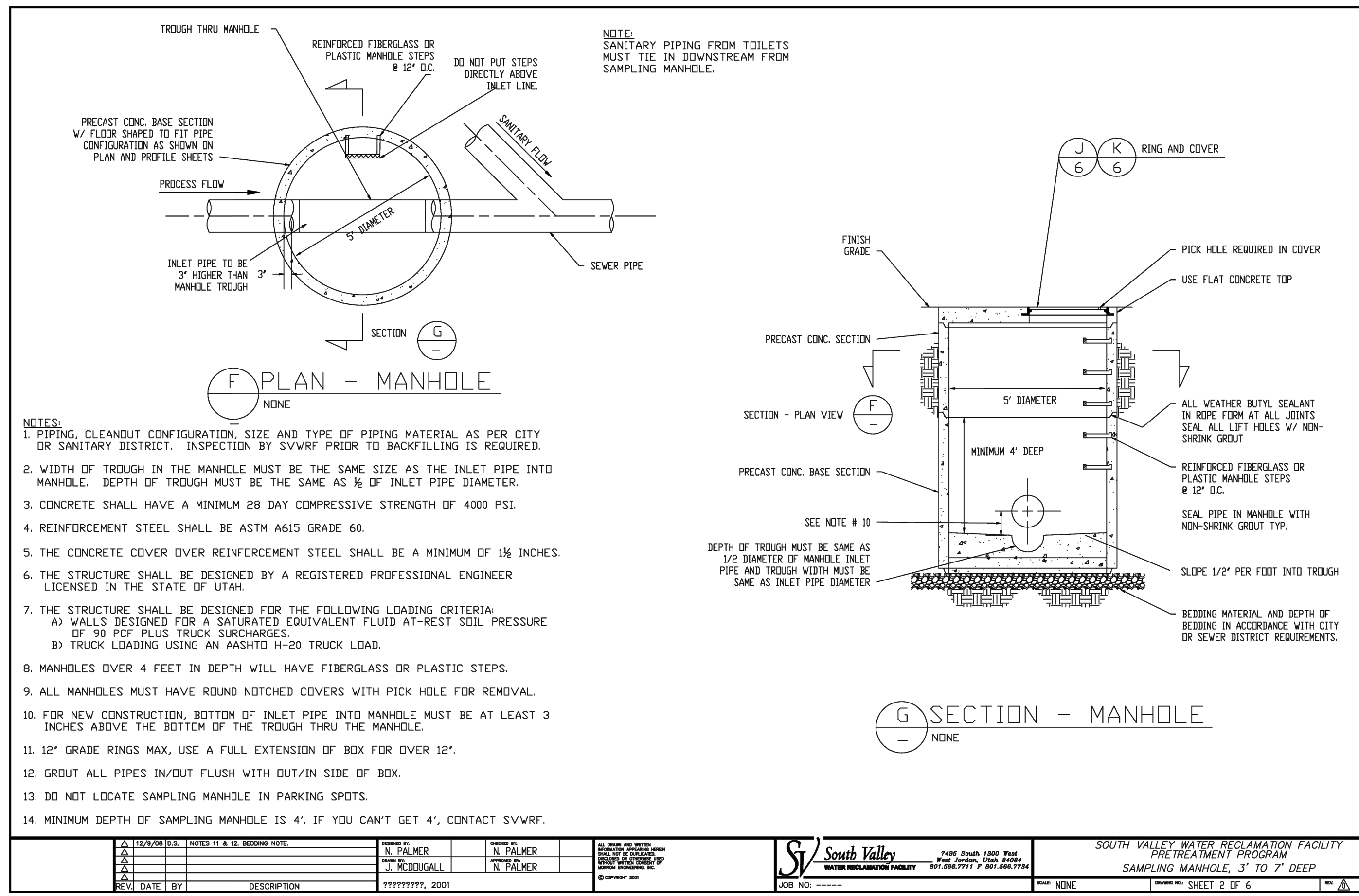
SHEET NUMBER:

NOTICE!
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

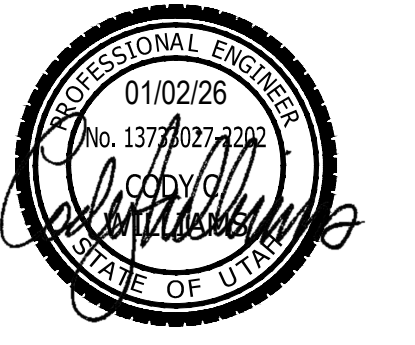
C1.01



ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF AJC ARCHITECTS PC AND THESE CREATED, DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE REPRODUCED OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE, WHATSOEVER, WITHOUT WRITTEN CONSENT OF AJC ARCHITECTS PC. ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, WARNING, REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 504 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 18 U.S.C. SEC. 1836 AND OTHER LAWS.



