



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.



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**Midvale City
PLANNING AND ZONING COMMISSION**

Minutes

**24th Day of June 2026
Council Chambers
7505 South Holden Street
Midvale, Utah 84047**

COMMISSION CHAIR: Michael Edwards

COMMISSION VICE CHAIR: Shane Liedtke

COMMISSION MEMBERS: Robyn Anderson
Candace Tippetts
Chase Brauchie

STAFF: Adam Olsen, Community Development Director
Garrett Wilcox, City Attorney
Wendelin Knobloch, Planning Director
Elizabeth Arnold, Senior Planner
Jonathan Anderson, Planner II
Matthew Pierce, IT Director

REGULAR MEETING

Chair Edwards called the Planning & Zoning Commission meeting to order at 6:00 p.m. He 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 Edwards

Present

Vice Chair Liedtke	Present
Commissioner Tippetts	Present
Commissioner Anderson	Present
Commissioner Erickson	Excused
Commissioner Snow	Excused
Commissioner Brauchie	Present

MINUTES

1. REVIEW AND APPROVE MINUTES OF JUNE 10, 2026.

MOTION: Vice Chair Liedtke MOVED to approve the minutes of June 10, 2026. SECONDED by Commissioner Anderson. Chair Edwards called for a voice vote.

The motion passed unanimously with all voting in favor.

PUBLIC HEARINGS

1. Gardner Group requests amendments to Chapter 17-7-10.12 of the Midvale Municipal Code to (1) eliminate rights-of-way adjacent to POD I, (2) modify road standards to eliminate the sidewalk on one side, and (3) to decrease building separation requirements for four-story buildings to 10 feet.

The Gardner Group submitted a trifold request for code text amendments to the Jordan Bluffs Subareas 1-3 Zone (MMC 17-7-10.12):

1. “Eliminate on Figure 1 & Figure 2 the road between Pods I & J. This should help with any future traffic congestion at the intersection just north on Ivy & Bingham Jct Blvd.”

The current ordinance shows a road dividing Pods I from J at a distance from the public park that leaves Pod I slightly smaller than Pod J. This road breaks up the block in a way that creates a smaller and more walkable design unit and connectivity to Bingham Junction Blvd. Additionally, it shows a narrower right-of-way, possibly a trail on the southern side of the park. Eliminating these features likely results in a less pedestrian oriented design.

The application states that “This should help traffic congestion at the intersection just north on Ivy & Bingham Jct Blvd”. Eliminating the road between Pods I and J, however, may increase congestion because there are fewer connections to Bingham Junction Blvd.

2. “Proposed change 17-7-10-12.5.E to a five foot wide sidewalk on no less than one side of the roadway in lieu of both sides of the roadway.”

This proposal eliminates the sidewalk on one side of private roads that service the interior of a potential project in this zone. The City Council reviewed sidewalks in the context of a code amendment for Title 16 Subdivisions in March of this year and eliminated the option of having one sidewalk, therefore, it would be unlikely that the City would change its approach. Additionally, changing the sidewalk provision in MMC 17-7-10-12.5.E would contradict the provisions in Title 16.

As a matter of policy, staff recommends sidewalks on both sides of any street or road to ensure safe travel for pedestrians and for people who rely on mobility devices.

3. “Proposed change 17-7-10.12.10.D.3 to include three and four story structures to have 10 feet between structures in lieu of twenty feet.”

This proposal reduces building separation for four story structures from 20 feet to 10 feet as shown in the table below:

Structure Height	Current Code (Feet)	Proposal
1 story	10 feet	10 feet
2 stories	10 feet	10 feet
3 stories	10 feet	10 feet
4 stories	20 feet	10 feet
5 + stories	20 feet	20 feet

A decrease in building separation by 50% (decrease from 20 feet to 10 feet) for four story structures has potential quality of life impacts on future residents the Planning Commission may not feel comfortable with.

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 Text Amendment Criteria

To establish and maintain a sound, stable, and desirable city, a zoning code amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment demonstrates one or more of the following:

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

Staff Response: An amendment that proposes a reduction in building separation by 50%, fewer sidewalks, and less connectivity does not advance the objectives of the general plan to provide for high-quality mixed-use office/commercial and residential development.

2. The proposed amendment promotes the purposes outlined in Utah Code Annotated 10-9a-102 [Renumbered 10-20-101];

Staff Response: The proposed amendment is neutral in some aspects of UCA 10-9a-102 and negative in others.

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

Staff Response: The amendment proposes changes but does not explain the original intent or simplify interpretation.

4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff Response: The existing code does not have clerical or factual errors.

Staff finds that this proposal does not meet the threshold the ordinance sets for zoning code text amendments to receive a positive recommendation.

This application 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 RECOMMENDATION:

Staff advises the Planning Commission recommend (1) tabling the project to give the applicant an opportunity to provide additional facts and respond to instruction from the Planning Commission or (2) denial. The finding for both courses of action is:

- The amendment does not comply with Midvale City Code 17-3-1(F).

APPLICANT:

Dave Dennison from Gardner Group expressed gratitude towards the Midvale City Planning Department for their assistance, and well as towards the Planning Commission for their consideration of the proposed text amendment. Mr. Dennison continued by presenting additional background information for the proposed text amendment.

Commissioner Brauchie requested clarification about the on-street parking, specifically with the elimination of the road between Pod I and J.

Dave Dennison stated that there will be additional on-street parking on the surrounding public streets, even with the proposed elimination of the road between Pod I and J.

PUBLIC HEARING:

No Comment.

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

DISCUSSION:

Garrett Wilcox, City Attorney, informed the commissioners that this is a legislative decision and the Planning Commissioners will provide a recommendation to City Council for final approval and/or denial.

Vice Chair Liedtke stated that he understood the reasoning behind the proposed removal of the street based on the layout presented by the applicant and indicated his support for that portion of the proposal. However, he expressed concerns regarding the proposed sidewalk modifications. He stated that while he was not opposed to eliminating sidewalks in the specific areas shown on the proposed development, he was concerned that amending the text of the ordinance would apply the change throughout the entire zone. He explained that allowing future developments to provide sidewalks on only one side of the street would reduce walkability within the community.

Vice Chair Liedtke also expressed concern regarding the proposed reduction in the minimum separation between four-story buildings from 20 feet to 10 feet, stating that he believed the reduced spacing was too narrow and was not supportive of applying that standard throughout the zone.

Commissioner Anderson expressed similar concerns regarding the long-term impacts of the proposed text amendment. While acknowledging the City's desire to encourage development and additional for-sale housing opportunities, he stated that approving the proposed amendments could establish a precedent for future developments.

Chair Edwards requested clarification regarding whether the proposed code amendment would apply only to the subject property or to other properties within Midvale City.

Wendelin Knobloch, Planning Director, explained that the proposed amendments would apply to the JB 1-3 Zone rather than solely to the subject property. He noted that sidewalk requirements are also addressed within Title 16 of the Midvale Municipal Code (Subdivision Ordinance). He stated that if the Planning Commission or City Council approved the proposed amendment as written, future developments within the zone could also request sidewalks on only one side of the street. He added that the Planning Commission could recommend language limiting the applicability of the amendment to the subject development if desired, while also noting that the size of the project may warrant consideration of certain planning efficiencies.

Chair Edwards expressed concern regarding incorporating project-specific exceptions directly into the Municipal Code.

Commissioner Anderson concurred with Chair Edwards' concerns.

Vice Chair Liedtke reiterated that eliminating sidewalks throughout the zone would negatively impact walkability within the community. He again stated his support for eliminating the proposed street but remained opposed to reducing sidewalk requirements across the entire zone.

Commissioner Tippetts stated that she did not have concerns with eliminating the proposed street but remained opposed to reducing the separation between buildings from 20 feet to 10 feet. She stated that a 10-foot separation was insufficient for a for-sale residential development.

Vice Chair Edwards asked City Staff whether site plan applications and text amendments could be processed concurrently.

Wendelin Knobloch explained that City Staff reviews each application as it progresses through the established development review process. He stated that Edge Homes had not yet completed all required steps of the approval process. He outlined the process as application submittal, staff review, Development Review Committee review, and a Planning Commission work session. He further noted that the applicant had previously participated in a City Council work session but had not yet held a work session with the Planning Commission.

The Planning Commission recognized Dave Dennison, the applicant, to provide additional information regarding the proposed text amendment and respond to the concerns raised by the Planning Commission.

Dave Dennison stated that the proposal represented a balance between development objectives and regulatory requirements. He asked whether a percentage limitation could be established for sidewalk reduction and the number of four-story buildings permitted within the development. He explained that Edge Homes preferred to have the proposed text amendments approved prior to submitting a Large-Scale Master Plan because preparing development plans is costly and the applicant desired certainty before moving forward. He noted that Edge Homes was currently under contract for the property but had not yet completed the purchase.

Commissioner Brauchie stated that he supported the concept of a for-sale residential development but did not support eliminating sidewalks or reducing building separation requirements as proposed.

Vice Chair Liedtke stated that he supported a limited reduction in sidewalk requirements for a for-sale development but continued to express concerns regarding the proposed 10-foot building separation.

Garrett Wilcox stated that the City could require a for-sale housing product through a development agreement. However, he noted that approval of the text amendment alone would not guarantee that the project would be developed as a for-sale community and explained that development agreements are outside the Planning Commission's authority.

Vice Chair Liedtke stated that while the Commission was reviewing conceptual plans, those concepts could change during the development process. He reiterated that he remained uncomfortable with reducing the building separation to 10 feet but expressed support for a for-sale residential project.

The Planning Commissioners indicated general agreement with the concerns that had been discussed.

Vice Chair Liedtke reiterated his concern regarding the long-term implications of approving the proposed text amendment.

Commissioner Tippetts asked whether the three requested text amendments could be separated and considered individually rather than as a single request.

Garrett Wilcox advised that any recommendation to the City Council must include findings consistent with the approval criteria established in the Municipal Code. He further explained that the applicant would ultimately determine whether to proceed with a request for a continuance or accept a recommendation for denial.

Dave Dennison requested clarification regarding the Planning Commission's expectations should the application be continued. He asked whether the Commission's concerns were primarily related to the proposed four-story building height and the reduction in building separation to 10 feet, while acknowledging that the Commission appeared to support the proposed street elimination.

MOTION: Vice Chair Liedtke MOVED that we table the amendments to Chapter 17-7-10.12 of the Midvale Municipal Code as provided in the attachment, with the finding noted in the staff report. The motion was SECONDED by Commissioner Anderson. Chair Edwards called for a roll call vote. The vote was as follows:

Chair Edwards	Yes
Vice Chair Liedtke	Yes
Commissioner Tippetts	Yes

Commissioner Anderson	Yes
Commissioner Brauchie	Yes

The motion passes unanimously.

Commissioner Tippetts was excused from the meeting at 6:57 p.m.

STAFF UPDATE/OTHER BUSINESS

1. Legal Training on Open & Public Meetings Act.
 - a. Changes reflecting Declaration of Public Policy.
 - b. Changes to several definitions such as Electronic Meeting, Meeting, and Quorum.
 - c. Predetermining Public Body Action is prohibited.
 - d. Notice and Agenda Requirements.
 - e. Public Meetings vs. Public Hearings.
 - f. Closed Meetings.
 - g. Common Violations.
 - h. Minutes and Posting.
 - i. Enforcement.

ADJOURN

Commissioner Anderson made the motion to adjourn 7:30 p.m. No one opposed. The meeting adjourned at 7:30 p.m.

Katie Thorne, CD Executive Assistant

Approved this ____ day of _____ 2026.



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MIDVALE CITY PLANNING COMMISSION STAFF REPORT 7/8/2026

SUBJECT

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](#).

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND ANALYSIS

The proposal is a request to rezone a single parcel totaling approximately 3 acres. The applicant's justification and supporting materials for the rezone are included in the attachments.

Midvale City Code 17-3-1(E.) outlines the criteria necessary for granting a rezone as follows:

17-3-1 Criteria/Required Findings. ...rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the planning commission may recommend, and the city council may grant, a rezoning application only if it determines, in written findings, that the proposed rezoning is consistent with the policies and goals of the general plan and that the applicant has demonstrated that the:

1. Proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption 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, flood plain, unstable soils, and inadequate drainage; or
3. Land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

Staff has reviewed the proposal against the required findings and finds that the request satisfies Criterion 3. The subject property is currently occupied by a former Church of

Jesus Christ of Latter-day Saints meetinghouse that is no longer being used for its original purpose, creating an opportunity for redevelopment. The proposed RM-12 zoning would provide an appropriate transition between the commercial and higher-intensity uses along 7200 South and the lower-density residential neighborhoods to the south.

The Midvale City General Plan identifies nine Opportunity Areas. Opportunity Areas are where changes in the types and/or intensities of current land uses are anticipated. In these areas, denser residential uses, mixed residential and commercial uses, and larger, taller buildings are anticipated to take advantage of the transportation infrastructure and to generate more tax revenue for the City.

The 2016 Midvale City General Plan identifies the subject property as being along the southern edge of the 7200 S Opportunity Area and lists four goals for the area:

1. Support new retail and office uses located west of 700 East
2. Plan for bike ways to connect to the 7200 South TRAX station
3. Develop urban design standards for new commercial development to create distinct area character
4. Continue to employ design and landscaping elements to buffer the effects of higher intensity uses on adjacent existing residential uses

The 7200 S Opportunity Area is characterized by a variety of retail, higher-intensity uses, and is a major east-west corridor. The housing in the area is primarily single-family homes, with some apartments adjacent to 7200 S. The proposed rezoning is consistent with Goal 4 of the 7200 South Opportunity Area. Medium-density residential development would provide an appropriate transition between the commercial corridor and adjacent lower-density residential neighborhoods while helping buffer the impacts of more intensive 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 recommends the Planning Commission forward the Rezone request on to the City Council with a recommendation of approval with the following findings:

1. The request complies with the rezone procedure outlined in Midvale City Code 17-3-1(E)(3).

RECOMMENDED MOTION

I move that we recommend approval of the Rezone request for a parcel located at 7250 S Halelani Dr from Single Family Residential-1/Duplex Overlay to Multifamily Residential – Medium Density zone consistent with the findings included in the staff report.

ATTACHMENTS

1. Justification for Rezone
2. Supporting Documents



June 11th 2026

Midvale City Planning Department
7505 S Holden Street
Midvale, UT 84047

Brad Reynolds Construction has been building quality custom homes in the Salt Lake Valley for over 40 years. For many years we focused primarily on large estate homes. In recent years we have seen the need for a high quality but more affordable product for home buyers.

Brad Reynolds Construction is proposing a zoning change for the property located at 7250 S Halelani Dr. The property is currently an LDS meetinghouse and parking lot. The acreage of the property is 3.00 acres, and the parcel is currently zoned SF1-DO. We are proposing that the zoning be changed to RM-12. The zoning change will allow for residential townhome units to be built with a maximum density of 12 units per acre. The proposed townhome community will meet all requirements for a planned community in the RM-12 zone. We will provide the required 25% active/improved open space for the community, as well as a variety of units types and elevations to meet the architectural requirements of the RM-12 zone.

The proposed townhome units will be two-story units, and each unit will have an attached 2-car garage and a full basement. The current concept plan incorporates townhomes in 3, 4, and 5-plex configurations. The exterior finishes will be an attractive mix of masonry and fiber cement siding, with architectural grade asphalt shingles. The interior of the units will be nicely finished with 2-tone paint, painted cabinetry, quartz countertops, and laminate wood flooring on the main floor. The units are designed to be offered as an individually owned "for sale" product. The size, scale, and design of the homes will have a feel that is compatible with nearby residential areas.

The property is bordered by a single row of existing single-family homes to the north, and 7200 S. (main arterial street) is just north of the homes. To the east, the property is bordered by Halelani Dr., with several existing 2-story 4-plex apartment buildings on the east side of Halelani Dr. To the south, the property is bordered by existing 2-story duplex residential units. To the west, the property is bordered by existing 1 and 2-story single family homes. The existing homes to the north of the parcel are currently zoned as part of the 7200 S Overlay zone. Those parcels are likely to be redeveloped to a commercial or high-density residential use in the future. The parcels across the street on the east side of Halelani Dr are currently zoned RM-25 for high-density residential units up to 25 units per acre.

We feel that a rezone of this parcel to allow for residential townhome units will support and promote the objectives of the City's General Plan. The General Plan promotes a diversified housing stock that is integral to the City's sustainability, and encourages housing choices that are appropriate for all life stages, income levels, and lifestyles. Our proposed townhome units will bring variety to the housing stock in the area and offer potential buyers an alternative to existing single-family homes or rental units that are existing in the area. The General Plan states that with new developments, a proper balance of housing affordability is encouraged. In today's economy, single family homes on individual lots are not within reach financially for many potential home buyers. Townhome units allow us to provide a high quality home at a more affordable price. The City's Housing Plan encourages home ownership rather than increasing the number of rental units in the City. Our proposed units are designed to be a "for sale" product that will add stability and value to the existing neighborhood.



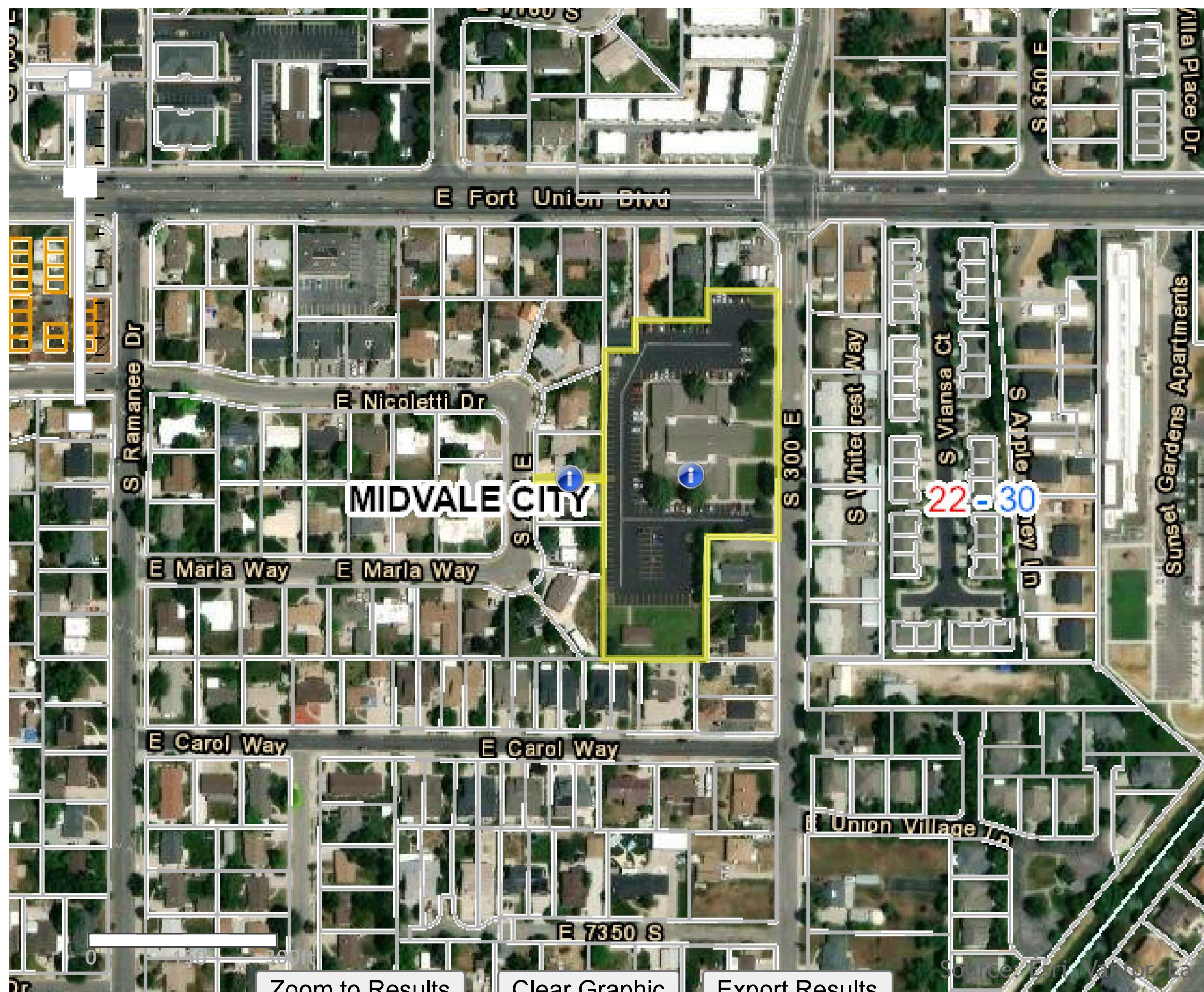
The General Plan discusses the limited availability of vacant land in Midvale, and that housing and jobs for future population growth will need to come by changing existing land uses in appropriate areas to higher density residential and commercial uses. The General Plan prescribes "Opportunity Areas" of the City as areas where a change in land use to accommodate population growth could be appropriate. The parcel we are proposing to rezone is partially within, or on the edge of the 7200 S Corridor Opportunity Area as shown in the General Plan. We feel that a medium-density residential use on this parcel would help provide more shoppers and visitors to future commercial uses on the 7200 S corridor. The proposed townhome community would also provide an appropriate transition or buffer from future commercial uses along 7200 S and the residential areas to the south of the parcel, as well as a transition from high-density residential uses to the east of the parcel and the residential neighborhoods to the west of the parcel.

A zoning change to this parcel would allow for townhomes that are compatible with both the existing multi-family units that are near the parcel, as well as existing single-family homes in the area. The proposed units will bring greater affordability and diversity to the housing stock of the City, and provide additional housing units for that will help meet future housing needs as the City continues to grow. The architectural design and quality of the units, along with improved open space will help to maintain and improve the quality of the community in the area. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brad Reynolds', with a long horizontal flourish extending to the right.

Brad Reynolds
Brad Reynolds Construction



MIDVALE CITY

0 150 300ft

Zoom to Results

Clear Graphic

Export Results

Source: Esri, Garmin, EA

300 East



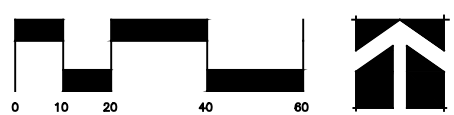
Property Area 3.018 Ac

3 Plex 'A-D-A'	3 Units
3 Plex 'F-E-F'	12 Units
3 Plex 'F-D-F'	3 Units
4 Plex 'F-E-E-F'	4 Units
4 PLEX 'F-D-D-F'	8 Units
5 Plex 'H-J-J-J-H'	5 Units

Total Units 35 Units



JUNE 9, 2026



Concept Plan
300 East Property, Midvale, Utah









NORTH ELEVATION SD
1/4" = 1'-0"

2
D201





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MIDVALE CITY PLANNING COMMISSION STAFF REPORT 7/8/2026

SUBJECT

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.](#)

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND ANALYSIS

The proposal is a request to add the Duplex Overlay zone to two parcels totaling approximately 4.08 acres. The applicant's justification and supporting materials for the rezone are included in the attachments.

Midvale City Code 17-3-1(E.) outlines the criteria necessary for granting a rezone as follows:

17-3-1 Criteria/Required Findings. ...rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the planning commission may recommend, and the city council may grant, a rezoning application only if it determines, in written findings, that the proposed rezoning is consistent with the policies and goals of the general plan and that the applicant has demonstrated that the:

1. Proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption 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, flood plain, unstable soils, and inadequate drainage; or
3. Land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

Staff has reviewed the proposal against the required findings and finds that the request satisfies Criterion 3. The subject property contains a former Church of Jesus Christ of

Latter-day Saints meetinghouse that is no longer being used for its original purpose, creating an opportunity for redevelopment. Staff also finds that the proposal satisfies Criterion 1 because it would provide additional housing opportunities that address an identified community need.

Public notice has been sent to property owners within 500 feet of the subject area. One written objection has been received as of the writing of this report.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward the Rezone request on to the City Council with a recommendation of approval with the following findings:

1. The request complies with the rezone procedure outlined in Midvale City Code 17-3-1(E)(1&3).

RECOMMENDED MOTION

I move that we recommend approval of the Rezone request 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 consistent with the findings included in the staff report.

ATTACHMENTS

1. Justification for Rezone
2. Supporting Documents
3. Public Comment – Matt & Diane Bjarnson



June 11th 2026

Midvale City Planning Department
7505 S Holden Street
Midvale, UT 84047

Brad Reynolds Construction has been building quality custom homes in the Salt Lake Valley for over 40 years. For many years we focused primarily on large estate homes. In recent years we have seen the need for a high quality but more affordable product for home buyers.

Brad Reynolds Construction is proposing a zoning change for the property located at 700 E. 7500 S. The property is currently an LDS meetinghouse and parking lot. The acreage of the property is 4.08 acres, and the parcel is currently zoned SF-1. We are proposing that the zoning be changed to SF-1 DO. The zoning change will allow for duplex residential units to be built with a minimum of 3,500 SF lots for each unit. The proposed duplex community will meet all requirements for a planned community in the duplex overlay zone. We will provide the required 25% active/improved open space for the community, as well as a variety of units types and elevations to meet the architectural requirements of the duplex overlay zone.

The proposed duplex units will be a mix of one and two-story units, each unit will have an attached 2-car garage and a full basement. The exterior finishes will be an attractive mix of masonry and fiber cement siding, with architectural grade asphalt shingles. The interior of the units will be nicely finished with 2-tone paint, painted cabinetry, quartz countertops, and laminate wood flooring on the main floor. The units are designed to be offered as an individually owned "for sale" product. The size, scale, and design of the homes will have a feel that is compatible with nearby residential areas.

The property is bordered by Greenwood Avenue (7500 S) on the north, with a mix of one and two-story single family homes on the north side of Greenwood Avenue. To the east, the property is bordered by 700 E., with a group of duplex residential units on the east side of 700 E. To the south, the property is bordered by single family homes. To the west, the property is bordered by a mostly vacant lot (1.3 acres) and a single family home. Multi family residential units can be found near the parcel. Duplex units are located directly across the street to the east. 4-plex and duplex units are located directly northeast of the parcel on the north side of Hillcrest High Drive. Duplex units are also located nearby to the southeast on Zekes Court.

We feel that a rezone of this property to allow for duplex residential units will support and promote the objectives of the City's General Plan. The General Plan promotes a diversified housing stock that is integral to the City's sustainability, and encourages housing choices that are appropriate for all life stages, income levels, and lifestyles. Our proposed duplex units are a mix of one and two-story homes. The one-story homes have bedrooms on the main floor and could accommodate buyers that are at a later stage of life. The two-story homes have 3 bedrooms and 2.5 bathrooms and could accommodate young and growing families. The General Plan states that with new developments, a proper balance of housing affordability is encouraged. In today's economy, single family homes on individual lots are not within reach financially for many potential home buyers. Duplex units allow us to provide a high quality home at a more affordable price. The City's Housing Plan encourages home ownership rather than increasing the number of rental units in the City. Our units are designed to be a "for sale" product that will add stability and value to the existing neighborhood.

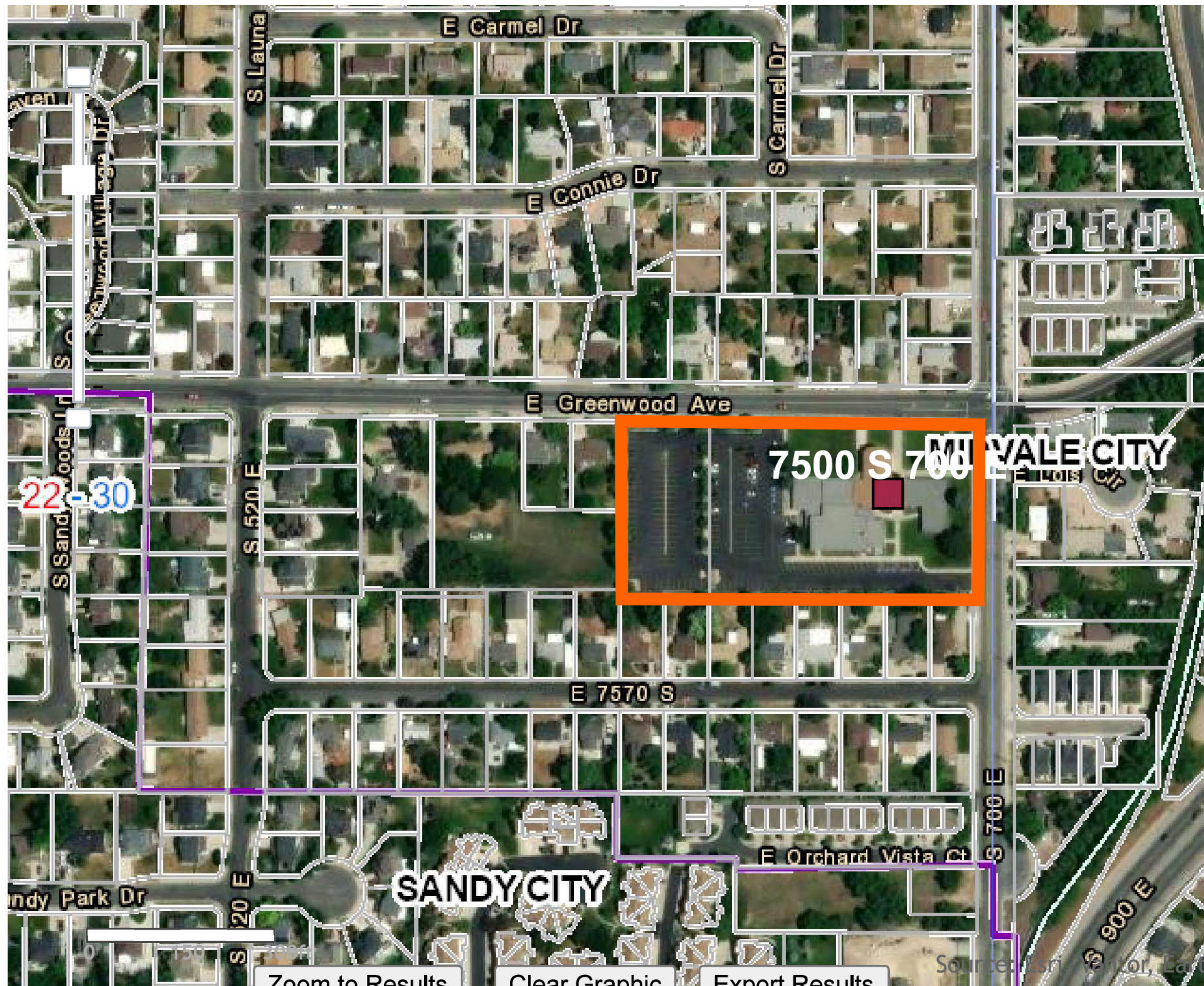


A zoning change to this parcel would allow for duplex homes that are compatible with both the existing multi-family neighborhoods that are near the parcel, as well as existing single-family homes in the area. The proposed units will bring greater affordability and diversity to the housing stock of the City, and provide additional housing units for that will help meet future housing needs as the City continues to grow. The architectural design and quality of the units, along with improved open space will help to maintain and improve the quality of the community in the area. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brad Reynolds', with a long horizontal flourish extending to the right.

Brad Reynolds
Brad Reynolds Construction



22-30

7500 S 700 E MILVALE CITY

SANDY CITY

Zoom to Results

Clear Graphic

Export Results

Source: Sri

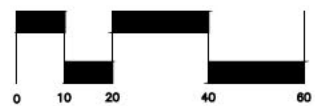
GLENWOOD AVENUE (7500 SOUTH)
(PUBLIC STREET)



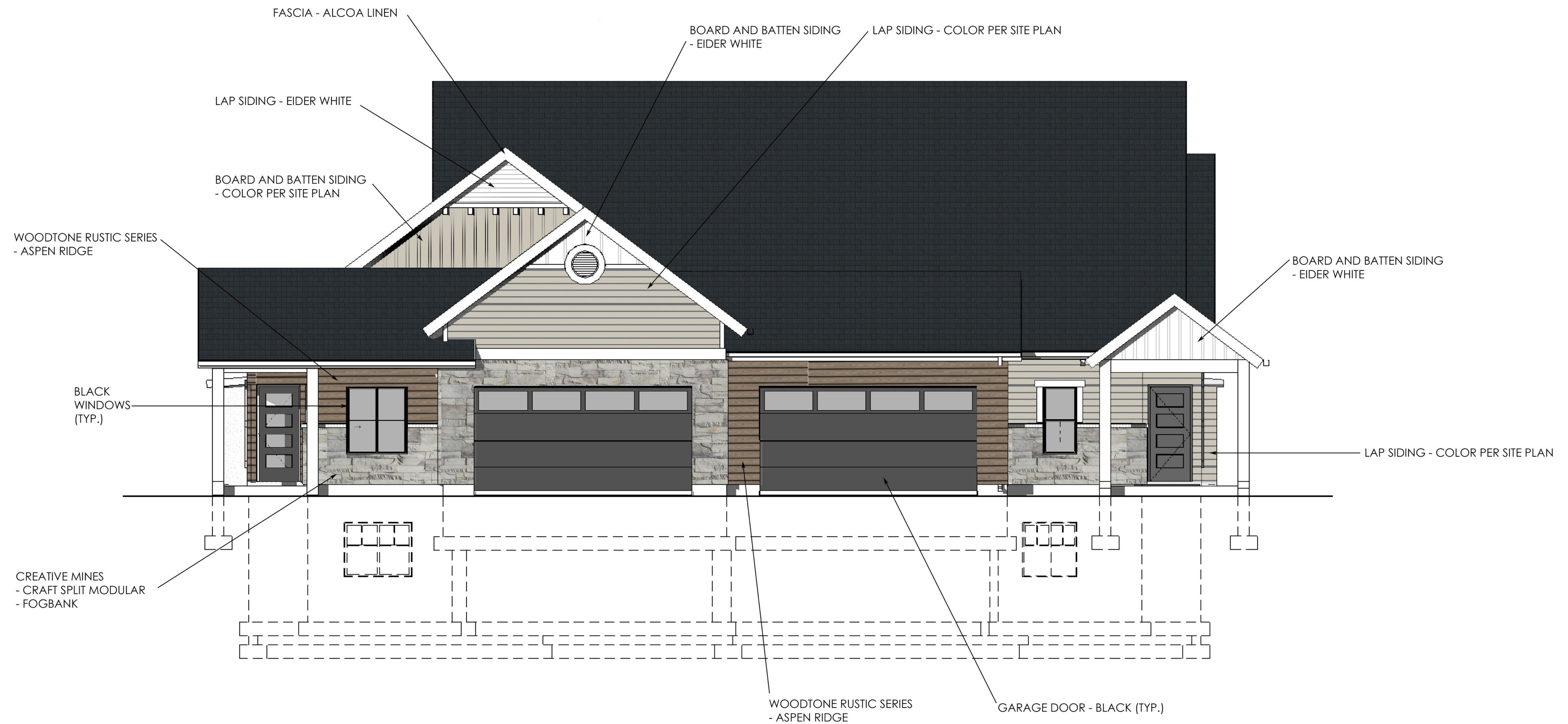
700 EAST STREET
(PUBLIC STREET)



JUNE 9, 2026



Concept Plan
700 EAST PROPERTY, MIDVALE, UT



SOUTH ELEVATION - PRESENTATION
 1/4" = 1'-0"

1
 D203



DIMPLE DELL - 14TH EAST TOWNHOMES - BUILDING TYPE 3

1405 EAST 10600 SOUTH, SANDY, UTAH

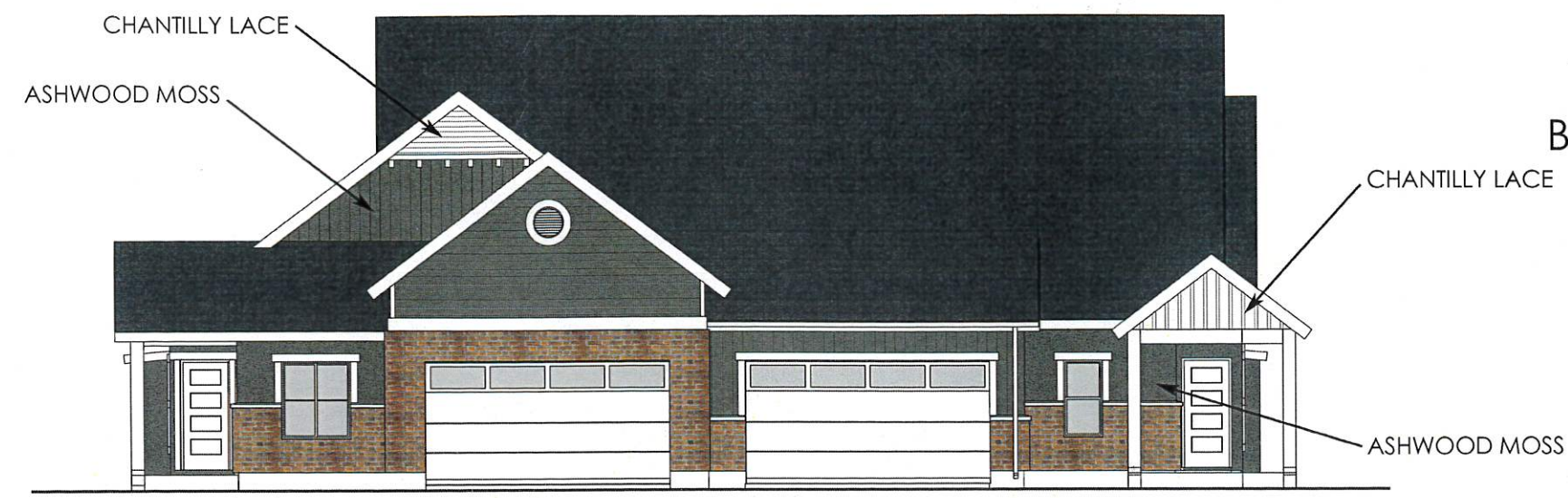
SOUTH ELEVATION - PRESENTATION



D203

JUNE 30, 2021

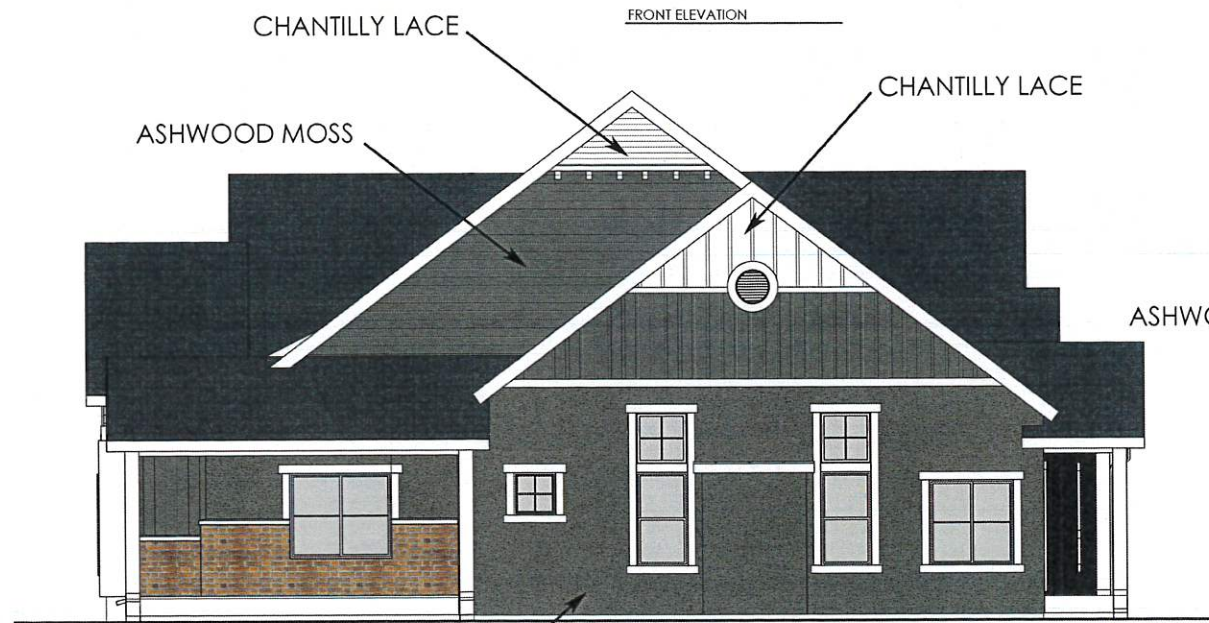
The designs shown and described herein including all technical drawings, graphic representation & models thereof, are the copyrighted work of Think Architecture, Inc. and cannot be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from Think Architecture, Inc.

THE MEADOWS AT WINCHESTER
Buildings 107,108,113,114,117,118,123,124

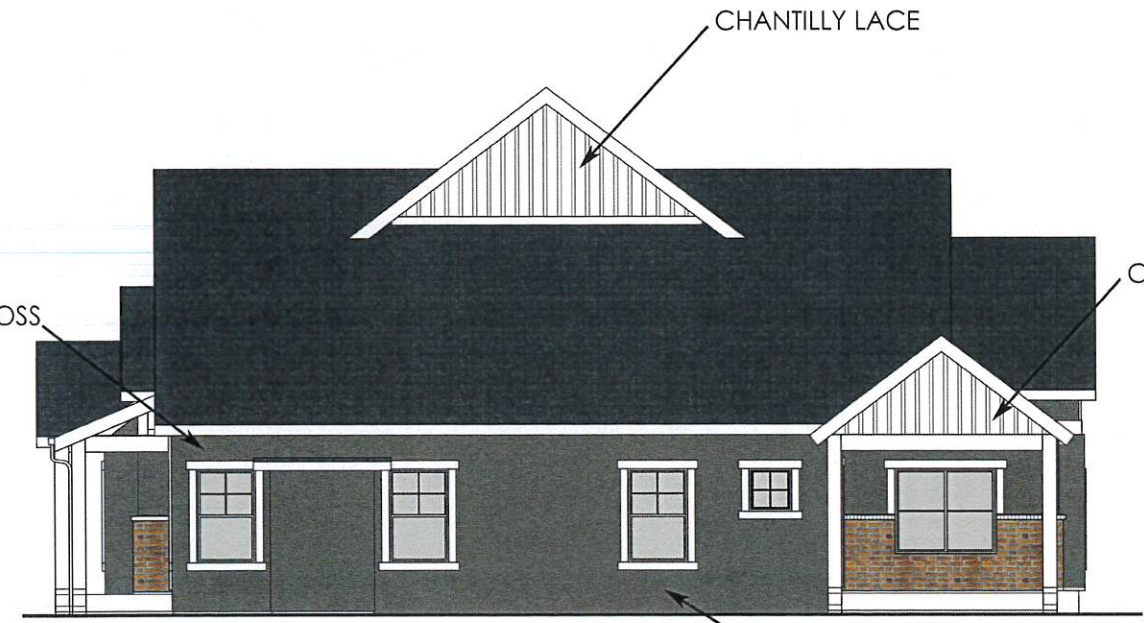


 BM 1484 Ashwood Moss
 BM OC-65 Chantilly Lace

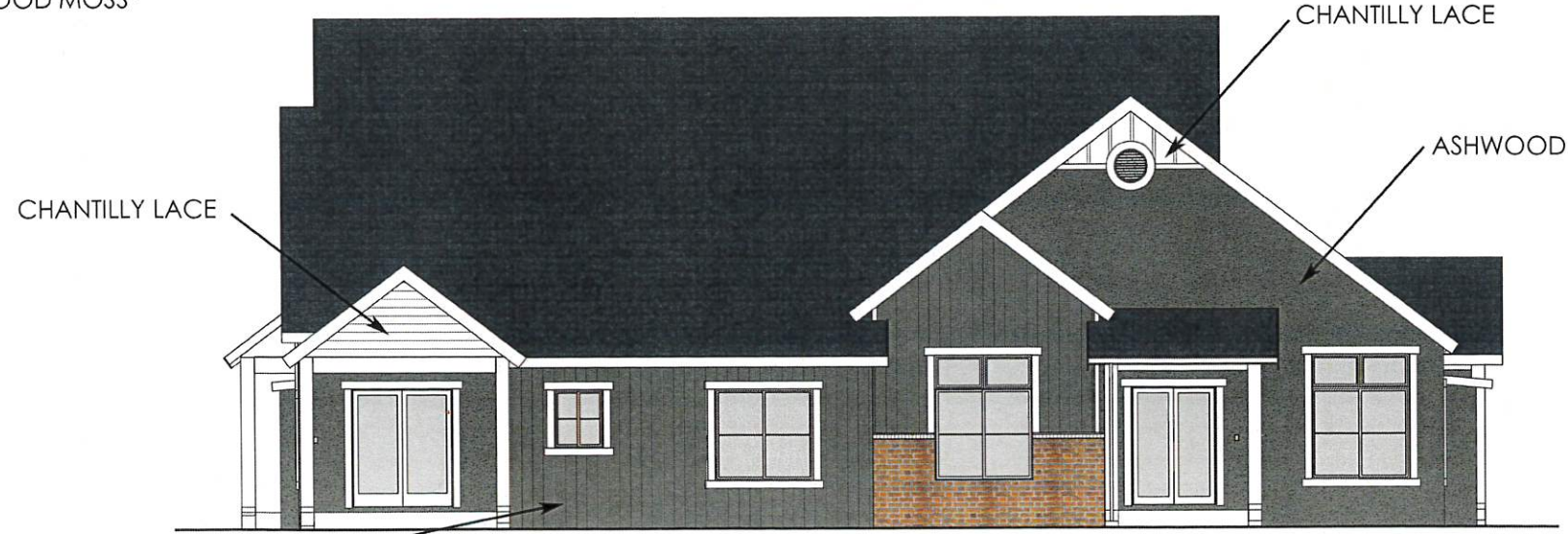
FRONT ELEVATION



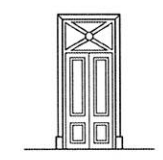
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN



Board & Batten
Benjamin Moore
Revere Pewter
HC-172

Creative Mines
Craft Split Modular
Greyparl

Creative Mines
Craft Split Modular
Greyparl

Board & Batten
Benjamin Moore
Revere Pewter
HC-172

Creative Mines
Craft Split Modular
Greyparl

Wood Siding

North Elevation



Board & Batten
Benjamin Moore
Revere Pewter
HC-172

Wood Siding

Creative Mines
Craft Split Modular
Greyparl

Board & Batten
Benjamin Moore
Revere Pewter
HC-172

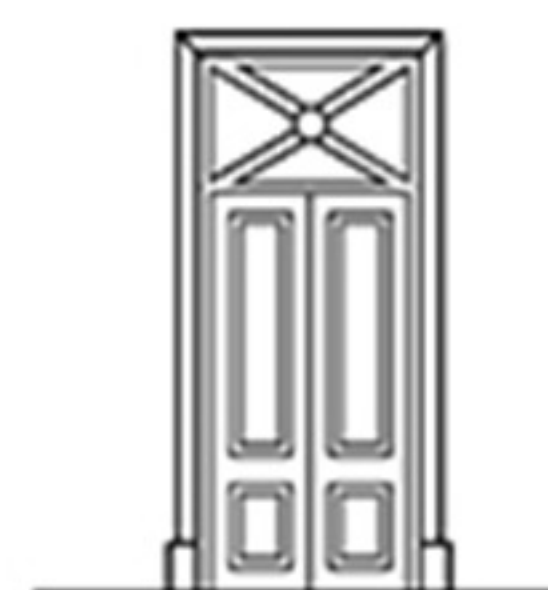
Creative Mines
Craft Split Modular
Greyparl

Wood Siding

West Elevation

*all trim to be Sherwin Williams
Eider White SW7014

The Ridges at Murray - Duplex (FF) - Paint plan





Creative Mines
Craft Split Modular
Greypearl

Creative Mines
Craft Split Modular
Greypearl

Wood Siding

Board & Batten
Benjamin Moore
Revere Pewter
HC-172

Wood Siding

Board & Batten
Benjamin Moore
Revere Pewter
HC-172

Creative Mines
Craft Split Modular
Greypearl

South Elevation



Board & Batten
Benjamin Moore
Revere Pewter
HC-172

Board & Batten
Benjamin Moore
Revere Pewter
HC-172

Creative Mines
Craft Split Modular
Greypearl

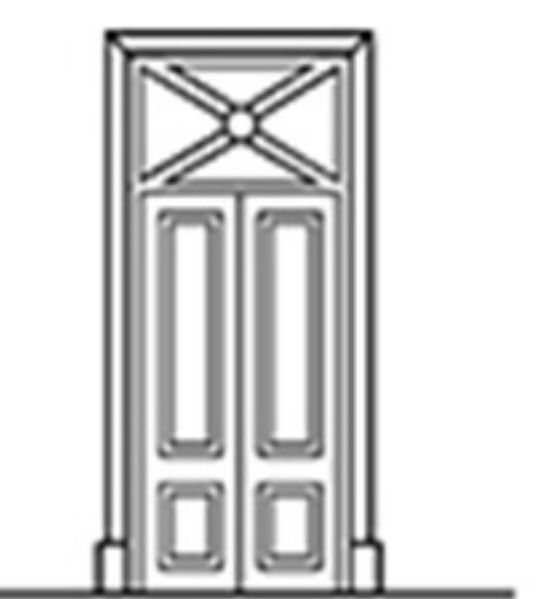
Creative Mines
Craft Split Modular
Greypearl

