



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

**Midvale Planning Commission Meeting
Notice and Agenda
July 8, 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, July 8, 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 July 7, 2026 to be included in the record.

I. Pledge of Allegiance

II. Roll Call

III. Minutes

- a. Review and Approval of Minutes from the June 24, 2026 Meeting.

IV. Public Hearing

*If items marked with ** are forwarded, the City Council will hear them on July 21, 2026 after 6 p.m.*

- a. **Paul Ranstrom, representing Brad Reynolds Construction, requests Rezone approval for a parcel located at 7250 S Halelani Dr from Single Family Residential-1/Duplex Overlay to Multifamily Residential – Medium Density zone. 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 17-7-3. *[Elizabeth Arnold, Senior Planner]*

- b. **Paul Ranstrom, representing Brad Reynolds Construction, requests Rezone approval for two parcels located at 620 E Greenwood Ave and 7500 S 700 E to add the Duplex Overlay to the existing Single Family Residential-1 zone. 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 17-7-1.13. *[Elizabeth Arnold, Senior Planner]*
- c. Holmes Homes requests Preliminary Subdivision approval for a 10-unit residential condominium subdivision located at 8431 S Iris Lumi Lane amending Lot 201 of Jordan Heights at View 78 Phase 2 Subdivision in the Jordan Bluffs Subareas 1-3 Development Zone. *[Jonathan Anderson, Planner II]*
- d. Holmes Homes requests Preliminary Subdivision approval for a 10-unit residential condominium subdivision located at 8449 S Iris Lumi Lane amending Lot 202 of Jordan Heights at View 78 Phase 2 Subdivision in the Jordan Bluffs Subareas 1-3 Development Zone. *[Jonathan Anderson, Planner II]*
- e. Holmes Homes requests Preliminary Subdivision approval for a 10-unit residential condominium subdivision located at 8465 S Iris Lumi Lane amending Lot 203 of Jordan Heights at View 78 Phase 2 Subdivision in the Jordan Bluffs Subareas 1-3 Development Zone. *[Jonathan Anderson, Planner II]*
- f. Holmes Homes requests Preliminary Subdivision approval for a 10-unit residential condominium subdivision located at 8491 S Iris Lumi Lane amending Lot 204 of Jordan Heights at View 78 Phase 2 Subdivision in the Jordan Bluffs Subareas 1-3 Development Zone. *[Jonathan Anderson, Planner II]*
- g. Holmes Homes requests Preliminary Subdivision approval for a 10-unit residential condominium subdivision located at 735 W Coho Lane amending Lot 207 of Jordan Heights at View 78 Phase 2 Subdivision in the Jordan Bluffs Subareas 1-3 Development Zone. *[Jonathan Anderson, Planner II]*
- h. Holmes Homes requests Preliminary Subdivision approval for a 10-unit residential condominium subdivision located at 757 W Coho Lane amending Lot 208 of Jordan Heights at View 78 Phase 2 Subdivision in the Jordan Bluffs Subareas 1-3 Development Zone. *[Jonathan Anderson, Planner II]*
- i. Holmes Homes requests Preliminary Subdivision approval for a 10-unit residential condominium subdivision located at 8497 S Magic Opal Lane amending Lot 209 of Jordan Heights at View 78 Phase 2 Subdivision in the Jordan Bluffs Subareas 1-3 Development Zone. *[Jonathan Anderson, Planner II]*
- j. Holmes Homes requests Preliminary Subdivision approval for a 10-unit residential condominium subdivision located at 8457 S Magic Opal Lane amending Lot 211 of Jordan Heights at View 78 Phase 2 Subdivision in the Jordan Bluffs Subareas 1-3 Development Zone. *[Jonathan Anderson, Planner II]*
- k. Holmes Homes requests Preliminary Subdivision approval for a 10-unit residential condominium subdivision located at 8482 S Magic Opal Lane amending Lot 213 of Jordan Heights at View 78 Phase 2 Subdivision in the Jordan Bluffs Subareas 1-3 Development Zone. *[Jonathan Anderson, Planner II]*

- l. Holmes Homes requests Preliminary Subdivision approval for a 10-unit residential condominium subdivision located at 8468 S Magic Opal Lane amending Lot 214 of Jordan Heights at View 78 Phase 2 Subdivision in the Jordan Bluffs Subareas 1-3 Development Zone. *[Jonathan Anderson, Planner II]*
- m. Holmes Homes requests Preliminary Subdivision approval for a 10-unit residential condominium subdivision located at 8448 S Magic Opal Lane amending Lot 215 of Jordan Heights at View 78 Phase 2 Subdivision in the Jordan Bluffs Subareas 1-3 Development Zone. *[Jonathan Anderson, Planner II]*

V. Staff Update/Other Business

- a. 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.