ARCHITECT / CONSULTANT



PROJECT DESCRIPTION
UNIQUE AUTOBODY - MIDVALE

7285 S 700 W

SHEET NAME:
CIVIL DETAILS

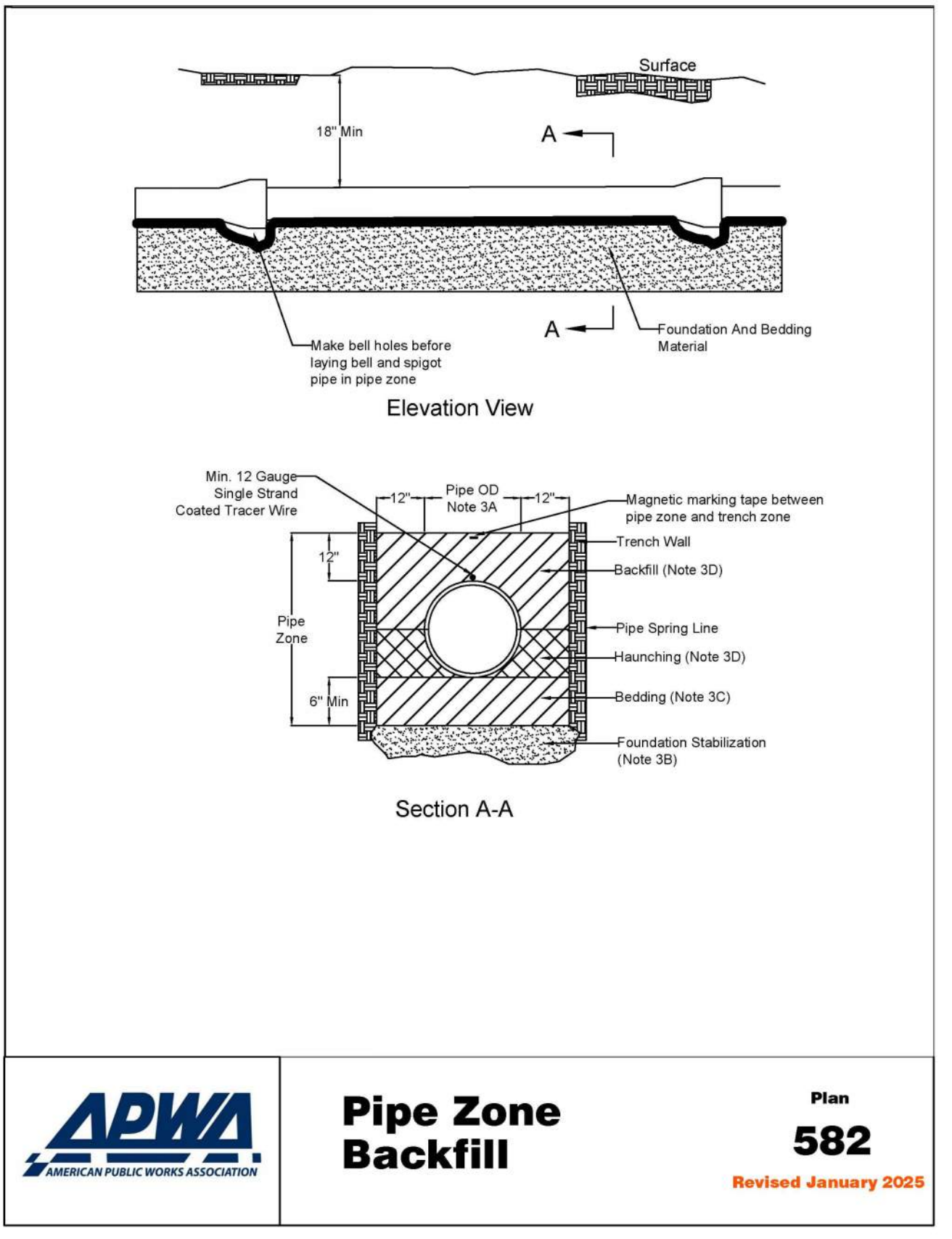
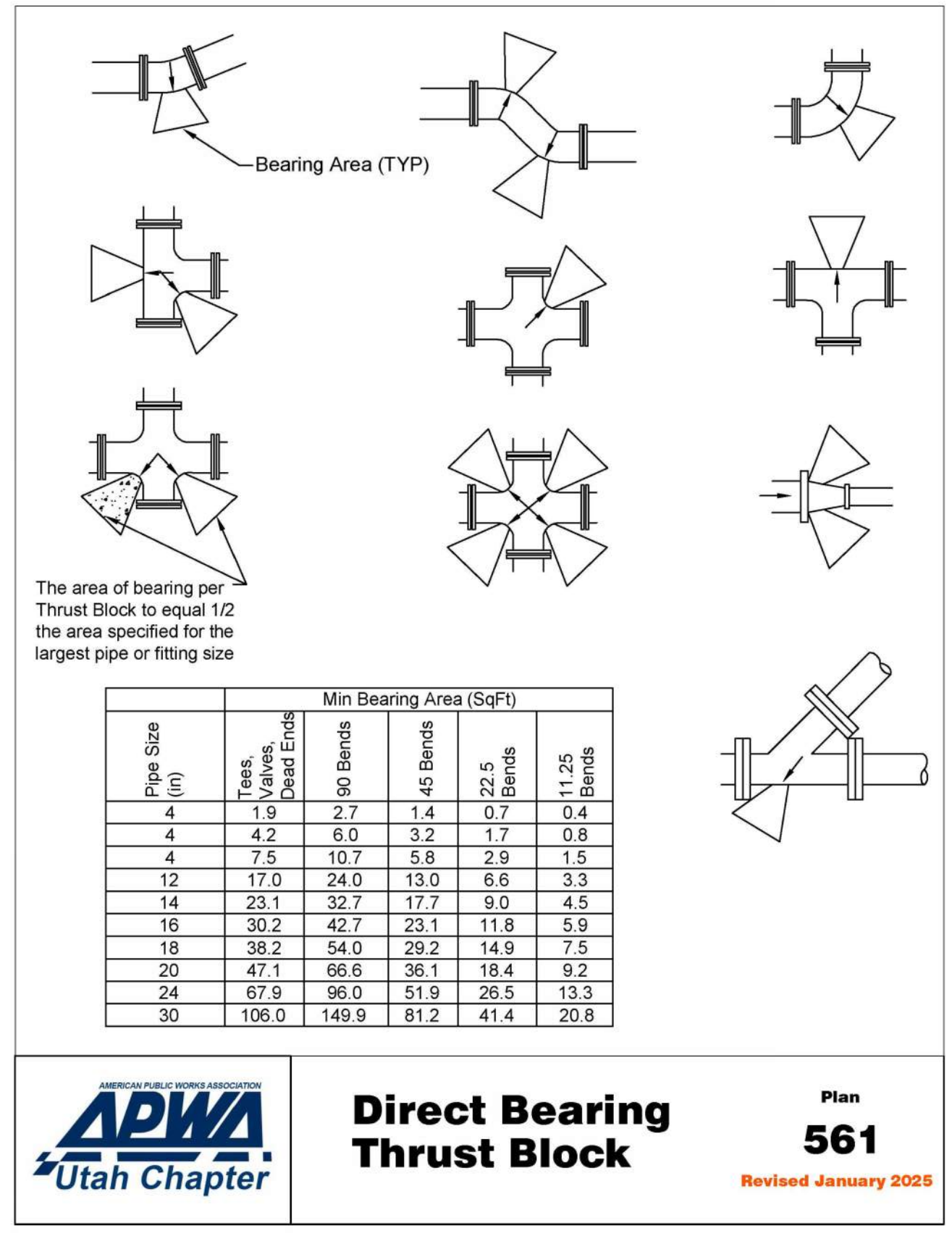
REVISIONS
MARK DATE DESCRIPTION