East Elevation

Wood Siding

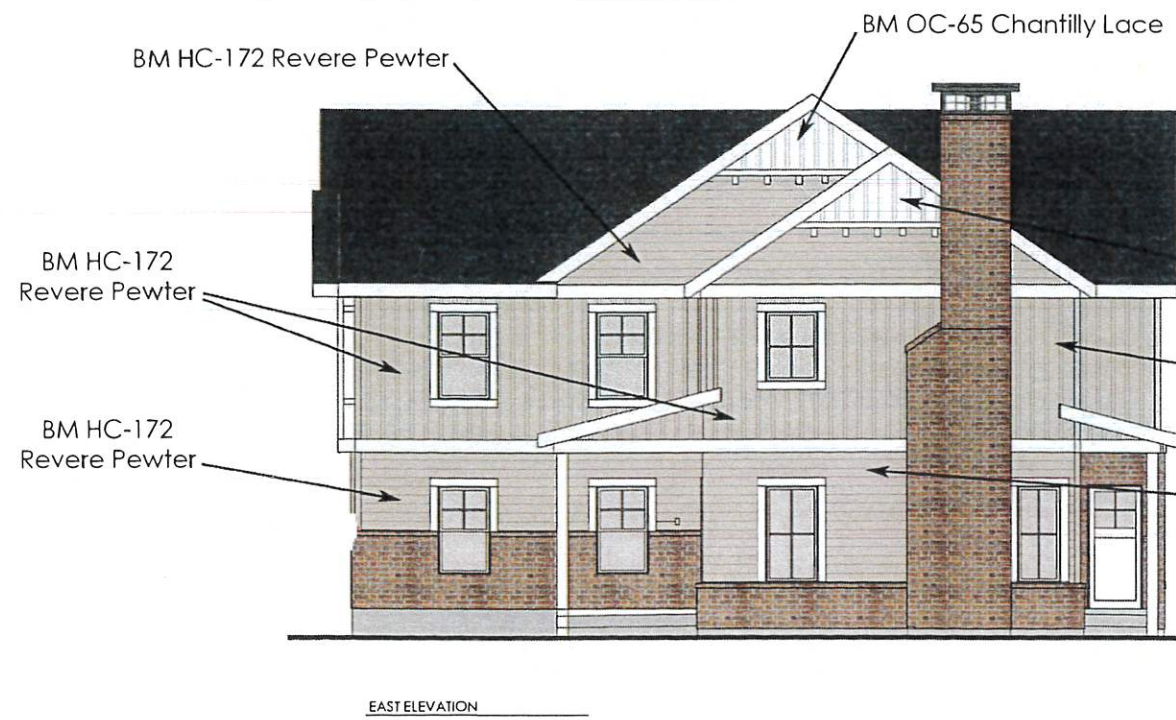
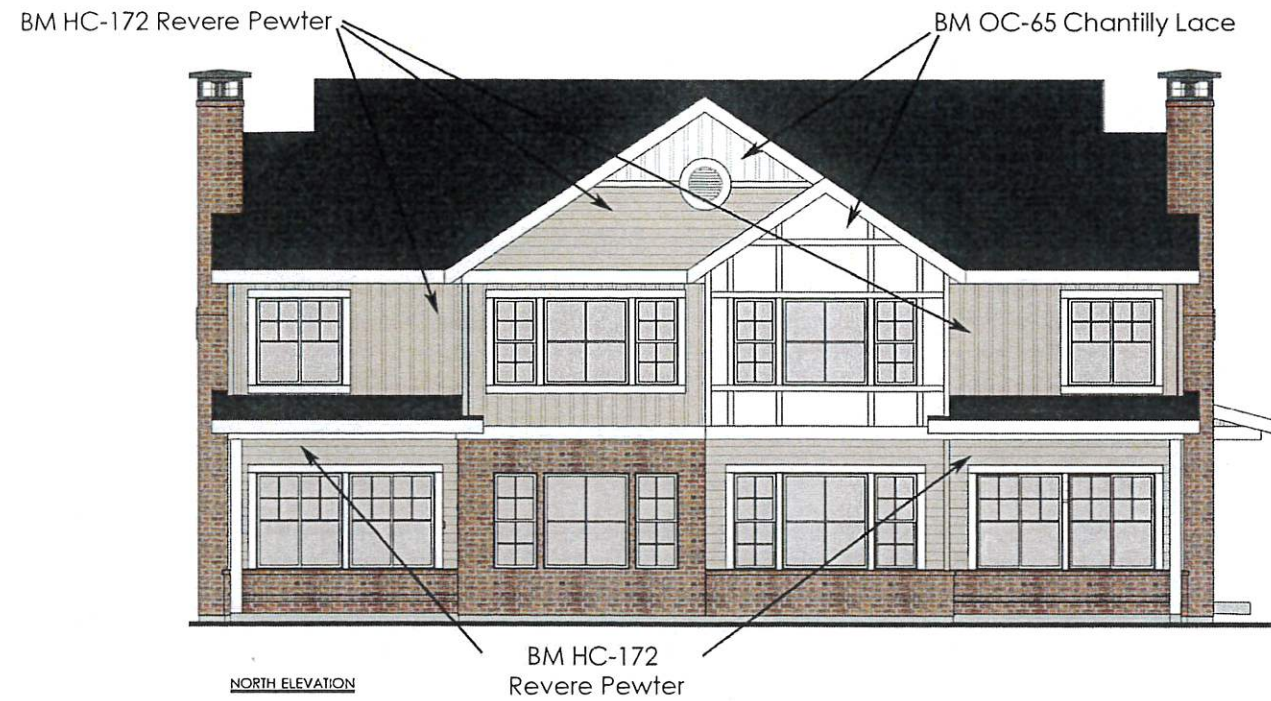
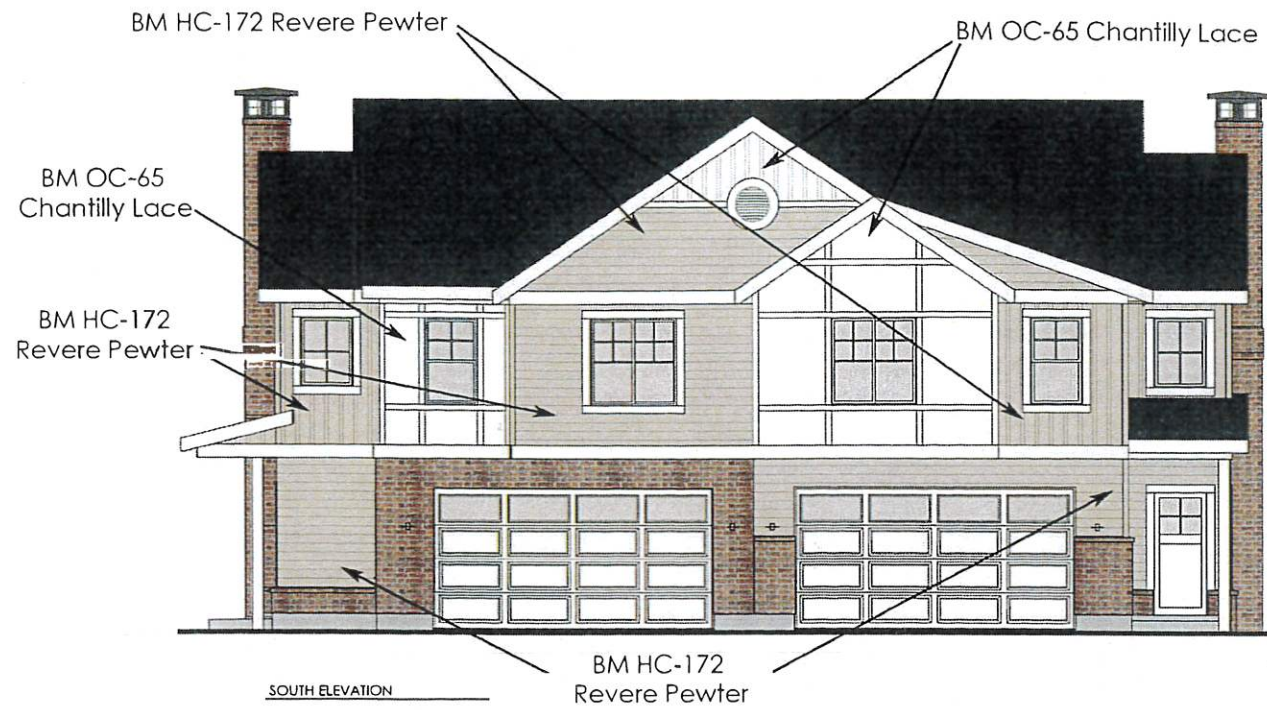
Creative Mines
Craft Split Modular
Greypearl

*all trim to be Sherwin Williams
Eider White SW7014

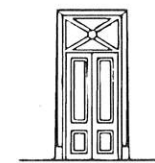


MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN

The Ridges at Murray - Duplex (FF) - Paint plan



THE TOWNHOMES AT MILL FARM



MICHELE DUNKER
 INTERIOR & EXTERIOR DESIGN

From: [Midvale Planning Mailbox](#)
To: [Elizabeth Arnold](#)
Subject: FW: Rezoning at Greenwood Ave. and 700 East - Concerns
Date: Tuesday, June 30, 2026 2:46:26 PM

From: Matt Bjarnson [REDACTED]
Sent: Tuesday, June 30, 2026 12:06 PM
To: Midvale Planning Mailbox <Planning@midvaleut.gov>
Subject: Rezoning at Greenwood Ave. and 700 East - Concerns

Attention: Elizabeth

My wife and I are out of town and will not be able to attend the public hearing meeting on July 8th concerning the rezoning of the church property at 7500 S. 700 E. We have lived in our residence which is two houses west of the property at 594 E 7500 S for 42 years.

We have water rights in the East Jordan Canal which is east of the church property. We have been using the water from the canal for over 40 years. Our culvert is underground along the south boundary of the church property. This is an active culvert. There are three homes along the south side of 7500 S. that have the rights to use the water through this culvert. We want to make sure that it remains useable.

We are concerned about the rezoning. We would prefer that it would remain zoned for just single family homes (like Greenwood Village a little west of our house) and avoid the townhome concept. All the houses along the south and most of the houses along the north side of 7500 South are single family houses

Sincerely,
Matt and Diane Bjarnson

[REDACTED]



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 07/08/2026

SUBJECT

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.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The proposed Preliminary Subdivision is an amendment to Lot 201 of the Jordan Heights at View 78 Phase 2 Condominiums project by Holmes Homes for a 10-unit residential condominium building. This project previously received Site Plan Approval in August of 2022.

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 departmental review requirements. Staff finds the proposal complies with the preliminary subdivision requirements in Midvale Municipal Code 16.02, and the lot standards of the JB 1-3 zone in Midvale Municipal Code 17-7-10.12.10.

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 17-7-10.12.10 of the Midvale Municipal Code demonstrated in the application, Staff recommends the Planning Commission approve the preliminary subdivision with the following findings and condition:

Findings:

1. The project complies with the preliminary subdivision procedure outlined in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

RECOMMENDED MOTION

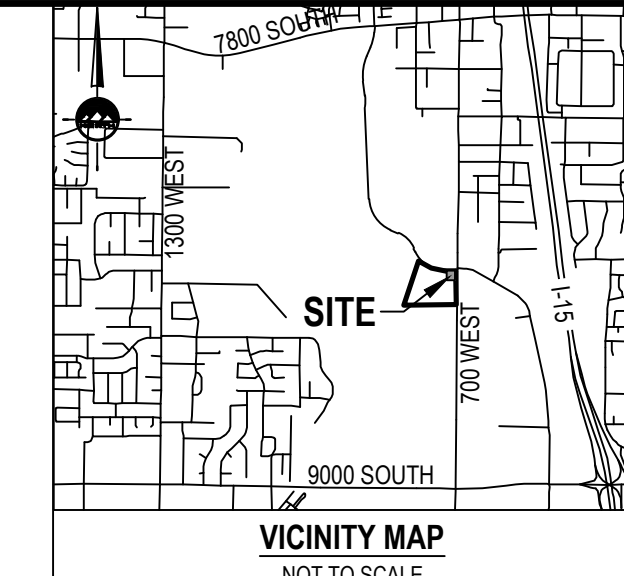
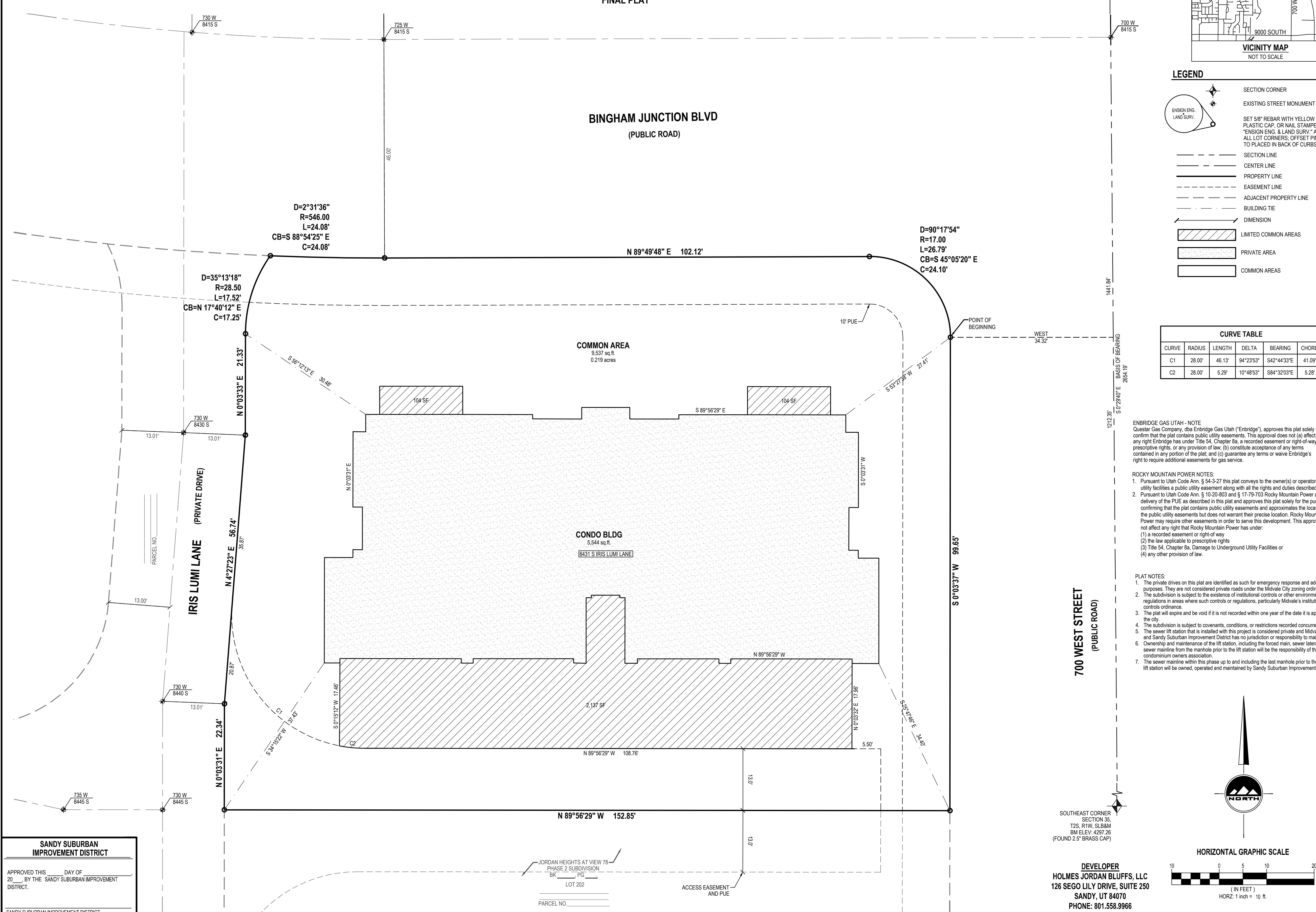
I move that we approve the Preliminary Subdivision for a 10-unit residential condominium subdivision at 8431 S Iris Lumi Lane amending Lot 201 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the staff report.

ATTACHMENTS

1. Preliminary Subdivision Plat

JORDAN HEIGHTS AT VIEW 78 PHASE 2A CONDOMINIUM PLAT

AMENDING LOT 201 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT



LEGEND

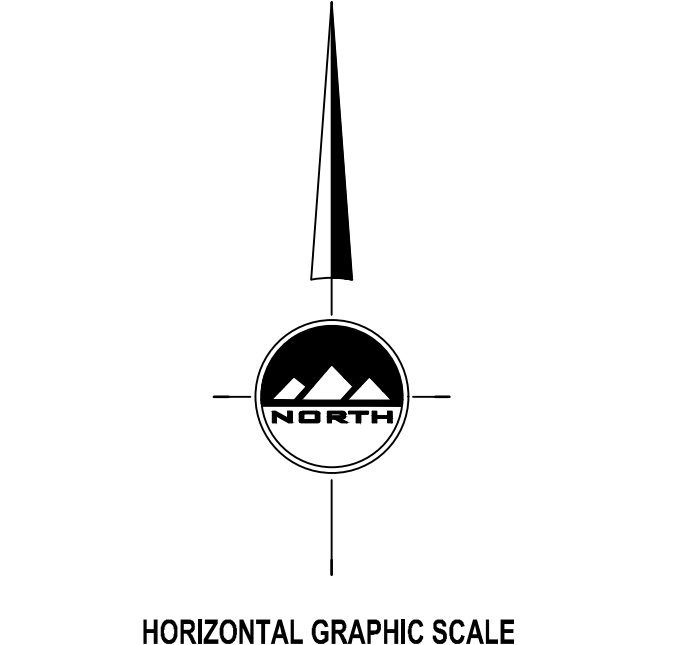
- SECTION CORNER
- EXISTING STREET MONUMENT
- SECTION LINE
- CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- BUILDING TIE
- DIMENSION
- LIMITED COMMON AREAS
- PRIVATE AREA
- COMMON AREAS

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	28.00'	46.13'	94°23'53"	S42°44'33"E 41.09'
C2	28.00'	5.29'	10°48'53"	S84°32'03"E 5.28'

ENBRIDGE GAS UTAH - NOTE
 Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

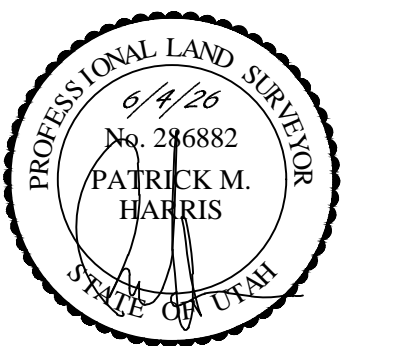
- ROCKY MOUNTAIN POWER NOTES:**
- Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
 - Pursuant to Utah Code Ann. § 10-20-803 and § 17-79-703 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that 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:
 - a recorded easement or right-of-way
 - the law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities or
 - any other provision of law.

- PLAT NOTES:**
- The private drives on this plat are identified as such for emergency response and addressing purposes. They are not considered private roads under the Midvale City zoning ordinance.
 - The subdivision is subject to the existence of institutional controls or other environmental regulations in areas where such controls or regulations, particularly Midvale's institutional controls ordinance.
 - The plat will expire and be void if it is not recorded within one year of the date it is approved by the city.
 - The subdivision is subject to covenants, conditions, or restrictions recorded concurrently.
 - The sewer lift station that is installed with this project is considered private and Midvale City and Sandy Suburban Improvement District has no jurisdiction or responsibility to maintain.
 - Ownership and maintenance of the lift station, including the lift station, sewer laterals and sewer mainline from the manhole prior to the lift station will be the responsibility of the condominium owners association.
 - The sewer mainline within this phase up to and including the last manhole prior to the sewer lift station will be owned, operated and maintained by Sandy Suburban Improvement District.



SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; of Utah. I further certify that by authority of the Owners, I completed a survey of the property described on this plat and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property hereafter to be known as JORDAN HEIGHTS AT VIEW 78 PHASE 2A CONDOMINIUM PLAT, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION
 All of Lot 201 of Jordan Heights at View 78 Phase 2 Subdivision, recorded _____ as Entry No. _____ in Book _____ at Page _____ in the Office of the Salt Lake County Recorder, being more particularly described as follows:
 Beginning at a point on the Westerly Right-of-Way Line of 700 West Street, said point being South 00°29'40" East 1,441.84 feet along the section line and West 34.32 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running
 thence South 00°03'37" West 99.65 feet along said Westerly Right-of-Way Line;
 thence North 89°56'29" West 152.85 feet to the Easterly Right-of-Way Line of Iris Lumi Lane;
 thence along said Easterly Right-of-Way Line the following four (4) courses:
 (1) North 00°03'31" East 23.34 feet;
 (2) North 04°27'23" East 56.74 feet;
 (3) North 00°03'33" East 21.33 feet;
 (4) Northerly 17.52 feet along the arc of a 28.50 foot radius curve to the right (center bears South 89°56'27" East and the chord bears North 17°40'12" East 17.25 feet with a central angle of 35°13'18") to the Southerly Right-of-Way Line of Bingham Junction Boulevard;
 thence along said Southerly Right-of-Way Line the following three (3) courses:
 (1) Southeasterly 24.08 feet along the arc of a 546.00 foot radius curve to the left (center bears North 02°21'23" East and the chord bears South 88°54'25" East 24.08 feet with a central angle of 02°31'36");
 (2) North 89°49'48" East 102.12 feet;
 (3) Southeasterly 26.79 feet along the arc of a 17.00 foot radius curve to the right (center bears South 00°14'17" East and the chord bears South 45°05'20" East 24.10 feet with a central angle of 90°17'54") to the point of beginning.
 Contains 17,426 Square Feet or 0.400 Acres



DATE _____ PATRICK M. HARRIS
 P.L.S. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

JORDAN HEIGHTS AT VIEW 78 PHASE 2A CONDOMINIUM PLAT

UTILITY DEDICATION
 BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE DRIVEWAYS) TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF APPROVED PUBLIC WATER, STORM DRAIN AND PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO. THE OWNER(S) ALSO HEREBY GRANT A PERPETUAL EASEMENT TO CITY FOR BUILDING AND ZONING INSPECTIONS AND EMERGENCY SERVICE DELIVERIES AND INSPECTIONS OVER ALL "PRIVATE DRIVES" AND/OR DRIVEWAYS.

CONVEYANCE OF COMMON AREAS
 BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY DEDICATE AND CONVEY TO THE MEMBERS OF THE JORDAN HEIGHTS CONDOMINIUM ASSOCIATION ALL AREAS SHOWN ON THIS PLAT AS "COMMON AREAS" AND "LIMITED COMMON AREAS" FOR THE COMMON ENJOYMENT OF ALL OWNERS IN ACCORDANCE WITH THE TERMS, CONDITIONS, AND UNDIVIDED INTERESTS OF SAID COMMON AND LIMITED COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR JORDAN HEIGHTS CONDOMINIUMS RECORDED WITH THE SALT LAKE COUNTY RECORDER ON MARCH 18, 2021 AS ENTRY NO. 13620260 AS AMENDED AND SUPPLEMENTED.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____
 _____ LLC
 By: _____
 Its: _____

LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH _____ J.S.S.
 County of Salt Lake _____
 On the _____ day of _____ A.D. 20____
 personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ a Limited Liability Company and that He/She signed the Owner's Declaration freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
 _____ RESIDING IN _____ COUNTY.

JORDAN HEIGHTS AT VIEW 78 PHASE 2A CONDOMINIUM PLAT

AMENDING LOT 201 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

SANDY SUBURBAN IMPROVEMENT DISTRICT
 APPROVED THIS _____ DAY OF _____ 20____ BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.
 SANDY SUBURBAN IMPROVEMENT DISTRICT

JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 BK _____ PG _____
 LOT 202
 PARCEL NO. _____
 ACCESS EASEMENT AND PUE

DEVELOPER
 HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966

SHEET 1 OF 2
 PROJECT NUMBER: 7058E
 MANAGER: BDM
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 6/26



SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 WWW.ENSIGNENG.COM

LAYTON Phone: 801.547.1100
 TOOELE Phone: 433.843.3990
 CEAR CITY Phone: 433.862.1433
 RICHFIELD Phone: 433.896.2983

COMMUNITY DEVELOPMENT
 APPROVED THIS _____ DAY OF _____ 20____ BY THE COMMUNITY DEVELOPMENT
 DIRECTOR _____

CITY ENGINEERING DEPARTMENT
 APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ENGINEER.
 MIDVALE CITY ENGINEER _____

CITY PLANNING
 APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY PLANNING.
 CHAIR, PLANNING COMMISSION _____

BOARD OF HEALTH APPROVAL
 APPROVED THIS _____ DAY OF _____ 20____ BY THE BOARD OF HEALTH
 SALT LAKE COUNTY HEALTH DEPT. _____

APPROVAL AS TO FORM
 APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ATTORNEY.
 MIDVALE CITY ATTORNEY _____

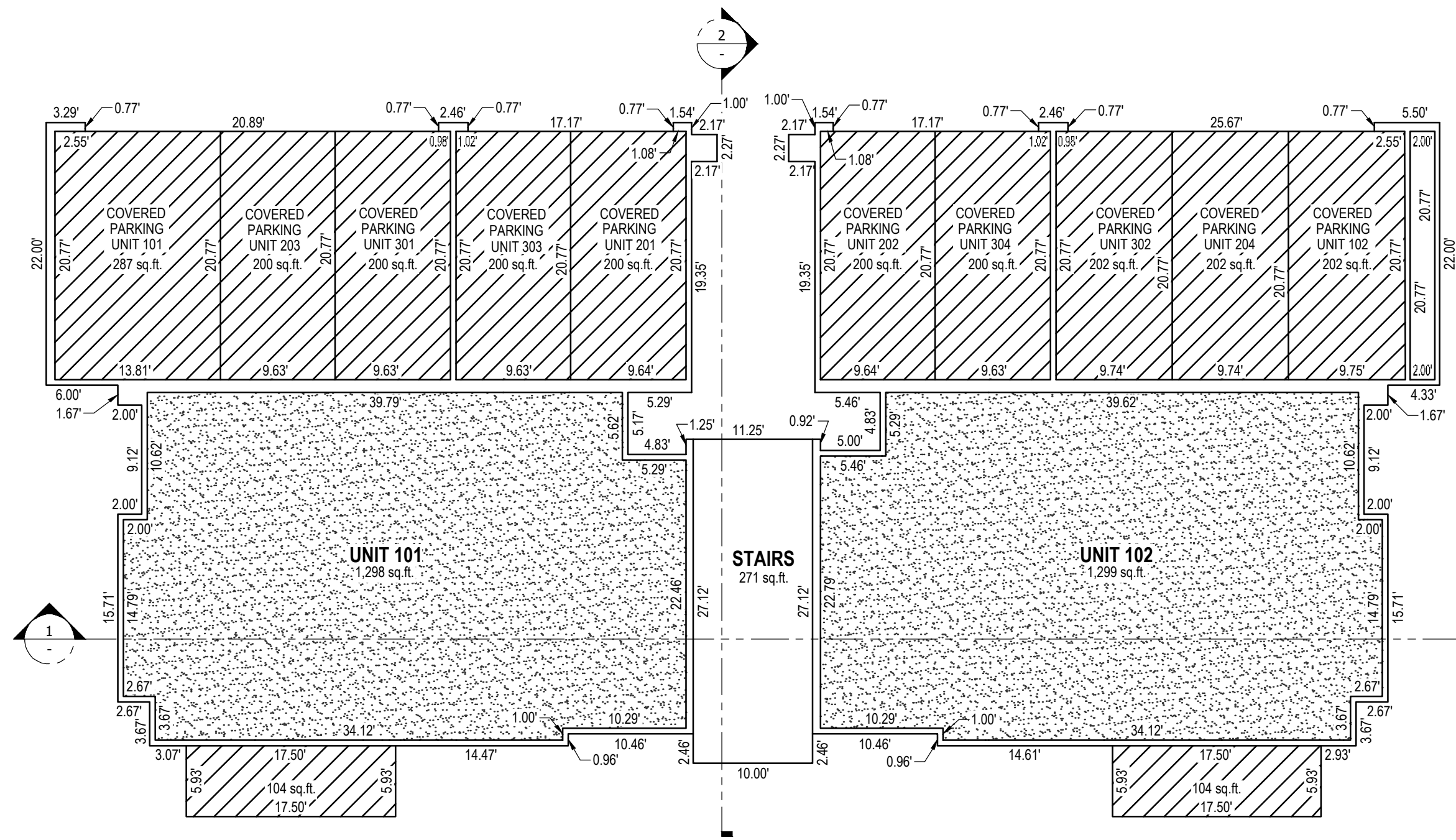
MAYOR APPROVAL
 PRESENTED TO THE MIDVALE MAYOR THIS _____ DAY OF _____ 20____ AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.
 ATTEST: MIDVALE CITY RECORDER _____ MAYOR _____ SEAL _____

RECORD OF SURVEY
 ROS NO.: S-2018-03-0230

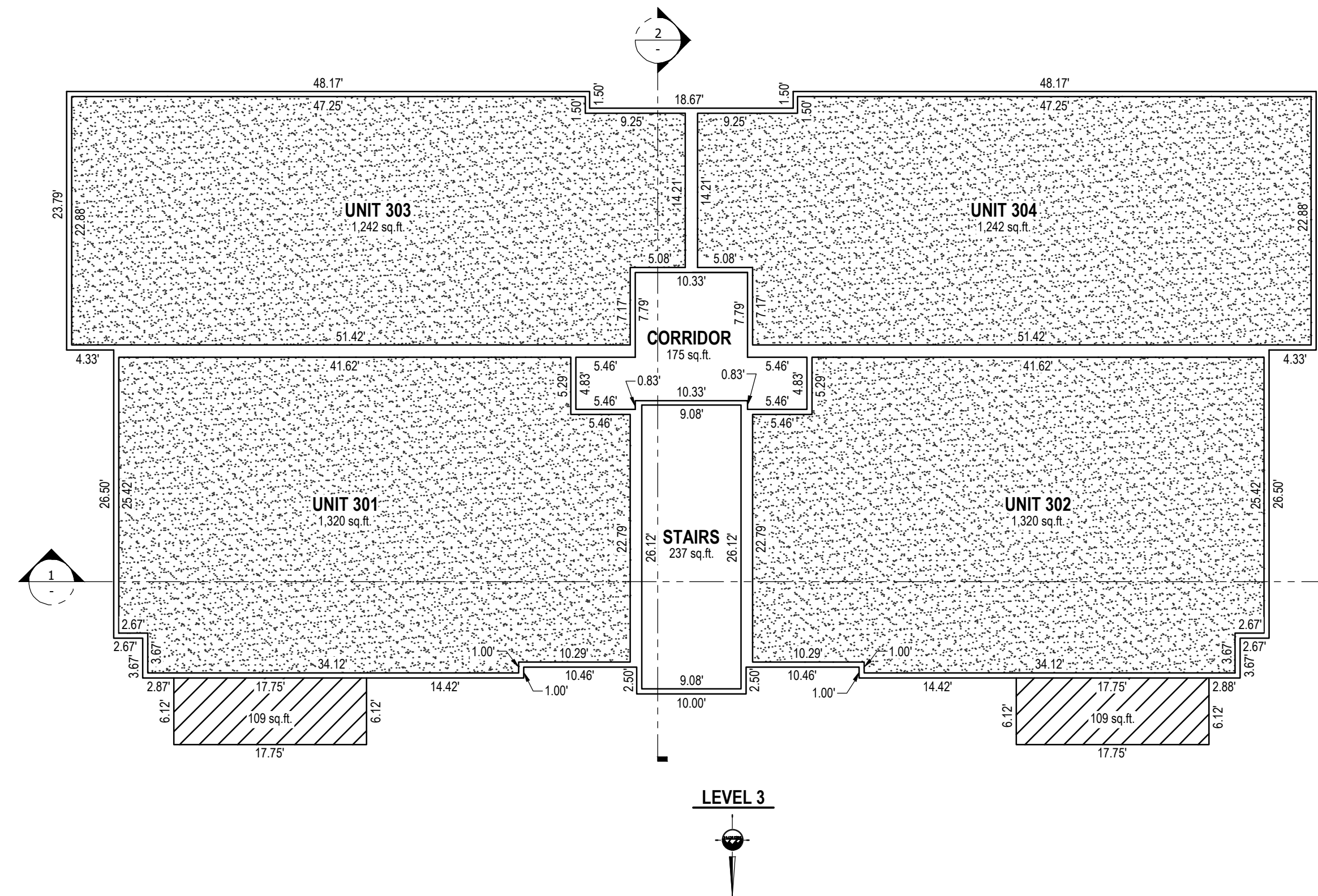
SALT LAKE COUNTY RECORDER
 RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER _____

JORDAN HEIGHTS AT VIEW 78 PHASE 2A CONDOMINIUM PLAT

AMENDING LOT 201 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT

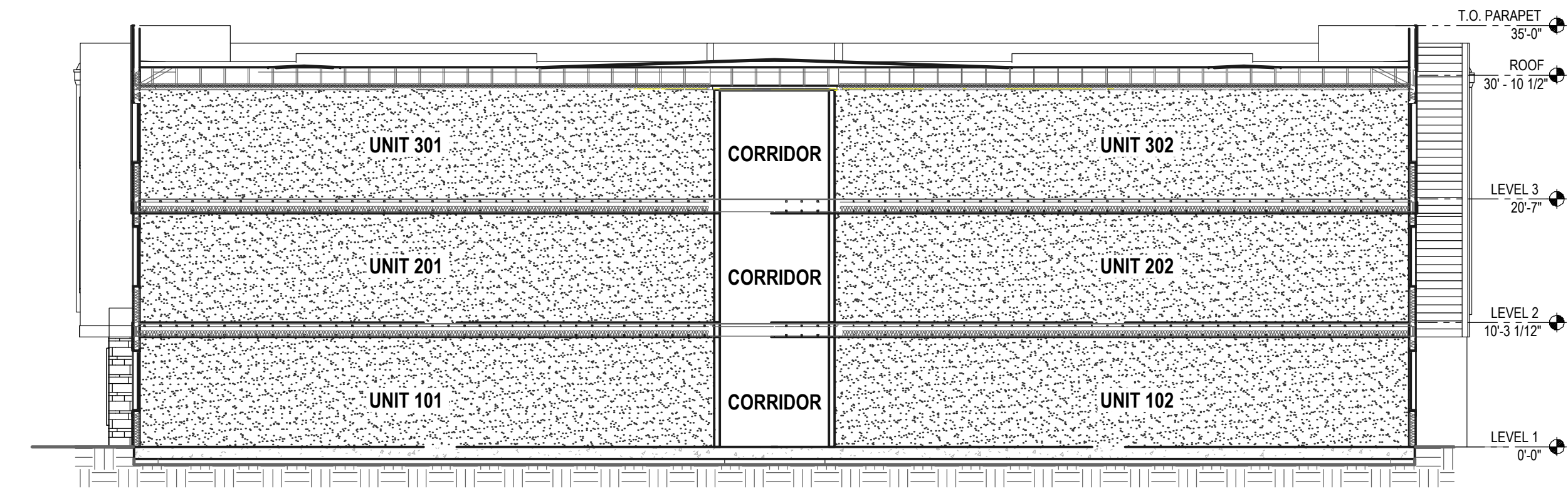


LEVEL 1

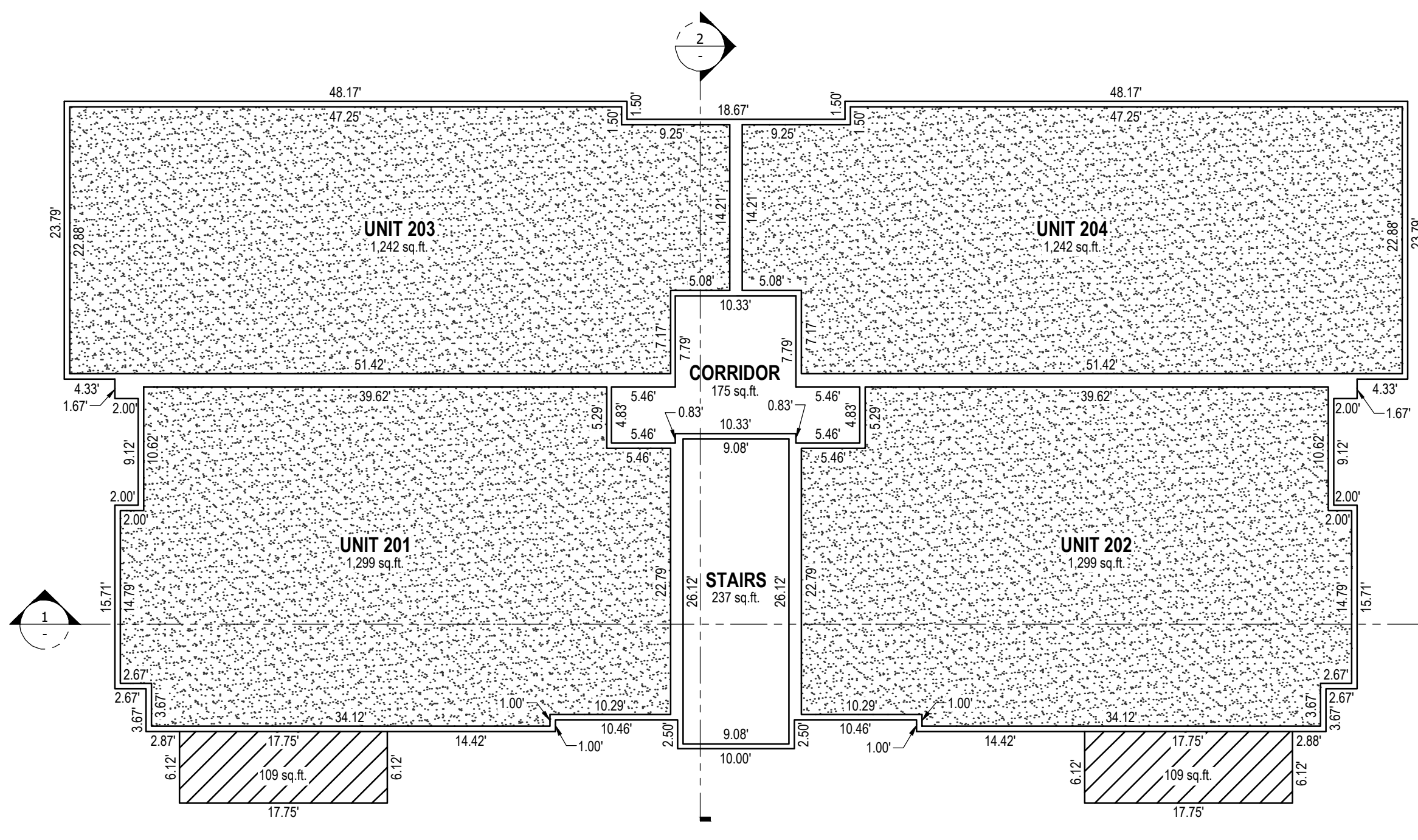


LEVEL 3

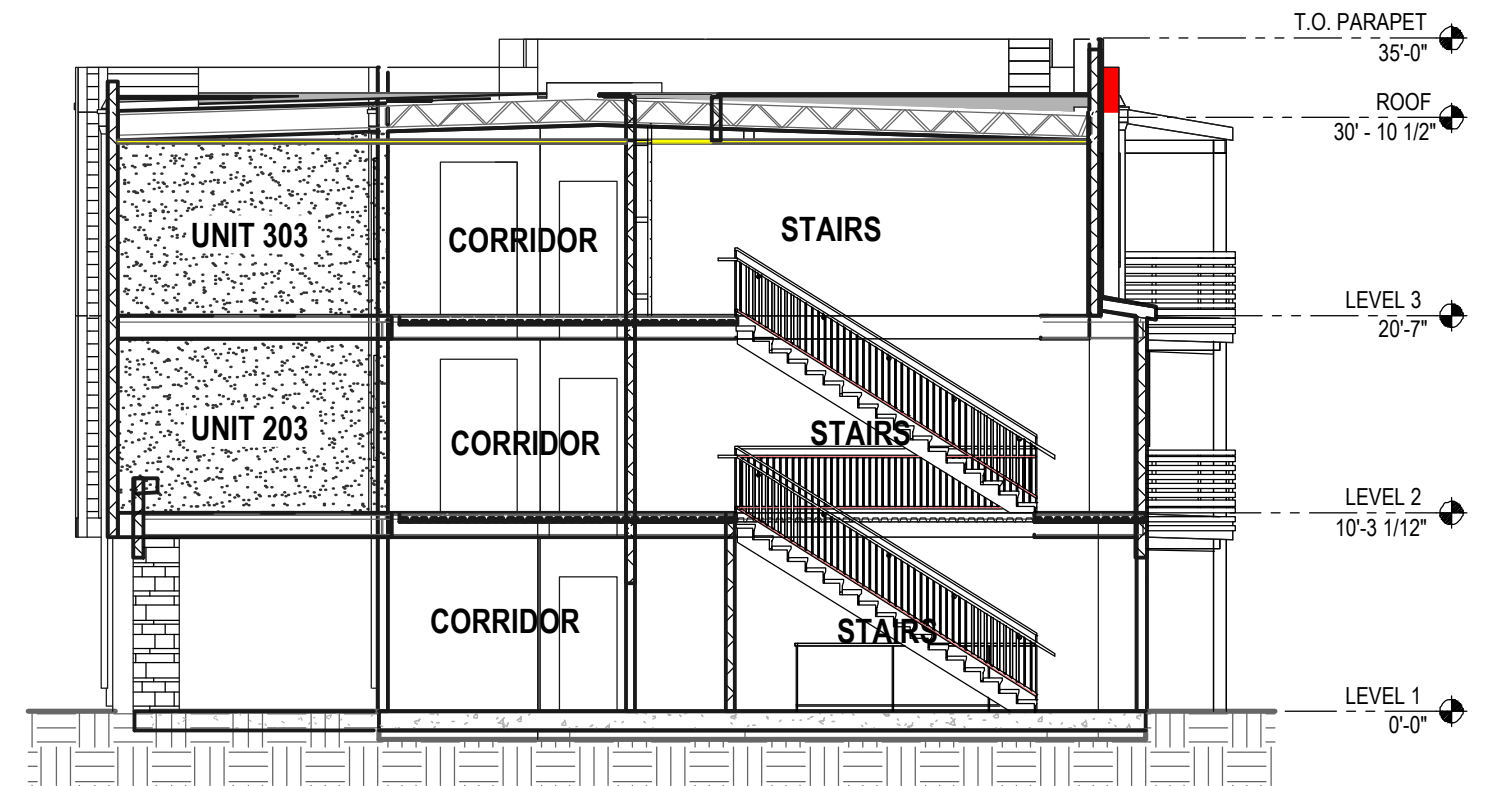
FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4306.10	4315.18
2ND FLOOR	4316.39	4325.48
3RD FLOOR	4326.68	4335.77



SECTION 1



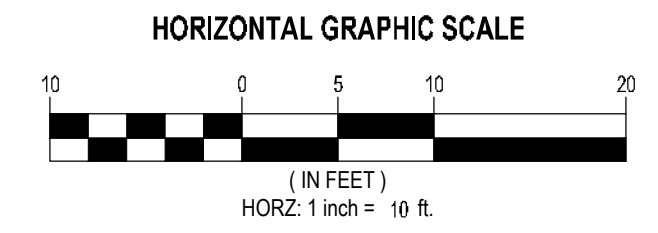
LEVEL 2



SECTION 2

LEGEND

- LIMITED COMMON AREAS
- PRIVATE AREA
- COMMON AREAS
- VERTICAL BUILDING CUT



SHEET 2 OF 2

PROJECT NUMBER: 7068E
 MANAGER: BDM
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 6/4/20

ENSIGN
 THE STANDARD IN ENGINEERING

SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 WWW.ENSIGNENG.COM

LAYTON
 Phone: 801.547.1100
 TOOELE
 Phone: 435.843.3990
 CEDAR CITY
 Phone: 435.865.1453
 RICHFIELD
 Phone: 435.896.2863

JORDAN HEIGHTS AT VIEW 78 PHASE 2A CONDOMINIUM PLAT

AMENDING LOT 201 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # _____

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

REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE\$ _____ DEPUTY SALT LAKE COUNTY RECORDER

DEVELOPER
 HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 07/08/2026

SUBJECT

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.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The proposed Preliminary Subdivision is an amendment to Lot 202 of the Jordan Heights at View 78 Phase 2 Condominiums project by Holmes Homes for a 10-unit residential condominium building. This project previously received Site Plan Approval in August of 2022.

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 departmental review requirements. Staff finds the proposal complies with the preliminary subdivision requirements in Midvale Municipal Code 16.02, and the lot standards of the JB 1-3 zone in Midvale Municipal Code 17-7-10.12.10.

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 17-7-10.12.10 of the Midvale Municipal Code demonstrated in the application, Staff recommends the Planning Commission approve the preliminary subdivision with the following findings and condition:

Findings:

1. The project complies with the preliminary subdivision procedure outlined in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

RECOMMENDED MOTION

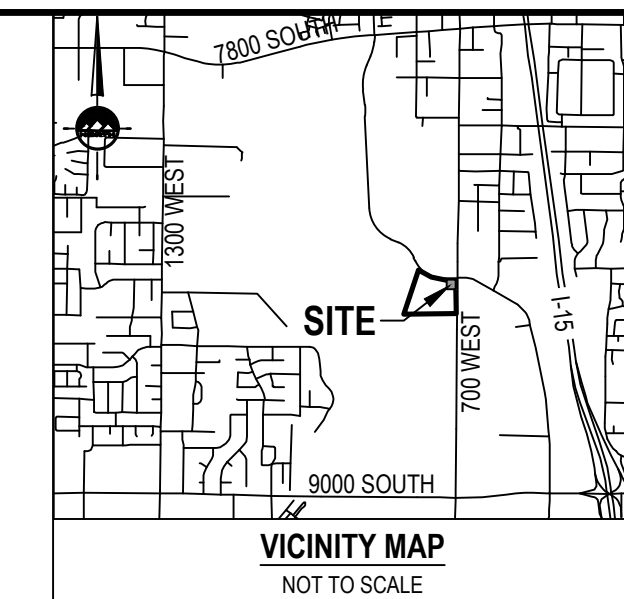
I move that we approve the Preliminary Subdivision for a 10-unit residential condominium subdivision at 8449 S Iris Lumi Lane amending Lot 202 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the staff report.

ATTACHMENTS

1. Preliminary Subdivision Plat

JORDAN HEIGHTS AT VIEW 78 PHASE 2B CONDOMINIUM PLAT

AMENDING LOT 202 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT

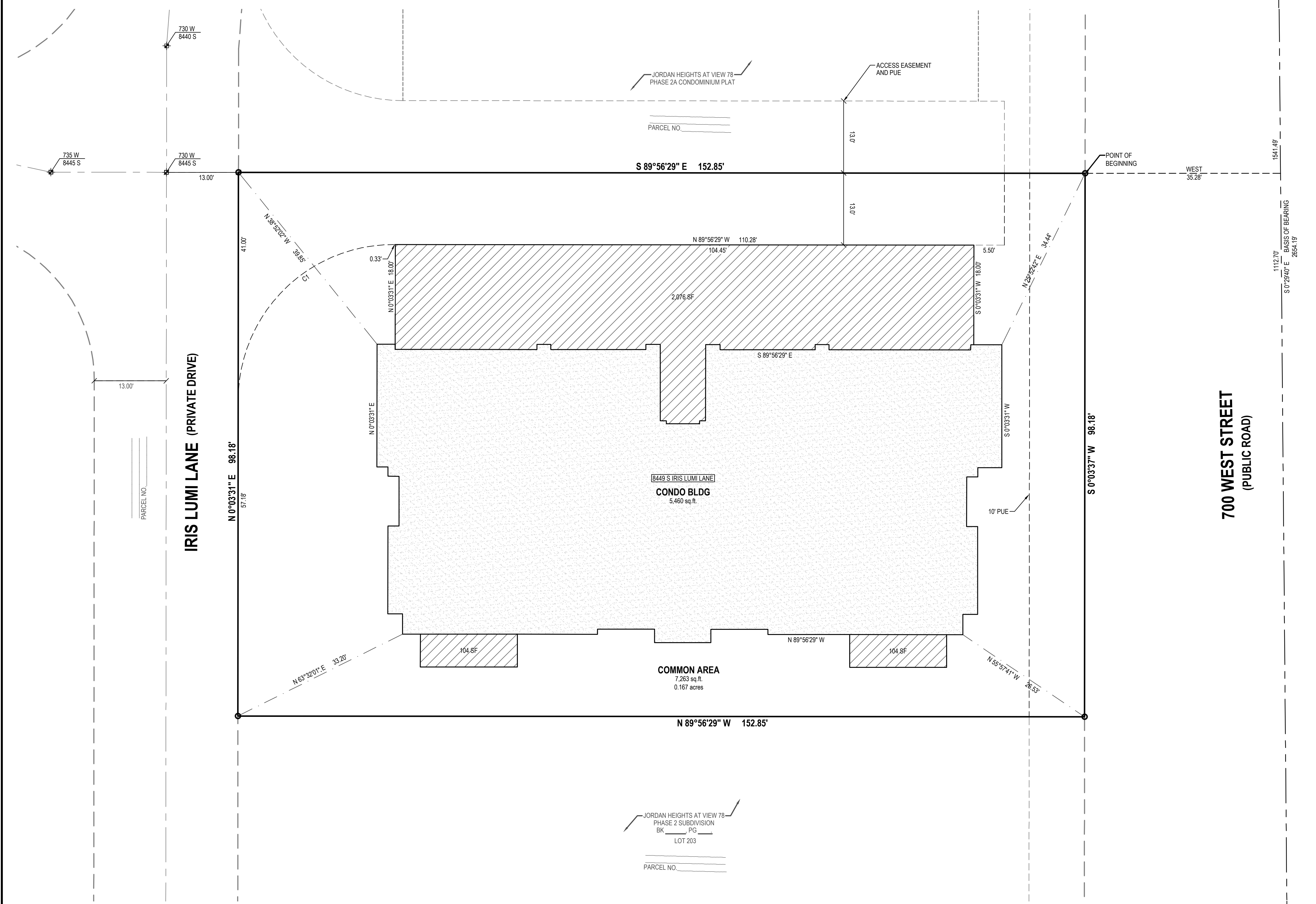


SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act, of Utah. I further certify that by authority of the Owners, I have completed a survey of the property described on this plat and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property hereafter to be known as JORDAN HEIGHTS AT VIEW 78 PHASE 2B CONDOMINIUM PLAT, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION
 All of Lot 202 of Jordan Heights at View 78 Phase 2 Subdivision, recorded _____ as Entry No. _____ in Book _____ at Page _____ in the Office of the Salt Lake County Recorder, being more particularly described as follows:
 Beginning at a point on the Westerly Right-of-Way Line of 700 West Street, said point being South 00°29'40" East 1,541.49 feet along the section line and West 35.28 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running
 thence South 00°03'37" West 98.18 feet along said Westerly Right-of-Way Line;
 thence North 89°56'29" West 152.85 feet to the Easterly Right-of-Way Line of Iris Lumí Lane;
 thence North 00°03'31" East 98.18 feet along said Easterly Right-of-Way Line;
 thence South 89°56'29" East 152.85 feet to the point of beginning.
 Contains 15,006 Square Feet or 0.344 Acres



DATE _____ PATRICK M. HARRIS
 P.L.S. 286882



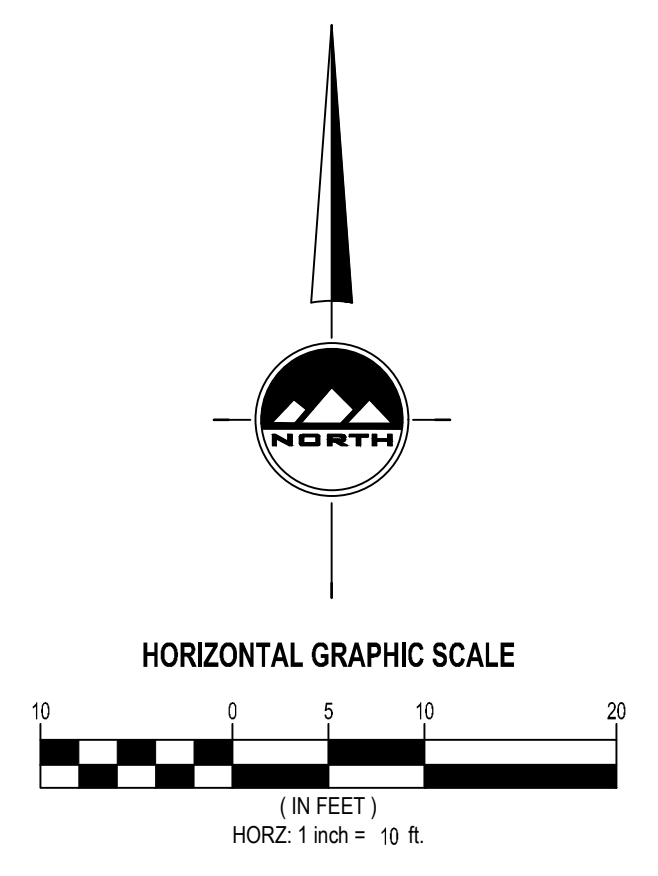
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	28.00'	43.98'	90°00'00"	S45°03'31"W	39.60'

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSRION ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
- SECTION LINE
- CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- BUILDING TIE
- DIMENSION
- LIMITED COMMON AREAS
- PRIVATE AREA
- COMMON AREAS

- PLAT NOTES:**
- The private drives on this plat are identified as such for emergency response and addressing purposes. They are not considered private roads under the Midvale City zoning ordinance.
 - The subdivision is subject to the existence of institutional controls or other environmental regulations in areas where such controls or regulations, particularly Midvale's institutional controls ordinance.
 - The plat will expire and be void if it is not recorded within one year of the date it is approved by the city.
 - The subdivision is subject to covenants, conditions, or restrictions recorded concurrently.
 - The sewer lift station that is installed with this project is considered private and Midvale City and Sandy Suburban Improvement District has no jurisdiction or responsibility to maintain.
 - Ownership and maintenance of the lift station, including the force main, sewer laterals and sewer mainline from the manhole prior to the lift station will be the responsibility of the condominium owners association.
 - The sewer mainline within this phase up to and including the last manhole prior to the sewer lift station will be owned, operated and maintained by Sandy Suburban Improvement District.



ROCKY MOUNTAIN POWER NOTES:

- 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.
- Pursuant to Utah Code Ann. § 10-20-903 and § 17-79-703 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that 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 location. Rocky Mountain Power does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantees any terms or waive Enbridge's right to require additional easements for gas service.

ENBRIDGE GAS UTAH - NOTE
 Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantees any terms or waive Enbridge's right to require additional easements for gas service.

SANDY SUBURBAN IMPROVEMENT DISTRICT
 APPROVED THIS _____ DAY OF _____ 20____ BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.
 SANDY SUBURBAN IMPROVEMENT DISTRICT

DEVELOPER
HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966

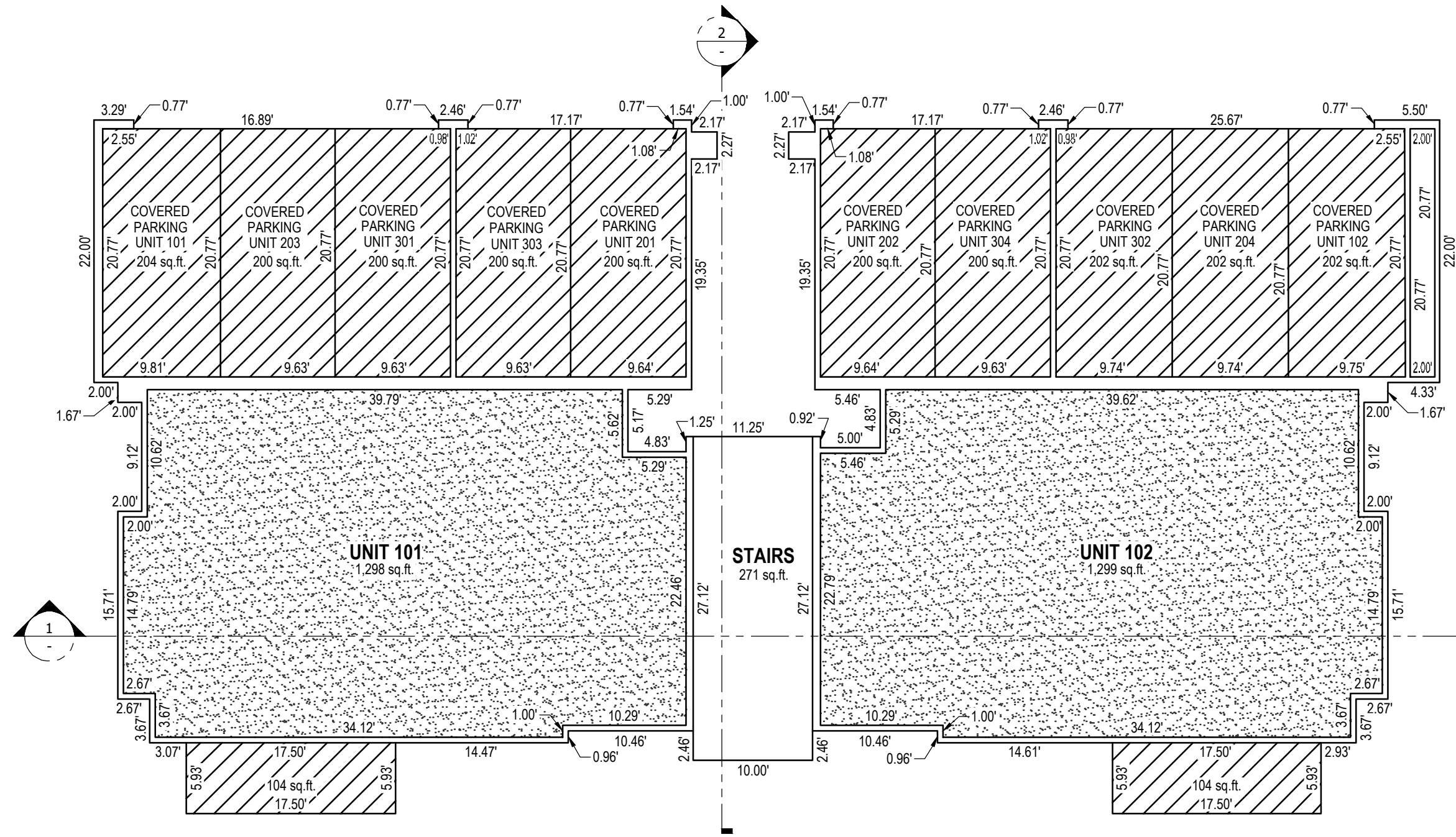
SHEET 1 OF 2	PROJECT NUMBER: 7058E	MANAGER: BDM	DRAWN BY: KFW	CHECKED BY: PMH	DATE: 6/4/26
COMMUNITY DEVELOPMENT	CITY ENGINEERING DEPARTMENT	CITY PLANNING	BOARD OF HEALTH APPROVAL	APPROVAL AS TO FORM	MAYOR APPROVAL
APPROVED THIS _____ DAY OF _____ 20____ BY THE COMMUNITY DEVELOPMENT	APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ENGINEER.	APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY PLANNING.	APPROVED THIS _____ DAY OF _____ 20____ BY THE BOARD OF HEALTH	APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ATTORNEY.	PRESENTED TO THE MIDVALE MAYOR THIS _____ DAY OF _____ 20____ AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.
DIRECTOR	MIDVALE CITY ENGINEER	CHAIR, PLANNING COMMISSION	SALT LAKE COUNTY HEALTH DEPT.	MIDVALE CITY ATTORNEY	ATTEST: MIDVALE CITY RECORDER _____ MAYOR _____ SEAL _____
RECORD OF SURVEY		SALT LAKE COUNTY RECORDER			
ROS NO.: S-2016-03-0230		RECORDED # _____			
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____		FEE\$ _____ DEPUTY SALT LAKE COUNTY RECORDER _____			

JORDAN HEIGHTS AT VIEW 78 PHASE 2B CONDOMINIUM PLAT

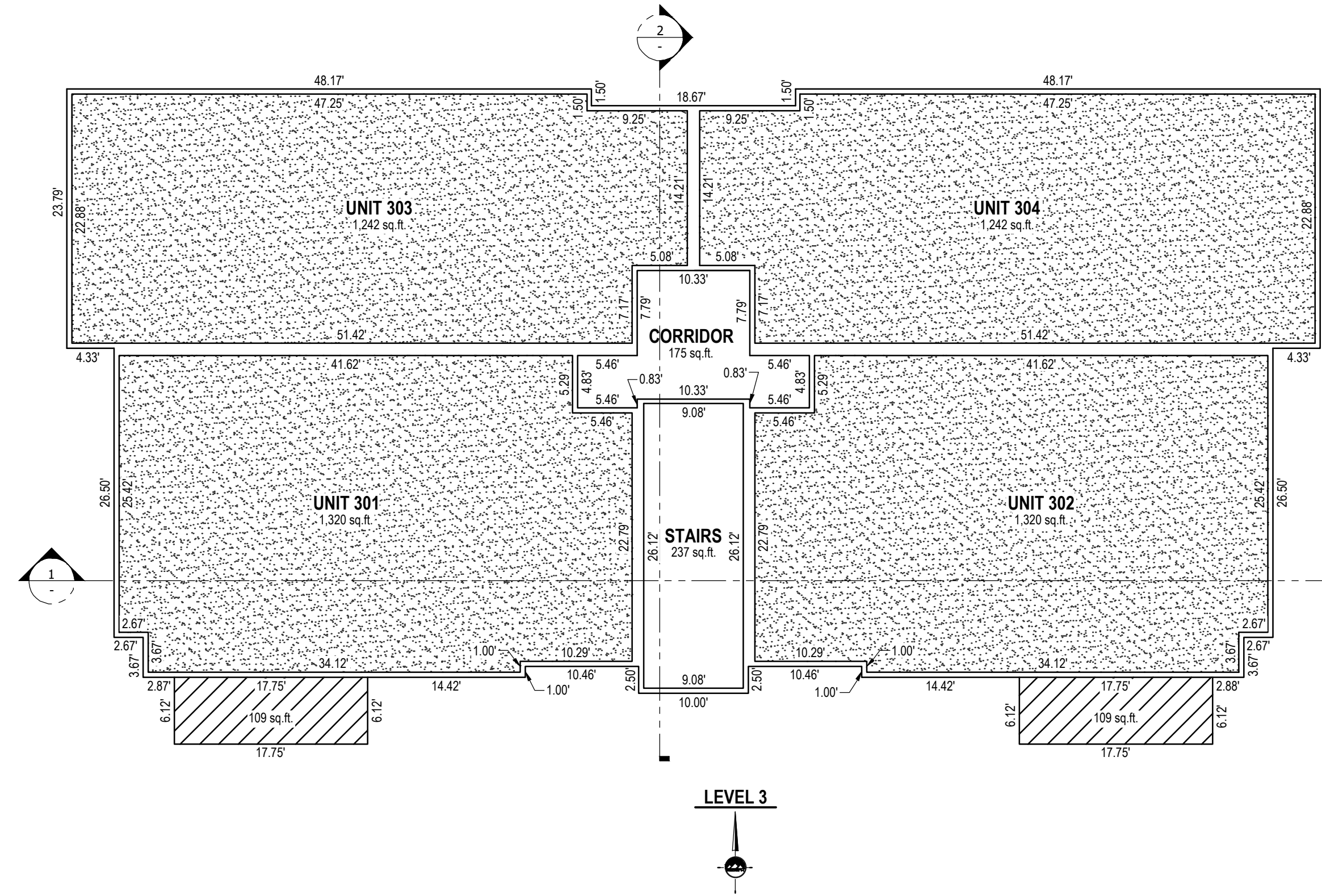
AMENDING LOT 202 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

JORDAN HEIGHTS AT VIEW 78 PHASE 2B CONDOMINIUM PLAT

AMENDING LOT 202 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT

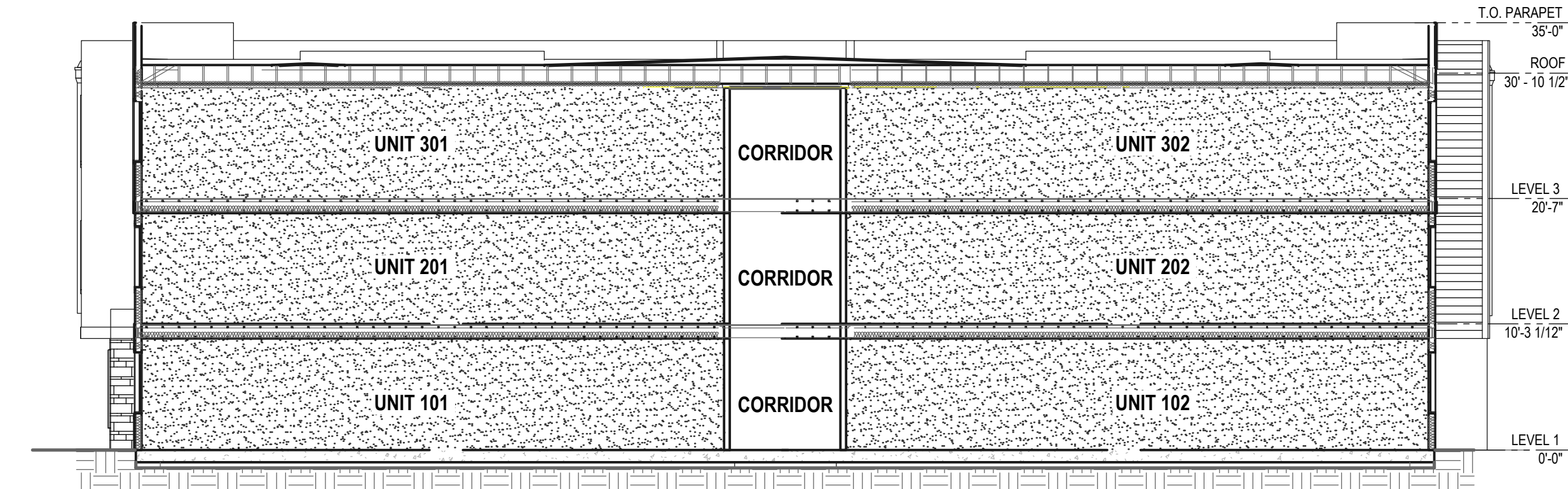


LEVEL 1

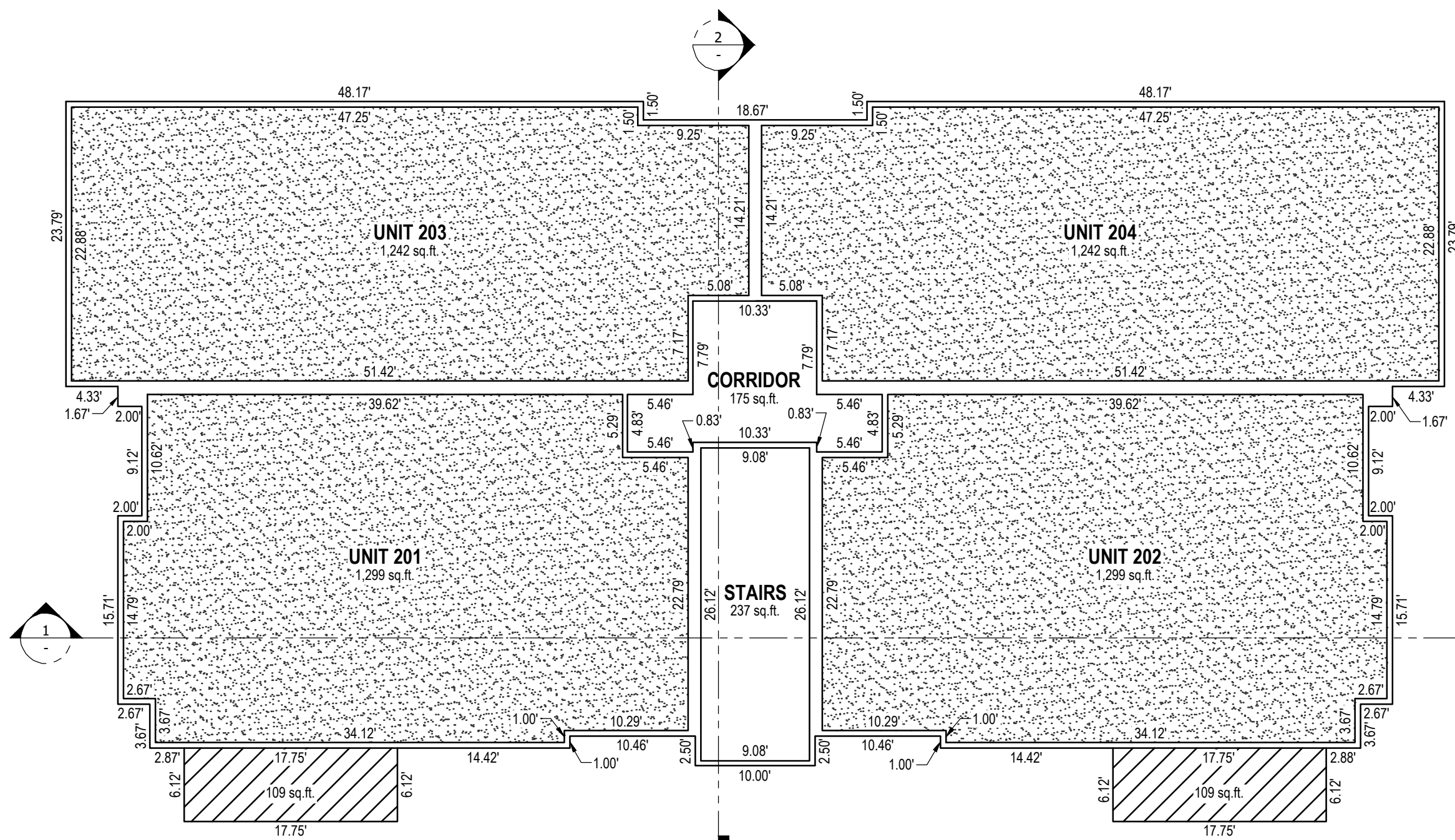
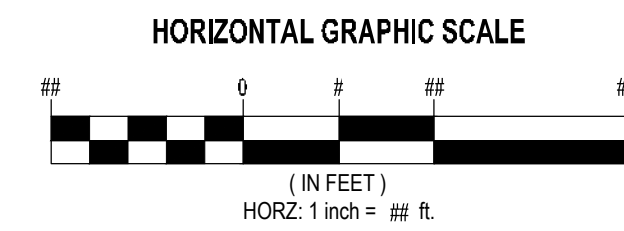
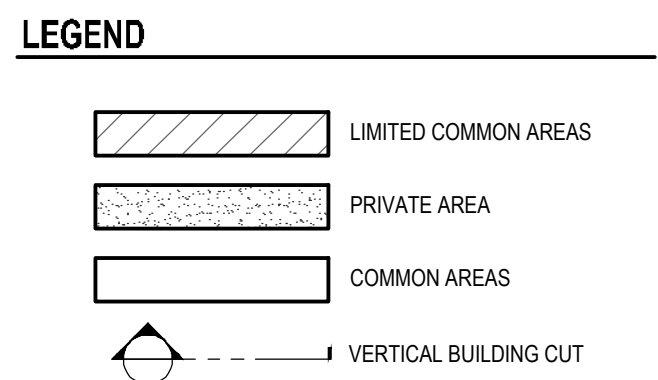


LEVEL 3

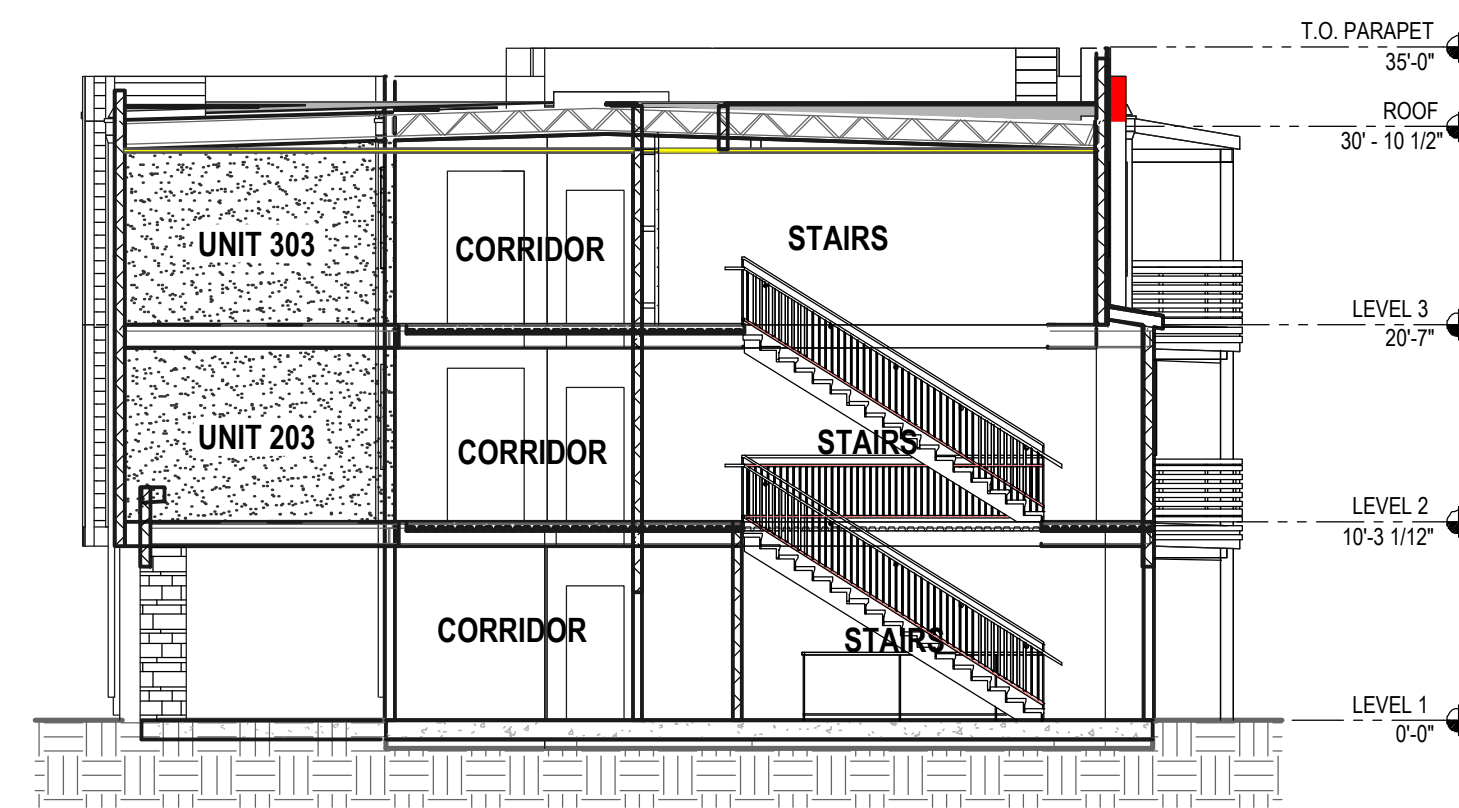
FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4305.60	4314.68
2ND FLOOR	4315.89	4324.98
3RD FLOOR	4326.18	4335.27



SECTION 1



LEVEL 2



SECTION 2

DEVELOPER
 HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966

SHEET 2 OF 2
 PROJECT NUMBER: 7088E
 MANAGER: BDM
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 6/10/20



SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 WWW.ENSIGNENG.COM

LAYTON
 Phone: 801.547.1100
 TOOELE
 Phone: 435.843.3990
 CEDAR CITY
 Phone: 435.865.1453
 RICHFIELD
 Phone: 435.896.2863

JORDAN HEIGHTS AT VIEW 78 PHASE 2B CONDOMINIUM PLAT

AMENDING LOT 202 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

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



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 07/08/2026

SUBJECT

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.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The proposed Preliminary Subdivision is an amendment to Lot 203 of the Jordan Heights at View 78 Phase 2 Condominiums project by Holmes Homes for a 10-unit residential condominium building. This project previously received Site Plan Approval in August of 2022.

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 departmental review requirements. Staff finds the proposal complies with the preliminary subdivision requirements in Midvale Municipal Code 16.02, and the lot standards of the JB 1-3 zone in Midvale Municipal Code 17-7-10.12.10.

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 17-7-10.12.10 of the Midvale Municipal Code demonstrated in the application, Staff recommends the Planning Commission approve the preliminary subdivision with the following findings and condition:

Findings:

1. The project complies with the preliminary subdivision procedure outlined in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

RECOMMENDED MOTION

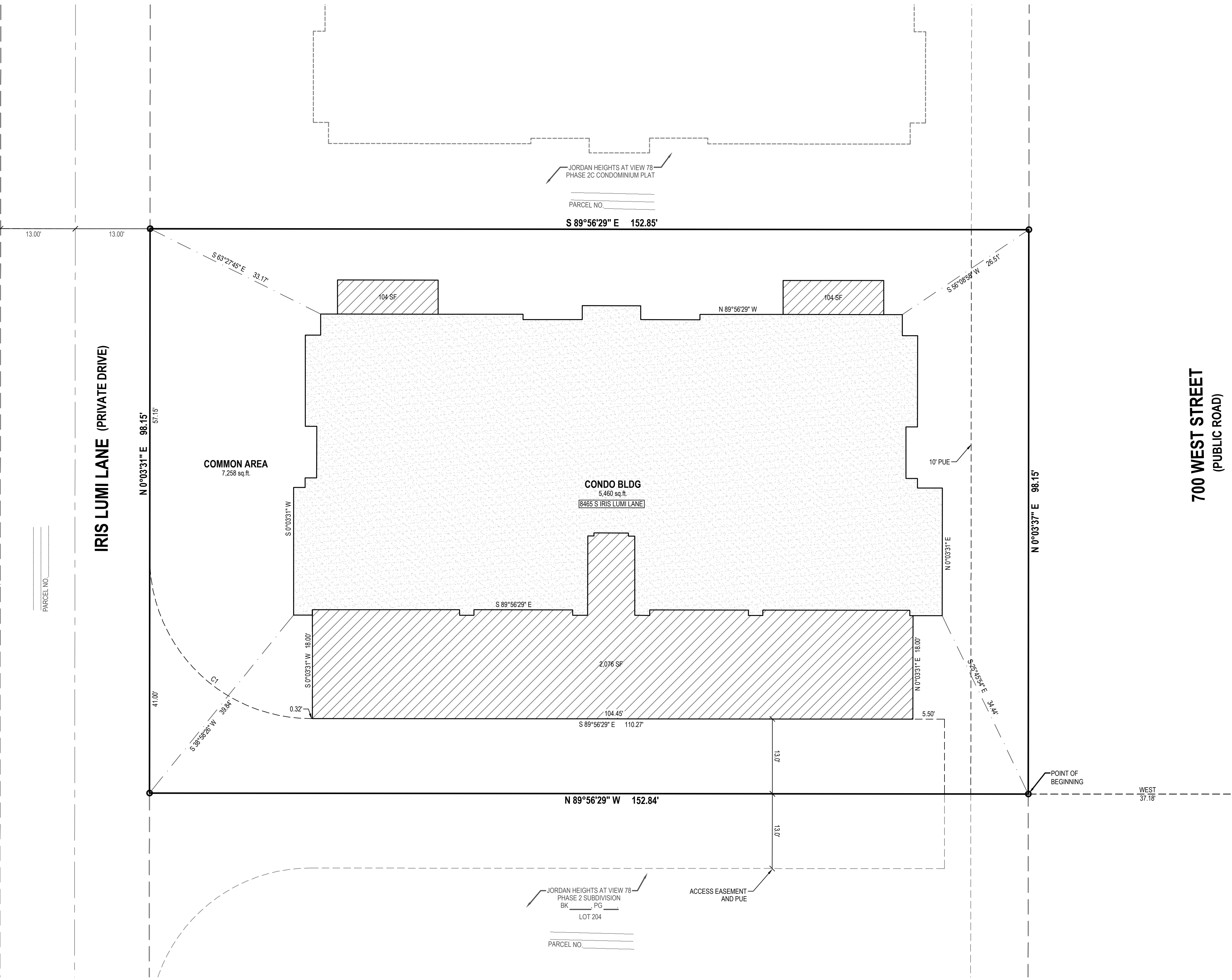
I move that we approve the Preliminary Subdivision for a 10-unit residential condominium subdivision at 8465 S Iris Lumi Lane amending Lot 203 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the staff report.

ATTACHMENTS

1. Preliminary Subdivision Plat

JORDAN HEIGHTS AT VIEW 78 PHASE 2C CONDOMINIUM PLAT

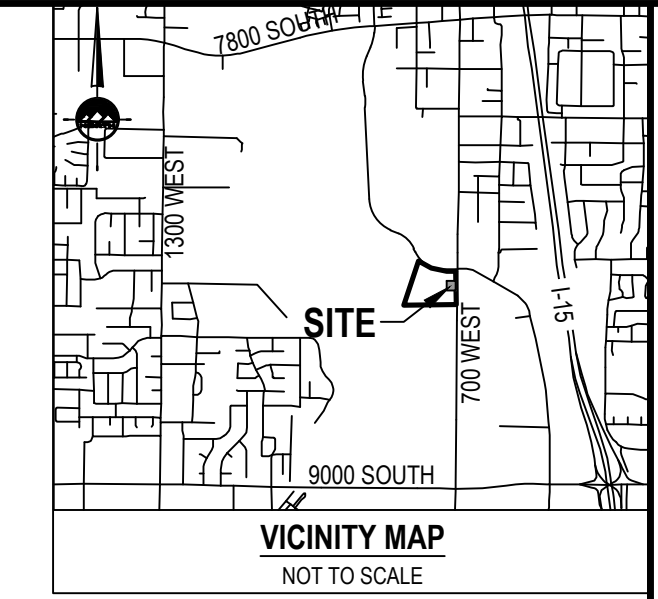
AMENDING LOT 203 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	28.00'	43.98'	90°00'00"	S44°56'29"E	39.60'

- LEGEND**
- SECTION CORNER
 - EXISTING STREET MONUMENT
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
 - SECTION LINE
 - CENTER LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - ADJACENT PROPERTY LINE
 - BUILDING TIE
 - DIMENSION
 - LIMITED COMMON AREAS
 - PRIVATE AREA
 - COMMON AREAS

- PLAT NOTES:**
- The private drives on this plat are identified as such for emergency response and addressing purposes. They are not considered private roads under the Midvale City zoning ordinance.
 - The subdivision is subject to the existence of institutional controls or other environmental regulations in areas where such controls or regulations, particularly Midvale's institutional controls ordinance.
 - The plat will expire and be void if it is not recorded within one year of the date it is approved by the city.
 - The subdivision is subject to covenants, conditions, or restrictions recorded concurrently.
 - The sewer lift station that is installed with this project is considered private and Midvale City and Sandy Suburban Improvement District has no jurisdiction or responsibility to maintain.
 - Ownership and maintenance of the lift station, including the forced main, sewer laterals and sewer mainline from the manhole prior to the lift station will be the responsibility of the condominium owners association.
 - The sewer mainline within this phase up to and including the last manhole prior to the sewer lift station will be owned, operated and maintained by Sandy Suburban Improvement District.



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act, of Utah. I further certify that by authority of the Owners, I completed a survey of the property described on this plat and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property hereafter to be known as JORDAN HEIGHTS AT VIEW 78 PHASE 2C CONDOMINIUM PLAT, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION

All of Lot 203 of Jordan Heights at View 78 Phase 2 Subdivision, recorded _____ as Entry No. _____ in Book _____ at Page _____ in the Office of the Salt Lake County Recorder, being more particularly described as follows: Beginning at a point on the Westerly Right-of-Way Line of 700 West Street, said point being South 00°29'40" East 1,737.82 feet along the section line and West 37.18 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°56'29" West 152.84 feet to the Easterly Right-of-Way Line of Iris Lumi Lane;
 thence North 00°03'31" East 98.15 feet along said Easterly Right-of-Way Line;
 thence South 89°56'29" East 152.85 feet to the Westerly Right-of-Way Line of 700 West Street;
 thence South 00°03'37" West 98.15 feet along said Westerly Right-of-Way Line to the point of beginning.

Contains 15,006 Square Feet or 0.344 Acres



DATE _____ PATRICK M. HARRIS
 P.L.S. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

JORDAN HEIGHTS AT VIEW 78 PHASE 2C CONDOMINIUM PLAT

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE DRIVEWAYS) TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF APPROVED PUBLIC WATER, STORM DRAIN AND PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO. THE OWNER(S) ALSO HEREBY GRANT A PERPETUAL EASEMENT TO CITY FOR BUILDING AND ZONING INSPECTIONS AND EMERGENCY SERVICES DELIVERIES AND INSPECTIONS OVER ALL "PRIVATE DRIVES" AND/OR DRIVEWAYS.

CONVEYANCE OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY DEDICATE AND CONVEY TO THE MEMBERS OF THE JORDAN HEIGHTS CONDOMINIUM ASSOCIATION ALL AREAS SHOWN ON THIS PLAT AS "COMMON AREAS" AND "LIMITED COMMON AREAS" FOR THE COMMON ENJOYMENT OF ALL OWNERS IN ACCORDANCE WITH THE TERMS, CONDITIONS, AND UNDIVIDED INTERESTS OF SAID COMMON AND LIMITED COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR JORDAN HEIGHTS CONDOMINIUMS RECORDED WITH THE SALT LAKE COUNTY RECORDER ON MARCH 18, 2021 AS ENTRY NO. 1360260 AS AMENDED AND SUPPLEMENTED.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

By: _____
 Its: _____

LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.
 County of Salt Lake _____

On the _____ day of _____ A.D. 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
 _____ RESIDING IN _____ COUNTY.

JORDAN HEIGHTS AT VIEW 78 PHASE 2C CONDOMINIUM PLAT

AMENDING LOT 203 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

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

SANDY SUBURBAN IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____ 20____ BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.

DEVELOPER
HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966

ROCKY MOUNTAIN POWER NOTES:

- 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.
- Pursuant to Utah Code Ann. § 10-20-803 and § 17-79-703 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that 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 (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

ENBRIDGE GAS UTAH - NOTE
 Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

SHEET 1 OF 2

PROJECT NUMBER: 7058E
 MANAGER: BDM
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 6/4/26

SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 WWW.ENSIGNENG.COM

COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____ 20____ BY THE COMMUNITY DEVELOPMENT

CITY ENGINEERING DEPARTMENT

APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ENGINEER.

CITY PLANNING

APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY PLANNING.

BOARD OF HEALTH APPROVAL

APPROVED THIS _____ DAY OF _____ 20____ BY THE BOARD OF HEALTH

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ATTORNEY.

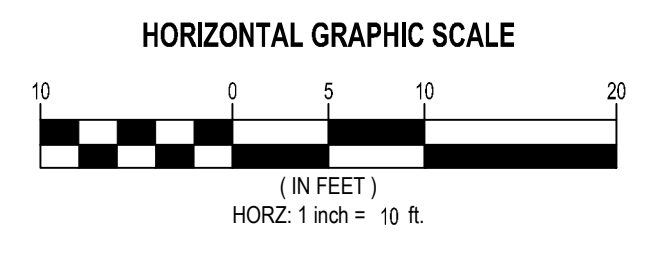
MAYOR APPROVAL

PRESENTED TO THE MIDVALE MAYOR THIS _____ DAY OF _____ 20____ AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: MIDVALE CITY RECORDER _____ MAYOR _____

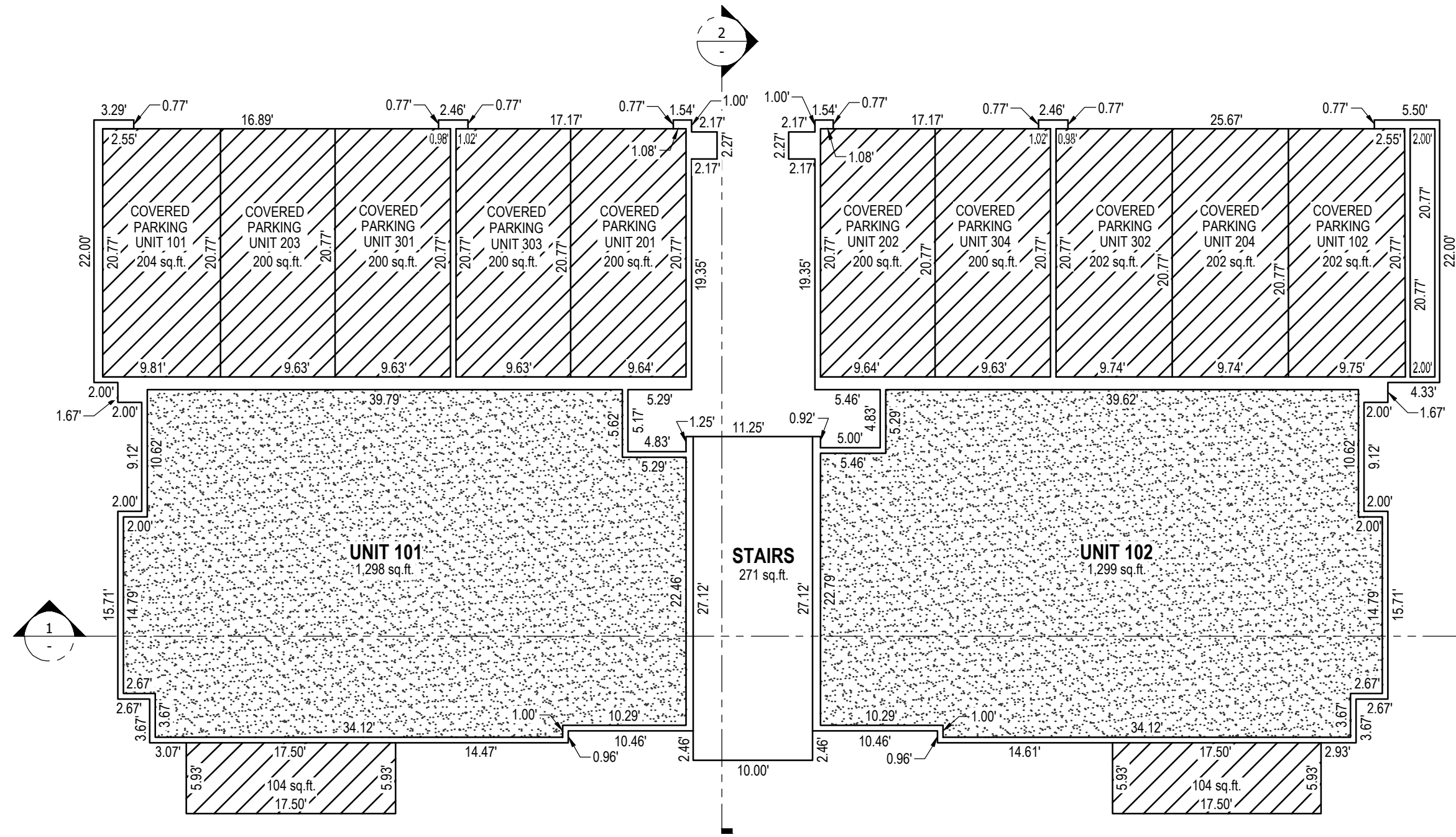
RECORD OF SURVEY

ROS NO.: **S-2016-03-0230**

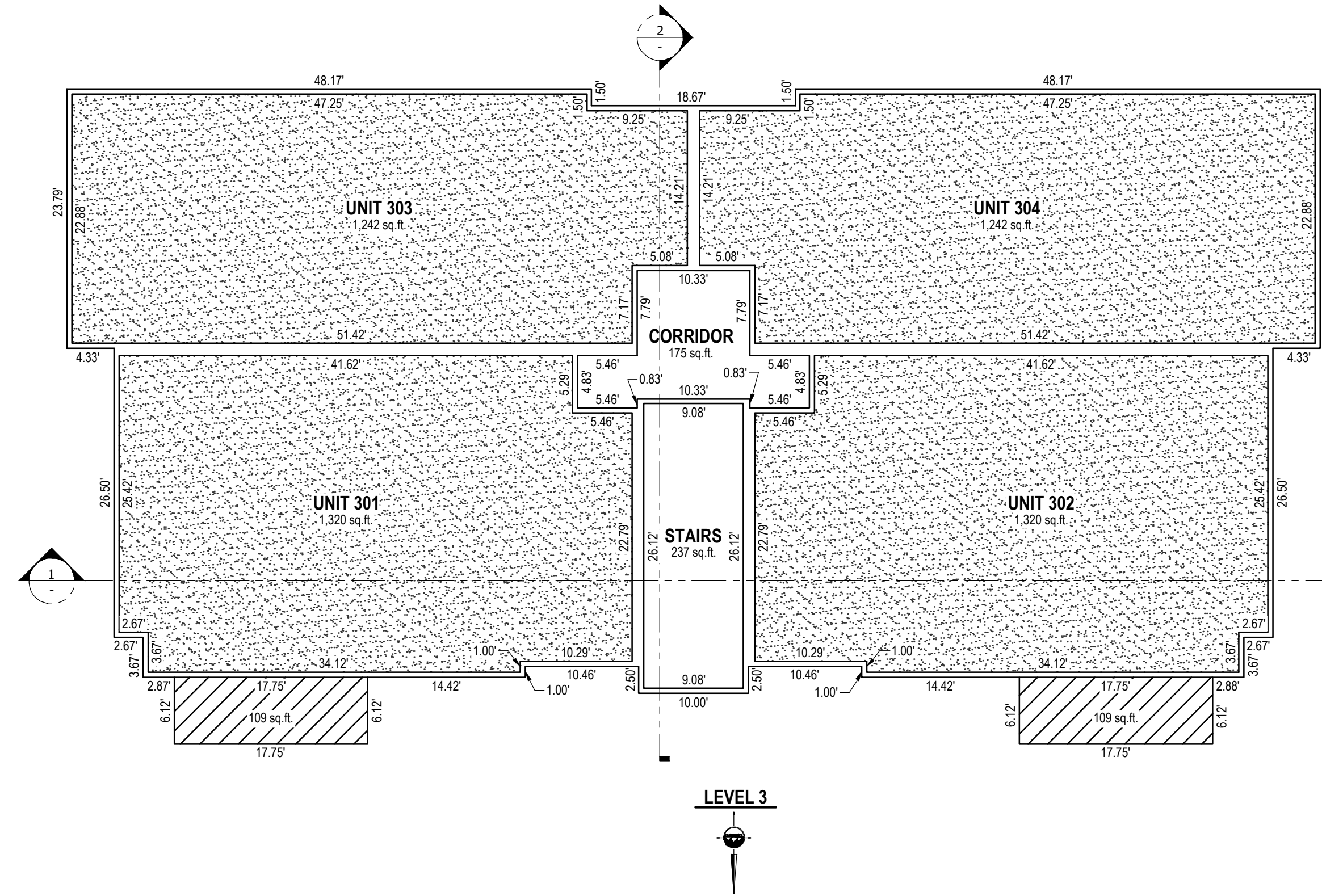


JORDAN HEIGHTS AT VIEW 78 PHASE 2C CONDOMINIUM PLAT

AMENDING LOT 202 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT

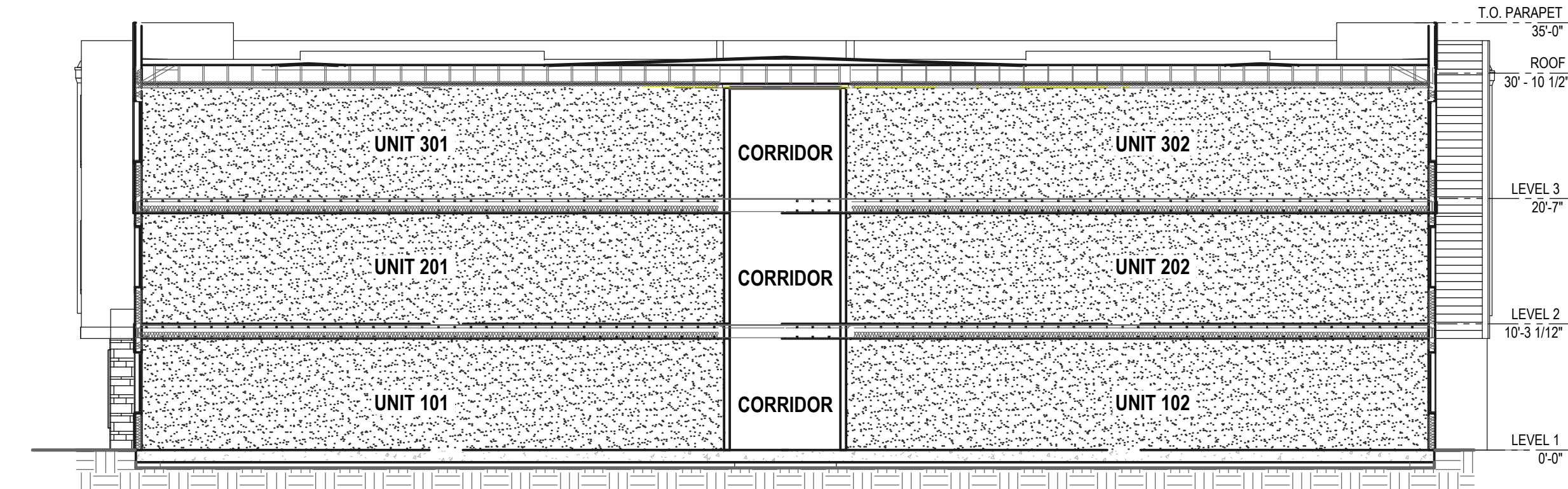


LEVEL 1

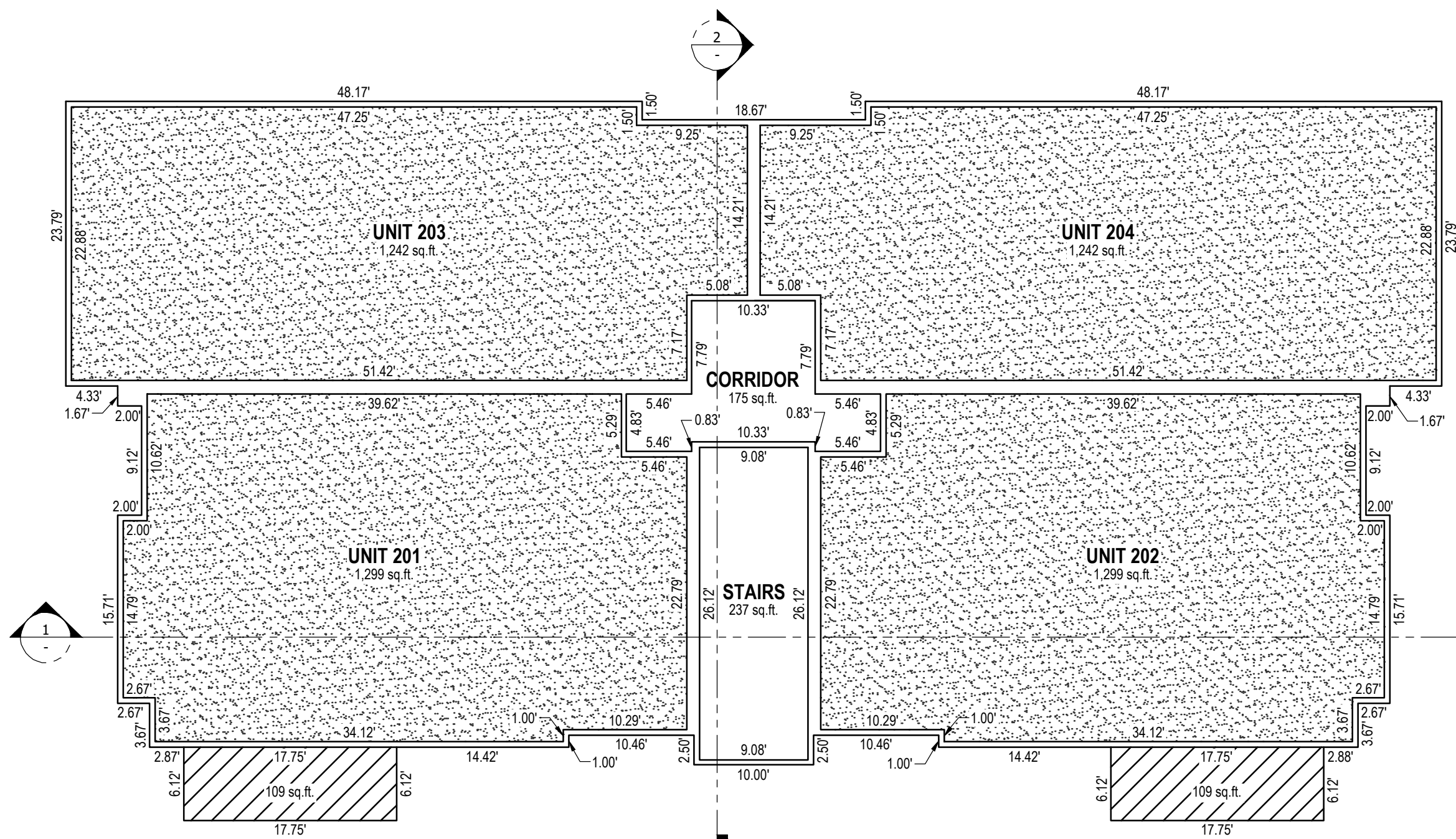
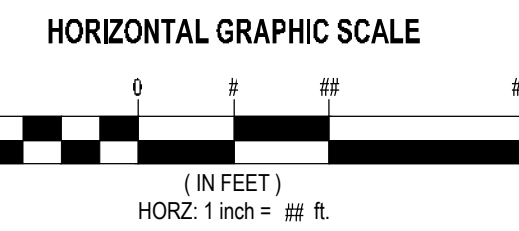
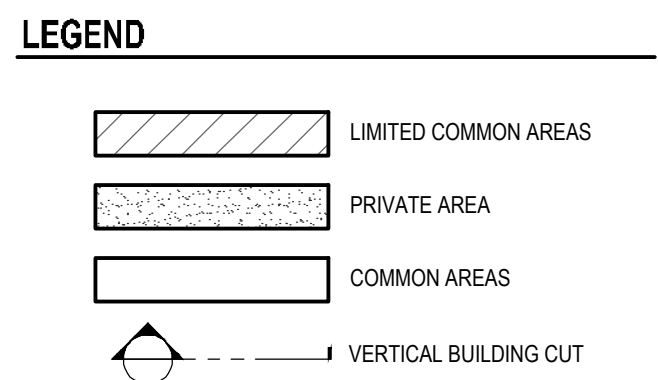