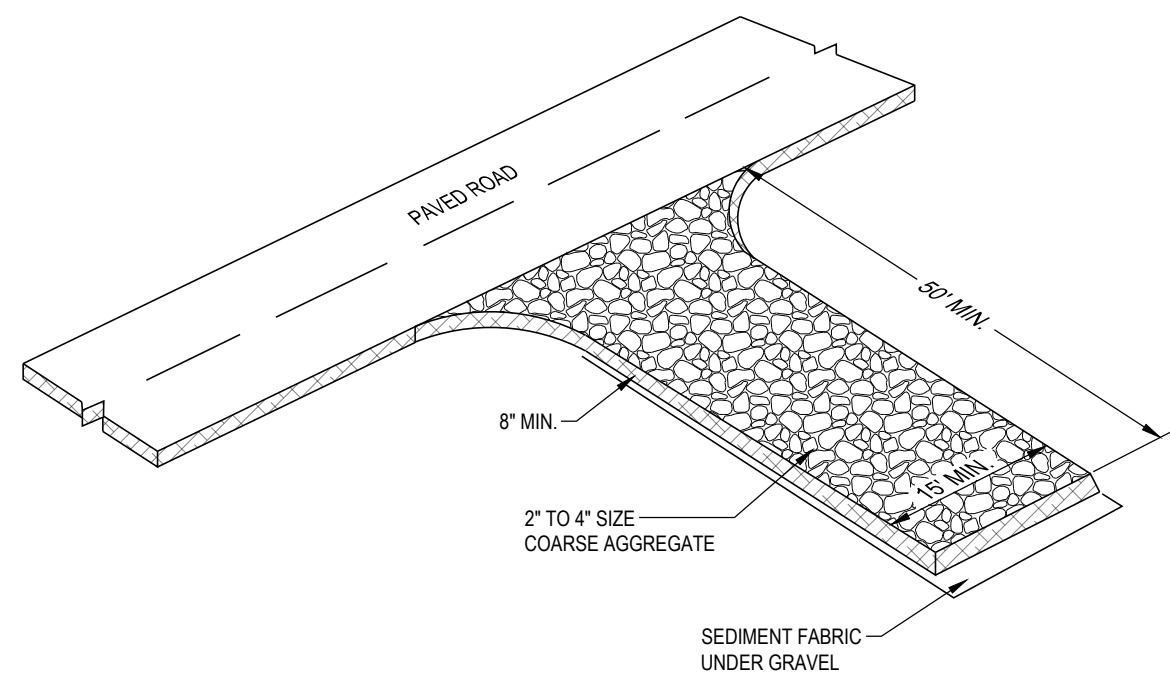
ISSUE DATE: **2026-01-02**
ISSUE TYPE: **100% CD**
DRAWN BY: **CCW/ TJO**
CHECKED BY: **CCW**
PROJECT #: **25384**

SHEET NUMBER:

C5.02

ALL IDEAS, DESIGN, ARRANGEMENTS AND DIMENSIONS INDICATED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF AJC ARCHITECTS PC AND THESE CREATED, ENCLOSED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGN, ARRANGEMENTS OR DIMENSIONS SHALL BE REPRODUCED OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AJC ARCHITECTS PC. ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS, WARNING, REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER U.S.C. SEC. 504 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET VIOLATION IN VIOLATION OF U.C. 262-311 ET. SEQ. AND OTHER LAWS.





DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:

- CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS)
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:

- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:

- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE
- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING
- HIGH ■ MEDIUM □ LOW

STABILIZED CONSTRUCTION ENTRANCE (C1)

SCALE: N.T.S.

C1

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS

1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USPC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
 - A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04-11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
 - B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02-02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
 - C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
 - D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
 - E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:

1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA.
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE

WINDSHEPT ORGANIX INC.
 WORK: 408-963-4638
 FAX: 408-940-4261
 860 SOUTH BOGLE AVE, SUITE 2
 CHANDLER, AZ 85225

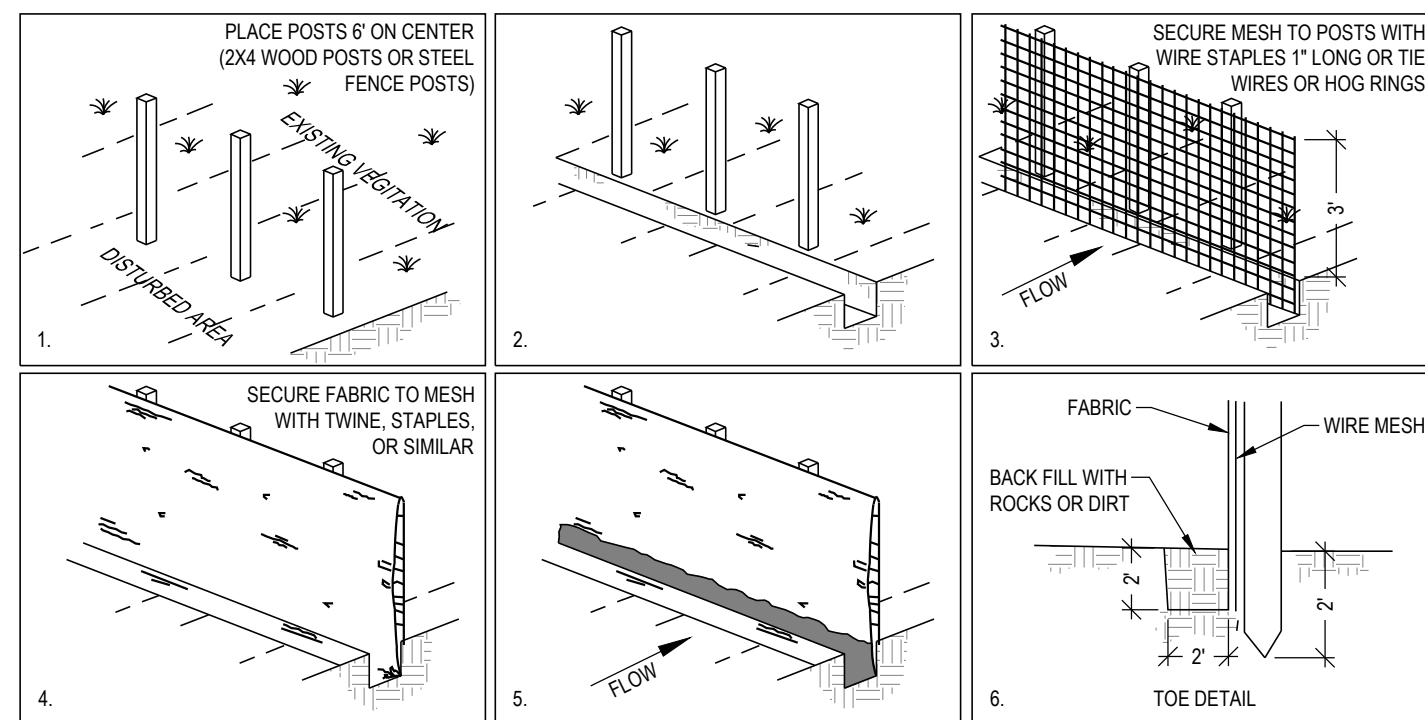


SEDIMENT BARRIER / FILTER SOCK PROTECTION (A1)

SCALE: N.T.S.