LEVEL 3

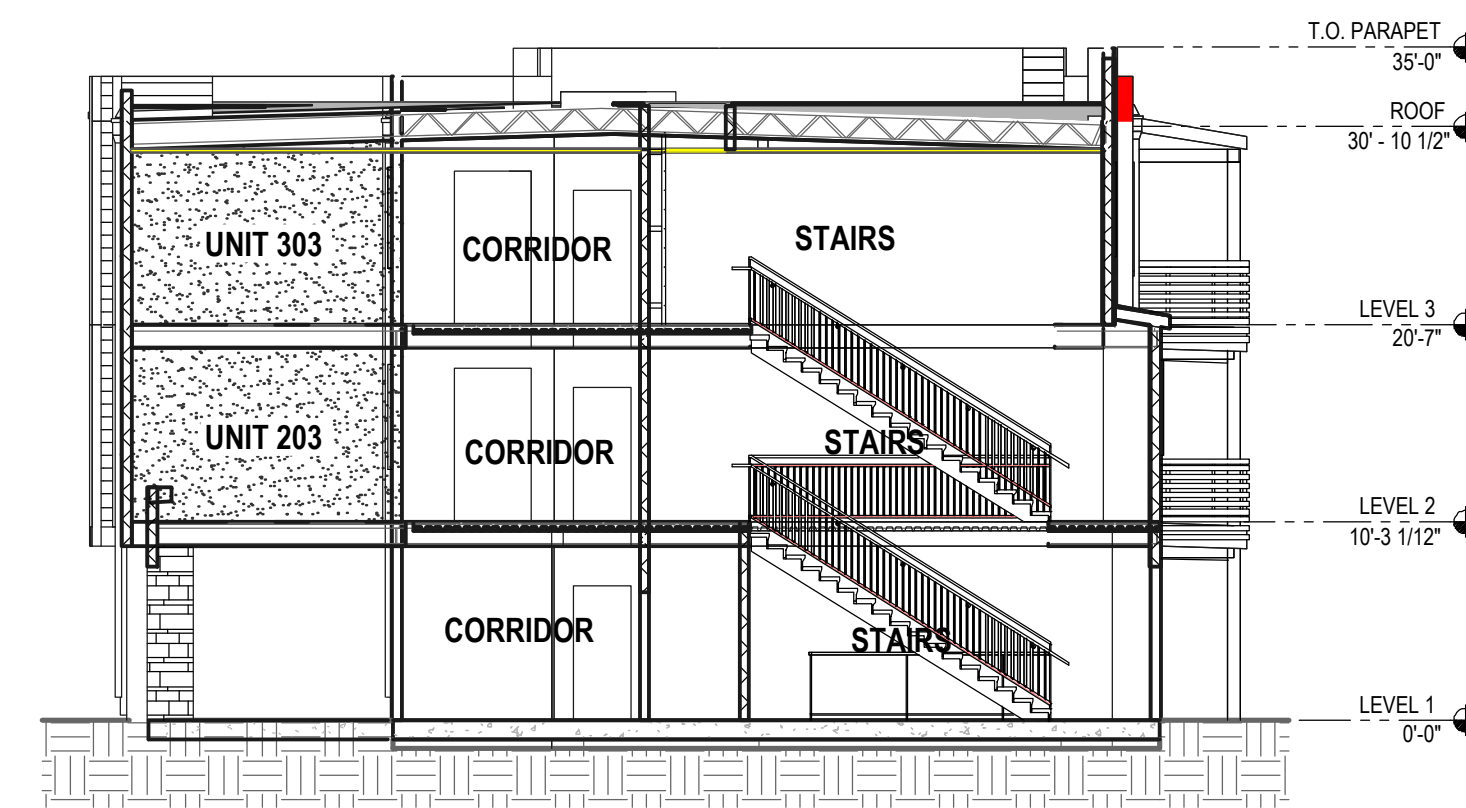
FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4305.60	4314.68
2ND FLOOR	4315.89	4324.98
3RD FLOOR	4326.18	4335.27



SECTION 1



LEVEL 2



SECTION 2

DEVELOPER
 HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966

SHEET 2 OF 2
 PROJECT NUMBER: 7088E
 MANAGER: BDM
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 6/4/20

ENSIGN
 THE STANDARD IN ENGINEERING
 SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 WWW.ENSIGNENG.COM
 TEOBLE
 Phone: 435.843.3990
 CEDAR CITY
 Phone: 435.865.1453
 RICHFIELD
 Phone: 435.896.2863

JORDAN HEIGHTS AT VIEW 78 PHASE 2C CONDOMINIUM PLAT

AMENDING LOT 202 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

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



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 07/08/2026

SUBJECT

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.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The proposed Preliminary Subdivision is an amendment to Lot 204 of the Jordan Heights at View 78 Phase 2 Condominiums project by Holmes Homes for a 10-unit residential condominium building. This project previously received Site Plan Approval in August of 2022.

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 departmental review requirements. Staff finds the proposal complies with the preliminary subdivision requirements in Midvale Municipal Code 16.02, and the lot standards of the JB 1-3 zone in Midvale Municipal Code 17-7-10.12.10.

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 17-7-10.12.10 of the Midvale Municipal Code demonstrated in the application, Staff recommends the Planning Commission approve the preliminary subdivision with the following findings and condition:

Findings:

1. The project complies with the preliminary subdivision procedure outlined in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

RECOMMENDED MOTION

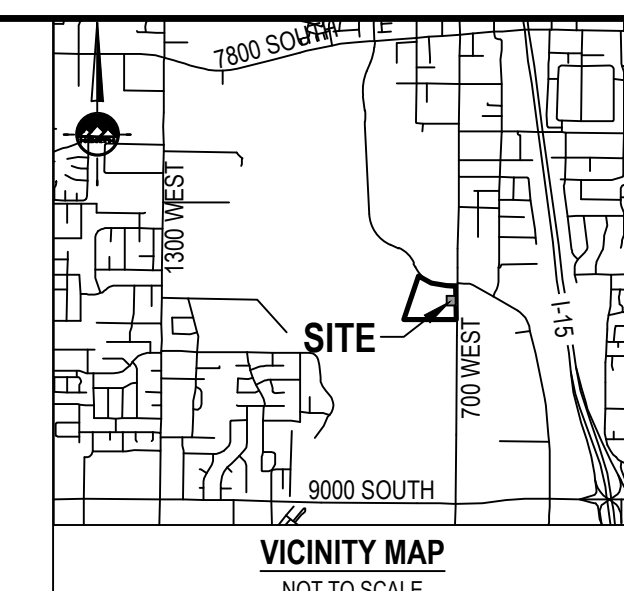
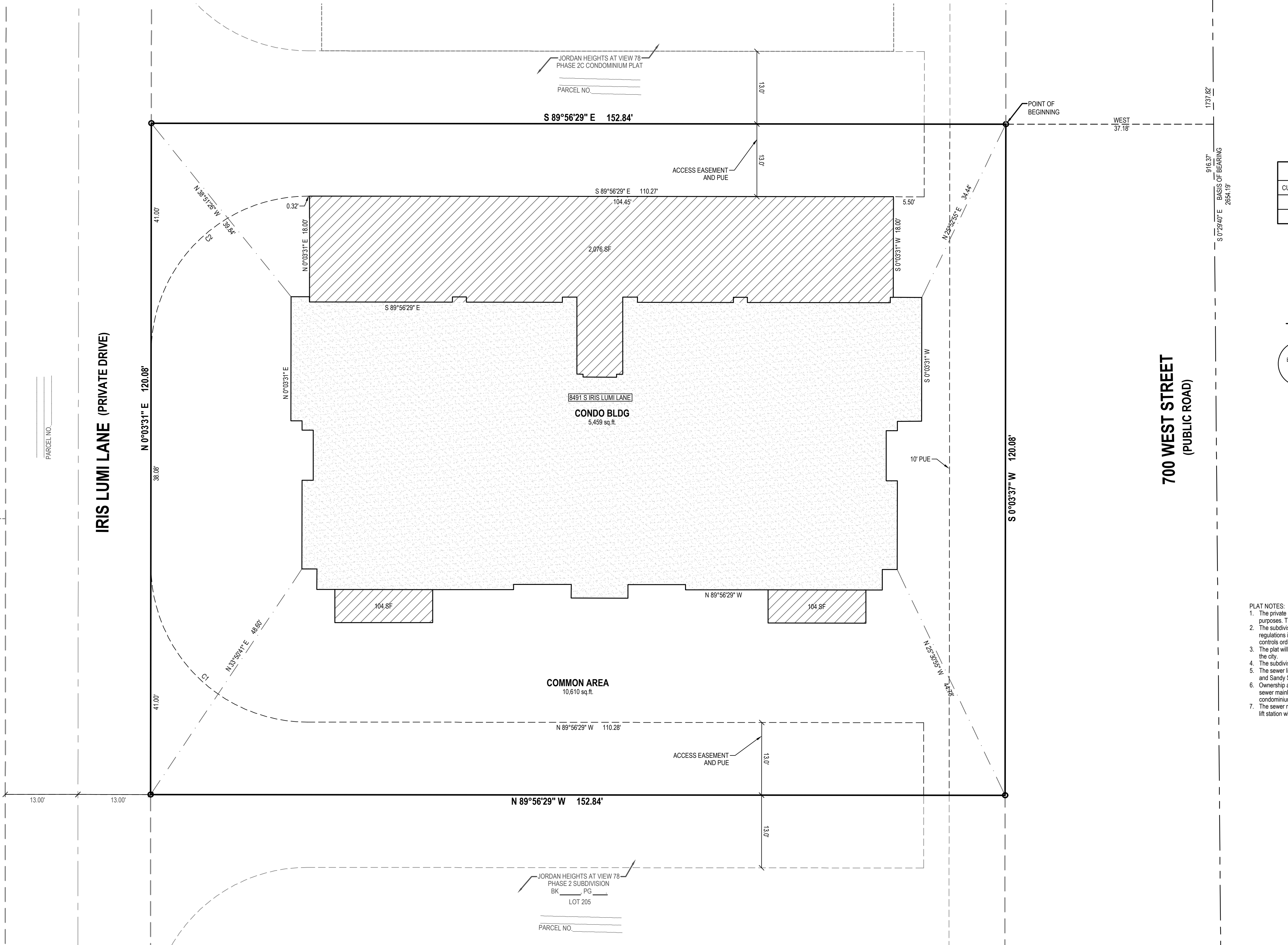
I move that we approve the Preliminary Subdivision for a 10-unit residential condominium subdivision at 8491 S Iris Lumi Lane amending Lot 204 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the staff report.

ATTACHMENTS

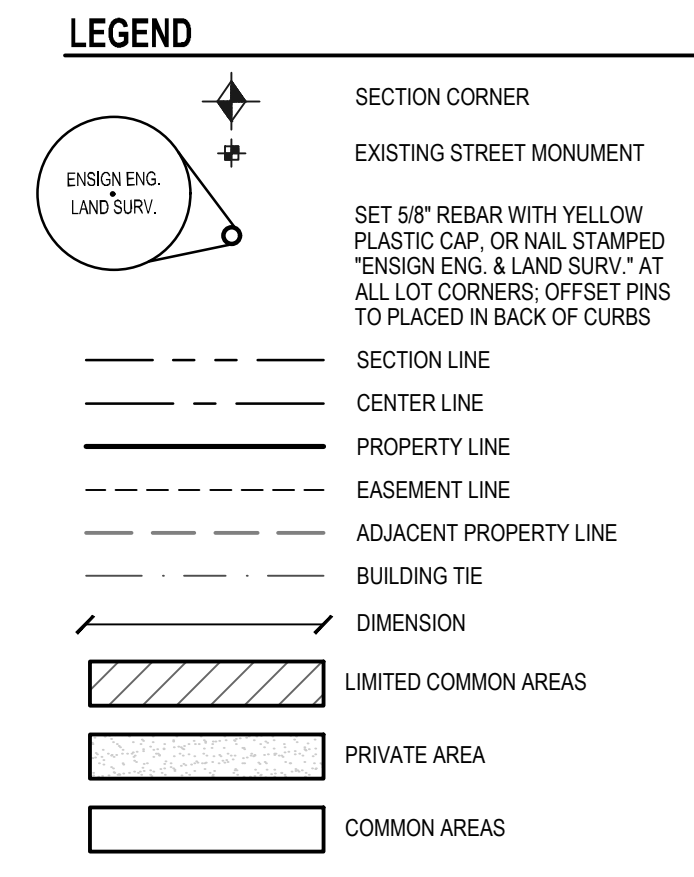
1. Preliminary Subdivision Plat

JORDAN HEIGHTS AT VIEW 78 PHASE 2D CONDOMINIUM PLAT

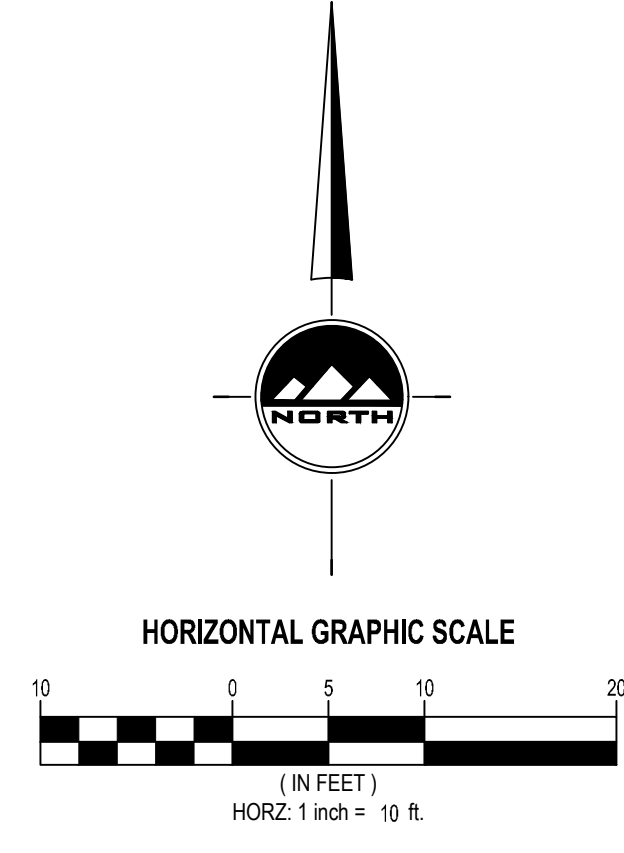
AMENDING LOT 204 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	28.00'	43.98'	90°00'00"	S44°56'29"E	39.60'
C2	28.00'	43.98'	90°00'00"	S45°03'31"W	39.60'



- PLAT NOTES:**
- The private drives on this plat are identified as such for emergency response and addressing purposes. They are not considered private roads under the Midvale City zoning ordinance.
 - The subdivision is subject to the existence of institutional controls or other environmental regulations in areas where such controls or regulations, particularly Midvale's institutional controls ordinance.
 - The plat will expire and be void if it is not recorded within one year of the date it is approved by the city.
 - The subdivision is subject to covenants, conditions, or restrictions recorded concurrently.
 - The sewer lift station that is installed with this project is considered private and Midvale City and Sandy Suburban Improvement District has no jurisdiction or responsibility to maintain.
 - Ownership and maintenance of the lift station, including the forced main, sewer laterals and sewer mainline from the manhole prior to the lift station will be the responsibility of the condominium owners association.
 - The sewer mainline within this phase up to and including the last manhole prior to the sewer lift station will be owned, operated and maintained by Sandy Suburban Improvement District.



SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act, of Utah. I further certify that by authority of the Owners, I completed a survey of the property described on this plat and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property hereafter to be known as JORDAN HEIGHTS AT VIEW 78 PHASE 2D CONDOMINIUM PLAT, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION
 All of Lot 204 of Jordan Heights at View 78 Phase 2 Subdivision, recorded _____ as Entry No. _____ in Book _____ at Page _____ in the Office of the Salt Lake County Recorder, being more particularly described as follows:
 Beginning at a point on the Westerly Right-of-Way Line of 700 West Street, said point being South 00°29'40" East 1,737.82 feet along the section line and West 37.18 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running
 thence South 00°03'37" West 120.08 feet along said Westerly Right-of-Way Line;
 thence North 89°56'29" West 152.84 feet to the Easterly Right-of-Way Line of Iris Lumí Lane;
 thence North 00°03'31" East 120.08 feet along said Easterly Right-of-Way Line;
 thence South 89°56'29" East 152.84 feet to the point of beginning.
 Contains 18,353 Square Feet or 0.421 Acres



DATE _____ PATRICK M. HARRIS
 P.L.S. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

JORDAN HEIGHTS AT VIEW 78 PHASE 2D CONDOMINIUM PLAT

UTILITY DEDICATION
 BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE DRIVEWAYS) TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF APPROVED PUBLIC WATER, STORM DRAIN AND PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO. THE OWNER(S) ALSO HEREBY GRANT A PERPETUAL EASEMENT TO CITY FOR BUILDING AND ZONING INSPECTIONS AND EMERGENCY SERVICES DELIVERIES AND INSPECTIONS OVER ALL "PRIVATE DRIVES" AND/OR DRIVEWAYS.

CONVEYANCE OF COMMON AREAS
 BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY DEDICATE AND CONVEY TO THE MEMBERS OF THE JORDAN HEIGHTS CONDOMINIUM ASSOCIATION ALL AREAS SHOWN ON THIS PLAT AS "COMMON AREAS" AND "LIMITED COMMON AREAS" FOR THE COMMON ENJOYMENT OF ALL OWNERS IN ACCORDANCE WITH THE TERMS, CONDITIONS, AND UNDIVIDED INTERESTS OF SAID COMMON AND LIMITED COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR JORDAN HEIGHTS CONDOMINIUM RECORDED WITH THE SALT LAKE COUNTY RECORDER ON MARCH 18, 2021 AS ENTRY NO. 13602860 AS AMENDED AND SUPPLEMENTED.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

By: _____ LLC

LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH _____ J.S.S.
 County of Salt Lake

On the _____ day of _____ A.D. 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.

JORDAN HEIGHTS AT VIEW 78 PHASE 2D CONDOMINIUM PLAT

AMENDING LOT 204 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

SANDY SUBURBAN IMPROVEMENT DISTRICT
 APPROVED THIS _____ DAY OF _____ 20____ BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.
 SANDY SUBURBAN IMPROVEMENT DISTRICT

DEVELOPER
HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966

ROCKY MOUNTAIN POWER NOTES:
 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. § 10-20-503 and § 17-79-703 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that 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.

ENBRIDGE GAS UTAH - NOTE
 Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

SHEET 1 OF 2
 PROJECT NUMBER: 7058E
 MANAGER: BDM
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 6/4/26



SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 WWW.ENSINGENGV.COM

LAYTON
 Phone: 801.547.1100

TOOELE
 Phone: 433.843.2090

CEAR CITY
 Phone: 433.863.1433

RICHFIELD
 Phone: 433.896.2983

COMMUNITY DEVELOPMENT
 APPROVED THIS _____ DAY OF _____ 20____ BY THE COMMUNITY DEVELOPMENT

CITY ENGINEERING DEPARTMENT
 APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ENGINEER.

CITY PLANNING
 APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY PLANNING.

BOARD OF HEALTH APPROVAL
 APPROVED THIS _____ DAY OF _____ 20____ BY THE BOARD OF HEALTH

APPROVAL AS TO FORM
 APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ATTORNEY.

MAYOR APPROVAL
 PRESENTED TO THE MIDVALE MAYOR THIS _____ DAY OF _____ 20____ AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

RECORD OF SURVEY
 ROS NO.: S-2018-03-0230

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

DIRECTOR

MIDVALE CITY ENGINEER

CHAIR, PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPT.

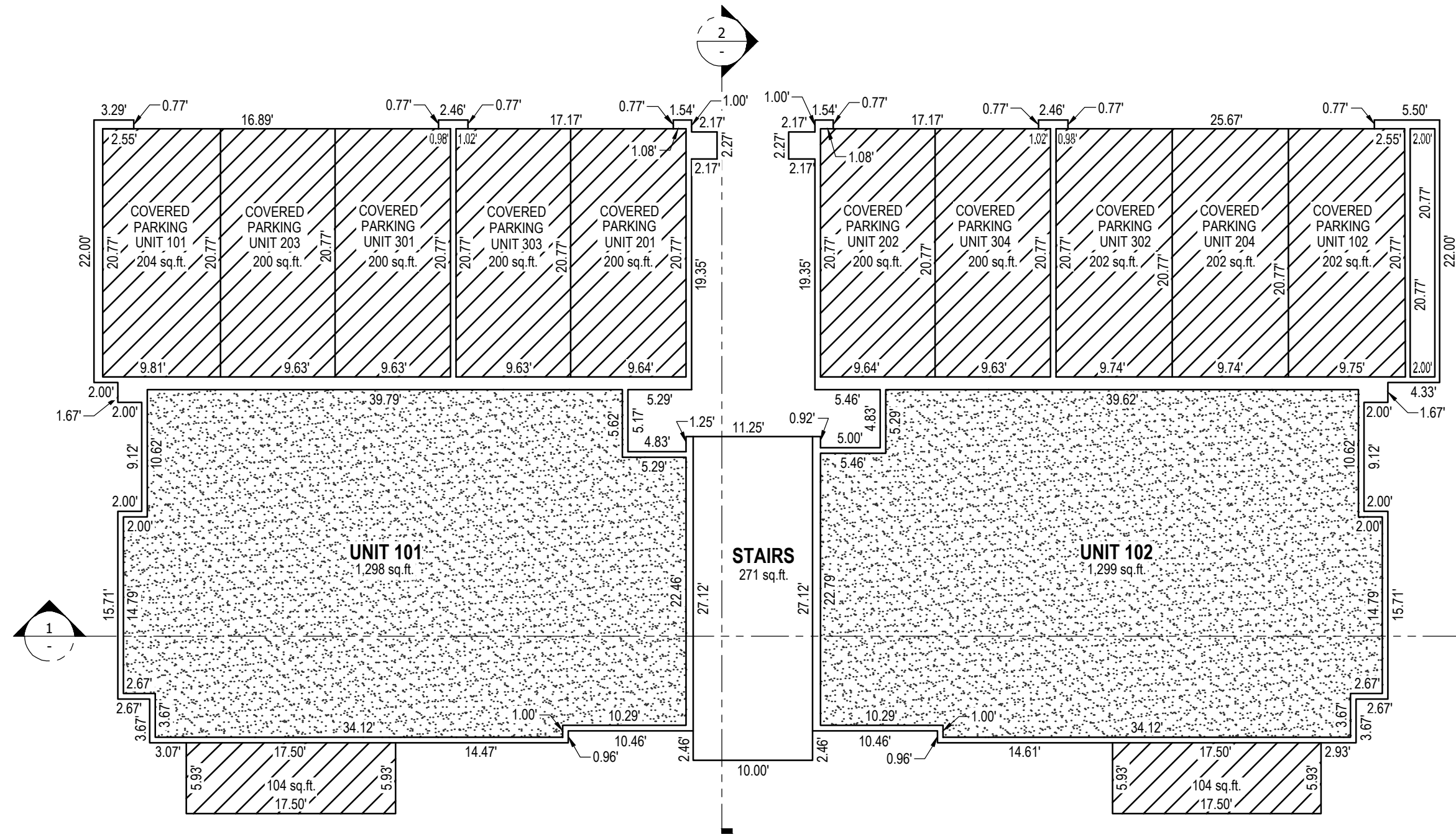
MIDVALE CITY ATTORNEY

ATTEND: MIDVALE CITY RECORDER MAYOR

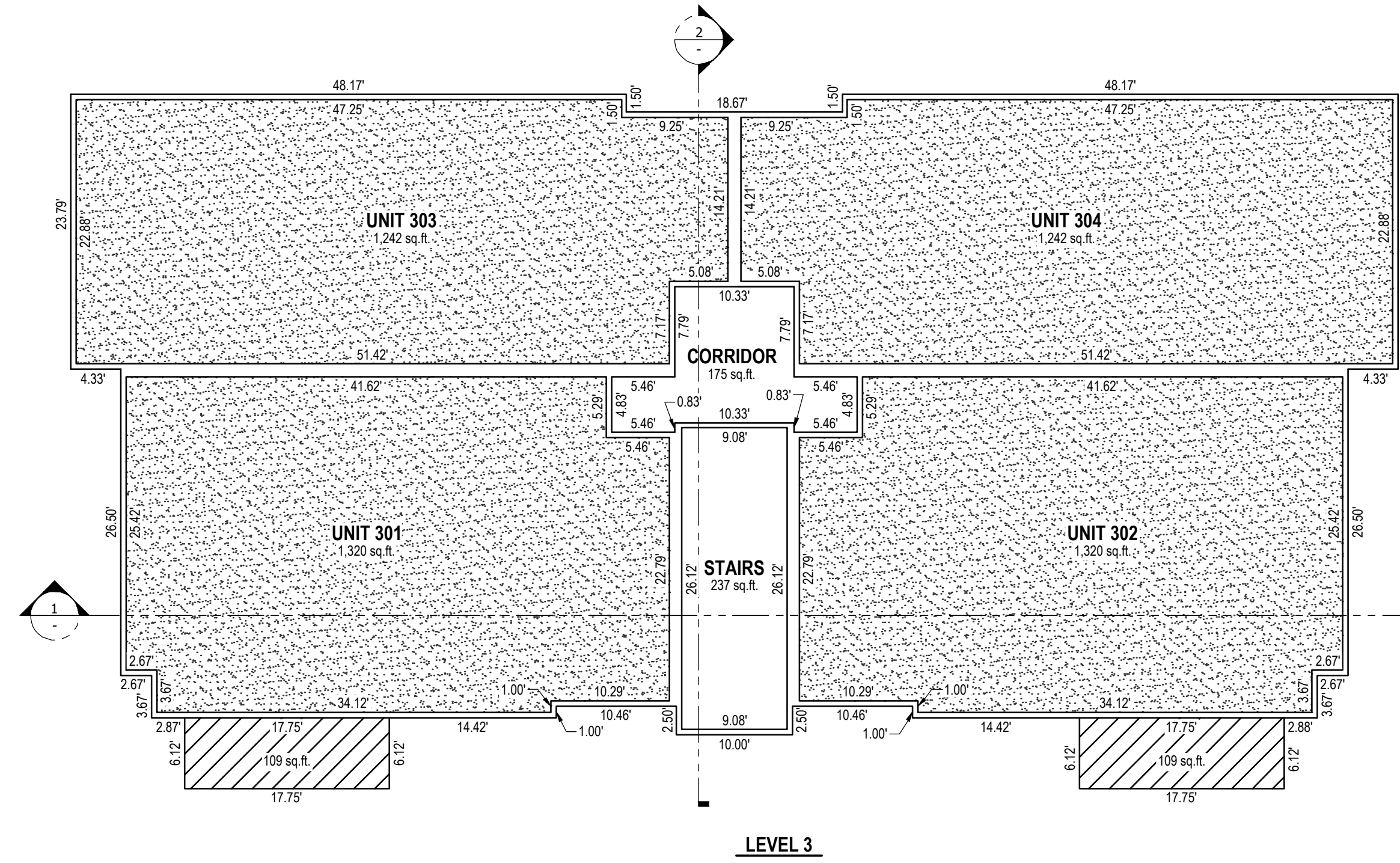
SEAL

JORDAN HEIGHTS AT VIEW 78 PHASE 2D CONDOMINIUM PLAT

AMENDING LOT 204 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT

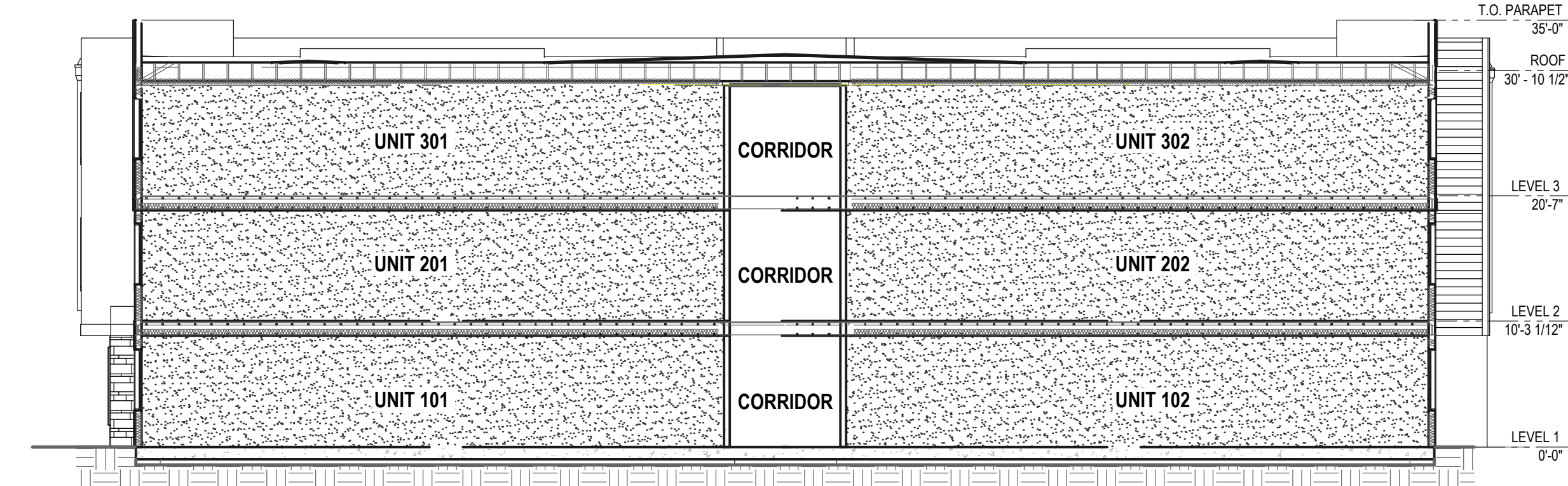


LEVEL 1

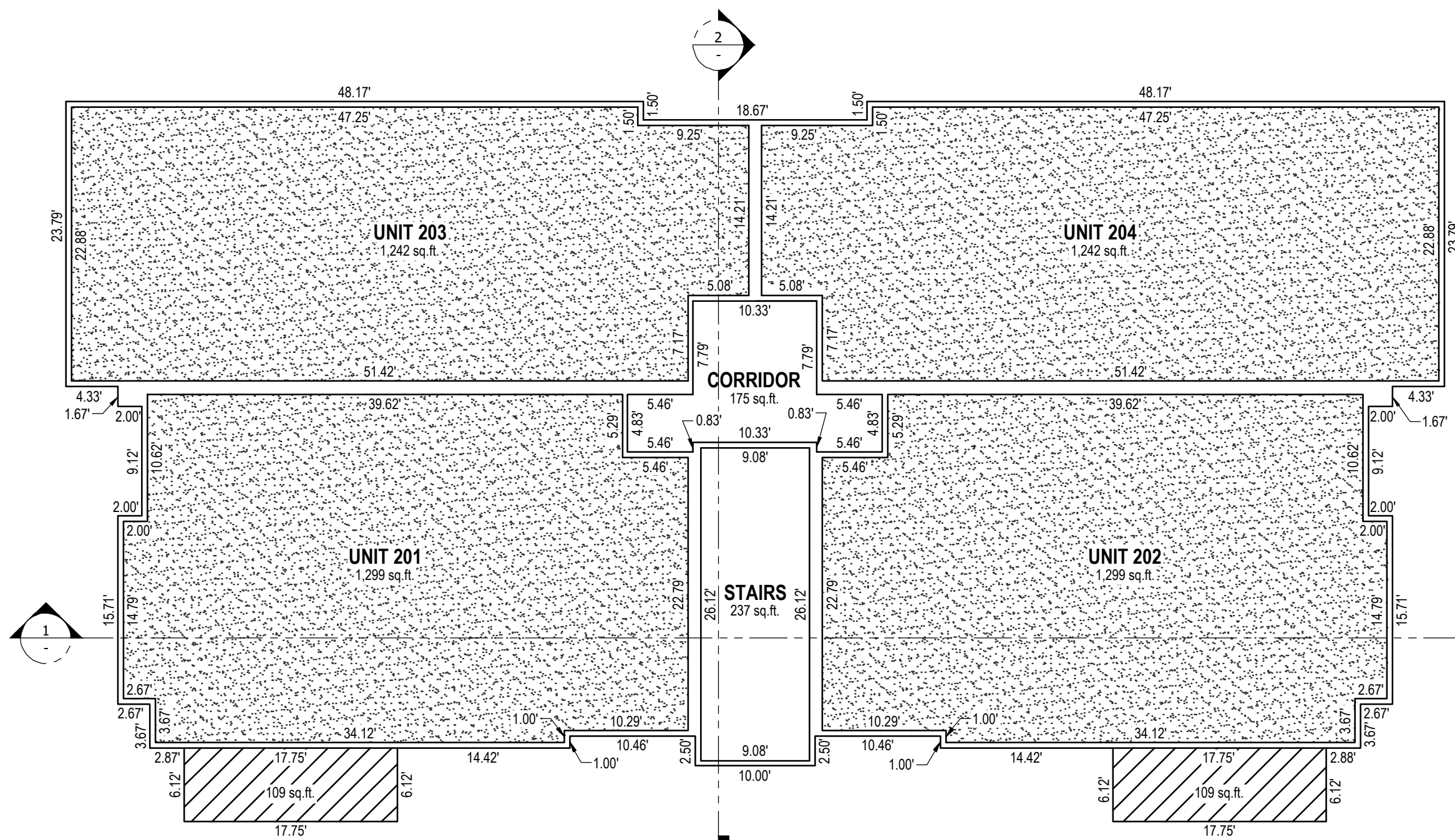
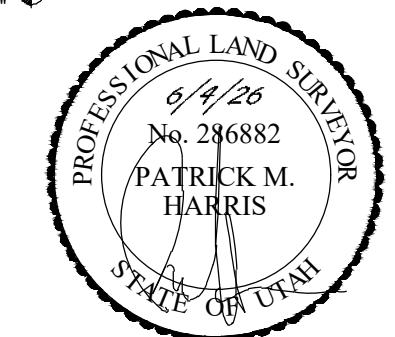
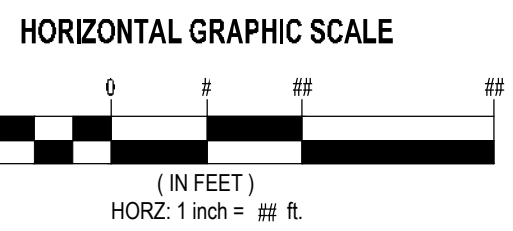
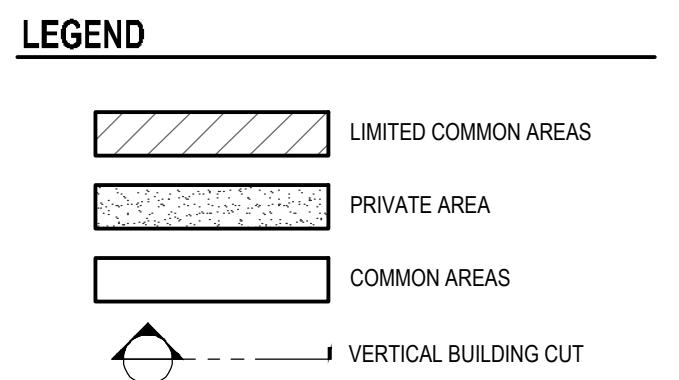


LEVEL 3

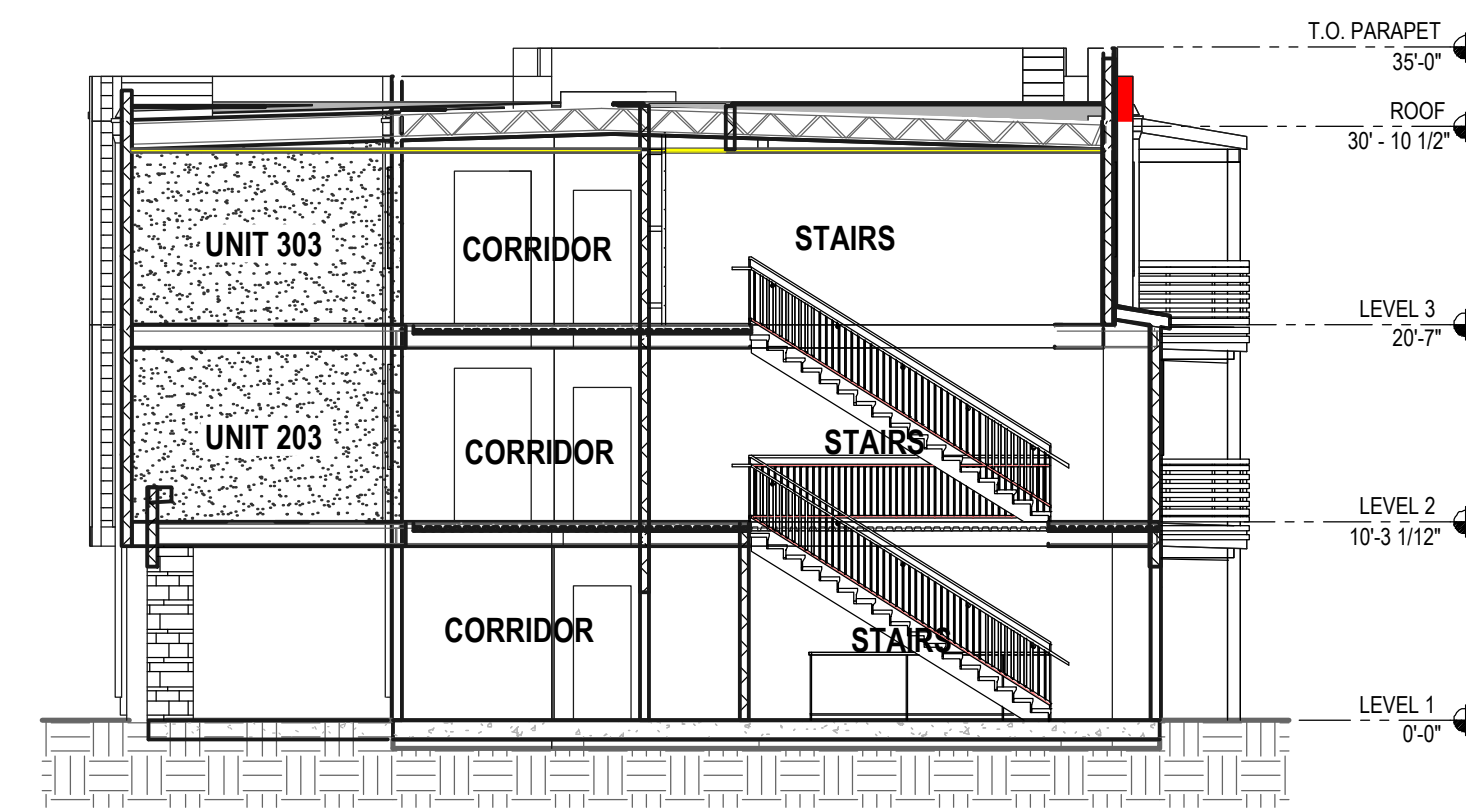
FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4304.10	4313.18
2ND FLOOR	4314.39	4323.48
3RD FLOOR	4324.68	4333.77



SECTION 1



LEVEL 2



SECTION 2

SHEET 2 OF 2

PROJECT NUMBER: 7088E
 MANAGER: BDM
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 6/4/26



SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
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JORDAN HEIGHTS AT VIEW 78 PHASE 2D CONDOMINIUM PLAT

AMENDING LOT 204 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

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

DEVELOPER
 HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 07/08/2026

SUBJECT

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.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The proposed Preliminary Subdivision is an amendment to Lot 207 of the Jordan Heights at View 78 Phase 2 Condominiums project by Holmes Homes for a 10-unit residential condominium building. This project previously received Site Plan Approval in August of 2022.

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 departmental review requirements. Staff finds the proposal complies with the preliminary subdivision requirements in Midvale Municipal Code 16.02, and the lot standards of the JB 1-3 zone in Midvale Municipal Code 17-7-10.12.10.

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 17-7-10.12.10 of the Midvale Municipal Code demonstrated in the application, Staff recommends the Planning Commission approve the preliminary subdivision with the following findings and condition:

Findings:

1. The project complies with the preliminary subdivision procedure outlined in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

RECOMMENDED MOTION

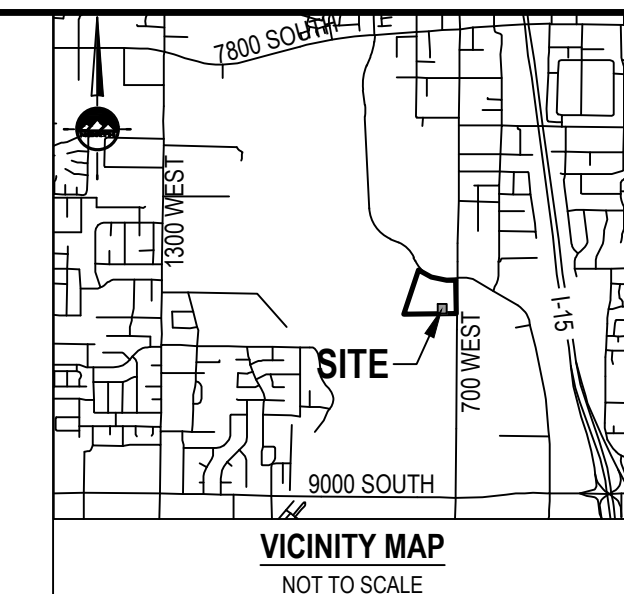
I move that we approve the Preliminary Subdivision for a 10-unit residential condominium subdivision at 735 W Coho Lane amending Lot 207 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the staff report.