© REPLENISH

A1



OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE
- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

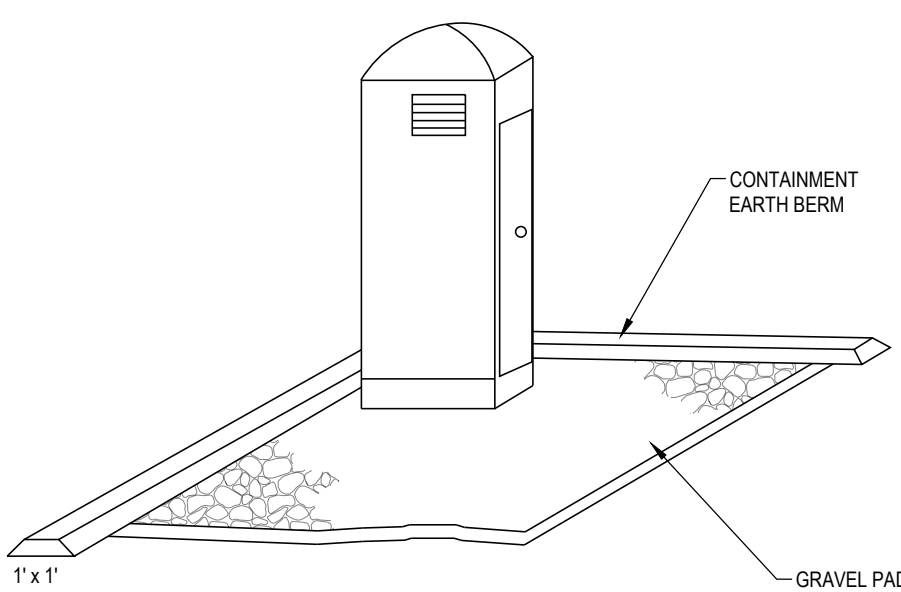
IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING
- HIGH ■ MEDIUM □ LOW

SILT FENCE (C3)

SCALE: N.T.S.

C3



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:

- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TOO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:

- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:

- NO LIMITATIONS

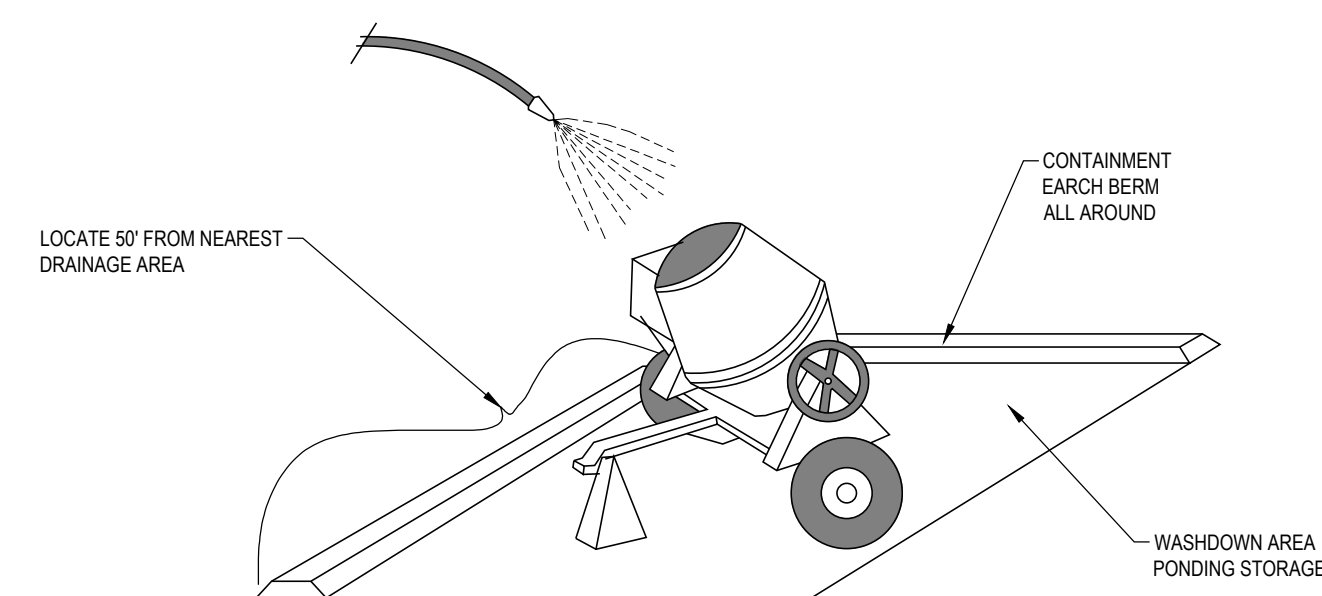
MAINTENANCE:

- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

PORTABLE TOILETS (A3)

SCALE: N.T.S.

A3



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:

- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:

- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET).
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:

- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:

- INSPECT SUBCONTRACTORS TO ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

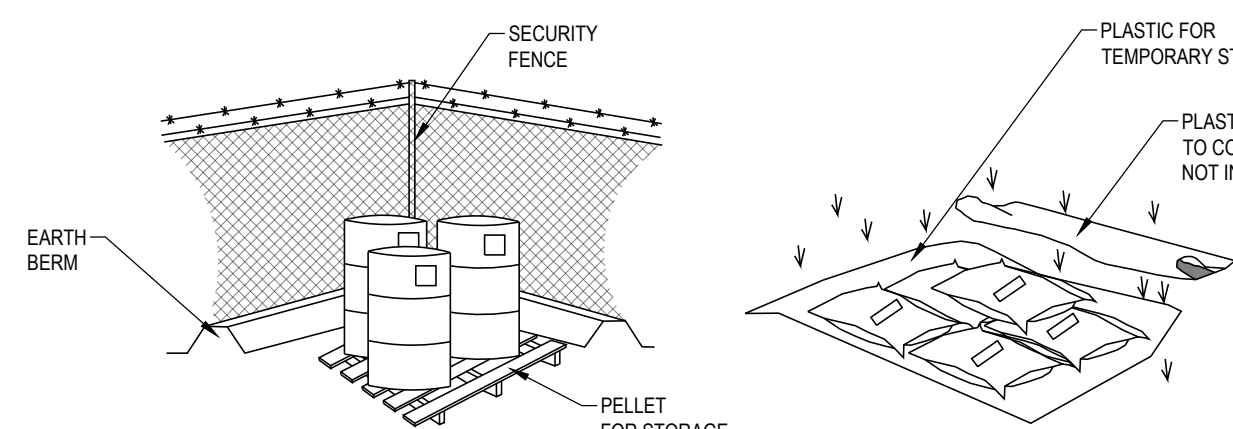
IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING
- HIGH ■ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT (C5)

SCALE: N.T.S.

C5



OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING
- HIGH ■ MEDIUM □ LOW

DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:

- STORAGE OF HAZARDOUS, TOXIC, AND ALL CHEMICAL SUBSTANCES.
- ANY CONSTRUCTION SITE WITH OUTSIDE STORAGE OF MATERIALS.

INSTALLATION/APPLICATION CRITERIA:

- DESIGNATE A SECURED AREA WITH LIMITED ACCESS AS THE STORAGE LOCATION. ENSURE NO WATERWAYS OR DRAINAGE PATHS ARE NEARBY.
- CONSTRUCT COMPACTED EARTHEN BERM (SEE EARTH BERM BARRIER INFORMATION SHEET), OR SIMILAR PERIMETER CONTAINMENT AROUND STORAGE LOCATION FOR IMPOUNDMENT IN THE CASE OF SPILLS.
- ENSURE ALL ON-SITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIAL THAT WILL NOT BE UTILIZED ON-SITE.
- FOR ACTIVE USE OF MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:

- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:

- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING
- HIGH ■ MEDIUM □ LOW

MATERIALS STORAGE (A5)

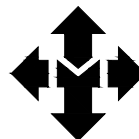
SCALE: N.T.S.

A5

ajc architects



703 east 1700 south
 salt lake city, ut 84105
 ajcarchitects.com



McNEIL ENGINEERING™
 8610 SOUTH SANDY PARKWAY, SUITE 200
 SANDY, UTAH 84070
 (801) 255-7700
 mcneilengineering.com

ARCHITECT / CONSULTANT



PROJECT DESCRIPTION

UNIQUE AUTOBODY - MIDVALE

7285 S 700 W

SHEET NAME:

CIVIL DETAILS

REVISIONS

MARK DATE DESCRIPTION

ISSUE DATE: **2026-01-02**

ISSUE TYPE: **100% CD**

DRAWN BY: **CCW/ TJO**

CHECKED BY: **CCW**

PROJECT#: **25384**

SHEET NUMBER:

C5.03

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF AJC ARCHITECTS INC AND WERE CREATED, DEVELOPED AND DESIGNED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE REPRODUCED, COPIED, DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE, WITHOUT THE WRITTEN CONSENT OF AJC ARCHITECTS. ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS, WARNING REPRODUCTION UNDER 18 U.S.C. SEC. 504 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET VIOLATION IN VIOLATION OF 18 U.S.C. SEC. 1832 AND OTHER LAWS.



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 03/25/2026

SUBJECT

Brad Williams requests Conditional Use Permit approval on behalf of The Lunatic Lounge for an assembly hall use for approximately 30 seats located at 159 W Center St in the Transit-Oriented Development (TOD) Zone.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The applicant requests a Conditional Use Permit for an assembly hall use to be located at 159 W Center Street. The property currently contains an existing building that was previously used as a financial institution with a drive up window and parking lot containing 21 parking spaces.

Public notice has been sent to property owners within 500 feet of the subject parcel; additionally, a sign was placed on the property and will remain until the Planning Commission hearing of the Conditional Use Permit. No written public comments have been received as of the writing of this report. Any public comments received will be forwarded to the Planning Commission members for consideration and included in the public meeting record.

Midvale Municipal Code 17-7-8.11(A) outlines the criteria necessary for a conditional use permit as follows (Staff responses in **bold**):

1. The application complies with all applicable provisions of this title, state and federal law;

Response: The application complies with the above-listed criteria.

2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;

Response: The existing structure will be utilized. Nearby structures consist of primarily residential uses, with a mix of densities. Several other commercial businesses are located nearby on Center Street and Center Square. The application complies with the above-listed criteria.

3. The use is not detrimental to the public health, safety and welfare;

Response: The application complies with the above-listed criteria.