ATTACHMENTS

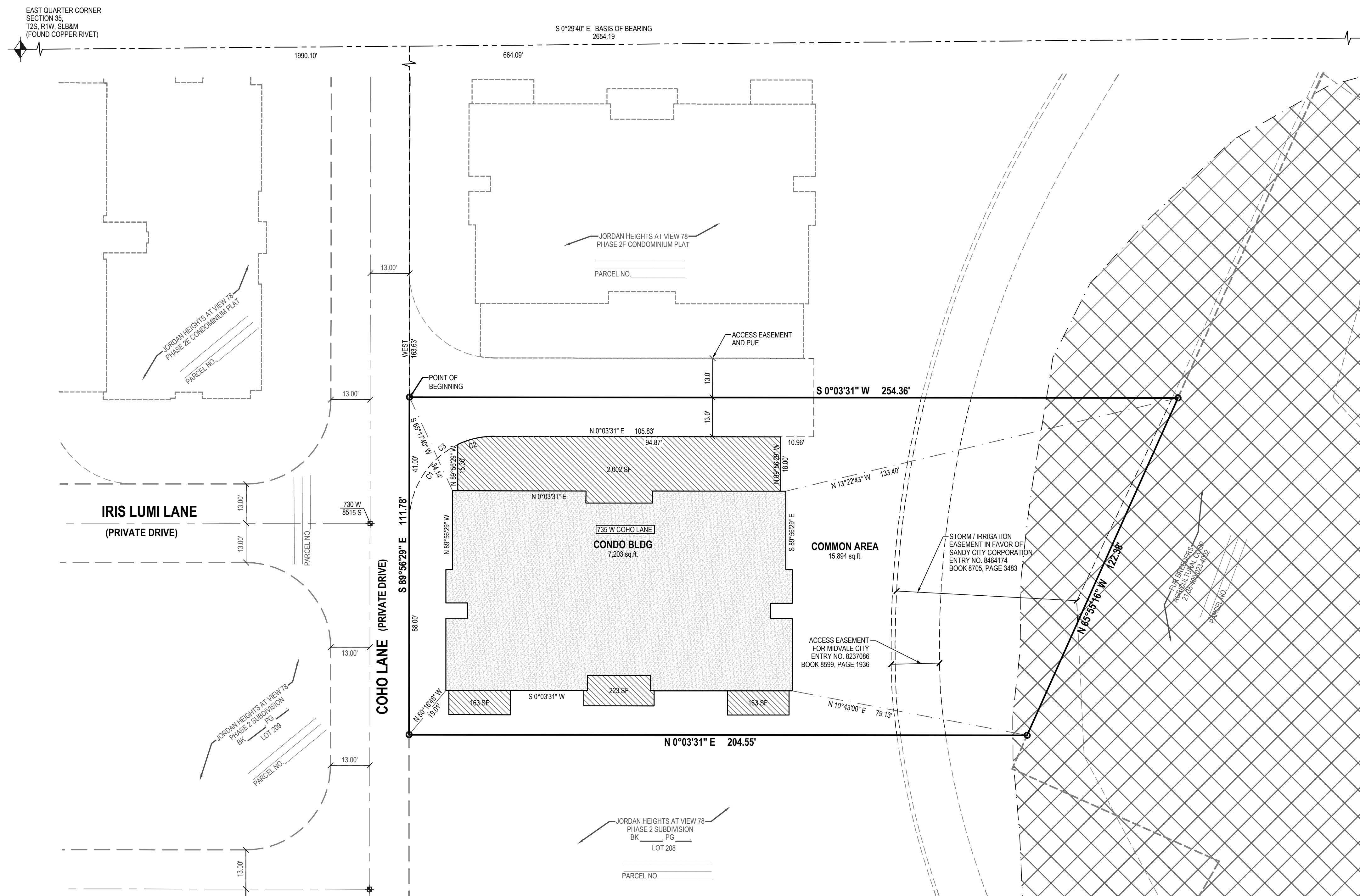
1. Preliminary Subdivision Plat

JORDAN HEIGHTS AT VIEW 78 PHASE 2G CONDOMINIUM PLAT

AMENDING LOT 207 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT



SOUTHEAST CORNER
 SECTION 35,
 T2S, R1W, S188M
 BM ELEV. 4297.26
 (FOUND 2.5" BRASS CAP)



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	28.00'	31.58'	64°37'10"	N57°37'54"W	29.93'
C2	28.00'	12.45'	25°28'01"	N12°35'16"W	12.34'
C3	28.00'	43.98'	90°00'00"	N44°56'29"W	39.60'

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- SECTION LINE
- CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- BUILDING TIE
- DIMENSION
- LIMITED COMMON AREAS
- PRIVATE AREA
- COMMON AREAS

- PLAT NOTES:**
- The private drives on this plat are identified as such for emergency response and addressing purposes. They are not considered private roads under the Midvale City zoning ordinance.
 - The subdivision is subject to the existence of institutional controls or other environmental regulations in areas where such controls or regulations, particularly Midvale's institutional controls ordinance.
 - The plat will expire and be void if it is not recorded within one year of the date it is approved by the city.
 - The subdivision is subject to covenants, conditions, or restrictions recorded concurrently.
 - The sewer lift station that is installed with this project is considered private and Midvale City and Sandy Suburban Improvement District has no jurisdiction or responsibility to maintain.
 - Ownership and maintenance of the lift station, including the force main, sewer laterals and sewer mainline from the manhole prior to the lift station will be the responsibility of the condominium owners association.
 - The sewer mainline within this phase up to and including the last manhole prior to the sewer lift station will be owned, operated and maintained by Sandy Suburban Improvement District.

SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act, of Utah. I further certify that by authority of the Owners, I completed a survey of the property described on this plat and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property hereafter to be known as JORDAN HEIGHTS AT VIEW 78 PHASE 2G CONDOMINIUM PLAT, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION
 All of Lot 207 of Jordan Heights at View 78 Phase 2 Subdivision, recorded _____ as Entry No. _____ in Book _____ at Page _____ in the Office of the Salt Lake County Recorder, being more particularly described as follows:
 Beginning at a point on the Southerly Right-of-Way Line of Coho Lane, said point being South 00°29'40" East 1,990.10 feet along the section line and West 163.63 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running
 thence South 00°03'31" West 254.36 feet;
 thence North 65°55'16" West 122.38 feet;
 thence North 00°03'31" East 204.55 feet to the Southerly Right-of-Way Line of Coho Lane;
 thence South 89°56'29" East 111.78 feet along said Southerly Right-of-Way Line to the point of beginning.
 Contains 25,649 square feet or 0.589 acres.



DATE _____ PATRICK M. HARRIS
 P.L.S. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

JORDAN HEIGHTS AT VIEW 78 PHASE 2G CONDOMINIUM PLAT

UTILITY DEDICATION
 BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE DRIVEWAYS) TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF APPROVED PUBLIC WATER, STORM DRAIN AND PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO. THE OWNER(S) ALSO HEREBY GRANT A PERPETUAL EASEMENT TO CITY FOR BUILDING AND ZONING INSPECTIONS AND EMERGENCY SERVICES DELIVERIES AND INSPECTIONS OVER ALL "PRIVATE DRIVES" AND/OR DRIVEWAYS.

CONVEYANCE OF COMMON AREAS
 BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY DEDICATE AND CONVEY TO THE MEMBERS OF THE JORDAN HEIGHTS CONDOMINIUM ASSOCIATION ALL AREAS SHOWN ON THIS PLAT AS "COMMON AREAS" AND "LIMITED COMMON AREAS" FOR THE COMMON ENJOYMENT OF ALL OWNERS IN ACCORDANCE WITH THE TERMS, CONDITIONS, AND UNDIVIDED INTERESTS OF SAID COMMON AND LIMITED COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR JORDAN HEIGHTS CONDOMINIUMS RECORDED WITH THE SALT LAKE COUNTY RECORDER ON MARCH 18, 2021 AS ENTRY NO. 1360260 AS AMENDED AND SUPPLEMENTED.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____.

By: _____ LLC
 Its: _____

LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH _____ J.S.S.
 County of Salt Lake _____
 On the _____ day of _____ A.D. 20____
 personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
 _____ RESIDING IN _____ COUNTY.

JORDAN HEIGHTS AT VIEW 78 PHASE 2G CONDOMINIUM PLAT

AMENDING LOT 207 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

ROCKY MOUNTAIN POWER NOTES:

- 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.
- Pursuant to Utah Code Ann. § 10-20-503 and § 17-79-703 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that 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 (a) affect any right Enbridge has under Title 54, Chapter 5a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

ENBRIDGE GAS UTAH - NOTE
 Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 5a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

SANDY SUBURBAN IMPROVEMENT DISTRICT
 APPROVED THIS _____ DAY OF _____ 20____ BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.
 SANDY SUBURBAN IMPROVEMENT DISTRICT

DEVELOPER
HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966

SHEET 1 OF 2
 PROJECT NUMBER: 7058E
 MANAGER: BDM
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 6/4/26

ENSIGN
 THE STANDARD IN ENGINEERING
 SANDY 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 Phone: 435.862.1433
 WWW.ENSIGNENG.COM
 RICHFIELD Phone: 435.896.2983

COMMUNITY DEVELOPMENT
 APPROVED THIS _____ DAY OF _____ 20____ BY THE COMMUNITY DEVELOPMENT
 DIRECTOR

CITY ENGINEERING DEPARTMENT
 APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ENGINEER.
 MIDVALE CITY ENGINEER

CITY PLANNING
 APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY PLANNING.
 CHAIR, PLANNING COMMISSION

BOARD OF HEALTH APPROVAL
 APPROVED THIS _____ DAY OF _____ 20____ BY THE BOARD OF HEALTH
 SALT LAKE COUNTY HEALTH DEPT.

APPROVAL AS TO FORM
 APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ATTORNEY.
 MIDVALE CITY ATTORNEY

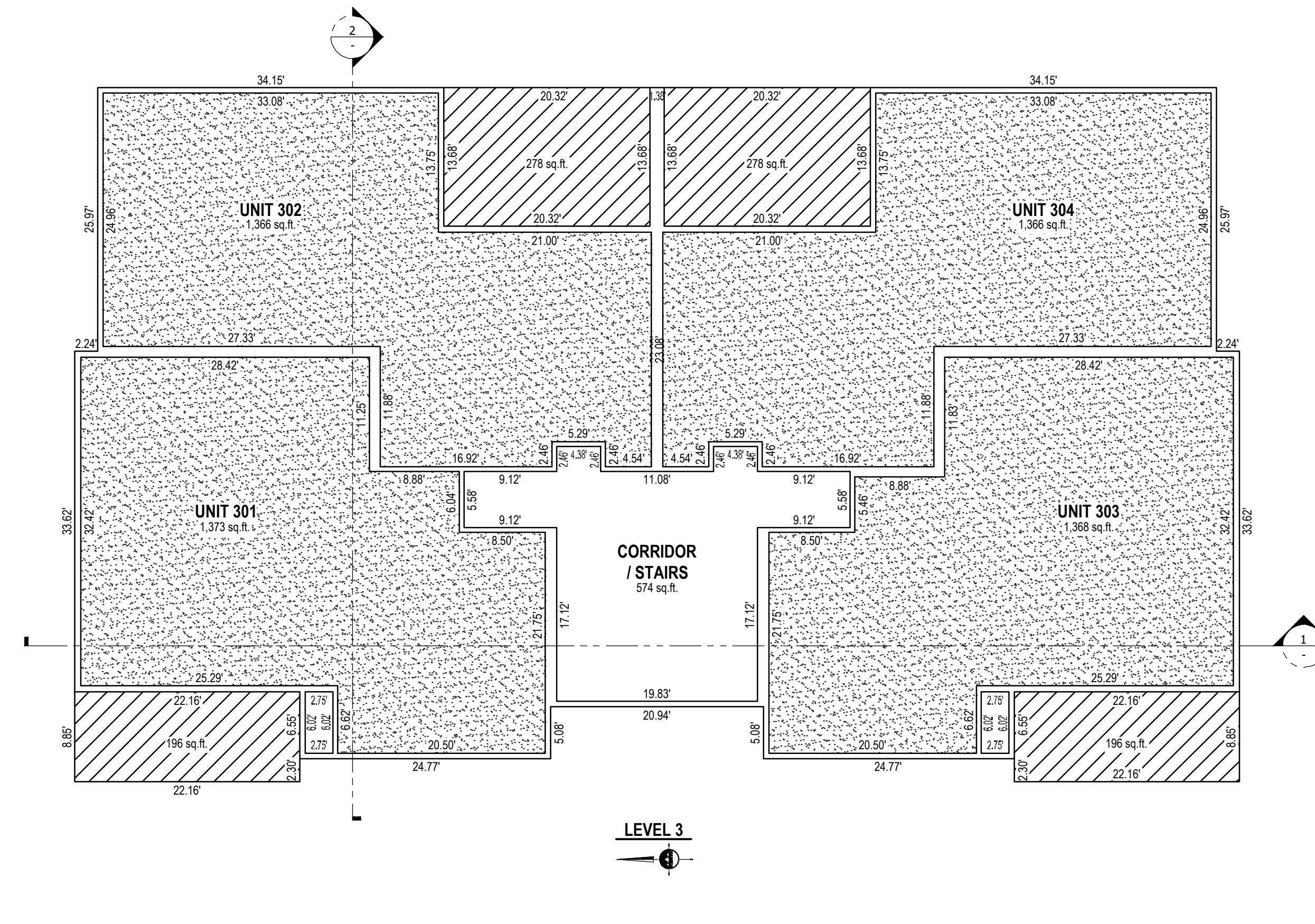
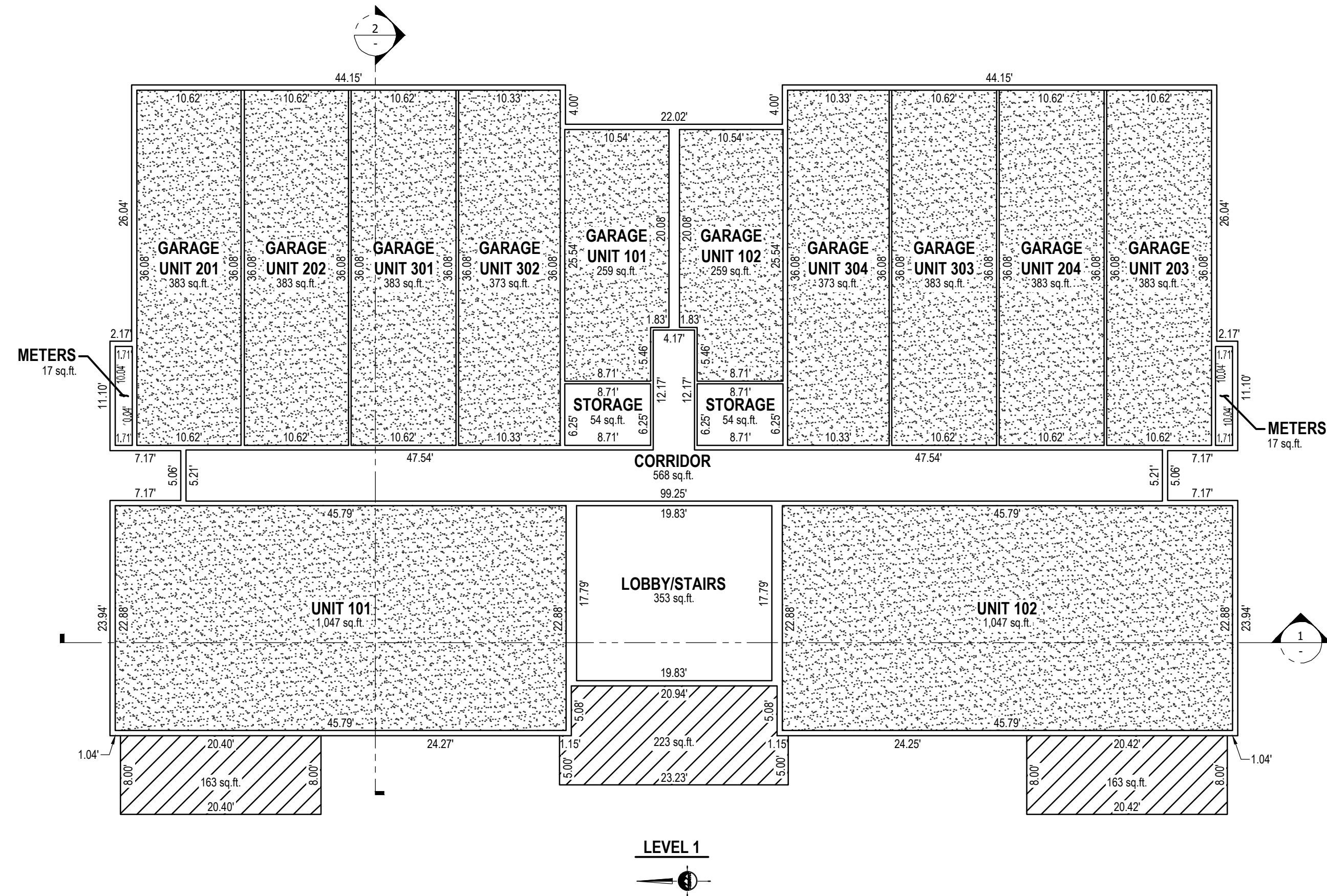
MAYOR APPROVAL
 PRESENTED TO THE MIDVALE MAYOR THIS _____ DAY OF _____ 20____ AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.
 ATTEST: MIDVALE CITY RECORDER MAYOR
 SEAL

RECORD OF SURVEY
 ROS NO.: **S-2016-03-0230**

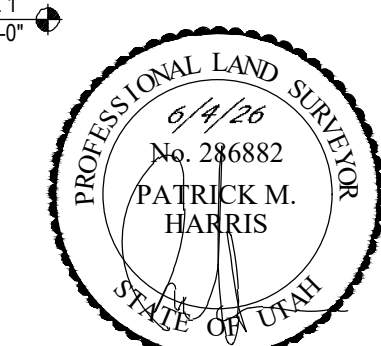
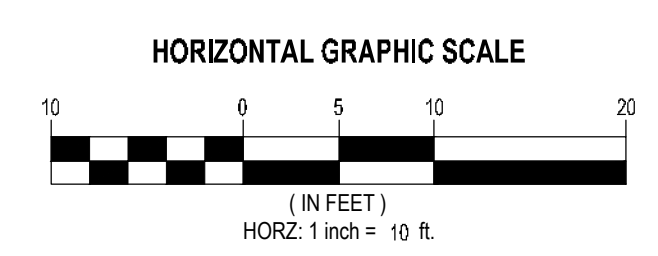
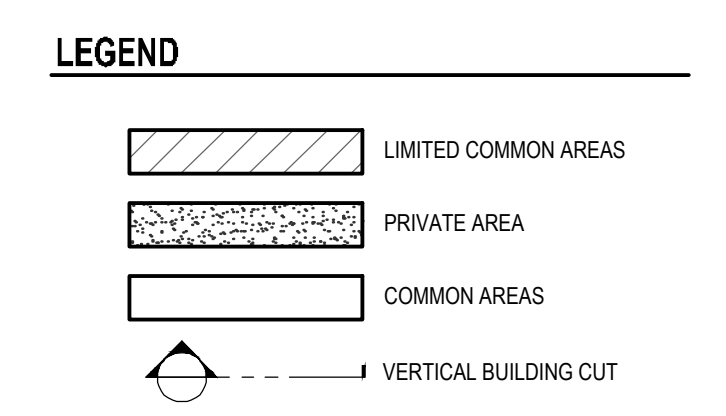
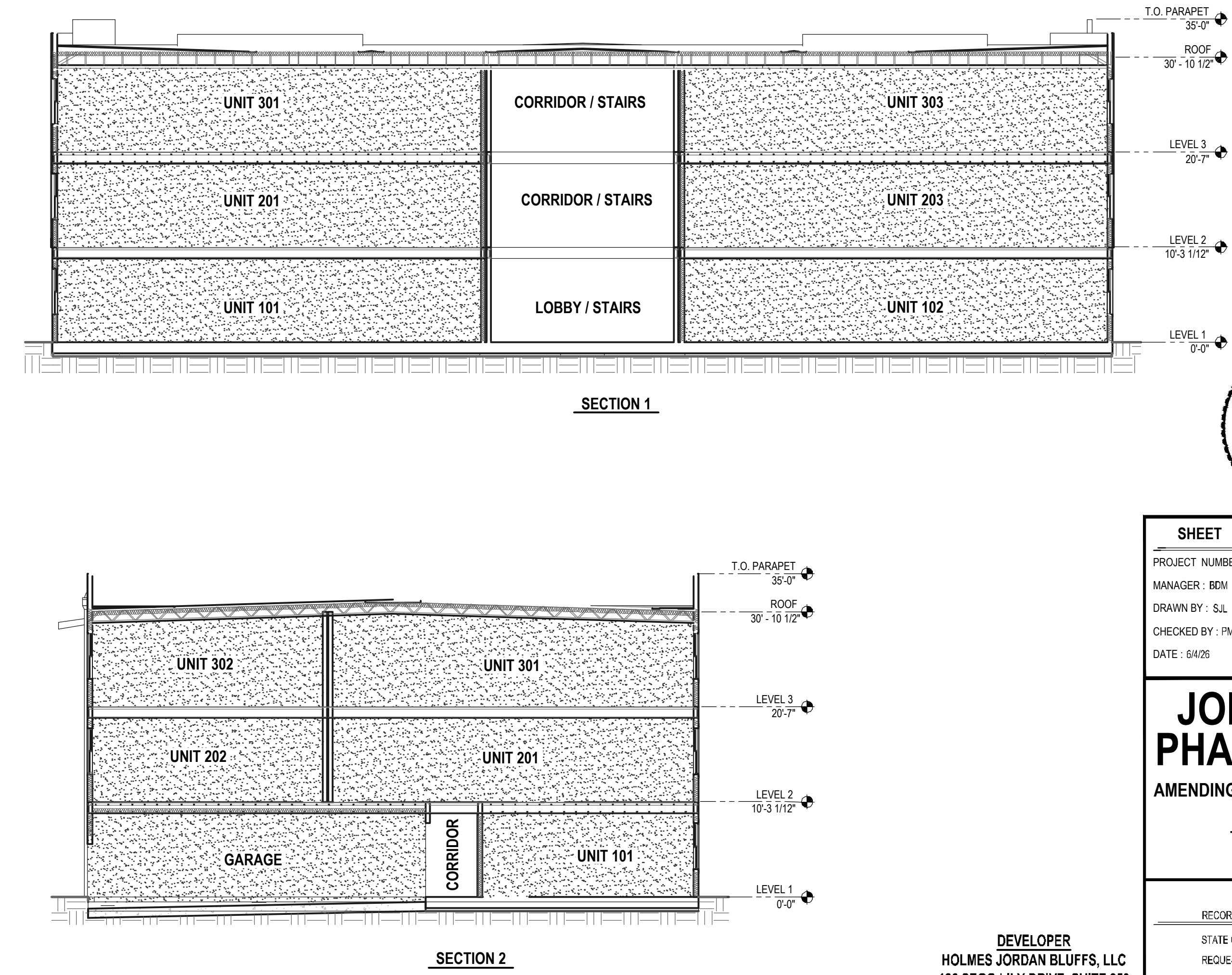
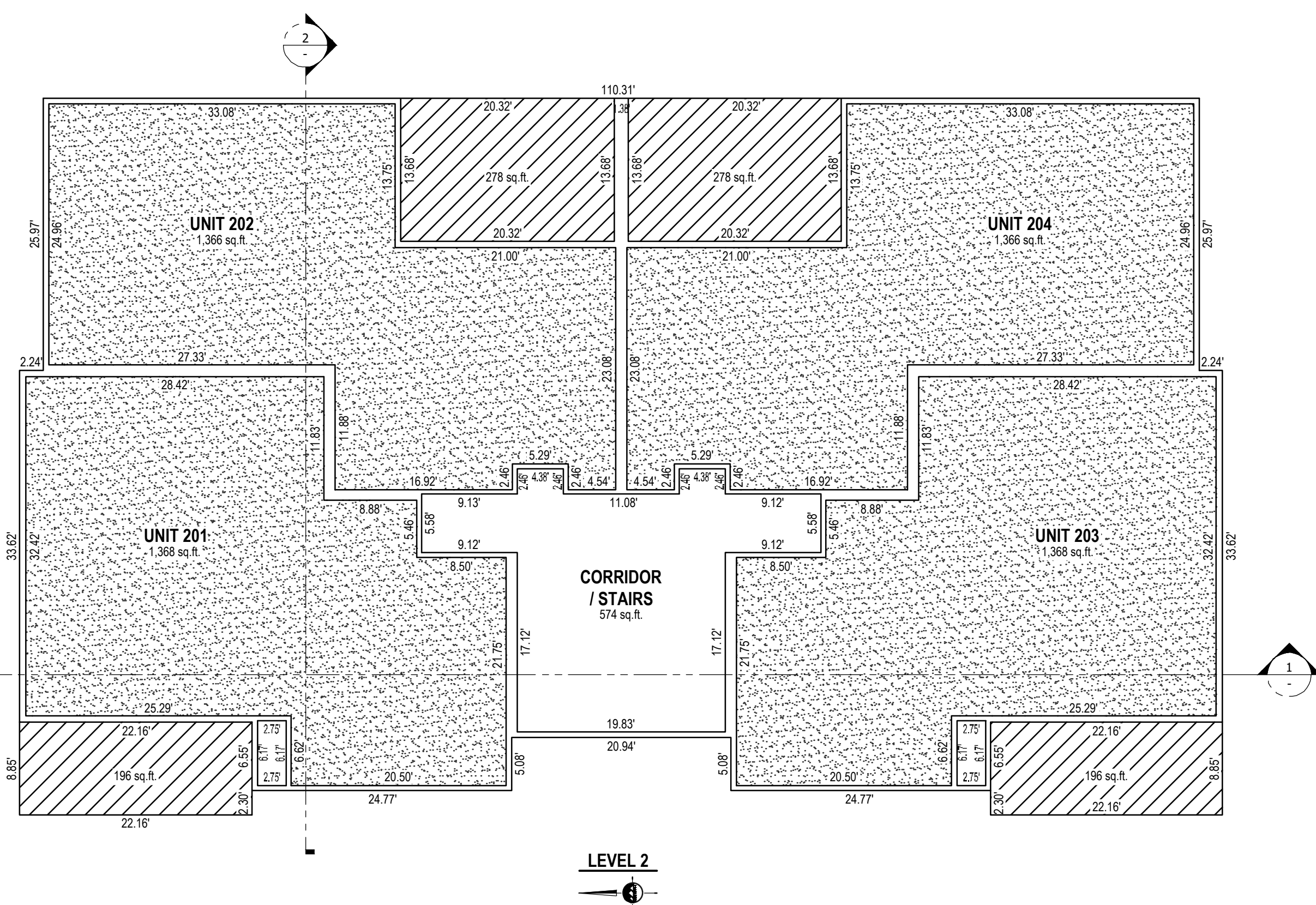
SALT LAKE COUNTY RECORDER
 RECORDED #
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

JORDAN HEIGHTS AT VIEW 78 PHASE 2G CONDOMINIUM PLAT

AMENDING LOT 207 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT



FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4300.90	4309.98
2ND FLOOR	4311.19	4320.28
3RD FLOOR	4321.48	4330.57



SHEET 2 OF 2

PROJECT NUMBER: 7086E
 MANAGER: BDM
 DRAWN BY: SJL
 CHECKED BY: PJM
 DATE: 6/4/26

ENSIGN
 THE STANDARD IN ENGINEERING
 WWW.ENSIGNENG.COM

SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100
 TOOELE
 Phone: 435.843.3990
 CEDAR CITY
 Phone: 435.865.1453
 RICHFIELD
 Phone: 435.896.2863

JORDAN HEIGHTS AT VIEW 78 PHASE 2G CONDOMINIUM PLAT
 AMENDING LOT 207 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

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

DEVELOPER
 HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 07/08/2026

SUBJECT

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.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The proposed Preliminary Subdivision is an amendment to Lot 208 of the Jordan Heights at View 78 Phase 2 Condominiums project by Holmes Homes for a 10-unit residential condominium building. This project previously received Site Plan Approval in August of 2022.

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 departmental review requirements. Staff finds the proposal complies with the preliminary subdivision requirements in Midvale Municipal Code 16.02, and the lot standards of the JB 1-3 zone in Midvale Municipal Code 17-7-10.12.10.

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 17-7-10.12.10 of the Midvale Municipal Code demonstrated in the application, Staff recommends the Planning Commission approve the preliminary subdivision with the following findings and condition:

Findings:

1. The project complies with the preliminary subdivision procedure outlined in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

RECOMMENDED MOTION

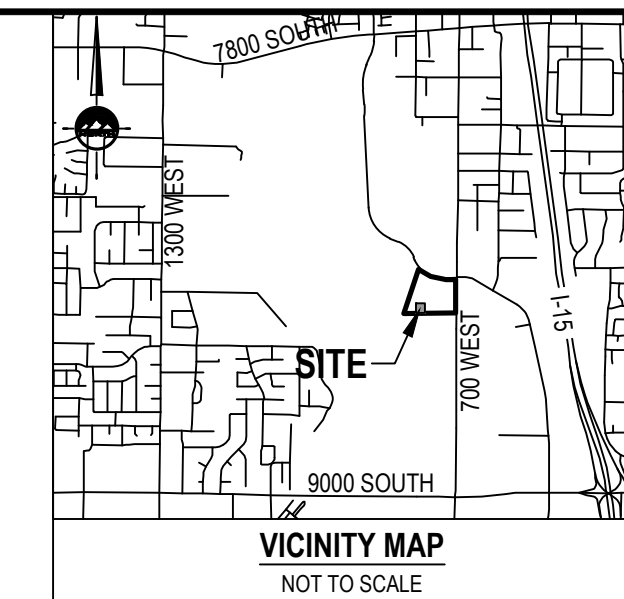
I move that we approve the Preliminary Subdivision for a 10-unit residential condominium subdivision at 757 W Coho Lane amending Lot 208 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the staff report.

ATTACHMENTS

1. Preliminary Subdivision Plat

JORDAN HEIGHTS AT VIEW 78 PHASE 2H CONDOMINIUM PLAT

AMENDING LOT 208 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT



SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act, of Utah. I further certify that by authority of the Owners, I completed a survey of the property described on this plat and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property hereafter to be known as JORDAN HEIGHTS AT VIEW 78 PHASE 2H CONDOMINIUM PLAT, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION
 All of Lot 208 of Jordan Heights at View 78 Phase 2 Subdivision, recorded _____ as Entry No. _____ in Book _____ at Page _____ in the Office of the Salt Lake County Recorder, being more particularly described as follows:
 Beginning at a point on the Southerly Right-of-Way Line of Coho Lane, said point being South 00°29'40" East 1,989.98 feet along the section line and West 275.41 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running
 thence South 00°03'31" West 204.55 feet;
 thence North 65°55'16" West 12.16 feet;
 thence South 24°04'44" West 75.08 feet;
 thence North 59°54'19" West 55.73 feet;
 thence South 23°47'27" West 47.77 feet;
 thence South 38°00'44" West 59.69 feet;
 thence North 75°55'41" West 171.55 feet to the Easterly Boundary Line of Jordan Bluffs Lot 2 2nd Amended Subdivision, recorded September 9, 2019 as Entry No. 13089595 in Book 2019P at Page 254 of Official Records;
 thence along said Easterly Boundary Line the following two (2) courses:
 (1) North 40°07'03" East 224.34 feet;
 (2) North 09°13'26" West 119.39 feet;
 thence South 89°56'29" East 187.16 feet to and along the Southerly Right-of-Way Line of Coho Lane to the point of beginning.

Contains 61,364 Square Feet or 1.409 Acres.



DATE _____ PATRICK M. HARRIS
 P.L.S. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

JORDAN HEIGHTS AT VIEW 78 PHASE 2H CONDOMINIUM PLAT

UTILITY DEDICATION
 BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE DRIVEWAYS) TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF APPROVED PUBLIC WATER, STORM DRAIN AND PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO. THE OWNER(S) ALSO HEREBY GRANT A PERPETUAL EASEMENT TO CITY FOR BUILDING AND ZONING INSPECTIONS AND EMERGENCY SERVICES DELIVERIES AND INSPECTIONS OVER ALL "PRIVATE DRIVES" AND/OR DRIVEWAYS.

CONVEYANCE OF COMMON AREAS
 BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY DEDICATE AND CONVEY TO THE MEMBERS OF THE JORDAN HEIGHTS CONDOMINIUM ASSOCIATION ALL AREAS SHOWN ON THIS PLAT AS "COMMON AREAS" AND "LIMITED COMMON AREAS" FOR THE COMMON ENJOYMENT OF ALL OWNERS IN ACCORDANCE WITH THE TERMS, CONDITIONS, AND UNDIVIDED INTERESTS OF SAID COMMON AND LIMITED COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR JORDAN HEIGHTS CONDOMINIUM RECORDED WITH THE SALT LAKE COUNTY RECORDER ON MARCH 18, 2021 AS ENTRY NO. 13620260 AS AMENDED AND SUPPLEMENTED.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

By: _____ LLC

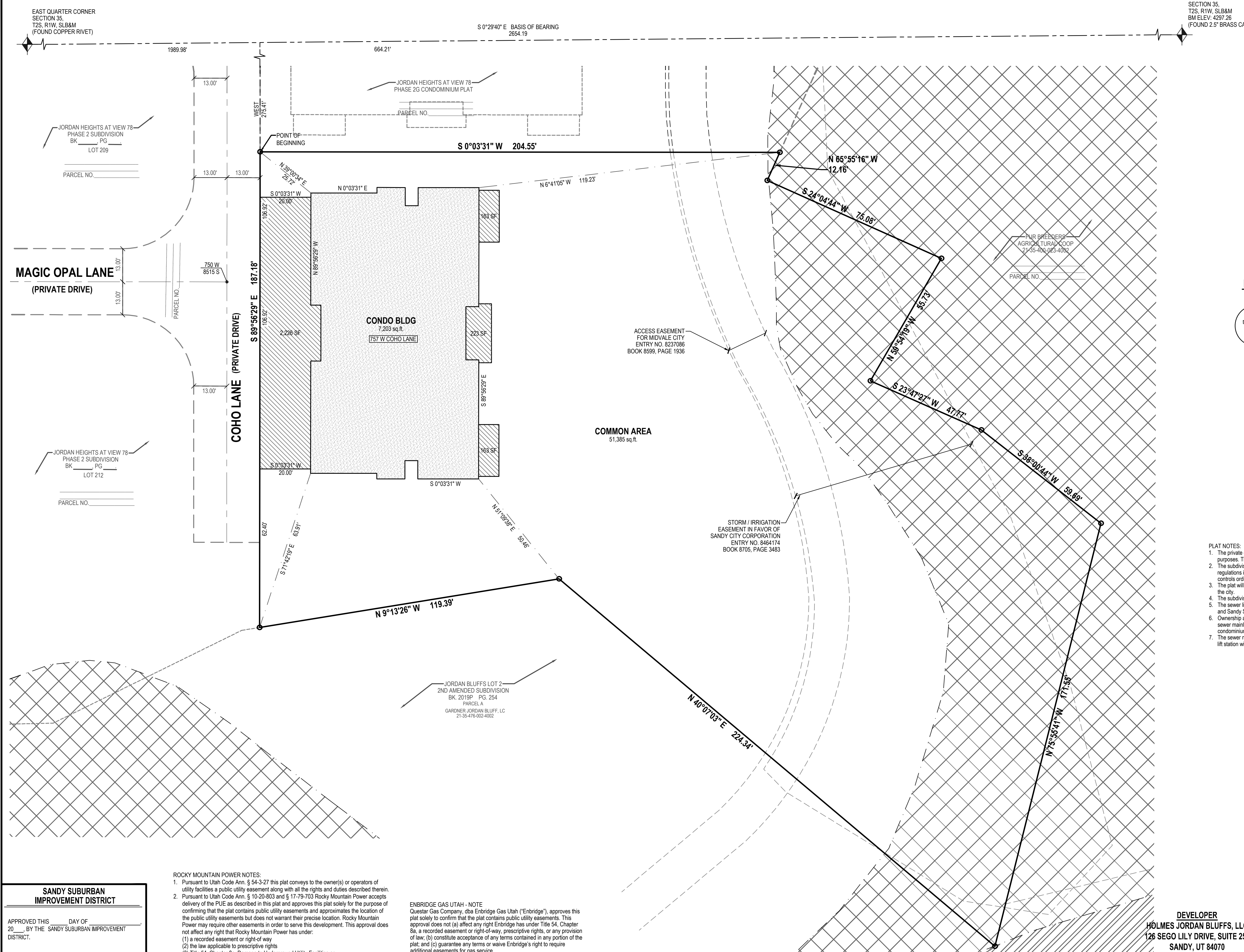
LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.
 County of Salt Lake
 On the _____ day of _____ A.D. 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

JORDAN HEIGHTS AT VIEW 78 PHASE 2H CONDOMINIUM PLAT

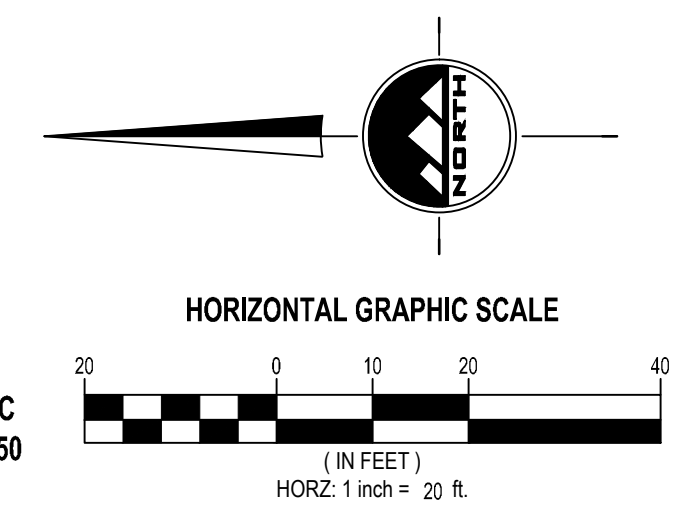
AMENDING LOT 208 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
- SECTION LINE
- CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- BUILDING TIE
- DIMENSION
- LIMITED COMMON AREAS
- PRIVATE AREA
- COMMON AREAS

- PLAT NOTES:**
- The private drives on this plat are identified as such for emergency response and addressing purposes. They are not considered private roads under the Midvale City zoning ordinance.
 - The subdivision is subject to the existence of institutional controls or other environmental regulations in areas where such controls or regulations, particularly Midvale's institutional controls ordinance.
 - The plat will expire and be void if it is not recorded within one year of the date it is approved by the city.
 - The subdivision is subject to covenants, conditions, or restrictions recorded concurrently.
 - The sewer lift station that is installed with this project is considered private and Midvale City and Sandy Suburban Improvement District has no jurisdiction or responsibility to maintain.
 - Ownership and maintenance of the lift station, including the forced main, sewer laterals and sewer mainline from the manhole prior to the lift station will be the responsibility of the condominium owners association.
 - The sewer mainline within this phase up to and including the last manhole prior to the sewer lift station will be owned, operated and maintained by Sandy Suburban Improvement District.



DEVELOPER
 HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966

ROCKY MOUNTAIN POWER NOTES:

- 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.
- Pursuant to Utah Code Ann. § 10-20-803 and § 17-79-703 Rocky Mountain Power accepts delivery of the P.U.E. as described in this plat and approves this plat solely for the purpose of confirming that 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:
 - a recorded easement or right-of-way
 - the law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities or
 - any other provision of law.

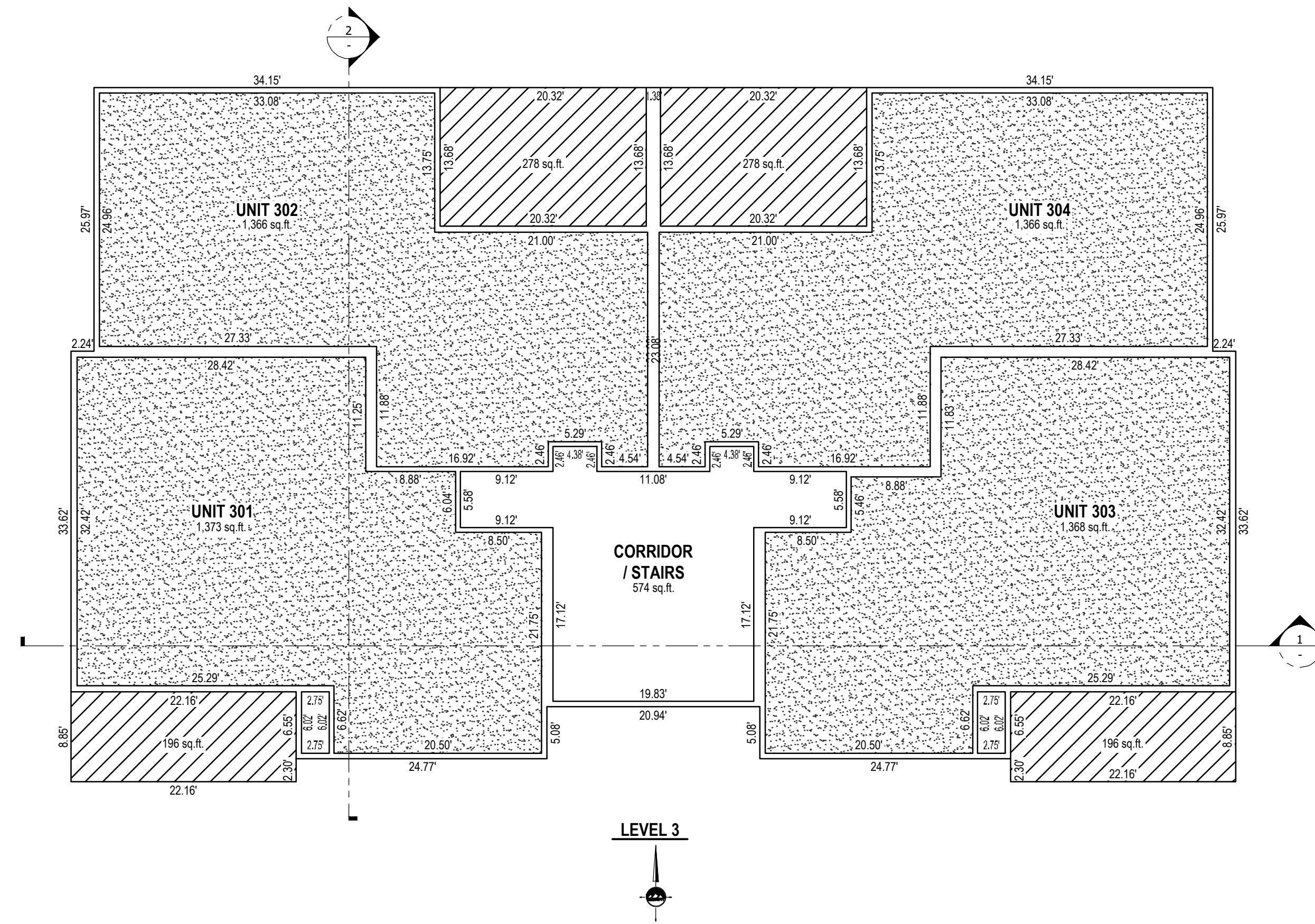
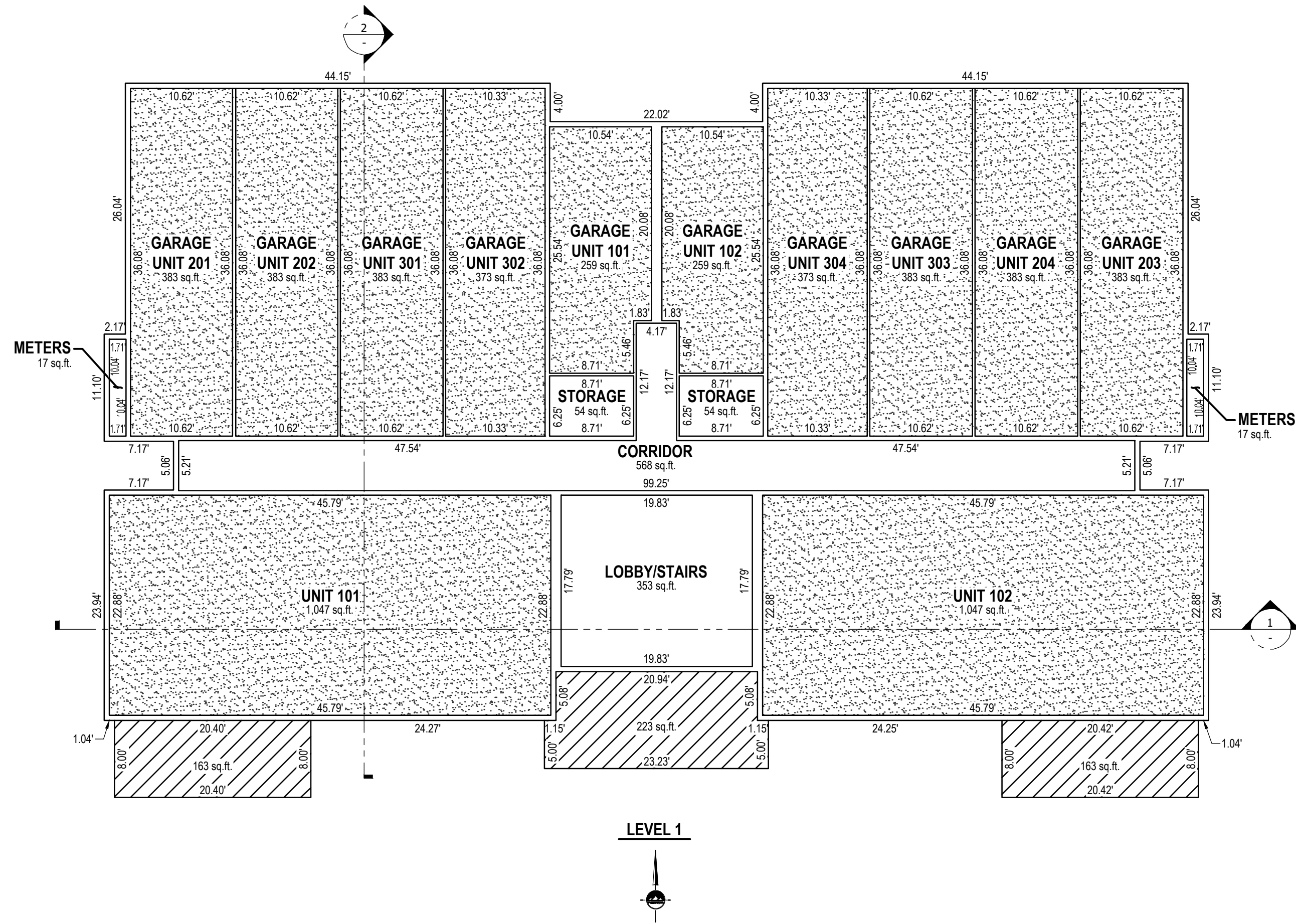
ENBRIDGE GAS UTAH - NOTE
 Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

SANDY SUBURBAN IMPROVEMENT DISTRICT
 APPROVED THIS _____ DAY OF _____ 20____ BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.
 SANDY SUBURBAN IMPROVEMENT DISTRICT

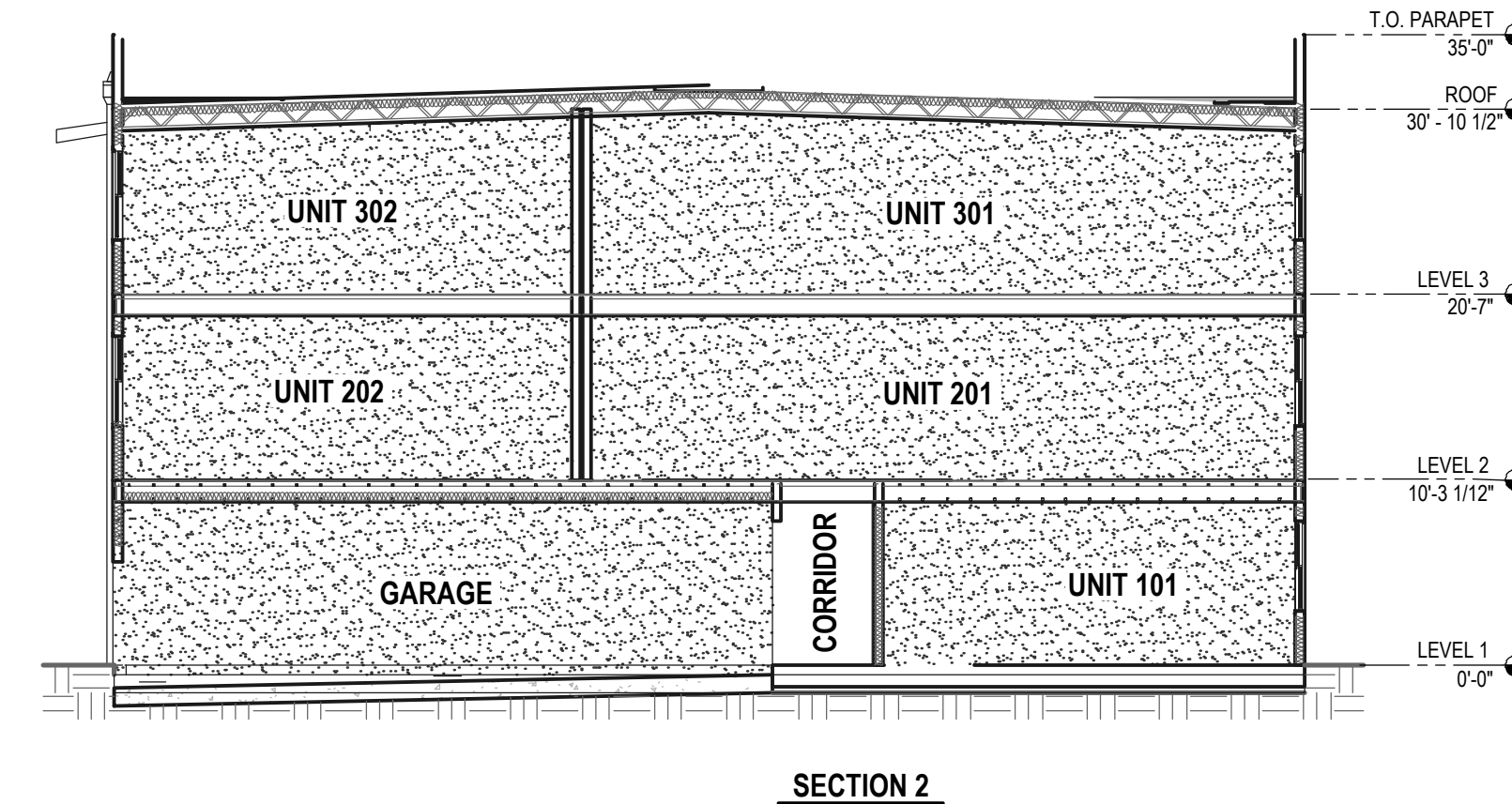
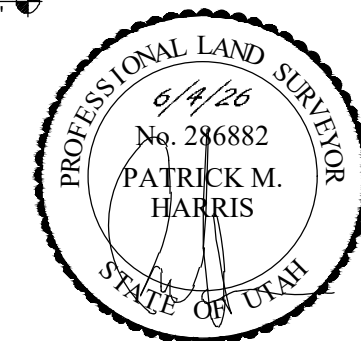
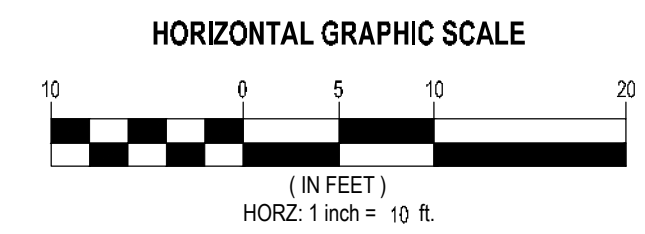
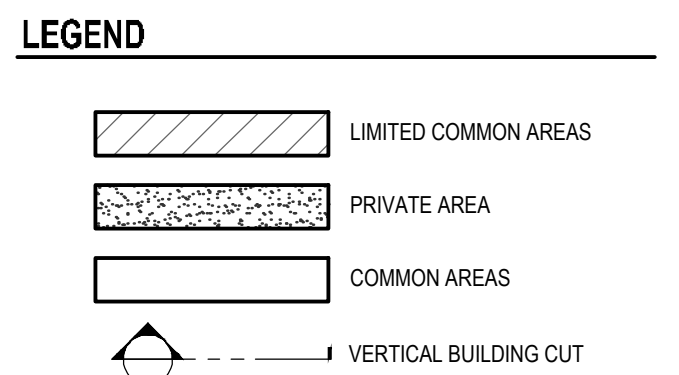
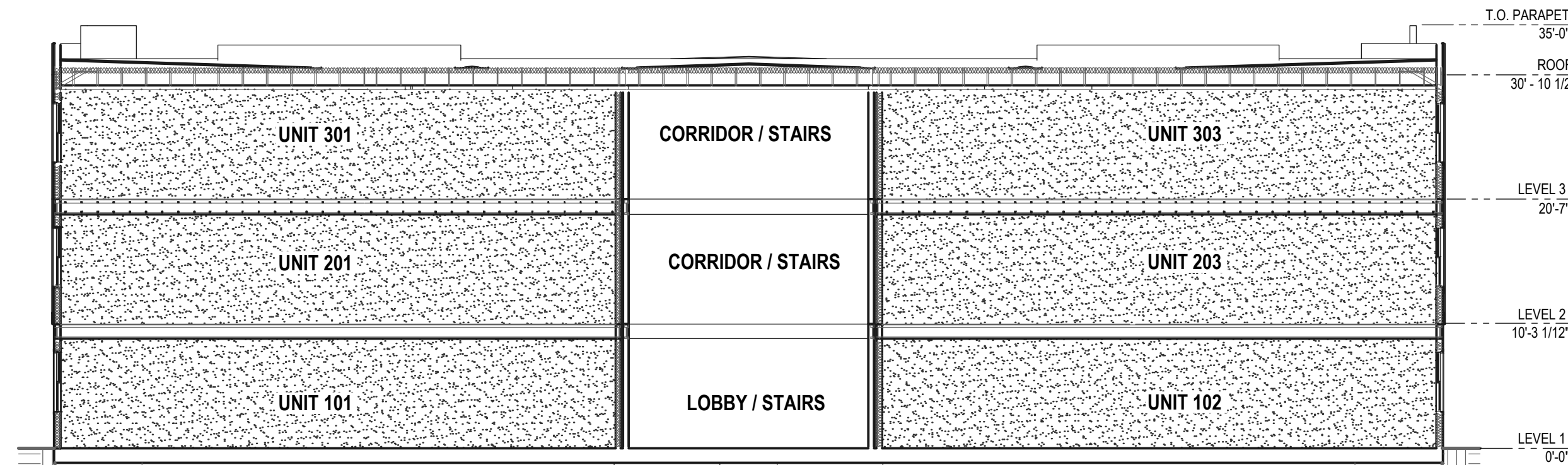
SHEET 1 OF 2 PROJECT NUMBER: 7058E MANAGER: BDM DRAWN BY: KFW CHECKED BY: PMH DATE: 6/4/26	 SANDY 45 W 10000 S, Suite 500 Sandy, UT 84070 Phone: 801.255.0529 WWW.ENSGNENG.COM	LAYTON Phone: 801.547.1100 TOLEBE Phone: 433.843.2690 CEDAR CITY Phone: 433.865.1433 RICHFIELD Phone: 433.895.2983	COMMUNITY DEVELOPMENT APPROVED THIS _____ DAY OF _____ 20____ BY THE COMMUNITY DEVELOPMENT	CITY ENGINEERING DEPARTMENT APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ENGINEER.	CITY PLANNING APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY PLANNING.	BOARD OF HEALTH APPROVAL APPROVED THIS _____ DAY OF _____ 20____ BY THE BOARD OF HEALTH	APPROVAL AS TO FORM APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ATTORNEY.	MAYOR APPROVAL PRESENTED TO THE MIDVALE MAYOR THIS _____ DAY OF _____ 20____, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.	RECORD OF SURVEY ROS NO.: <u>S-2018-03-0230</u>	SALT LAKE COUNTY RECORDER RECORDED # _____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEES _____ DEPUTY SALT LAKE COUNTY RECORDER
			DIRECTOR	MIDVALE CITY ENGINEER	CHAIR, PLANNING COMMISSION	SALT LAKE COUNTY HEALTH DEPT.	MIDVALE CITY ATTORNEY	ATTEST: MIDVALE CITY RECORDER _____ MAYOR _____ SEAL	DEPUTY SALT LAKE COUNTY RECORDER	

JORDAN HEIGHTS AT VIEW 78 PHASE 2H CONDOMINIUM PLAT

AMENDING LOT 208 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT



FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4301.50	4310.58
2ND FLOOR	4311.79	4320.88
3RD FLOOR	4322.08	4331.17



SHEET 2 OF 2
 PROJECT NUMBER: 7088E
 MANAGER: BDM
 DRAWN BY: SJL
 CHECKED BY: PMH
 DATE: 6/4/26

ENSIGN
 THE STANDARD IN ENGINEERING
 SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
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 WWW.ENSIGNENG.COM
 LAYTON
 Phone: 801.547.1100
 TOOELE
 Phone: 435.843.3990
 CEDAR CITY
 Phone: 435.865.1453
 RICHFIELD
 Phone: 435.896.2863

**JORDAN HEIGHTS AT VIEW 78
 PHASE 2H CONDOMINIUM PLAT**
 AMENDING LOT 208 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

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

DEVELOPER
 HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 07/08/2026

SUBJECT

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.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The proposed Preliminary Subdivision is an amendment to Lot 209 of the Jordan Heights at View 78 Phase 2 Condominiums project by Holmes Homes for a 10-unit residential condominium building. This project previously received Site Plan Approval in August of 2022.