4. The use is consistent with the general plan, as amended;

Response: The use is consistent with Midvale's General Plan.

5. Traffic conditions are not adversely affected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;

Response: The application was reviewed by Midvale City's Engineering Department and complies with the above-listed criteria.

6. Sufficient utility capacity;

Response: The application was reviewed by Midvale City's Engineering Department and complies with the above-listed criteria.

7. Sufficient emergency vehicle access;

Response: Emergency vehicle access was reviewed by the Unified Fire Authority and determined to be adequate.

8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in Section 17-7-8.8;

Response: The application complies with the above-listed criteria and follows the provisions of the city ordinance for parking requirements for an assembly use (1 space per 5 seats found under 'Auditorium' in the parking table. The use is listed as Auditorium/Assembly Hall in the use table of 17-7-8.2 and the parking requirements are interchangeable).

9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;

Response: Adjoining uses are residential, and there currently is a white vinyl fence on the east boundary and a shrub bush along the south boundary and are compliant with requirements for Fences, Hedges and Walls under MMC 17-7-8.3(A)(8). The application complies with the above-listed criteria.

10. Compatibility of the proposed mass, bulk, design, orientation, and location of the structures on the site, including compatibility with buildings on adjoining lots and to the street;

Response: The existing structures will be utilized; no additions are proposed. The application complies with the above-listed criteria.

11. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses; and

Response: The existing structure will be utilized; no additional lighting fixtures are proposed. The application complies with the above-listed criteria.

12. Within and adjoining the site, impacts on the aquifer, slope retention, flood potential and appropriateness of the proposed structure to the topography of the site.

Response: The application was reviewed by Midvale City's Engineering Department and complies with the above-listed criteria.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the Conditional Use Permit with the following finding:

Finding:

1. The project compiles with Midvale Municipal Code 17-7-8.11(A).
2. Parking as required by MMC 17-7-8.8 for 30 seats is 6 total spaces (1 per 5 seats) is met.

Condition:

1. Any future tenant of the first floor space is restricted to a use that requires no greater than 5 spaces per 1,000 square feet of net leasable area (15 remaining stalls) subject to the use table of MMC 17-7-8.2 and parking table of MMC 17-7-8.8.

RECOMMENDED MOTION

I move that we approve the Conditional Use Permit for an assembly hall use for 30 seats for The Lunatic Lounge located at 159 W Center St, with the findings and condition noted in the staff report.