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 departmental review requirements. Staff finds the proposal complies with the preliminary subdivision requirements in Midvale Municipal Code 16.02, and the lot standards of the JB 1-3 zone in Midvale Municipal Code 17-7-10.12.10.

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 17-7-10.12.10 of the Midvale Municipal Code demonstrated in the application, Staff recommends the Planning Commission approve the preliminary subdivision with the following findings and condition:

Findings:

1. The project complies with the preliminary subdivision procedure outlined in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

RECOMMENDED MOTION

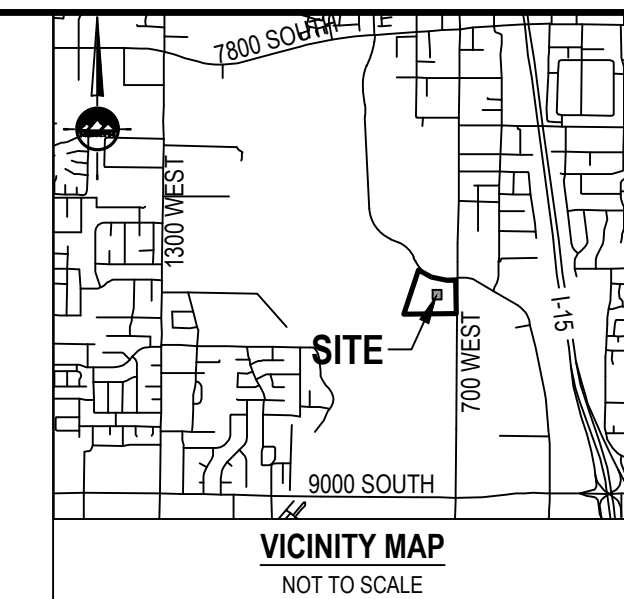
I move that we approve the Preliminary Subdivision for a 10-unit residential condominium subdivision at 8497 S Magic Opal Lane amending Lot 209 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the staff report.

ATTACHMENTS

1. Preliminary Subdivision Plat

JORDAN HEIGHTS AT VIEW 78 PHASE 2I CONDOMINIUM PLAT

AMENDING LOT 209 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT



SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act, of Utah. I further certify that by authority of the Owners, I completed a survey of the property described on this plat and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property hereafter to be known as JORDAN HEIGHTS AT VIEW 78 PHASE 2I CONDOMINIUM PLAT, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION
 All of Lot 209 of Jordan Heights at View 78 Phase 2 Subdivision, recorded _____ as Entry No. _____ in Book _____ at Page _____ in the Office of the Salt Lake County Recorder, being more particularly described as follows:
 Beginning at a point on the Westerly Right-of-Way Line of Iris Lumi Lane, said point being South 00°29'40" East 1,808.40 feet along the section line and West 216.71 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Westerly Right-of-Way Line the following two (2) courses:
 (1) South 00°33'31" West 127.63 feet;
 (2) Southwesterly 43.98 feet along the arc of a 28.00 foot radius curve to the right (center bears North 89°56'29" West and the chord bears South 45°03'31" West 39.80 feet with a central angle of 90°00'00") to the Northerly Right-of-Way Line of Coho Lane;
 thence along said Northerly Right-of-Way Line the following two (2) courses:
 (1) North 89°56'29" West 39.13 feet;
 (2) Northwesterly 43.98 feet along the arc of a 28.00 foot radius curve to the right (center bears North 00°03'31" East and the chord bears North 44°56'29" West 39.50 feet with a central angle of 90°00'00") to the Easterly Right-of-Way Line of Magic Opal Lane;
 thence North 00°03'31" East 127.63 feet along said Easterly Right-of-Way Line;
 thence South 89°56'29" East 95.13 feet to the point of beginning.

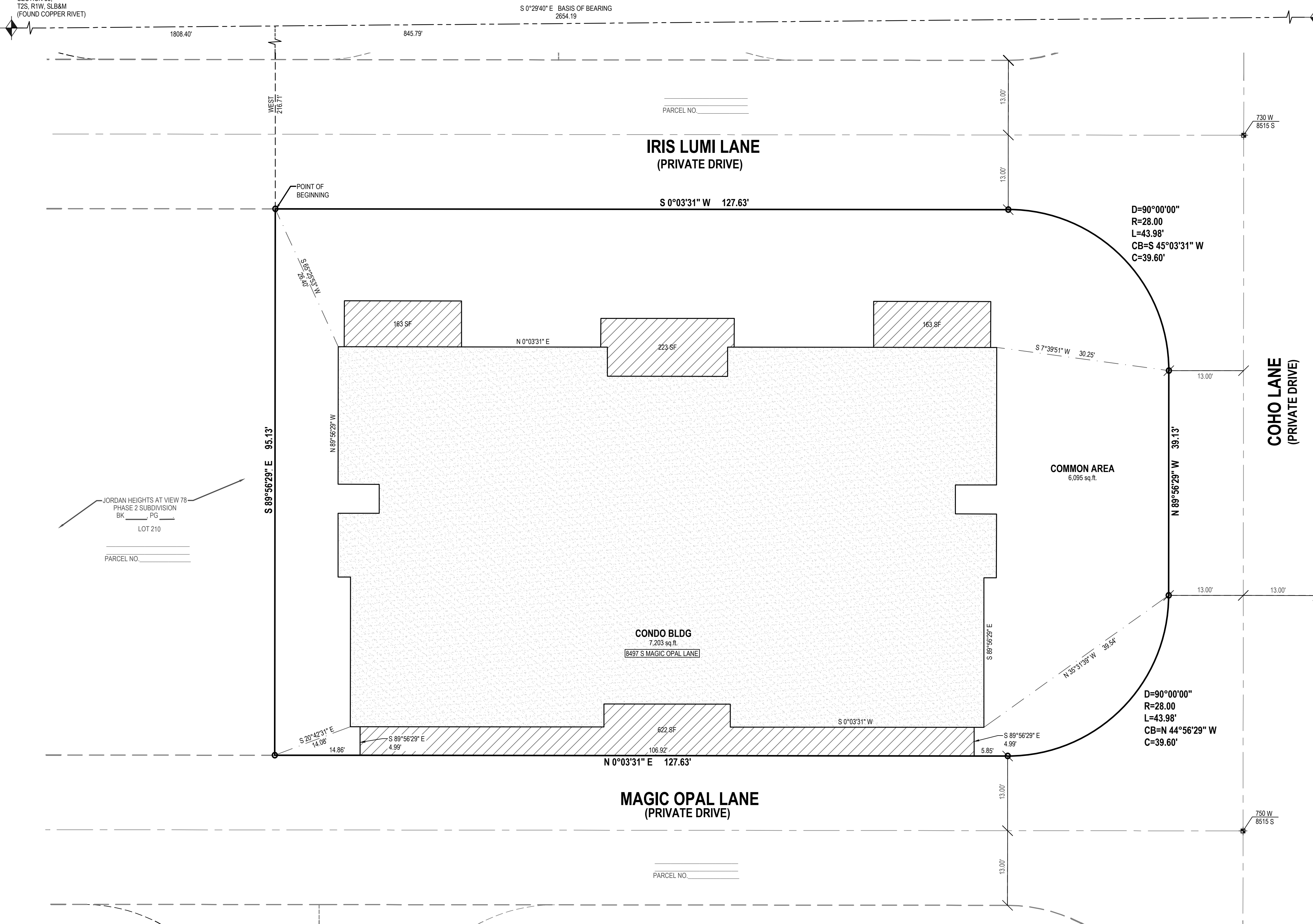
Contains 14,469 Square Feet or 0.332 Acres.



DATE _____ PATRICK M. HARRIS
 P.L.S. 286882

EAST QUARTER CORNER SECTION 35, T2S, R1W, SL&M (FOUND COPPER RIVET)

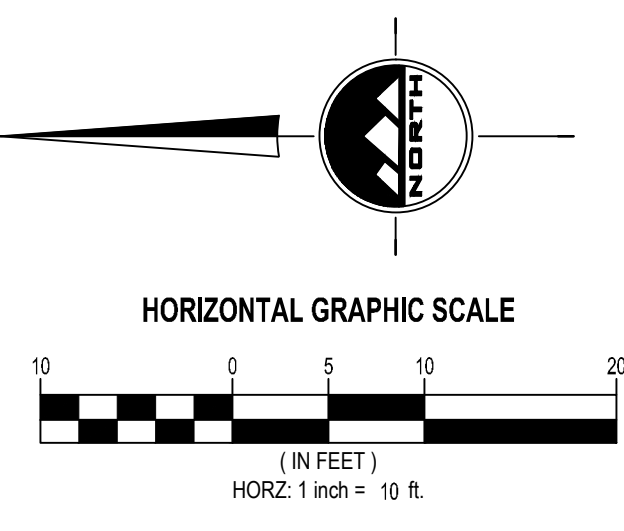
SOUTHEAST CORNER SECTION 35, T2S, R1W, SL&M BM ELEV: 4297.26 (FOUND 2.5" BRASS CAP)



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
- SECTION LINE
- CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- BUILDING TIE
- DIMENSION
- LIMITED COMMON AREAS
- PRIVATE AREA
- COMMON AREAS

- PLAT NOTES:**
- The private drives on this plat are identified as such for emergency response and addressing purposes. They are not considered private roads under the Midvale City zoning ordinance.
 - The subdivision is subject to the existence of institutional controls or other environmental regulations in areas where such controls or regulations, particularly Midvale's institutional controls ordinance.
 - The plat will expire and be void if it is not recorded within one year of the date it is approved by the city.
 - The subdivision is subject to covenants, conditions, or restrictions recorded concurrently.
 - The sewer lift station that is installed with this project is considered private and Midvale City and Sandy Suburban Improvement District has no jurisdiction or responsibility to maintain.
 - Ownership and maintenance of the lift station, including the force main, sewer laterals and sewer mainline from the manhole prior to the lift station will be the responsibility of the condominium owners association.
 - The sewer mainline within this phase up to and including the last manhole prior to the sewer lift station will be owned, operated and maintained by Sandy Suburban Improvement District.



ROCKY MOUNTAIN POWER NOTES:

- 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.
- Pursuant to Utah Code Ann. § 10-20-503 and § 17-79-703 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that 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 (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

ENBRIDGE GAS UTAH - NOTE
 Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

OWNER'S CERTIFICATION AND CONSENT TO RECORD
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

JORDAN HEIGHTS AT VIEW 78 PHASE 2I CONDOMINIUM PLAT

UTILITY DEDICATION
 BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE DRIVEWAYS) TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF APPROVED PUBLIC WATER, STORM DRAIN AND PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO. THE OWNER(S) ALSO HEREBY GRANT A PERPETUAL EASEMENT TO CITY FOR BUILDING AND ZONING INSPECTIONS AND EMERGENCY SERVICES DELIVERIES AND INSPECTIONS OVER ALL "PRIVATE DRIVES" AND/OR DRIVEWAYS.

CONVEYANCE OF COMMON AREAS
 BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY DEDICATE AND CONVEY TO THE MEMBERS OF THE JORDAN HEIGHTS CONDOMINIUM ASSOCIATION ALL AREAS SHOWN ON THIS PLAT AS "COMMON AREAS" AND "LIMITED COMMON AREAS" FOR THE COMMON ENJOYMENT OF ALL OWNERS IN ACCORDANCE WITH THE TERMS, CONDITIONS, AND UNDIVIDED INTERESTS OF SAID COMMON AND LIMITED COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR JORDAN HEIGHTS CONDOMINIUM RECORDED WITH THE SALT LAKE COUNTY RECORDER ON MARCH 18, 2021 AS ENTRY NO. 13602060 AS AMENDED AND SUPPLEMENTED.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

By: _____ LLC
 Its: _____

LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH _____ J.S.S.
 County of Salt Lake _____

On the _____ day of _____ A.D. 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
 _____ RESIDING IN _____ COUNTY.

JORDAN HEIGHTS AT VIEW 78 PHASE 2I CONDOMINIUM PLAT

AMENDING LOT 209 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

SANDY SUBURBAN IMPROVEMENT DISTRICT
 APPROVED THIS _____ DAY OF _____ 20____ BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.
 SANDY SUBURBAN IMPROVEMENT DISTRICT

DEVELOPER
 HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966

DEVELOPER
 HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE
 SANDY, UT 84070
 PHONE: 801.558.9966

SHEET 1 OF 2
 PROJECT NUMBER: 7058E
 MANAGER: BDM
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 6/4/26

ENSGN
 THE STANDARD IN ENGINEERING
 SANDY 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 WWW.ENSGNENG.COM

LAYTON Phone: 801.547.1100
 TOOELE Phone: 433.843.3990
 CEAR CITY Phone: 433.863.1433
 RICHFIELD Phone: 433.896.2983

COMMUNITY DEVELOPMENT
 APPROVED THIS _____ DAY OF _____ 20____ BY THE COMMUNITY DEVELOPMENT

CITY ENGINEERING DEPARTMENT
 APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ENGINEER.

CITY PLANNING
 APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY PLANNING.

BOARD OF HEALTH APPROVAL
 APPROVED THIS _____ DAY OF _____ 20____ BY THE BOARD OF HEALTH

APPROVAL AS TO FORM
 APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ATTORNEY.

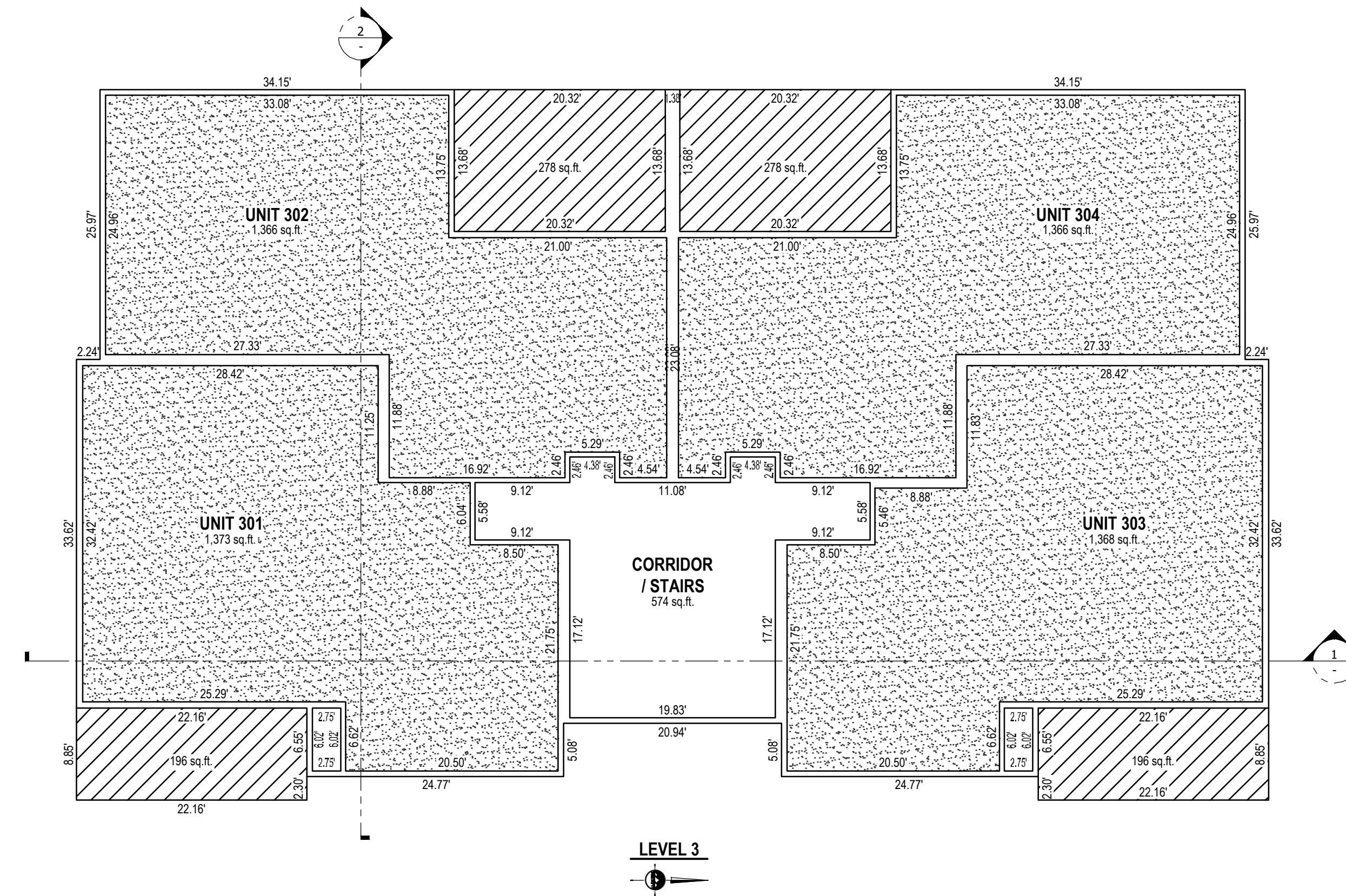
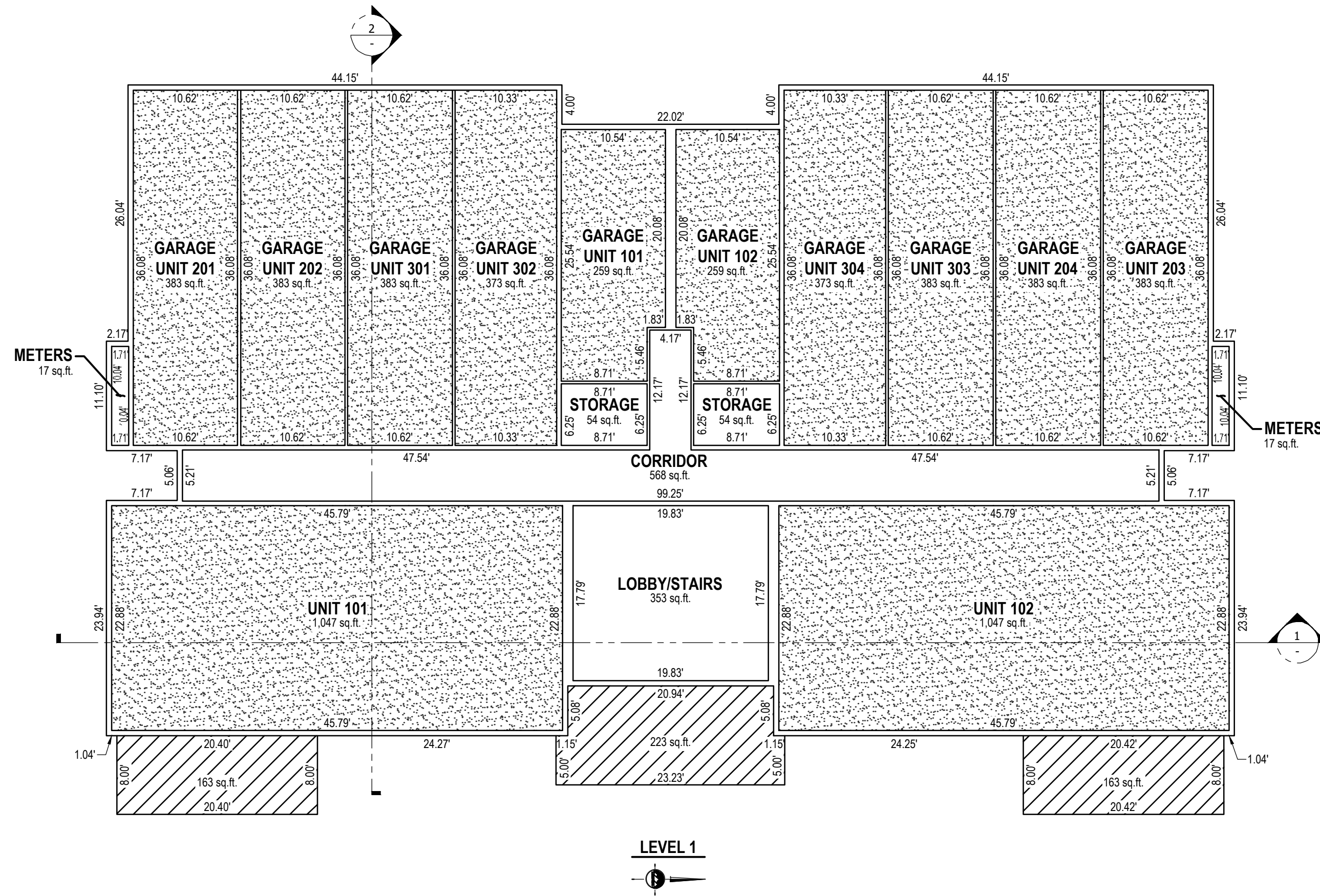
MAYOR APPROVAL
 PRESENTED TO THE MIDVALE MAYOR THIS _____ DAY OF _____ 20____ AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

RECORD OF SURVEY
 ROS NO.: S-2018-03-0230

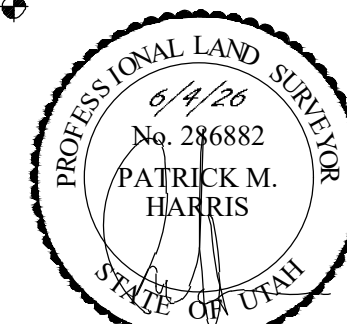
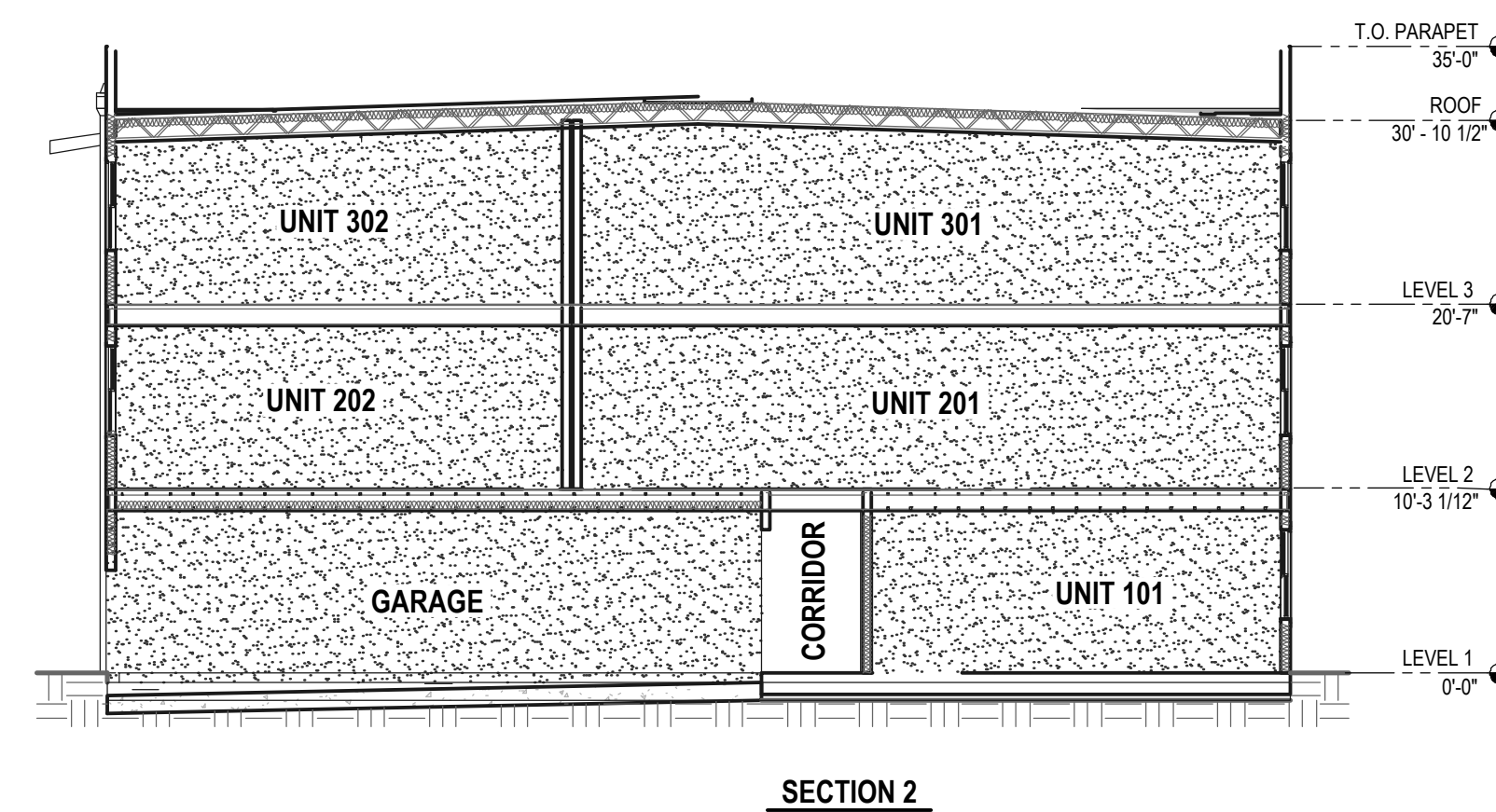
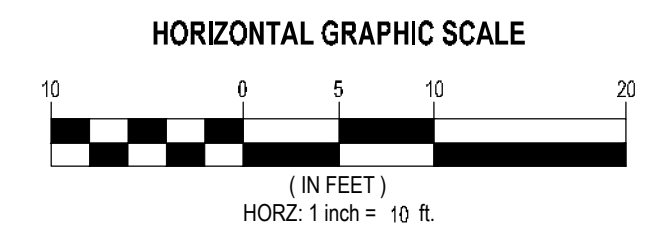
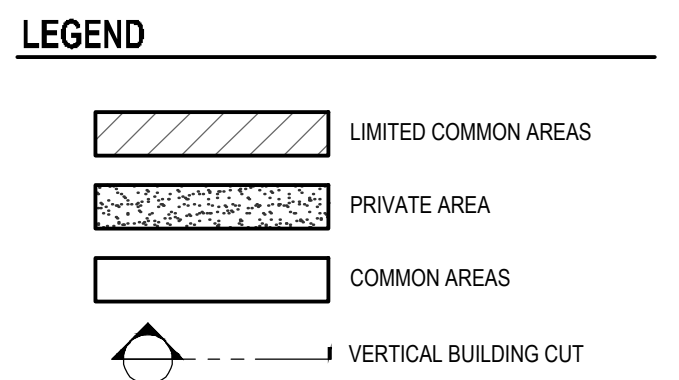
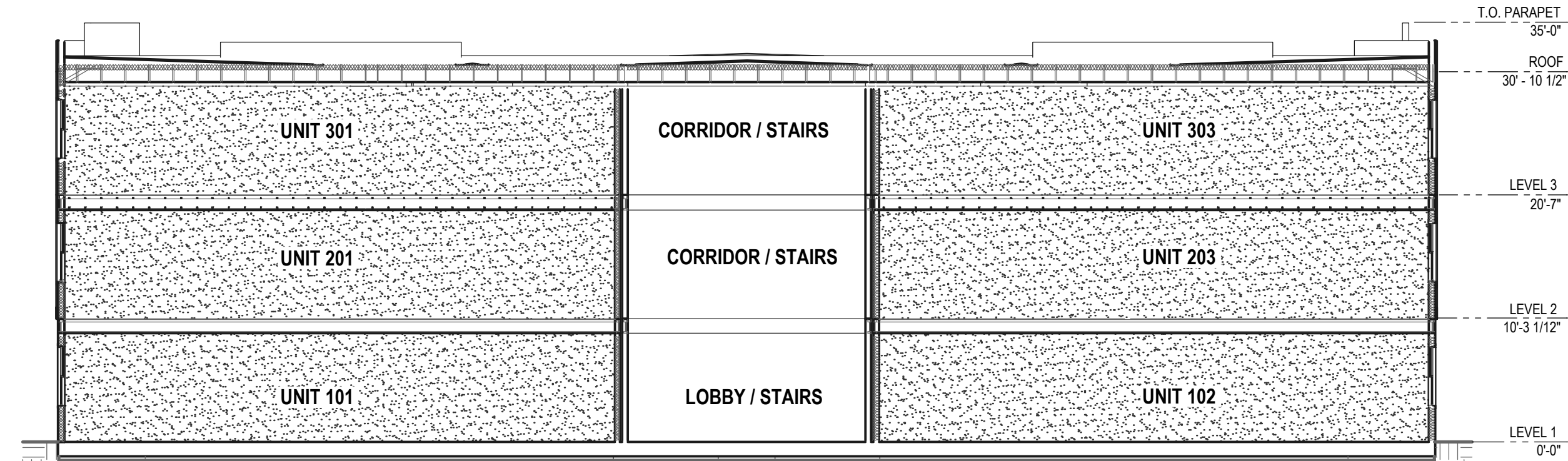
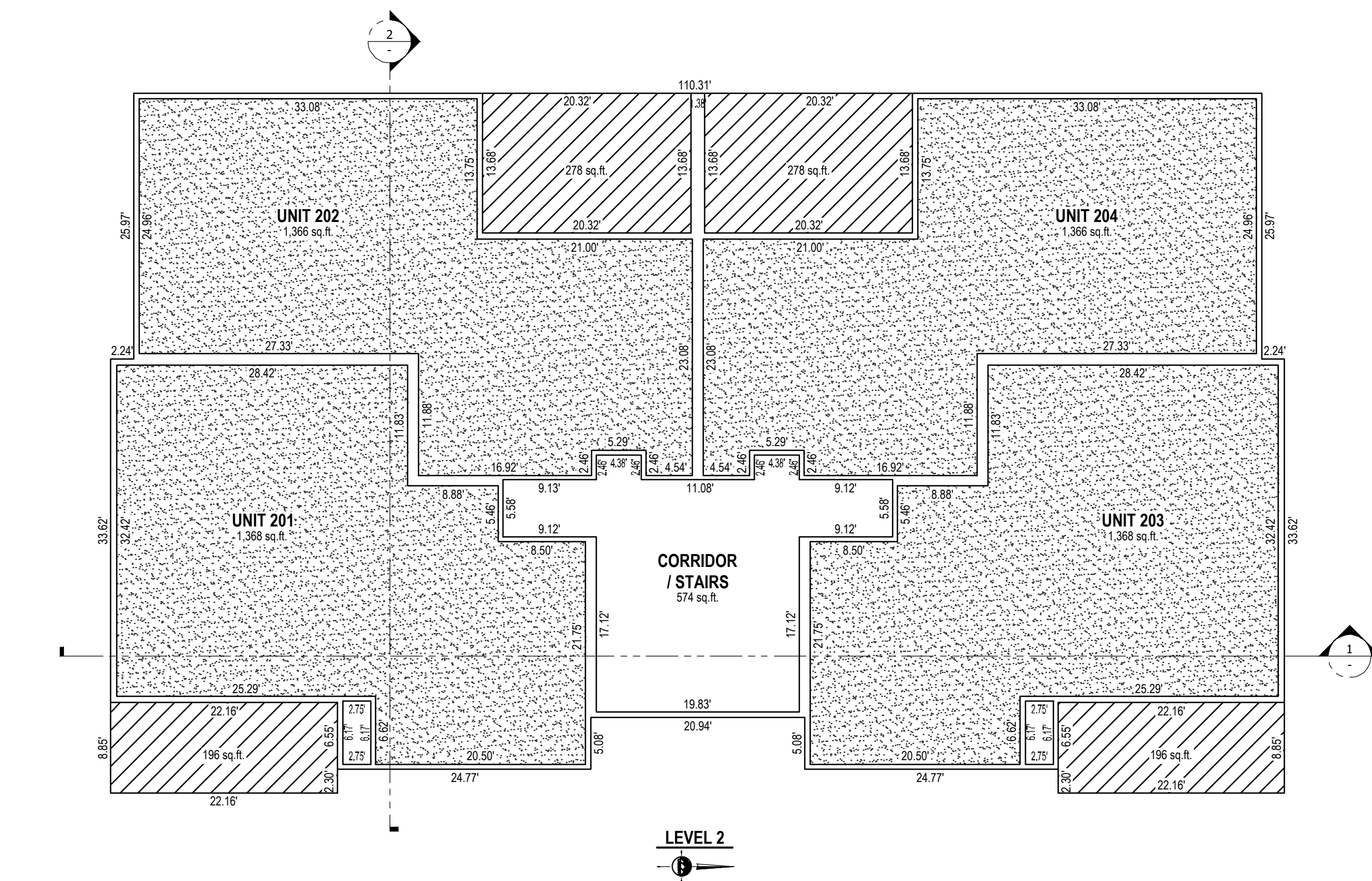
SALT LAKE COUNTY RECORDER
 RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

JORDAN HEIGHTS AT VIEW 78 PHASE 2I CONDOMINIUM PLAT

AMENDING LOT 209 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT



FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4302.60	4311.68
2ND FLOOR	4312.89	4321.98
3RD FLOOR	4323.18	4332.27



SHEET 2 OF 2
 PROJECT NUMBER: 7086E
 MANAGER: BDM
 DRAWN BY: SJL
 CHECKED BY: PJH
 DATE: 6/4/20

ENSIGN
 THE STANDARD IN ENGINEERING
 SANDY, UT 84070
 WWW.ENSIGNENG.COM
 LAYTON Phone: 801.547.1100
 TOOELE Phone: 435.843.3990
 CEDAR CITY Phone: 435.865.1463
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JORDAN HEIGHTS AT VIEW 78 PHASE 2I CONDOMINIUM PLAT

AMENDING LOT 209 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

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

DEVELOPER
 HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 07/08/2026

SUBJECT

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.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The proposed Preliminary Subdivision is an amendment to Lot 211 of the Jordan Heights at View 78 Phase 2 Condominiums project by Holmes Homes for a 10-unit residential condominium building. This project previously received Site Plan Approval in August of 2022.

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 departmental review requirements. Staff finds the proposal complies with the preliminary subdivision requirements in Midvale Municipal Code 16.02, and the lot standards of the JB 1-3 zone in Midvale Municipal Code 17-7-10.12.10.

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 17-7-10.12.10 of the Midvale Municipal Code demonstrated in the application, Staff recommends the Planning Commission approve the preliminary subdivision with the following findings and condition:

Findings:

1. The project complies with the preliminary subdivision procedure outlined in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

RECOMMENDED MOTION

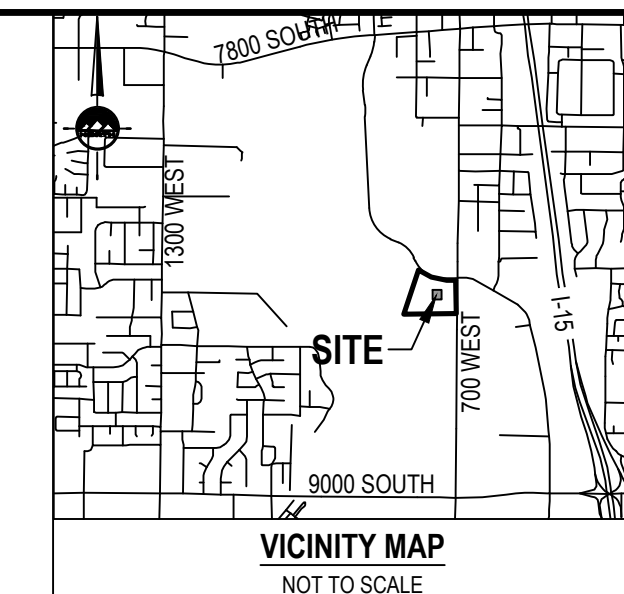
I move that we approve the Preliminary Subdivision for a 10-unit residential condominium subdivision at 8457 S Magic Opal Lane amending Lot 211 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the staff report.

ATTACHMENTS

1. Preliminary Subdivision Plat

JORDAN HEIGHTS AT VIEW 78 PHASE 2J CONDOMINIUM PLAT

AMENDING LOT 211 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT



SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 26882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act, of Utah. I further certify that by authority of the Owners, I completed a survey of the property described on this plat and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property hereafter to be known as JORDAN HEIGHTS AT VIEW 78 PHASE 2J CONDOMINIUM PLAT, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION

All of Lot 211 of Jordan Heights at View 78 Phase 2 Subdivision, recorded _____ as Entry No. _____ in Book _____ at Page _____ in the Office of the Salt Lake County Recorder, being more particularly described as follows:
 Beginning at a point on the Westerly Right-of-Way Line of Iris Lumi Lane, said point being South 00°29'40" East 1.578.97 feet along the section line and West 214.49 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°03'31" West 122.38 feet along said Westerly Right-of-Way Line;
 thence North 89°56'29" West 95.13 feet to the Easterly Right-of-Way Line of Magic Opal Lane;
 thence along said Westerly Right-of-Way Line the following two (2) courses:
 (1) North 00°03'31" East 130.62 feet;
 (2) Northeastly 49.19 feet along the arc of a 28.00 foot radius curve to the right (center bears South 89°56'29" East and the chord bears North 51°00'01" East 43.48 feet with a central angle of 101°53'00") to the Southerly Right-of-Way Line of Pink Frost Lane;
 thence along said Southerly Right-of-Way Line the following two (2) courses:
 (1) South 78°03'29" East 39.99 feet;
 (2) Southeastly 38.18 feet along the arc of a 28.00 foot radius curve to the right (center bears South 11°56'31" West and the chord bears South 38°59'59" East 35.29 feet with a central angle of 78°07'00") to the point of beginning.

Contains 14,386 Square Feet or 0.330 Acres.



DATE _____ PATRICK M. HARRIS
 P.L.S. 26882

OWNER'S CERTIFICATION AND CONSENT TO RECORD
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

JORDAN HEIGHTS AT VIEW 78 PHASE 2J CONDOMINIUM PLAT

UTILITY DEDICATION
 BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY DEDICATE AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE DRIVEWAYS) TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF APPROVED PUBLIC WATER, STORM DRAIN AND PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO. THE OWNER(S) ALSO HEREBY GRANT A PERPETUAL EASEMENT TO CITY FOR BUILDING AND ZONING INSPECTIONS AND EMERGENCY SERVICE DELIVERIES AND INSPECTIONS OVER ALL "PRIVATE DRIVES" AND/OR DRIVEWAYS.

CONVEYANCE OF COMMON AREAS
 BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY DEDICATE AND CONVEY TO THE MEMBERS OF THE JORDAN HEIGHTS CONDOMINIUM ASSOCIATION ALL AREAS SHOWN ON THIS PLAT AS "COMMON AREAS" AND "LIMITED COMMON AREAS" FOR THE COMMON ENJOYMENT OF ALL OWNERS IN ACCORDANCE WITH THE TERMS, CONDITIONS, AND UNDIVIDED INTERESTS OF SAID COMMON AND LIMITED COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR JORDAN HEIGHTS CONDOMINIUMS RECORDED WITH THE SALT LAKE COUNTY RECORDER ON MARCH 18, 2021 AS ENTRY NO. 1360260 AS AMENDED AND SUPPLEMENTED.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____.

By: _____ LLC

By: Its: _____

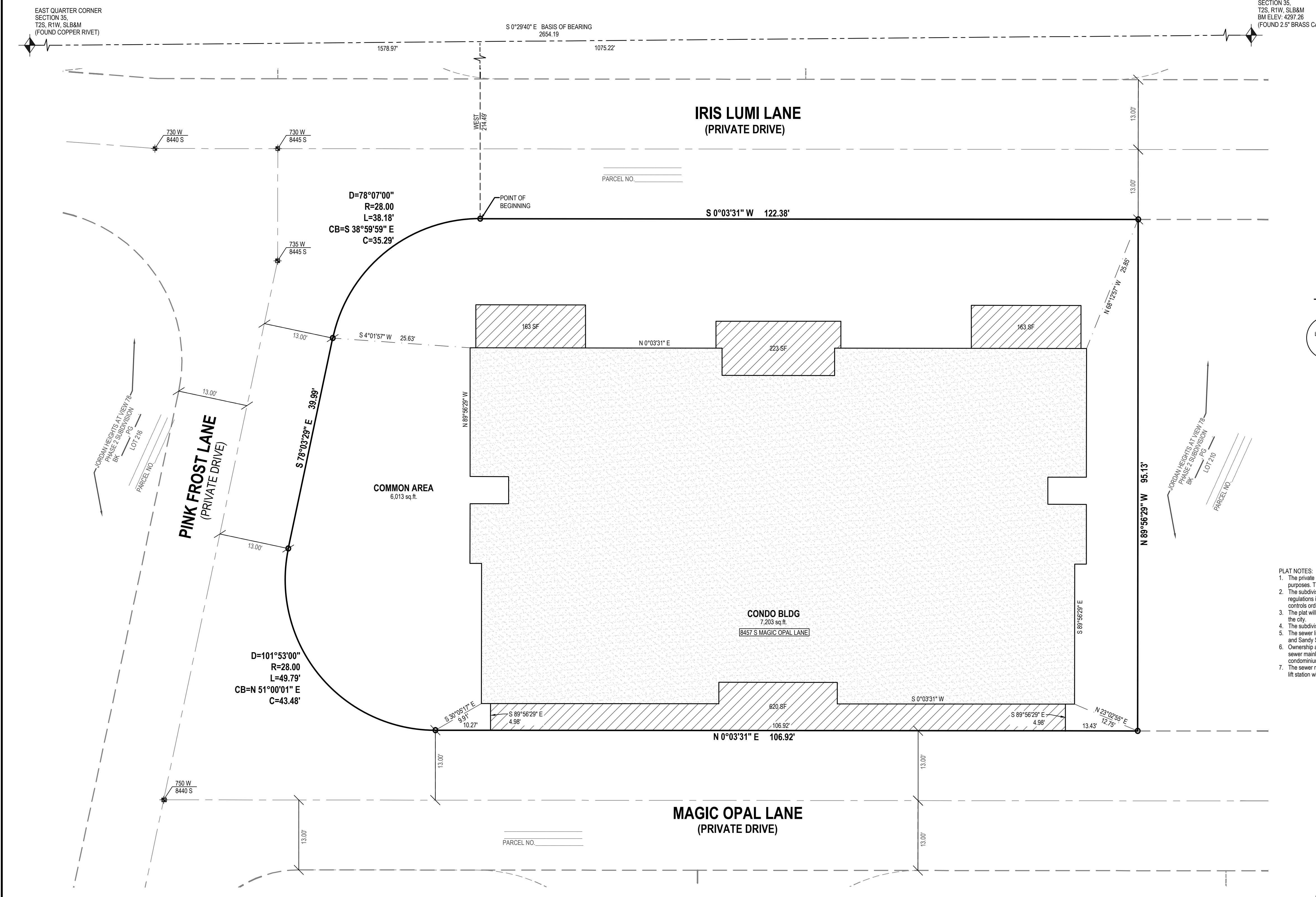
LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH _____ J.S.S.
 County of Salt Lake _____

On the _____ day of _____ A.D. 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.

JORDAN HEIGHTS AT VIEW 78 PHASE 2J CONDOMINIUM PLAT

AMENDING LOT 211 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
- SECTION LINE
- CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- BUILDING TIE
- DIMENSION
- LIMITED COMMON AREAS
- PRIVATE AREA
- COMMON AREAS

- PLAT NOTES:**
- The private drives on this plat are identified as such for emergency response and addressing purposes. They are not considered private roads under the Midvale City zoning ordinance.
 - The subdivision is subject to the existence of institutional controls or other environmental regulations in areas where such controls or regulations, particularly Midvale's institutional controls ordinance.
 - The plat will expire and be void if it is not recorded within one year of the date it is approved by the city.
 - The subdivision is subject to covenants, conditions, or restrictions recorded concurrently.
 - The sewer lift station that is installed with this project is considered private and Midvale City and Sandy Suburban Improvement District has no jurisdiction or responsibility to maintain.
 - Ownership and maintenance of the lift station, including the force main, sewer laterals and sewer mainline from the manhole prior to the lift station will be the responsibility of the condominium owners association.
 - The sewer mainline within this phase up to and including the last manhole prior to the sewer lift station will be owned, operated and maintained by Sandy Suburban Improvement District.

ROCKY MOUNTAIN POWER NOTES:

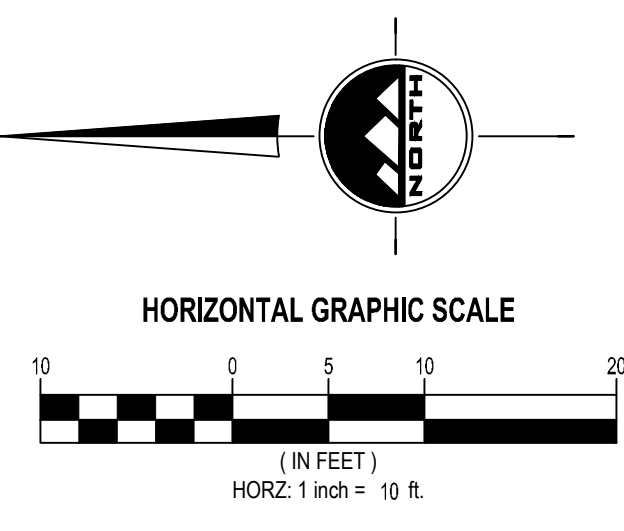
- Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. § 10-20-503 and § 17-79-703 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that 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:
 - a recorded easement or right-of-way
 - the law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities or
 - any other provision of law.

ENBRIDGE GAS UTAH - NOTE
 Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantees any terms or waive Enbridge's right to require additional easements for gas service.

SANDY SUBURBAN IMPROVEMENT DISTRICT
 APPROVED THIS _____ DAY OF _____ 20____ BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.

DEVELOPER
 HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966

DEVELOPER
 HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE
 SANDY, UT 84070
 PHONE: 801.558.9966

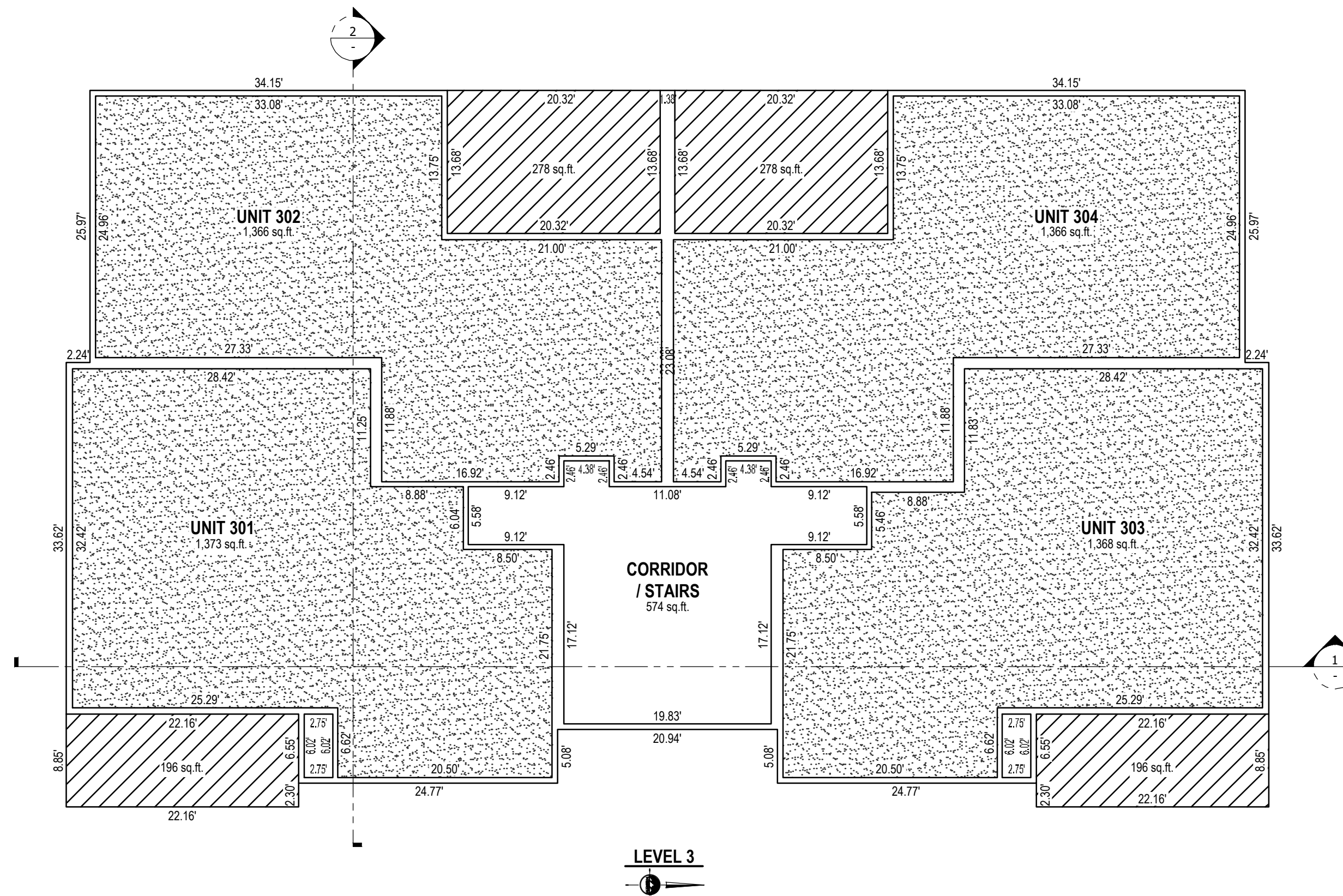
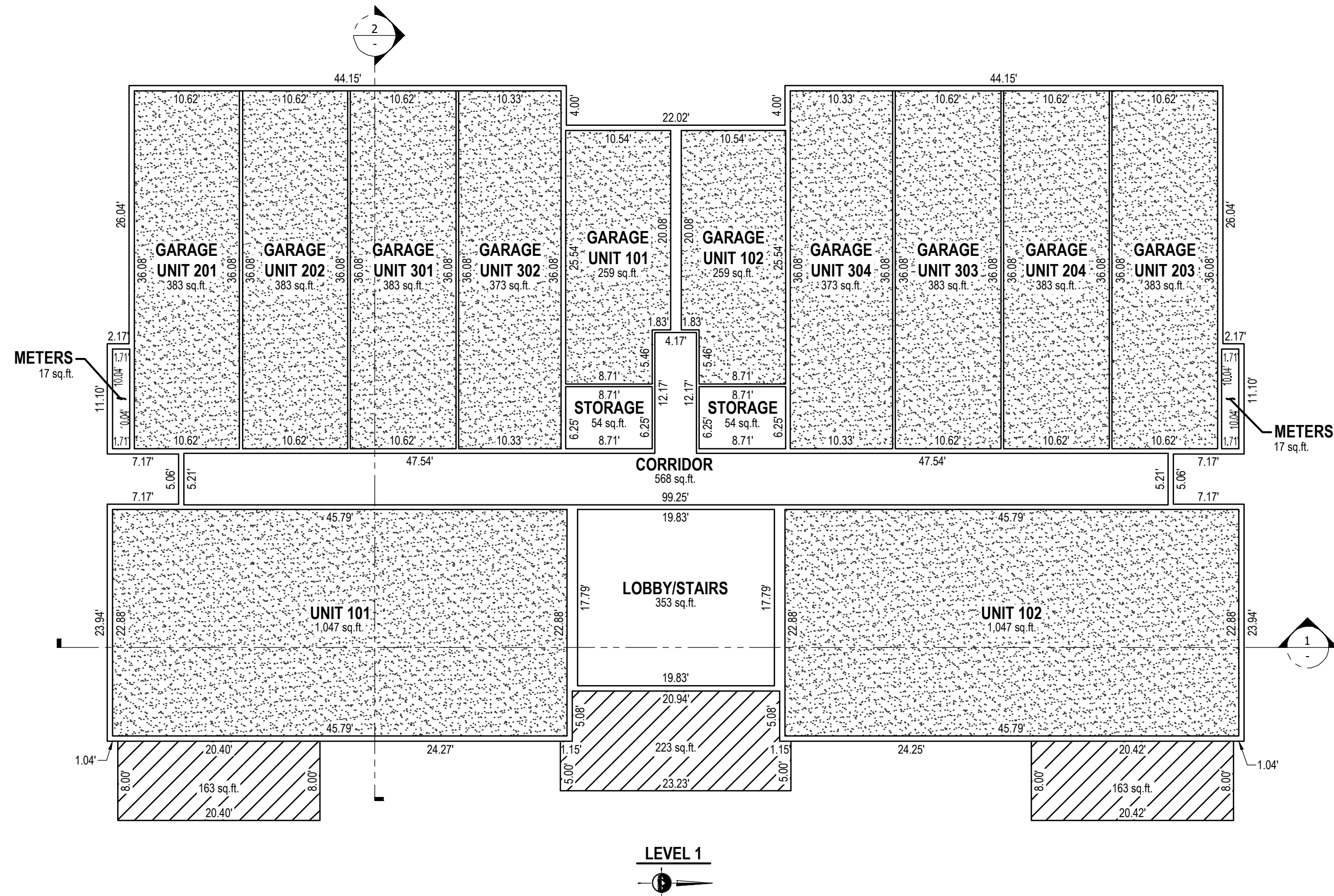


SHEET 1 OF 2	COMMUNITY DEVELOPMENT	CITY ENGINEERING DEPARTMENT	CITY PLANNING	BOARD OF HEALTH APPROVAL	APPROVAL AS TO FORM	MAYOR APPROVAL	RECORD OF SURVEY
PROJECT NUMBER: 7058E MANAGER: BDM DRAWN BY: KFW CHECKED BY: PMH DATE: 6/4/26	APPROVED THIS _____ DAY OF _____ 20____ BY THE COMMUNITY DEVELOPMENT	APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ENGINEER.	APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY PLANNING.	APPROVED THIS _____ DAY OF _____ 20____ BY THE BOARD OF HEALTH	APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ATTORNEY.	PRESENTED TO THE MIDVALE MAYOR THIS _____ DAY OF _____ 20____ AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.	ROS NO.: S-2016-03-0230
ENSGN THE STANDARD IN ENGINEERING SANDY 45 W 10000 S, Suite 500 Sandy, UT 84070 Phone: 801.255.0529 WWW.ENSGNENG.COM	LAYTON Phone: 801.547.1100 TOOELE Phone: 435.843.2690 CEAR CITY Phone: 435.863.1433 RICHFIELD Phone: 435.896.2983	DIRECTOR	MIDVALE CITY ENGINEER	CHAIR, PLANNING COMMISSION	SALT LAKE COUNTY HEALTH DEPT.	MIDVALE CITY ATTORNEY	SALT LAKE COUNTY RECORDER

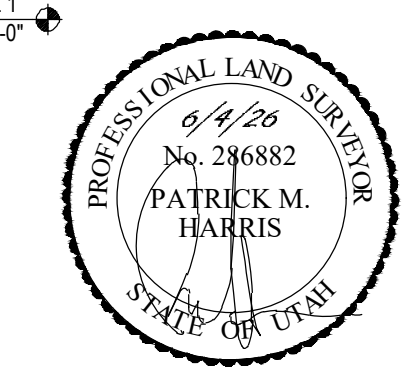
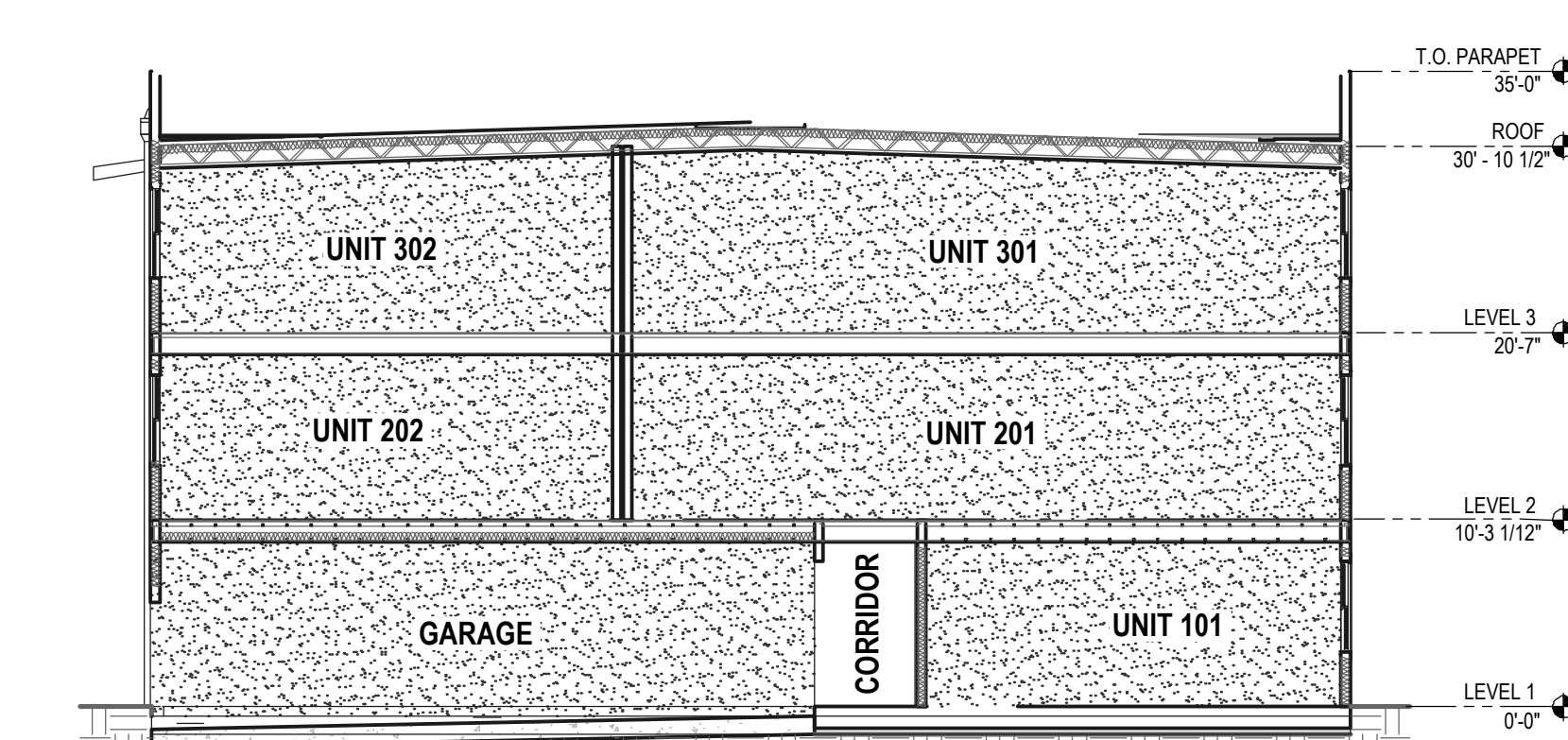
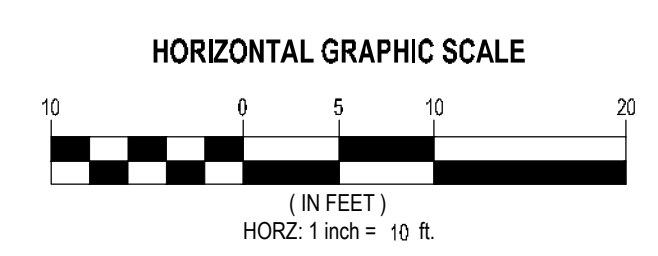
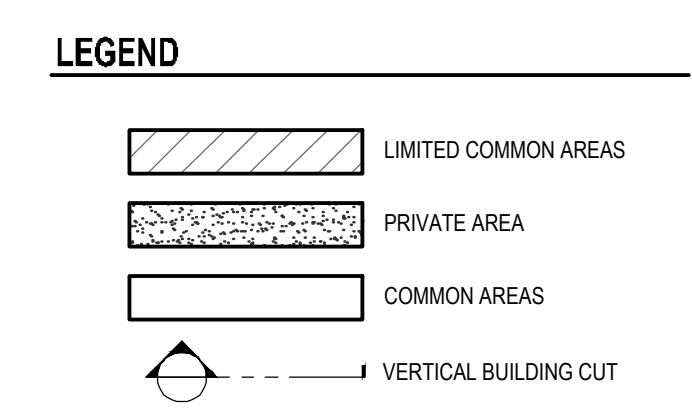
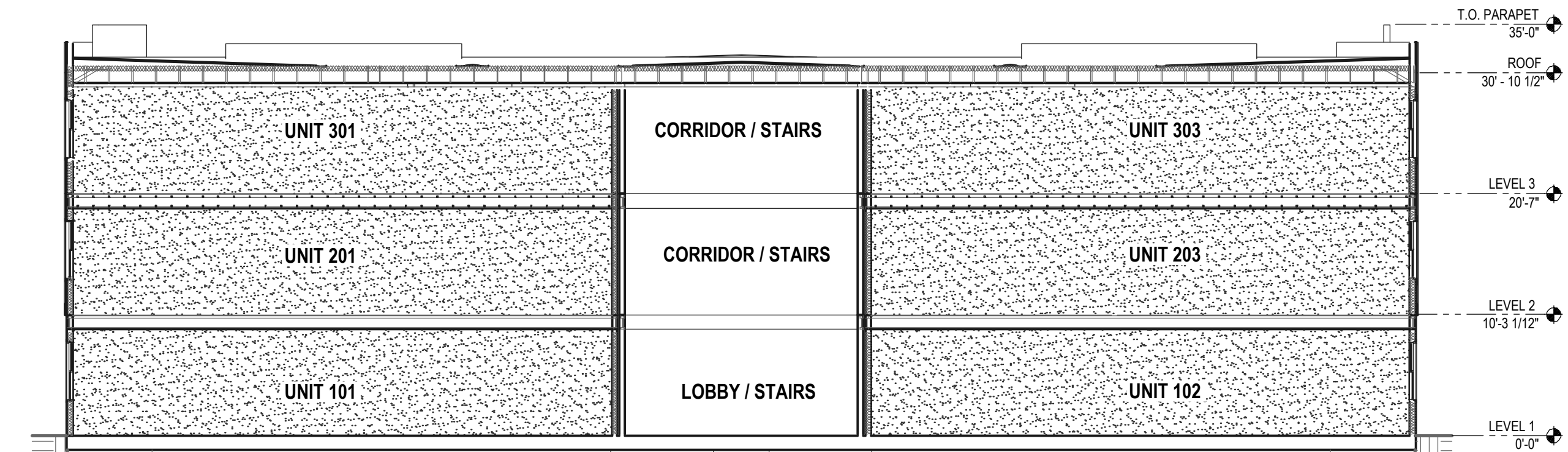
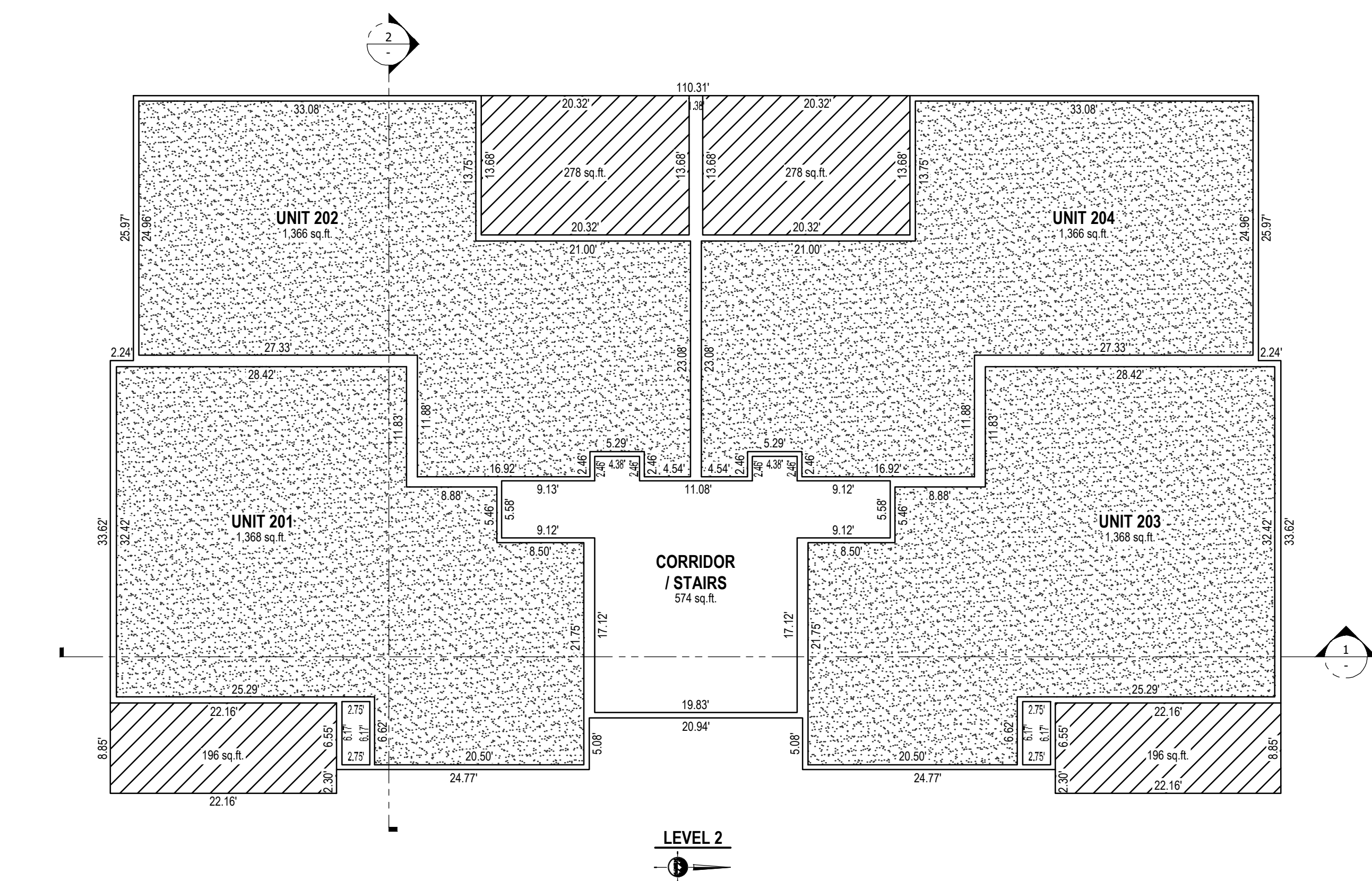
RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

JORDAN HEIGHTS AT VIEW 78 PHASE 2J CONDOMINIUM PLAT

AMENDING LOT 211 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT



FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4304.80	4313.88
2ND FLOOR	4315.09	4324.18
3RD FLOOR	4325.38	4334.47



SHEET 2 OF 2
 PROJECT NUMBER: 7086E
 MANAGER: BDM
 DRAWN BY: SJL
 CHECKED BY: PJM
 DATE: 6/4/26

ENSIGN
 THE STANDARD IN ENGINEERING
 WWW.ENSIGNENG.COM

SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100
TOOELE
 Phone: 435.843.3990
CEGAR CITY
 Phone: 435.865.1463
RICHFIELD
 Phone: 435.896.2863

JORDAN HEIGHTS AT VIEW 78 PHASE 2J CONDOMINIUM PLAT
 AMENDING LOT 211 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

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

DEVELOPER
 HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 07/08/2026

SUBJECT

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.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The proposed Preliminary Subdivision is an amendment to Lot 213 of the Jordan Heights at View 78 Phase 2 Condominiums project by Holmes Homes for a 10-unit residential condominium building. This project previously received Site Plan Approval in August of 2022.

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 departmental review requirements. Staff finds the proposal complies with the preliminary subdivision requirements in Midvale Municipal Code 16.02, and the lot standards of the JB 1-3 zone in Midvale Municipal Code 17-7-10.12.10.

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 17-7-10.12.10 of the Midvale Municipal Code demonstrated in the application, Staff recommends the Planning Commission approve the preliminary subdivision with the following findings and condition:

Findings:

1. The project complies with the preliminary subdivision procedure outlined in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

RECOMMENDED MOTION

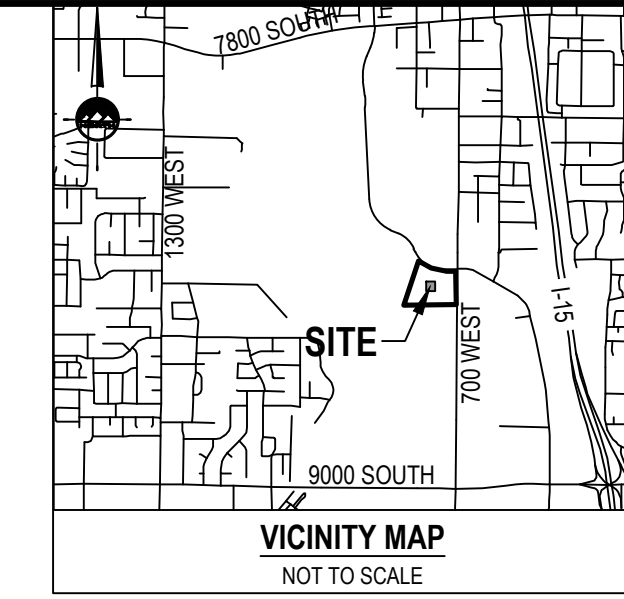
I move that we approve the Preliminary Subdivision for a 10-unit residential condominium subdivision at 8482 S Magic Opal Lane amending Lot 213 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the staff report.

ATTACHMENTS

1. Preliminary Subdivision Plat

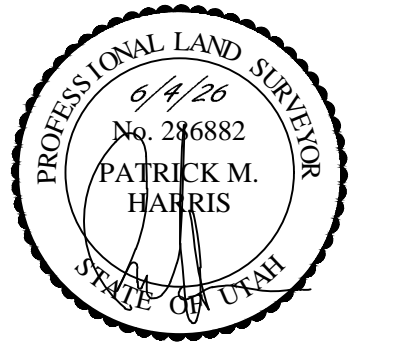
JORDAN HEIGHTS AT VIEW 78 PHASE 2L CONDOMINIUM PLAT

AMENDING LOT 213 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT



SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act, of Utah. I further certify that by authority of the Owners, I completed a survey of the property described on this plat and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property hereafter to be known as JORDAN HEIGHTS AT VIEW 78 PHASE 2L CONDOMINIUM PLAT, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION
 All of Lot 213 of Jordan Heights at View 78 Phase 2 Subdivision, recorded _____ as Entry No. _____ in Book _____ at Page _____ in the Office of the Salt Lake County Recorder, being more particularly described as follows:
 Beginning at a point on the Westerly Right-of-Way Line of Magic Opal Lane, said point being South 00°29'40" East 1,816.03 feet along the section line and West 337.92 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running
 thence North 89°56'29" West 162.80 feet;
 thence North 01°13'47" West 98.34 feet;
 thence South 89°56'29" East 165.01 feet to the Westerly Right-of-Way Line of Magic Opal Lane;
 thence South 00°03'31" West 98.32 feet along said Westerly Right-of-Way Line to the point of beginning.
 Contains 16,114 Square Feet or 0.370 Acres.



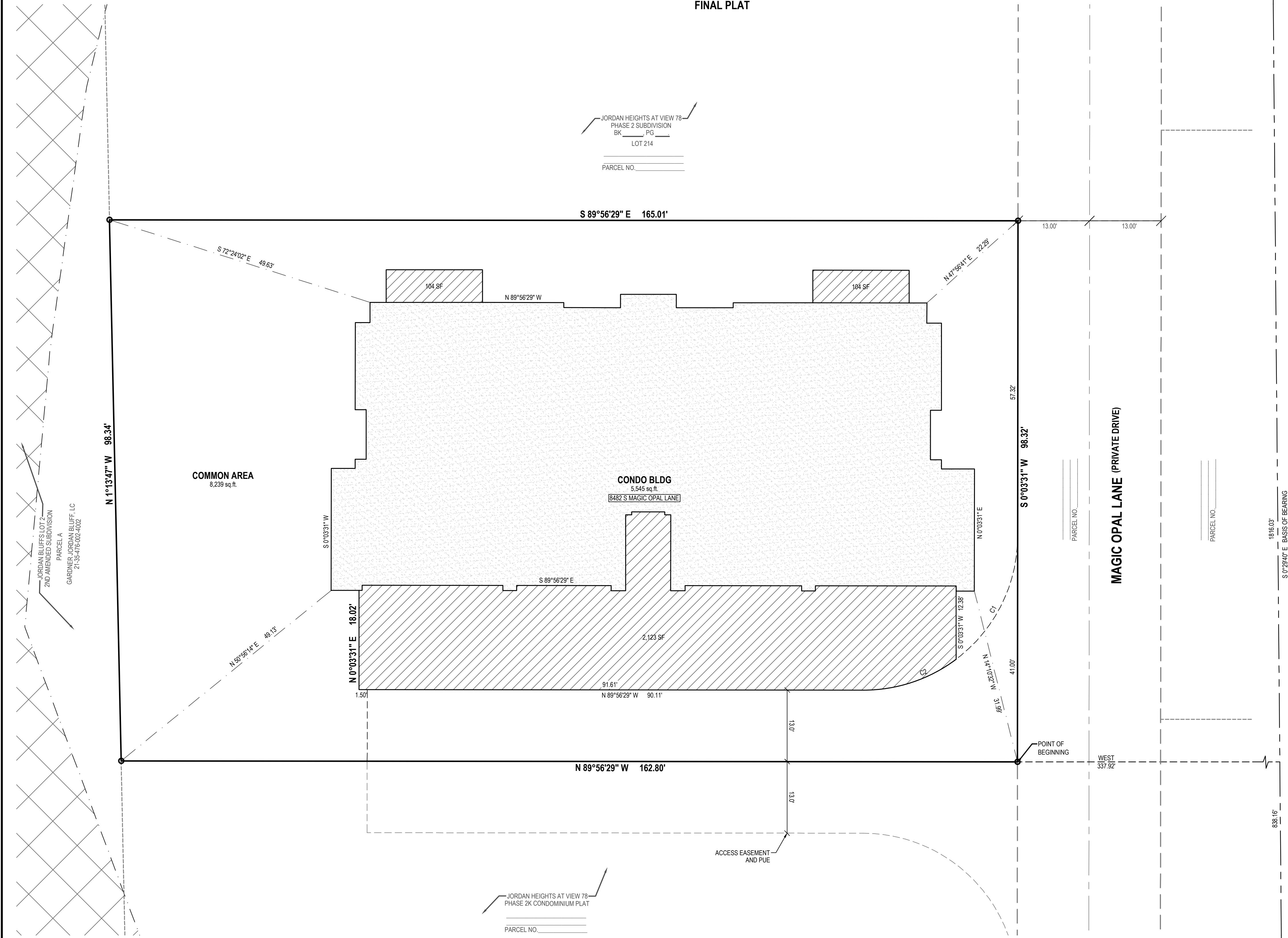
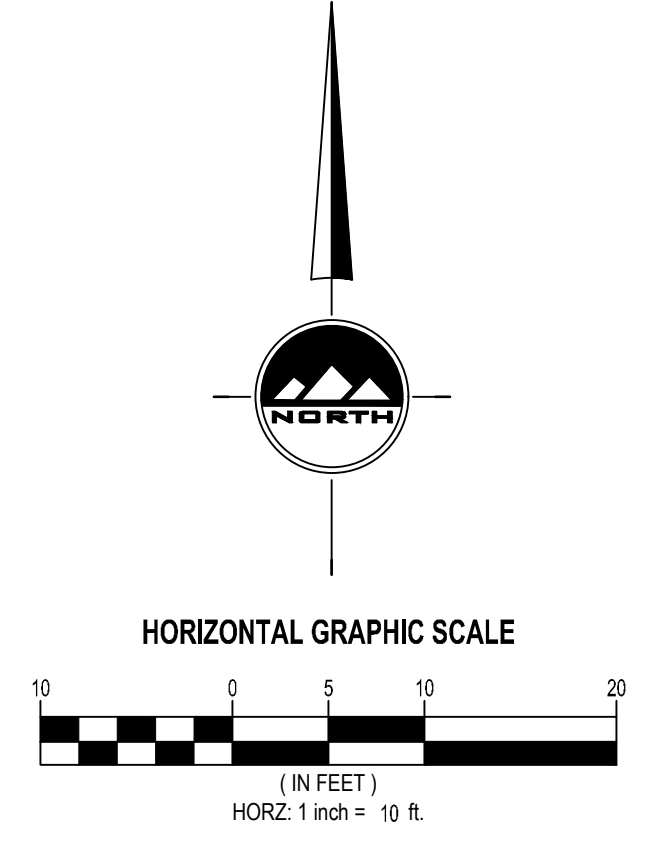
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	28.00'	25.91'	53°01'46"	N26°34'18"E	25.00'
C2	28.00'	18.07'	36°58'18"	N71°34'02"E	17.76'

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO BE PLACED IN BACK OF CURBS
- SECTION LINE
- CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- BUILDING TIE
- DIMENSION
- LIMITED COMMON AREAS
- PRIVATE AREA
- COMMON AREAS

- PLAT NOTES:**
- The private drives on this plat are identified as such for emergency response and addressing purposes. They are not considered private roads under the Midvale City zoning ordinance.
 - The subdivision is subject to the existence of institutional controls or other environmental regulations in areas where such controls or regulations, particularly Midvale's institutional controls ordinance.
 - The plat will expire and be void if it is not recorded within one year of the date it is approved by the city.
 - The subdivision is subject to covenants, conditions, or restrictions recorded concurrently.
 - The sewer lift station that is installed with this project is considered private and Midvale City and Sandy Suburban Improvement District has no jurisdiction or responsibility to maintain.
 - Ownership and maintenance of the lift station, including the force main, sewer laterals and sewer mainline from the manhole prior to the lift station will be the responsibility of the condominium owners association.
 - The sewer mainline within this phase up to and including the last manhole prior to the sewer lift station will be owned, operated and maintained by Sandy Suburban Improvement District.



ROCKY MOUNTAIN POWER NOTES:

- 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.
- Pursuant to Utah Code Ann. § 10-20-503 and § 17-79-703 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that 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:
 - a recorded easement or right-of-way
 - the law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities or
 - any other provision of law.

ENBRIDGE GAS UTAH - NOTE
 Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

SANDY SUBURBAN IMPROVEMENT DISTRICT
 APPROVED THIS _____ DAY OF _____ 20____ BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.

DEVELOPER
HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE
 SANDY, UT 84070
 PHONE: 801.558.9966

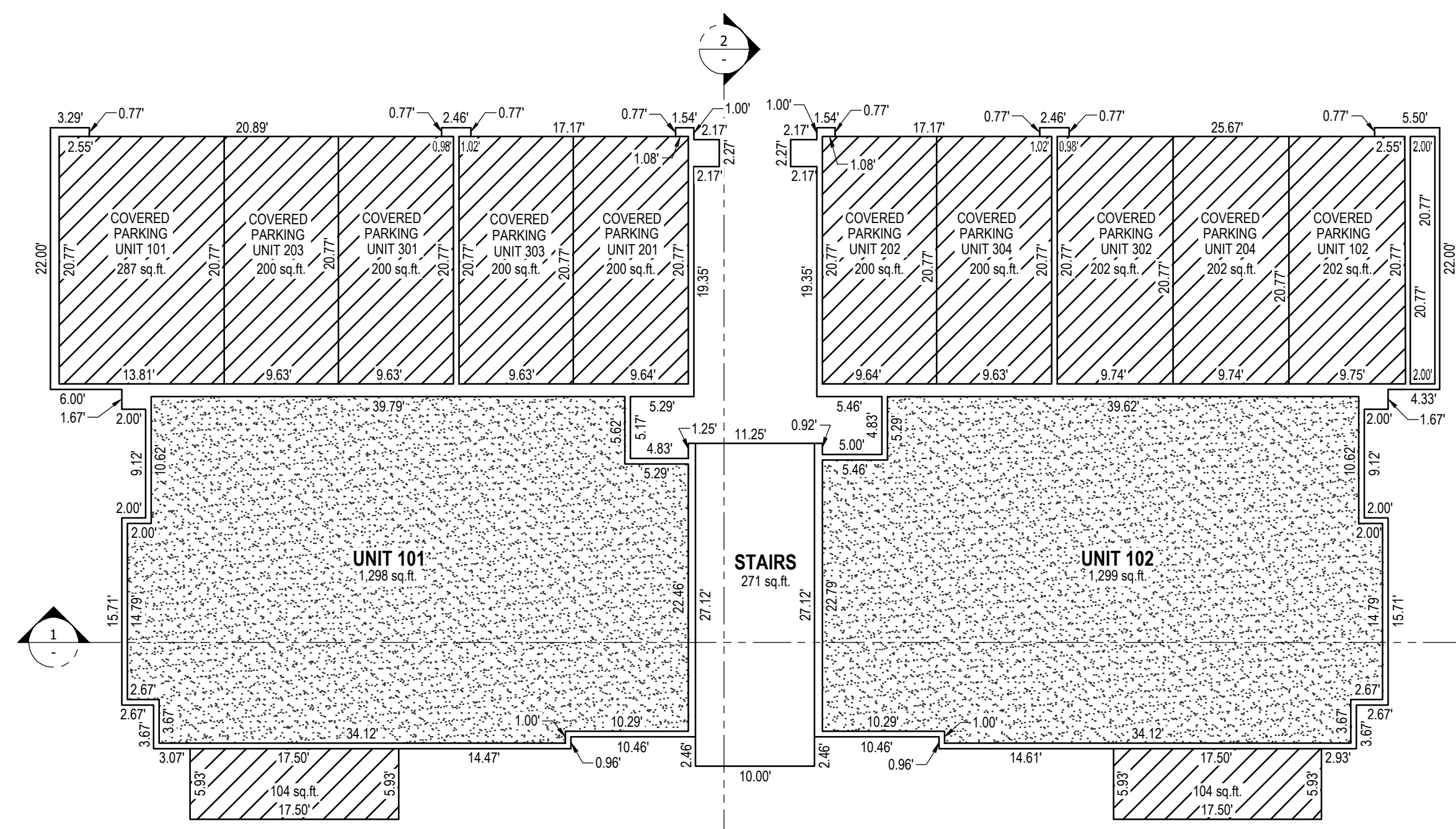
SHEET 1 OF 2	COMMUNITY DEVELOPMENT	CITY ENGINEERING DEPARTMENT	CITY PLANNING	BOARD OF HEALTH APPROVAL	APPROVAL AS TO FORM	MAYOR APPROVAL	RECORD OF SURVEY
PROJECT NUMBER: 7058E MANAGER: BDM DRAWN BY: KFW CHECKED BY: PMH DATE: 6/4/26	APPROVED THIS _____ DAY OF _____ 20____ BY THE COMMUNITY DEVELOPMENT	APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ENGINEER.	APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY PLANNING.	APPROVED THIS _____ DAY OF _____ 20____ BY THE BOARD OF HEALTH	APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ATTORNEY.	PRESENTED TO THE MIDVALE MAYOR THIS _____ DAY OF _____ 20____ AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.	ROS NO.: S-2016-03-0230
ENSGN THE STANDARD IN ENGINEERING SANDY 45 W 10000 S, Suite 500 Sandy, UT 84070 Phone: 801.255.0529 WWW.ENSGNENG.COM	DIRECTOR	MIDVALE CITY ENGINEER	CHAIR, PLANNING COMMISSION	SALT LAKE COUNTY HEALTH DEPT.	MIDVALE CITY ATTORNEY	ATTEST: MIDVALE CITY RECORDER MAYOR	RECORDED # STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE\$ _____ DEPUTY SALT LAKE COUNTY RECORDER

JORDAN HEIGHTS AT VIEW 78 PHASE 2L CONDOMINIUM PLAT

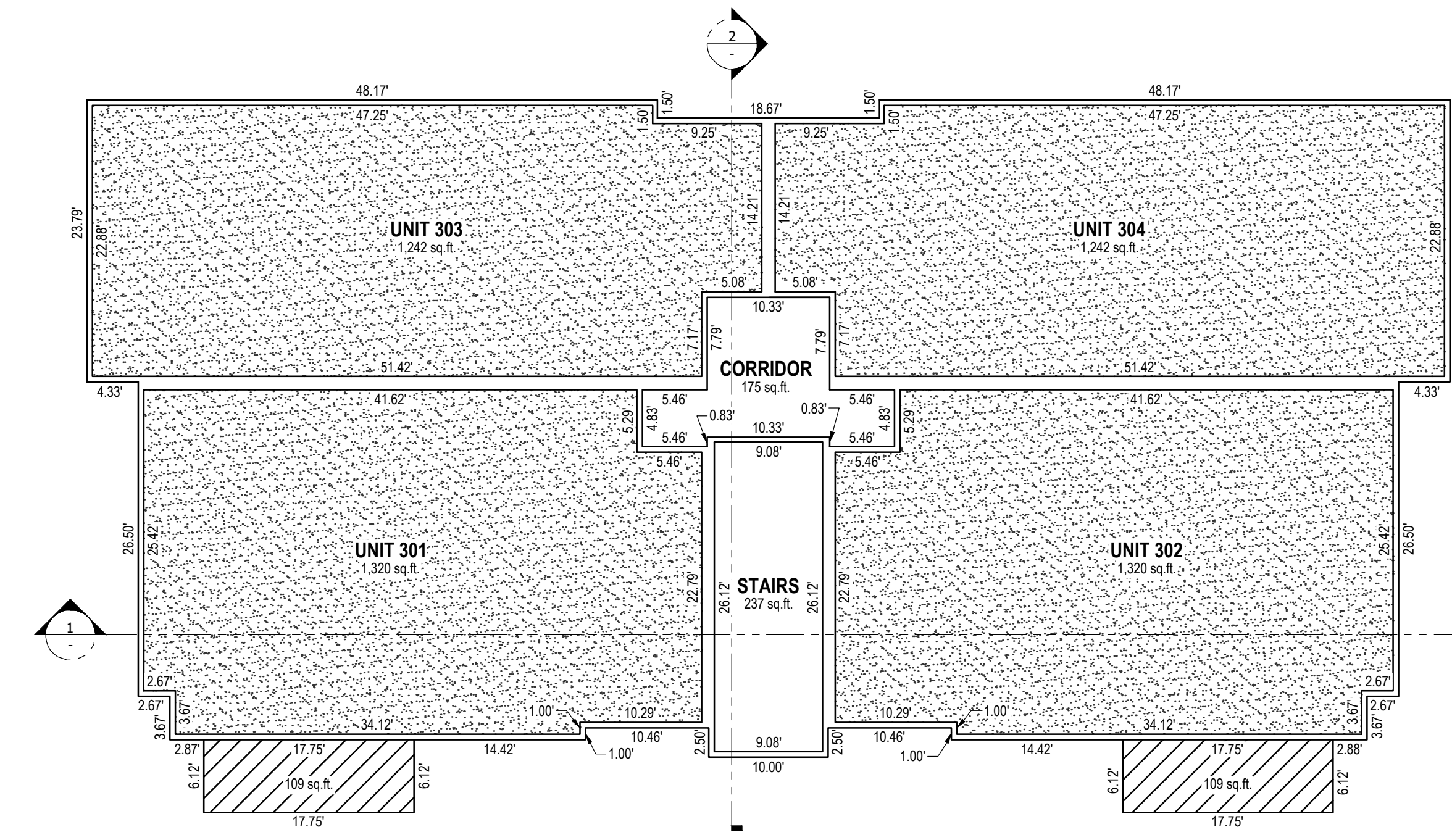
AMENDING LOT 213 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

JORDAN HEIGHTS AT VIEW 78 PHASE 2L CONDOMINIUM PLAT

AMENDING LOT 213 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT

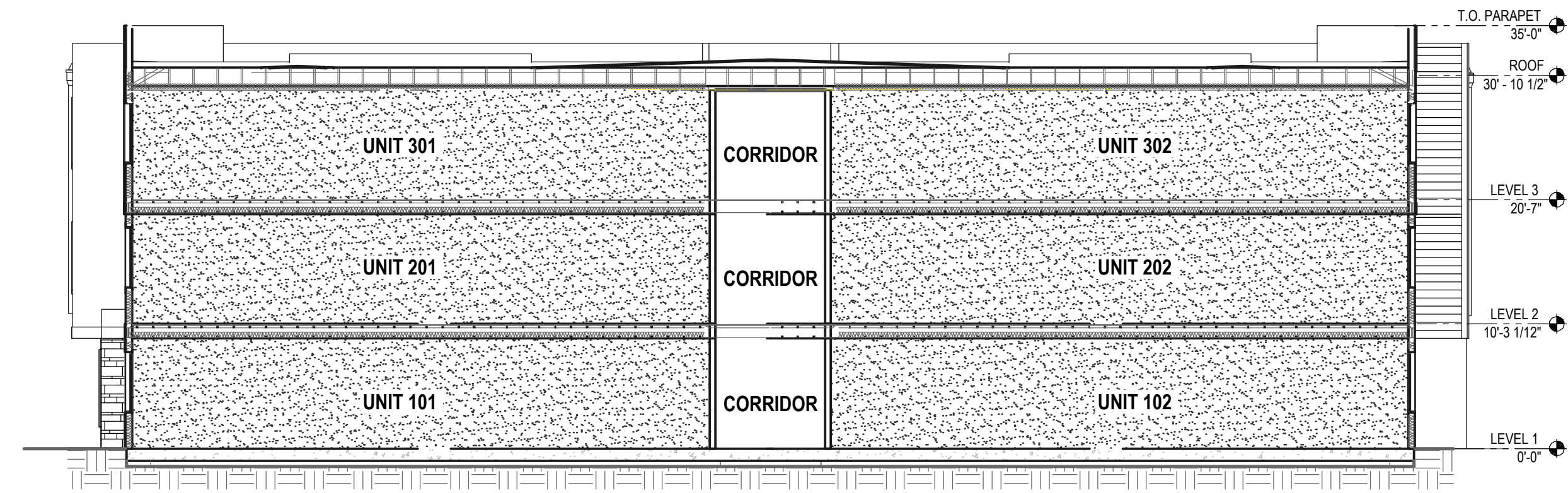


LEVEL 1



LEVEL 3

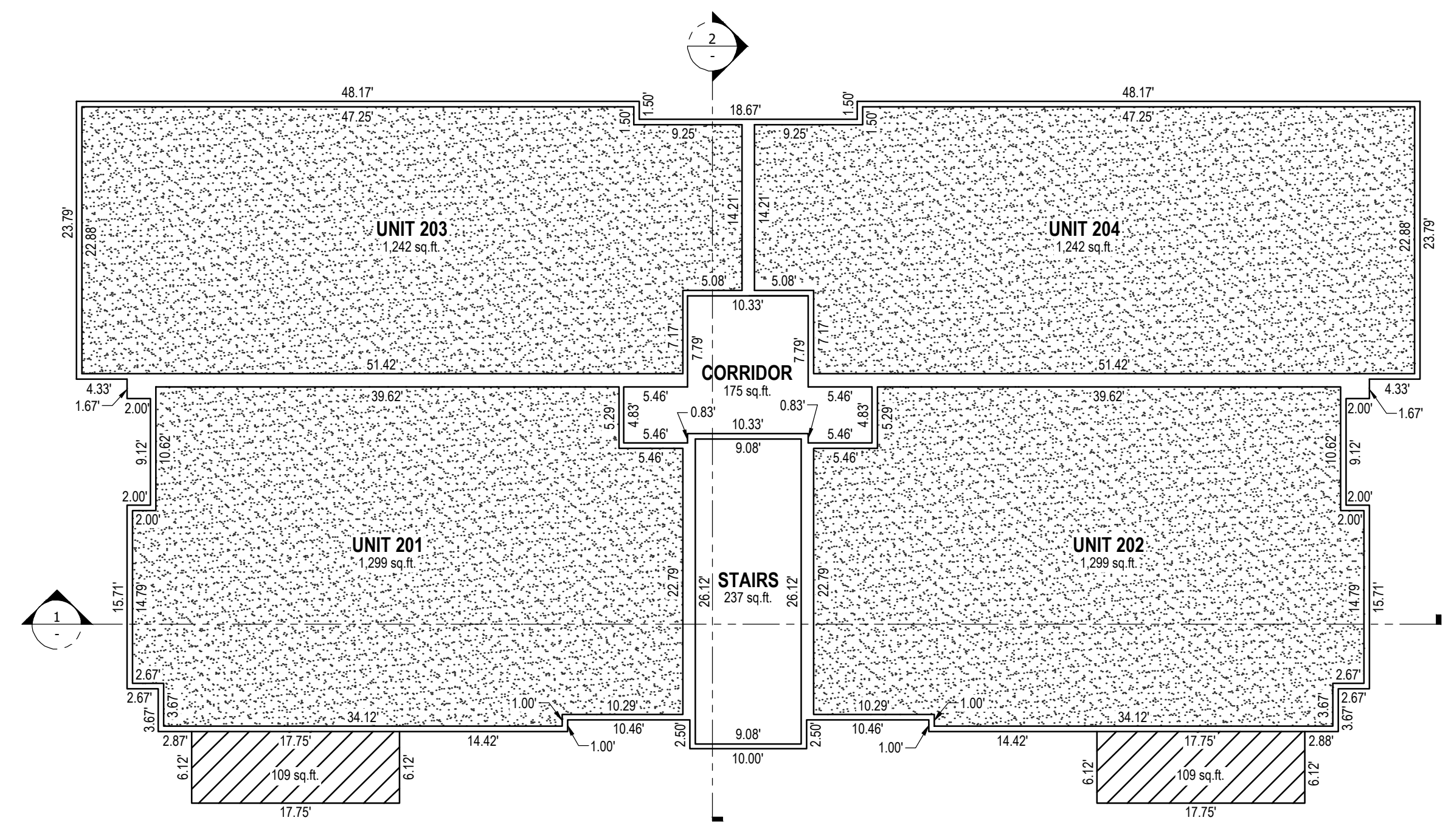
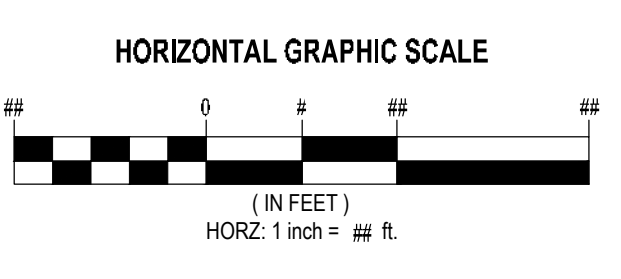
FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4303.50	4312.58
2ND FLOOR	4313.79	4322.88
3RD FLOOR	4324.08	4333.17