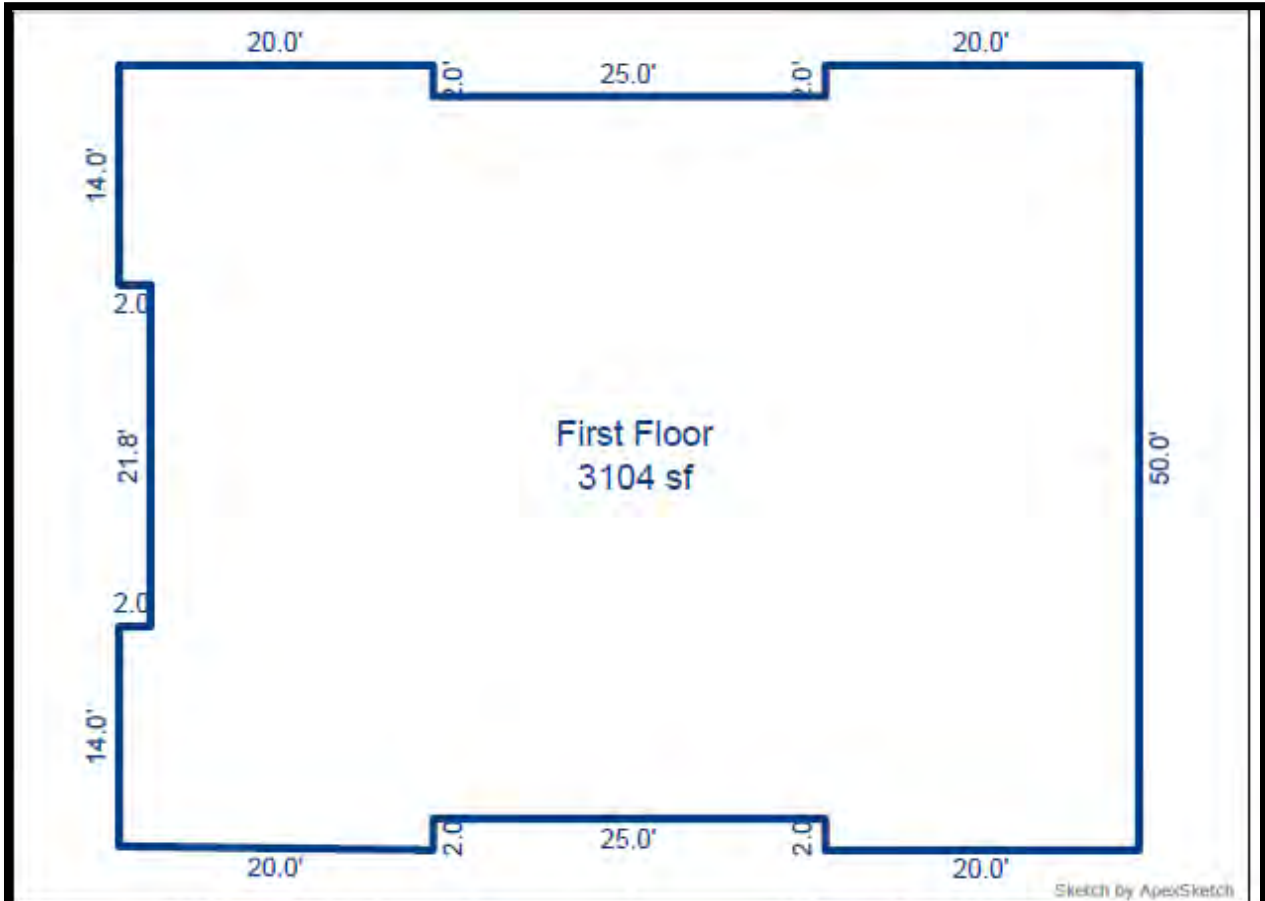
ATTACHMENTS

1. Building and Parking Assessment

SITE AERIAL



BUILDING SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GBA1	First Floor	1.0	3104.0	241.8	3104.0	First Floor		50.0 x	20.0 =	1000.0
								46.0 x	25.0 =	1150.0
								49.8 x	18.0 =	895.5
								14.0 x	2.0 =	28.0
								14.0 x	2.0 =	28.0
							0.5 x	20.0 x	0.2 =	2.5
	Net BUILDING	cnt	1 (rounded)	3,104		6 total items			(rounded)	3,104

DESCRIPTION OF IMPROVEMENTS - Please see the Site Aerial and Building Sketch on the preceding pages, as well as the photographs of the subject building at the beginning of the report.

The subject includes a bank branch building with approximately 6,208 gross and rentable square feet per the appraiser's measurements. The building has concrete and frame construction with a brick exterior. It has a gable style roof with asphalt shingles. The building was built in 1978 per county records and has been updated over the years. The property has been operated as a bank branch by Zions First National Bank for several years. However, the bank recently vacated and the property is now vacant.

The building is located at the northwest end of the site. It consists of main level and basement level space. The main entrance is located along the west side of the building and an additional entrance is located at the south side of the building on the basement level. The main level is primarily open with a couple individual offices located at the west end of the floor plan. The teller stations are located at the east side of the building and a vault is located at the northeast end of the floor plan. A stairway is located at the northwest end of the main level and provides access to the basement level.

The basement level also consists of an open area with break room at the north side of this level. Two restrooms with three standard fixtures (non ADA) are located at the east side of this level along with janitorial and utility areas. The basement also has a separate entrance along the south side of the building and this level has fire sprinklers.

Interior finish includes painted drywall walls, painted drywall ceilings and acoustical tile ceilings, carpet and vinyl/tile flooring, and attractive trims. The floor plans for the branch have been designed for a single user. The building has average quality finishes.

Basic construction components are detailed below:

Footings & foundation:	Reinforced poured concrete.
Exterior walls:	Frame and concrete construction with brick exterior.
Windows:	Slightly-tinted glass in good quality frames.
Basement floor:	Concrete basement.
Main floor:	Concrete.
Roof:	Asphalt shingles. The roof was reported to be in average condition. Roof slope should be adequate for heavy and drifting snow. Adequate roof drains are assumed.
Electrical:	A high-quality electrical system to accommodate bank branch use.
Plumbing:	Two restrooms with three standard fixtures are located in the basement. The restrooms are not ADA accessible.
Lighting:	Recessed and specialty lighting. Natural light is provided by windows along exterior walls.
Heating/air conditioning:	The building is heated with gas forced air heating and central air conditioning. The mechanical equipment was reported to be in average condition.

Parking - Subject parking is provided by 21 stalls. Based on 21± stalls, this equates to a ratio of 3.38 stalls per 1,000 square feet of rentable area.

Sidewalks are provided around the building and lawn and tree areas are served by automatic sprinkling systems and surround the building and the parking area. The property has a two lane drive-up window along the east side of the site.

From: [Madisyn Mower](#)
To: [Jonathan Anderson](#)
Subject: Re: Midvale City
Building Permit
#14848
Wednesday,
Date: February 18, 2026
12:25:20 PM

Jonathan,

thank you for your time on the phone. The basement, as an assembly hall, will have approximately 30 seats. Considering the requirements of one stall per five seats, the basement will require six stalls.

Our hope is to fund a coffee shop or café for the upper floor. Considering the requirements for a café of three stalls per 1000 net usable space, and considering there's about 2800 ft.² of usable space, that would require 8.4 stalls.

Total stalls required for upper and lower floors is 14.4 stalls of our available 21.

I stated before, the lunatics will operate in the evening and we expect the upper floor to operate during the day. Additionally, there are three lanes of drive-through and regardless of who moves into the upper floor, they will only require one. So we can turn the other drive-through space into at least four more stalls. Additionally, if needed, there is approximately four more parking spaces on the street in front of the bank.

Please let us know if we can provide any further information.
Sent from my iPhone