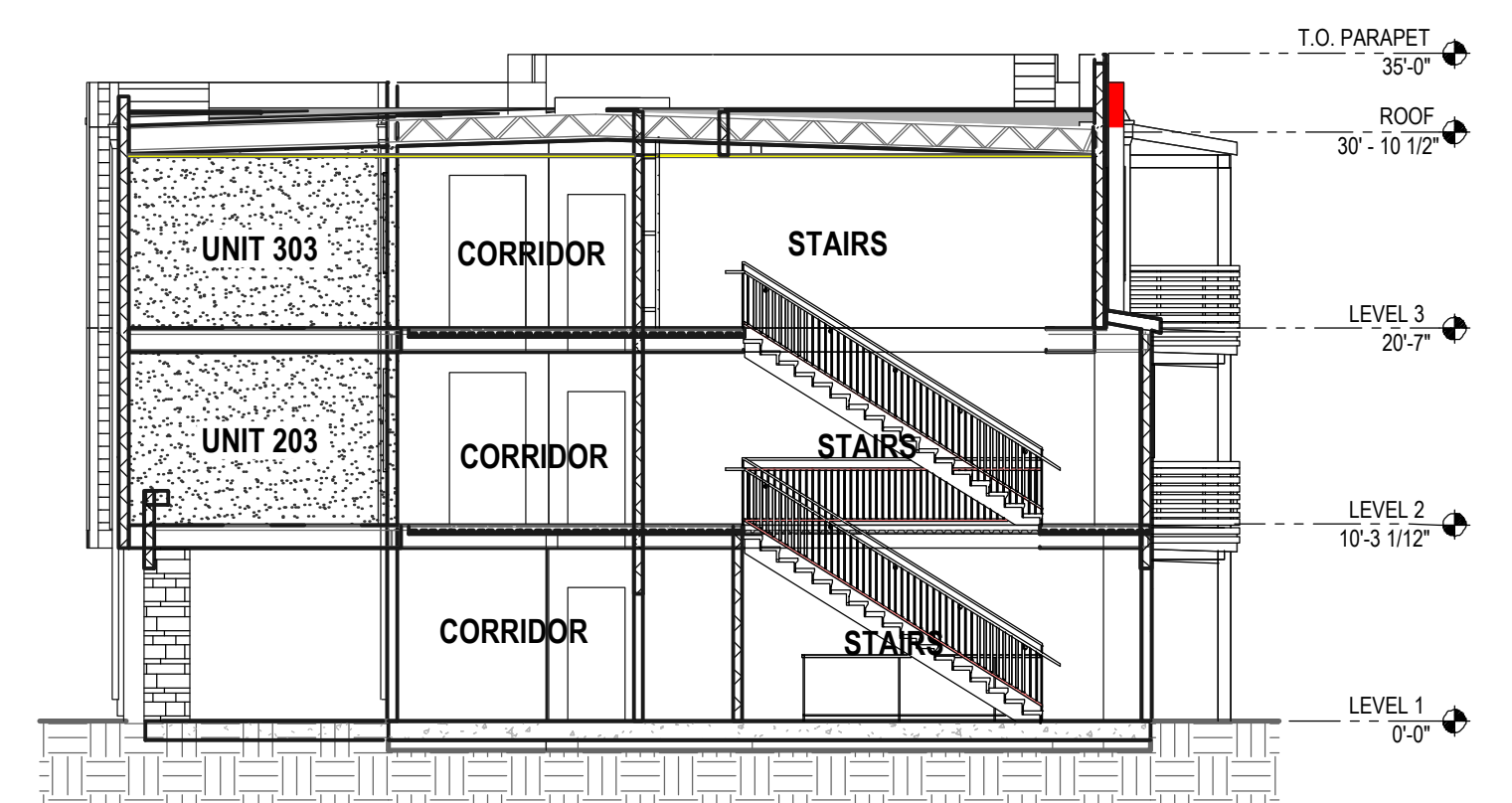
SECTION 1

LEGEND

- LIMITED COMMON AREAS
- PRIVATE AREA
- COMMON AREAS
- VERTICAL BUILDING CUT



LEVEL 2



SECTION 2

SHEET 2 OF 2
 PROJECT NUMBER: 7088E
 MANAGER: BDM
 DRAWN BY: SJL
 CHECKED BY: PMH
 DATE: 6/4/26

ENSIGN
 THE STANDARD IN ENGINEERING

SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 WWW.ENSIGNENG.COM

LAYTON
 Phone: 801.547.1100
 TOOELE
 Phone: 435.843.3990
 CEDAR CITY
 Phone: 435.865.1453
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JORDAN HEIGHTS AT VIEW 78 PHASE 2L CONDOMINIUM PLAT

AMENDING LOT 213 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

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

DEVELOPER
 HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 07/08/2026

SUBJECT

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.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The proposed Preliminary Subdivision is an amendment to Lot 214 of the Jordan Heights at View 78 Phase 2 Condominiums project by Holmes Homes for a 10-unit residential condominium building. This project previously received Site Plan Approval in August of 2022.

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 departmental review requirements. Staff finds the proposal complies with the preliminary subdivision requirements in Midvale Municipal Code 16.02, and the lot standards of the JB 1-3 zone in Midvale Municipal Code 17-7-10.12.10.

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 17-7-10.12.10 of the Midvale Municipal Code demonstrated in the application, Staff recommends the Planning Commission approve the preliminary subdivision with the following findings and condition:

Findings:

1. The project complies with the preliminary subdivision procedure outlined in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

RECOMMENDED MOTION

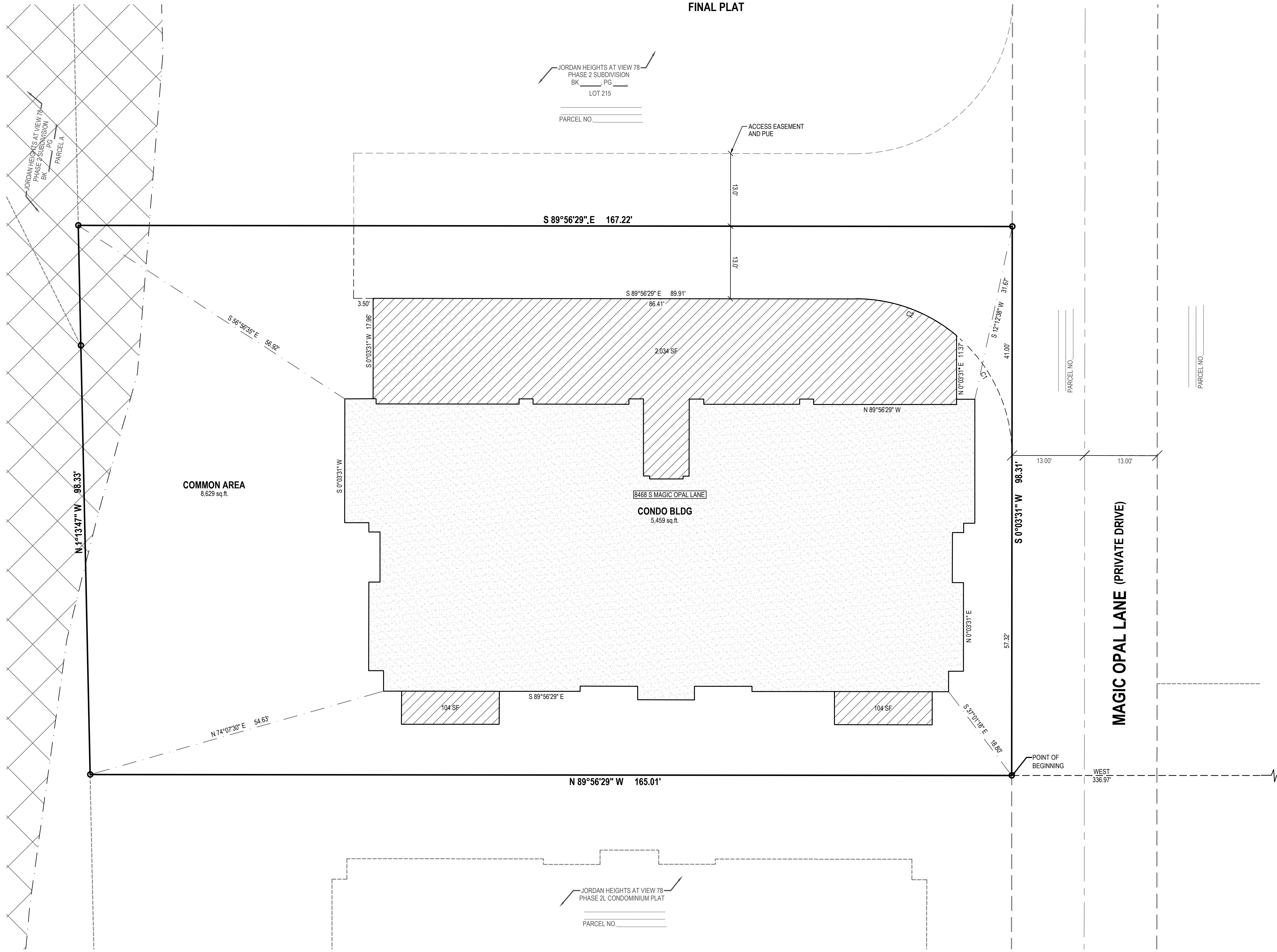
I move that we approve the Preliminary Subdivision for a 10-unit residential condominium subdivision at 8468 S Magic Opal Lane amending Lot 214 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the staff report.

ATTACHMENTS

1. Preliminary Subdivision Plat

JORDAN HEIGHTS AT VIEW 78 PHASE 2M CONDOMINIUM PLAT

AMENDING LOT 214 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT

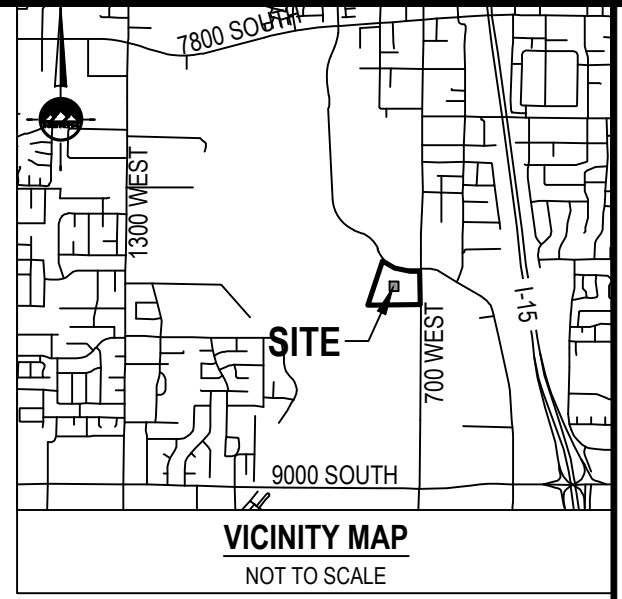


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	28.00'	24.38'	49°52'58"	N24°52'58"W	23.61'
C2	28.00'	19.60'	40°07'02"	N69°52'58"W	19.21'

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO BE PLACED IN BACK OF CURBS
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- CENTER LINE
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 - The sewer mainline within this phase up to and including the last manhole prior to the sewer lift station will be owned, operated and maintained by Sandy Suburban Improvement District.



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act, of Utah. I further certify that by authority of the Owners, I completed a survey of the property described on this plat and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property hereafter to be known as JORDAN HEIGHTS AT VIEW 78 PHASE 2M CONDOMINIUM PLAT, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

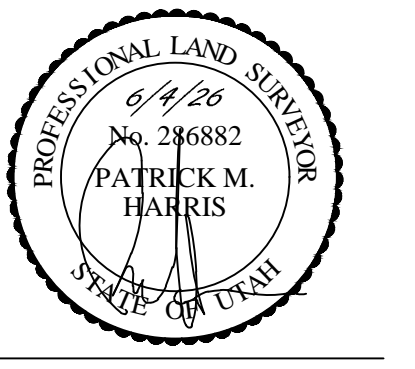
BOUNDARY DESCRIPTION

All of Lot 214 of Jordan Heights at View 78 Phase 2 Subdivision, recorded _____ as Entry No. _____ in Book _____ at Page _____ in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of Magic Opal Lane, said point being South 00°29'40" East 1,717.71 feet along the section line and West 336.97 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°56'29" West 165.01 feet;
 thence North 01°13'47" West 98.33 feet;
 thence South 89°56'29" East 167.22 feet to the Westerly Right-of-Way Line of Magic Opal Lane;
 thence South 00°03'31" West 98.31 feet along said Westerly Right-of-Way Line to the point of beginning.

Contains 16,330 Square Feet or 0.375 Acres.



DATE: _____ PATRICK M. HARRIS
 P.L.S. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

JORDAN HEIGHTS AT VIEW 78 PHASE 2M CONDOMINIUM PLAT

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATORY OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE DRIVEWAYS) TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF APPROVED PUBLIC WATER, STORM DRAIN AND PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO. THE OWNER(S) ALSO HEREBY GRANT A PERPETUAL EASEMENT TO CITY FOR BUILDING AND ZONING INSPECTIONS AND EMERGENCY SERVICES DELIVERIES AND INSPECTIONS OVER ALL "PRIVATE DRIVES" AND/OR DRIVEWAYS.

CONVEYANCE OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY DEDICATE AND CONVEY TO THE MEMBERS OF THE JORDAN HEIGHTS CONDOMINIUM ASSOCIATION ALL AREAS SHOWN ON THIS PLAT AS "COMMON AREAS" AND "LIMITED COMMON AREAS" FOR THE COMMON ENJOYMENT OF ALL OWNERS IN ACCORDANCE WITH THE TERMS, CONDITIONS, AND UNDIVIDED INTERESTS OF SAID COMMON AND LIMITED COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR JORDAN HEIGHTS CONDOMINIUM RECORDED WITH THE SALT LAKE COUNTY RECORDER ON MARCH 18, 2021 AS ENTRY NO. 1360260 AS AMENDED AND SUPPLEMENTED.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

By: _____ LLC

LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.
 County of Salt Lake

On the _____ day of _____ A.D. 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Declaration freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.

JORDAN HEIGHTS AT VIEW 78 PHASE 2M CONDOMINIUM PLAT

AMENDING LOT 214 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

SANDY SUBURBAN IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____ 20____ BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.

DEVELOPER
HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966

ROCKY MOUNTAIN POWER NOTES:

- 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.
- Pursuant to Utah Code Ann. § 10-20-803 and § 17-79-703 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that 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 (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

ENBRIDGE GAS UTAH - NOTE

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

SHEET 1 OF 2

PROJECT NUMBER: 7058E
 MANAGER: BDM
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 6/4/26



SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 WWW.ENSGNENG.COM

LAYTON
 Phone: 801.547.1100

TOOELE
 Phone: 435.843.3590

CEAR CITY
 Phone: 435.863.1403

RICHFIELD
 Phone: 435.895.2983

COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____ 20____ BY THE COMMUNITY DEVELOPMENT

CITY ENGINEERING DEPARTMENT

APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ENGINEER.

CITY PLANNING

APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY PLANNING.

BOARD OF HEALTH APPROVAL

APPROVED THIS _____ DAY OF _____ 20____ BY THE BOARD OF HEALTH

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ATTORNEY.

MAYOR APPROVAL

PRESENTED TO THE MIDVALE MAYOR THIS _____ DAY OF _____ 20____ AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: MIDVALE CITY RECORDER _____ MAYOR _____ SEAL

RECORD OF SURVEY

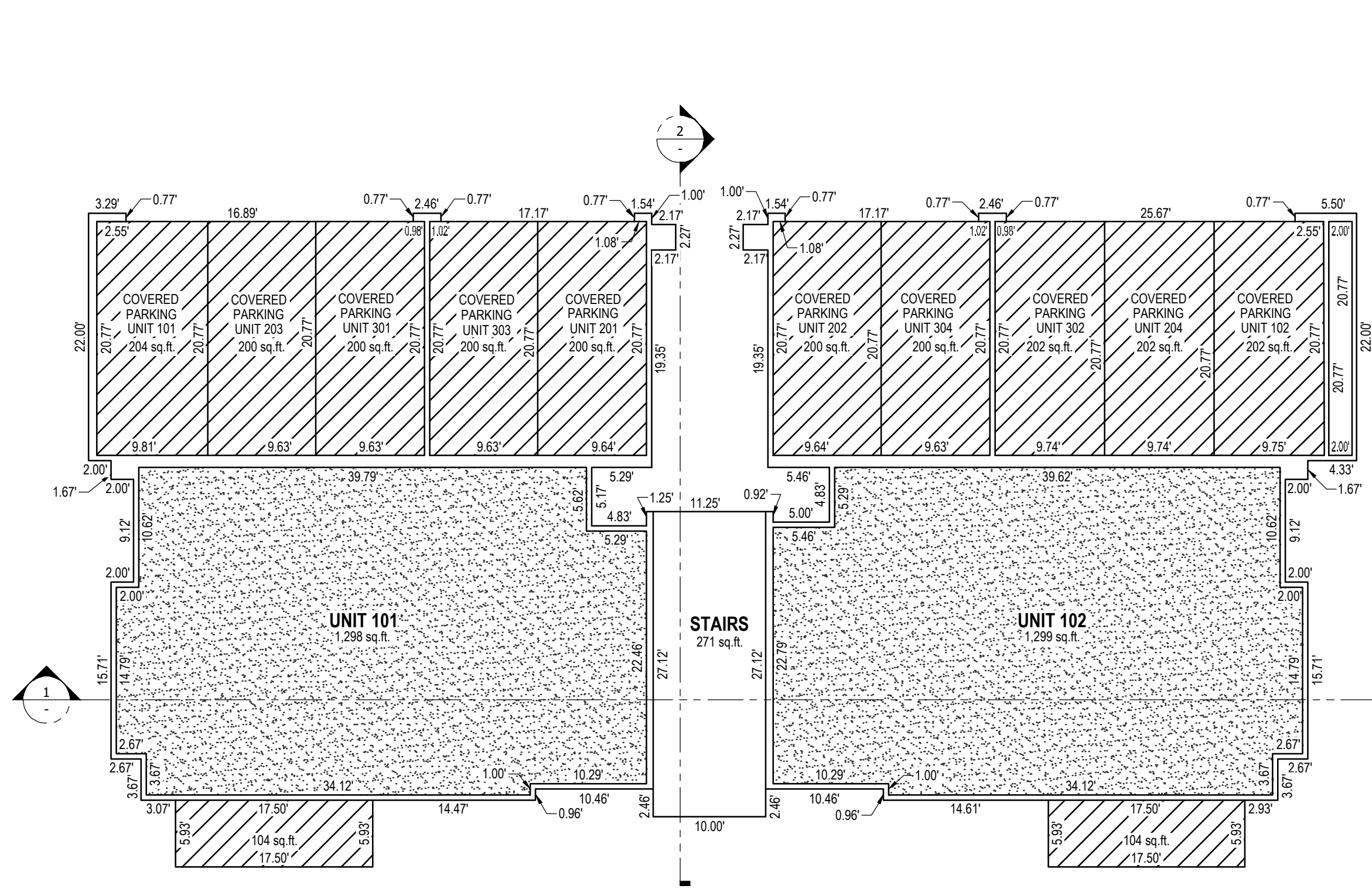
ROS NO.: S-2018-03-0230

SALT LAKE COUNTY RECORDER

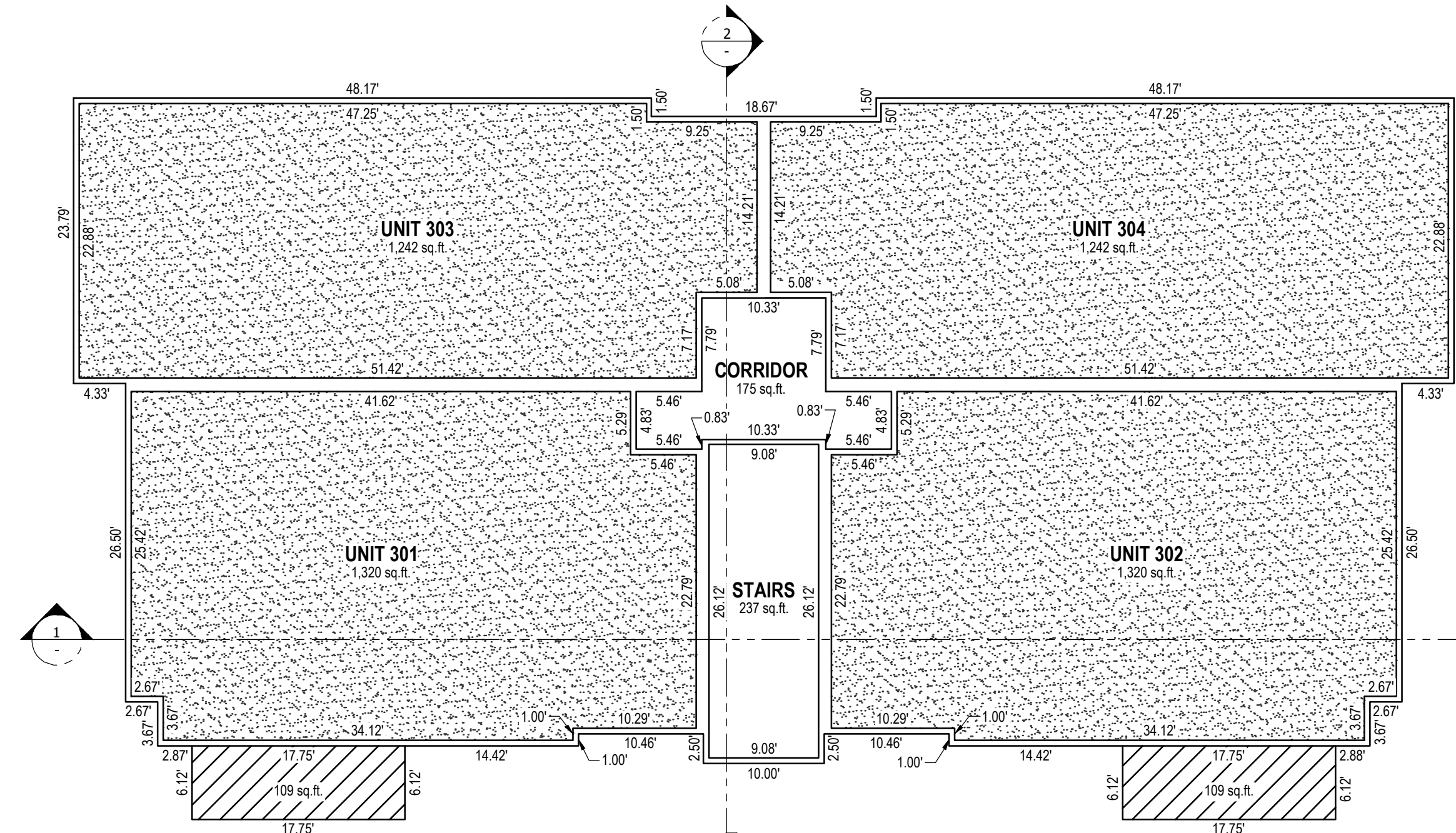
RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER _____

JORDAN HEIGHTS AT VIEW 78 PHASE 2M CONDOMINIUM PLAT

AMENDING LOT 214 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT

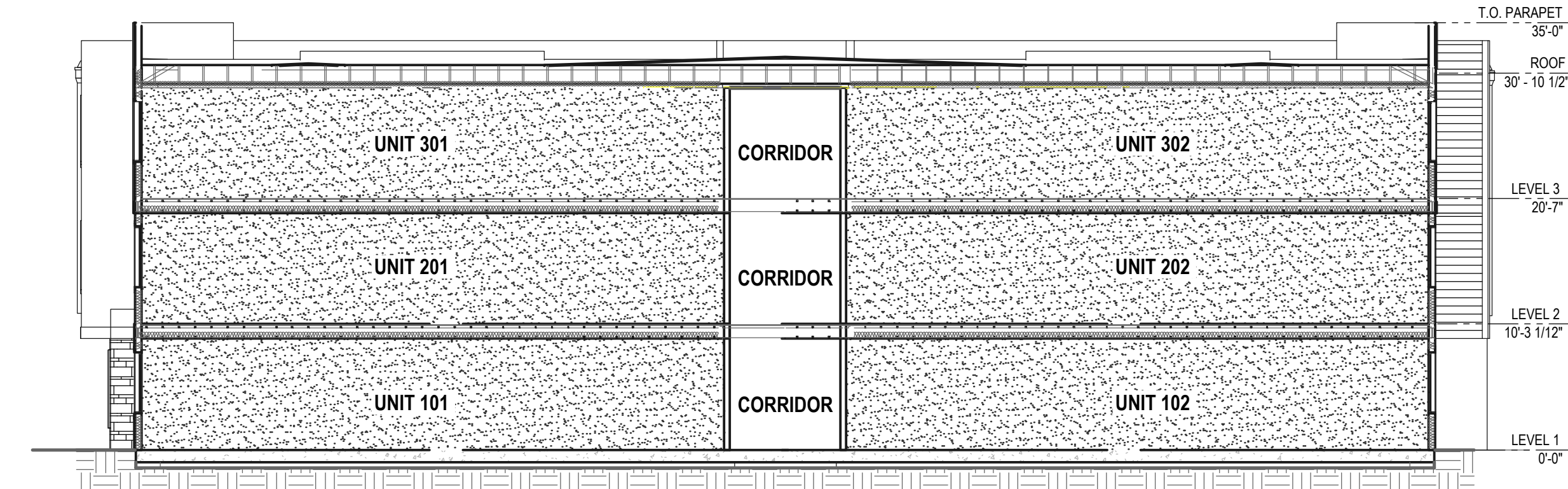


LEVEL 1



LEVEL 3

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4305.00	4314.08
2ND FLOOR	4315.29	4324.38
3RD FLOOR	4325.58	4334.67

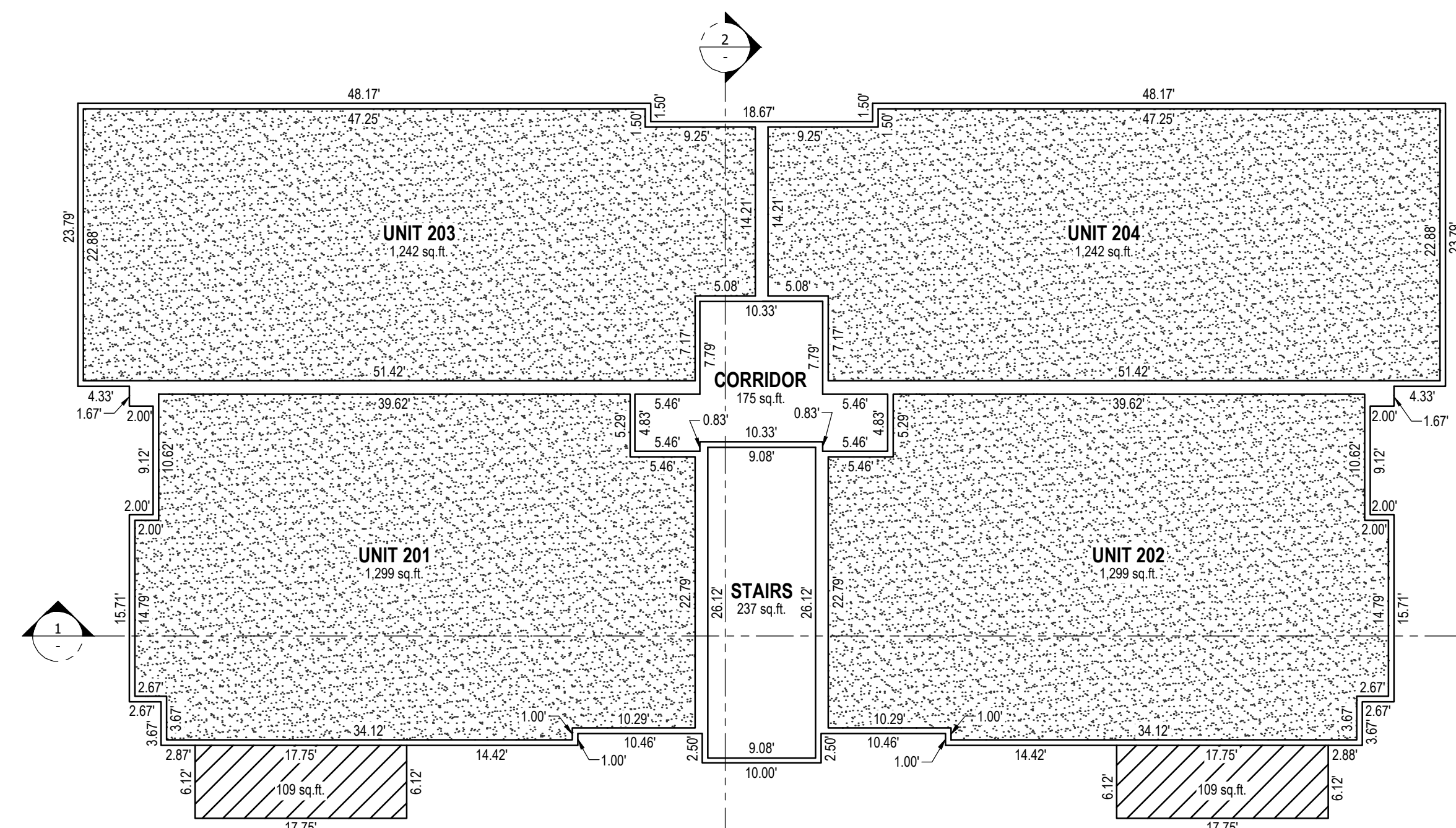
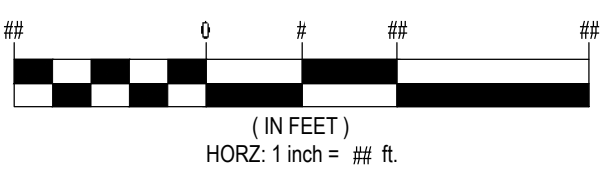


SECTION 1

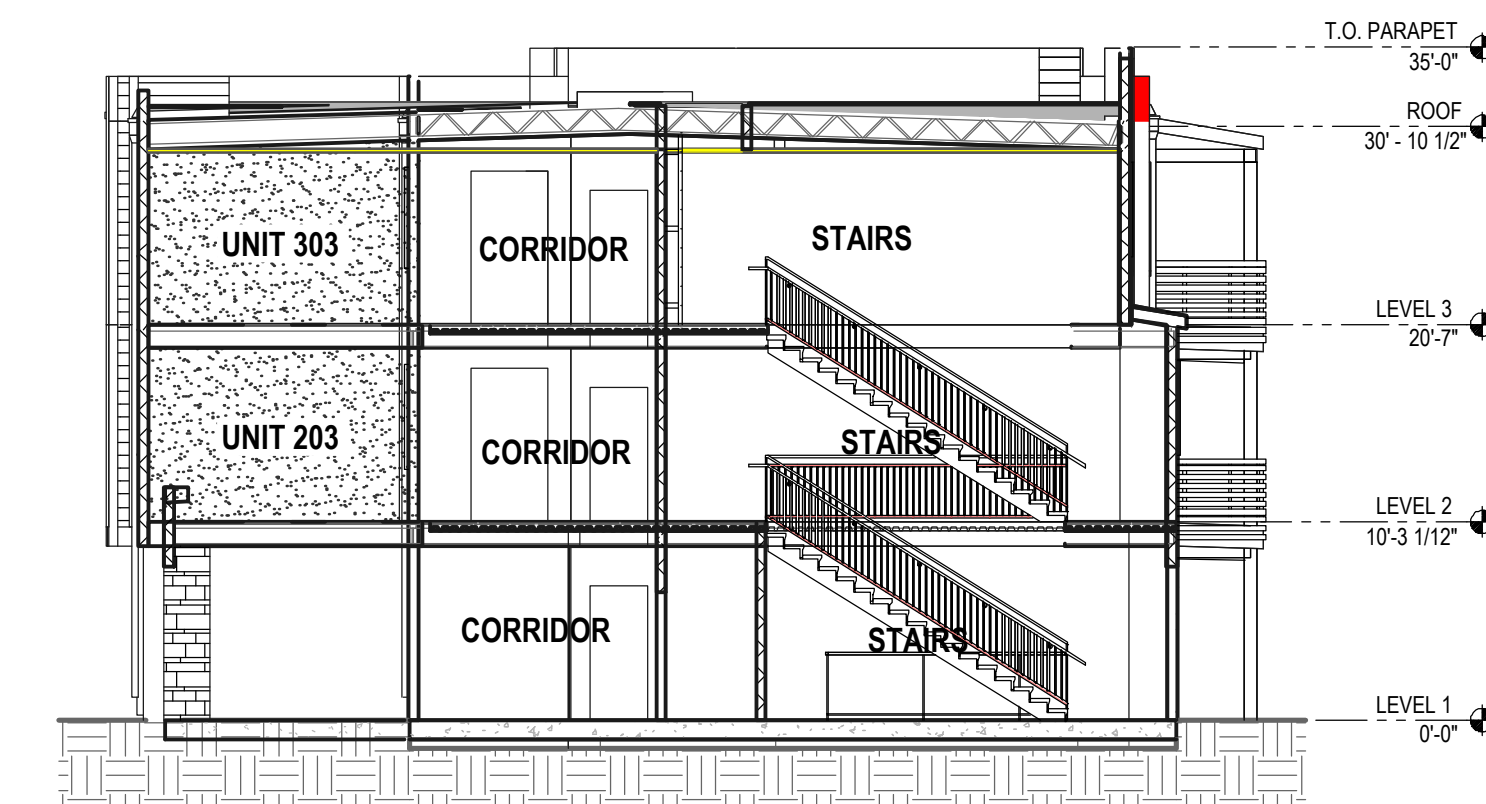
LEGEND

- LIMITED COMMON AREAS
- PRIVATE AREA
- COMMON AREAS
- VERTICAL BUILDING CUT

HORIZONTAL GRAPHIC SCALE



LEVEL 2



SECTION 2

SHEET 2 OF 2

PROJECT NUMBER: 7088E
 MANAGER: BDM
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 6/4/26



SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 WWW.ENSGNENG.COM

LAYTON
 Phone: 801.547.1100
 TOOELE
 Phone: 435.843.3990
 CEDAR CITY
 Phone: 435.865.1453
 RICHFIELD
 Phone: 435.896.2863

JORDAN HEIGHTS AT VIEW 78 PHASE 2M CONDOMINIUM PLAT

AMENDING LOT 214 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

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

DEVELOPER
 HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 07/08/2026

SUBJECT

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.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The proposed Preliminary Subdivision is an amendment to Lot 215 of the Jordan Heights at View 78 Phase 2 Condominiums project by Holmes Homes for a 10-unit residential condominium building. This project previously received Site Plan Approval in August of 2022.

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 departmental review requirements. Staff finds the proposal complies with the preliminary subdivision requirements in Midvale Municipal Code 16.02, and the lot standards of the JB 1-3 zone in Midvale Municipal Code 17-7-10.12.10.

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 17-7-10.12.10 of the Midvale Municipal Code demonstrated in the application, Staff recommends the Planning Commission approve the preliminary subdivision with the following findings and condition:

Findings:

1. The project complies with the preliminary subdivision procedure outlined in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

RECOMMENDED MOTION

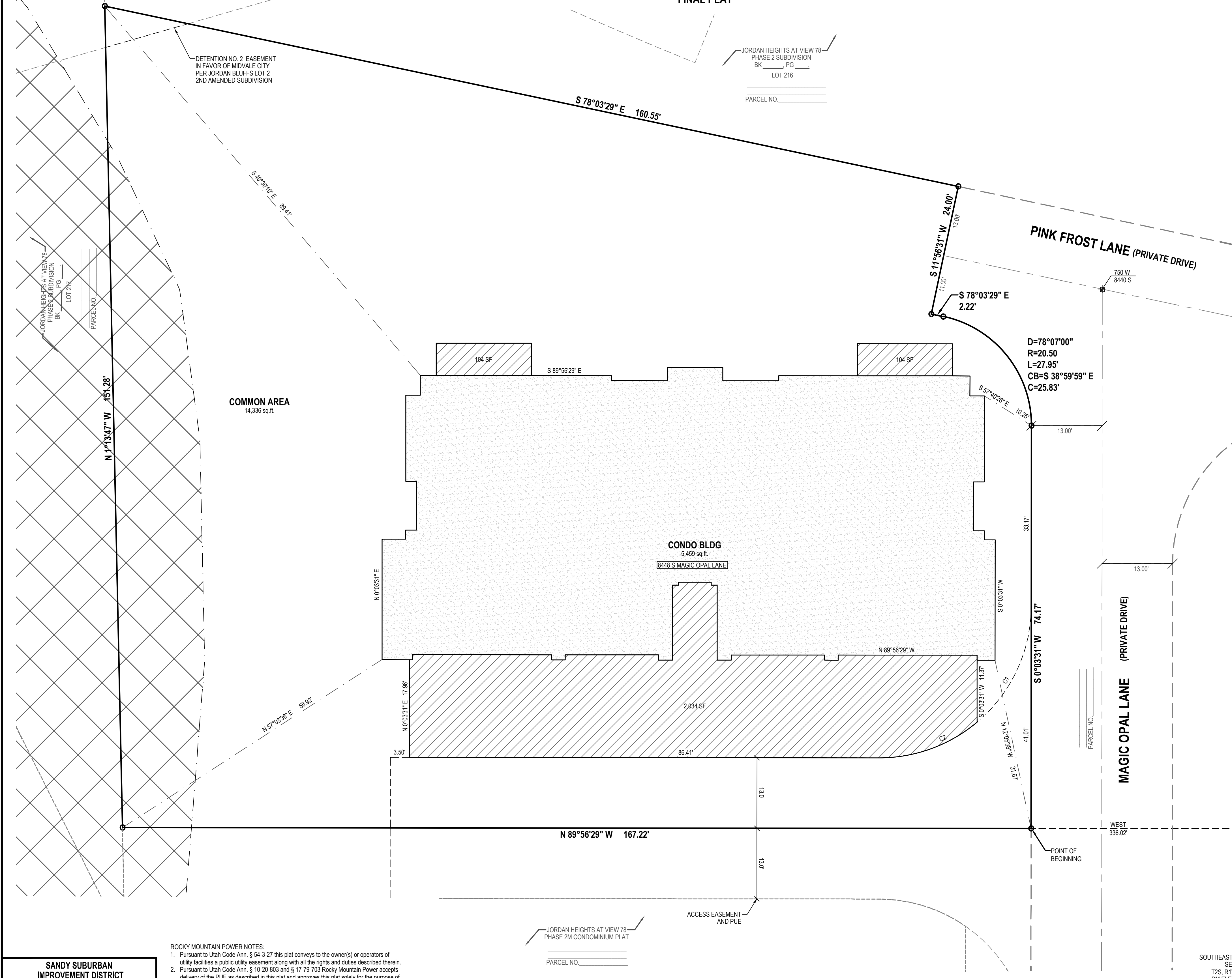
I move that we approve the Preliminary Subdivision for a 10-unit residential condominium subdivision at 8448 S Magic Opal Lane amending Lot 215 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the staff report.

ATTACHMENTS

1. Preliminary Subdivision Plat

JORDAN HEIGHTS AT VIEW 78 PHASE 2N CONDOMINIUM PLAT

AMENDING LOT 215 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT

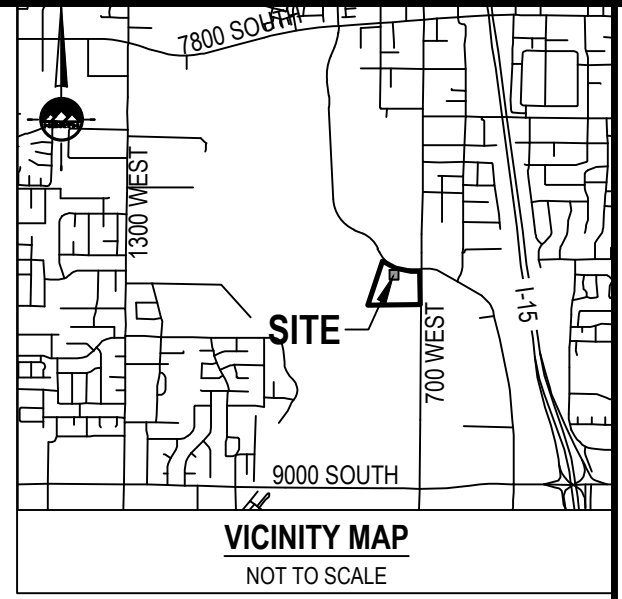


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	28.00'	24.38'	49°52'59"	N25°00'00"E	23.61'
C2	28.00'	19.60'	40°07'01"	S70°00'00"W	19.21'

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENGR ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO BE PLACED IN BACK OF CURBS
- SECTION LINE
- CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- BUILDING TIE
- DIMENSION
- LIMITED COMMON AREAS
- PRIVATE AREA
- COMMON AREAS

- PLAT NOTES:**
- The private drives on this plat are identified as such for emergency response and addressing purposes. They are not considered private roads under the Midvale City zoning ordinance.
 - The subdivision is subject to the existence of institutional controls or other environmental regulations in areas where such controls or regulations, particularly Midvale's institutional controls ordinance.
 - The plat will expire and be void if it is not recorded within one year of the date it is approved by the city.
 - The subdivision is subject to covenants, conditions, or restrictions recorded concurrently.
 - The sewer lift station that is installed with this project is considered private and Midvale City and Sandy Suburban Improvement District has no jurisdiction or responsibility to maintain.
 - Ownership and maintenance of the lift station, including the forced main, sewer laterals and sewer mainline from the manhole prior to the lift station will be the responsibility of the condominium owners association.
 - The sewer mainline within this phase up to and including the last manhole prior to the sewer lift station will be owned, operated and maintained by Sandy Suburban Improvement District.



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act, of Utah. I further certify that by authority of the Owners, I have completed a survey of the property described on this plat and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property hereafter to be known as JORDAN HEIGHTS AT VIEW 78 PHASE 2N CONDOMINIUM PLAT, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION

All of Lot 215 of Jordan Heights at View 78 Phase 2 Subdivision, recorded _____ as Entry No. _____ in Book _____ at Page _____ in the Office of the Salt Lake County Recorder, being more particularly described as follows:

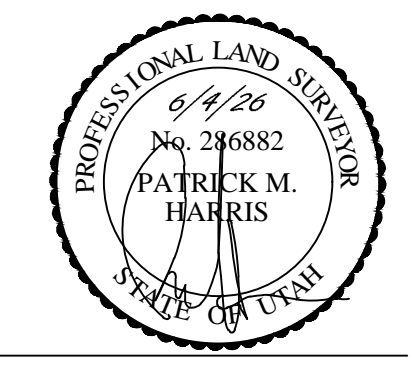
Beginning at a point on the Westerly Right-of-Way Line of Magic Opal Lane, said point being South 00°29'40" East 1,619.40 feet along the section line and West 336.02 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°56'29" West 167.22 feet;
 thence North 01°13'47" West 151.28 feet;
 thence South 78°03'29" East 160.55 feet to the Westerly Right-of-Way Line of Pink Frost Lane;
 thence along said Westerly Right-of-Way Line South 11°56'31" West 24.00 feet to the Westerly Right-of-Way Line of Magic Opal Lane;

thence along said Westerly Right-of-Way Line the following three (3) courses:

- South 78°03'29" East 2.22 feet;
- Southwesterly 27.35 feet along the arc of a 20.50 foot radius curve to the right (center bears South 11°56'31" West and the chord bears South 38°59'59" East 25.83 feet with a central angle of 78°07'00");
- South 00°03'31" West 74.17 feet to the point of beginning.

Contains 22,037 Square Feet or 0.506 Acres.



DATE _____ PATRICK M. HARRIS
 P.L.S. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

JORDAN HEIGHTS AT VIEW 78 PHASE 2N CONDOMINIUM PLAT

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE DRIVEWAYS) TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF APPROVED PUBLIC WATER, STORM DRAIN AND PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO. THE OWNER(S) ALSO HEREBY GRANT A PERPETUAL EASEMENT TO CITY FOR BUILDING AND ZONING INSPECTIONS AND EMERGENCY SERVICE DELIVERIES AND INSPECTIONS OVER ALL "PRIVATE DRIVES" AND/OR DRIVEWAYS.

CONVEYANCE OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY DEDICATE AND CONVEY TO THE MEMBERS OF THE JORDAN HEIGHTS CONDOMINIUM ASSOCIATION ALL AREAS SHOWN ON THIS PLAT AS "COMMON AREAS" AND "LIMITED COMMON AREAS" FOR THE COMMON ENJOYMENT OF ALL OWNERS IN ACCORDANCE WITH THE TERMS, CONDITIONS, AND UNDIVIDED INTERESTS OF SAID COMMON AND LIMITED COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR JORDAN HEIGHTS CONDOMINIUM RECORDED WITH THE SALT LAKE COUNTY RECORDER ON MARCH 18, 2021 AS ENTRY NO. 13602060 AS AMENDED AND SUPPLEMENTED.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

By: _____
 Its: _____

LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.
 County of Salt Lake _____

On the _____ day of _____ A.D. 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
 _____ RESIDING IN _____ COUNTY.

JORDAN HEIGHTS AT VIEW 78 PHASE 2N CONDOMINIUM PLAT

AMENDING LOT 215 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

SANDY SUBURBAN IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____ 20____ BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.

SANDY SUBURBAN IMPROVEMENT DISTRICT

ROCKY MOUNTAIN POWER NOTES:

- 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.
- Pursuant to Utah Code Ann. § 10-20-803 and § 17-79-703 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that 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:
 - a recorded easement or right-of-way
 - the law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities or
 - any other provision of law.

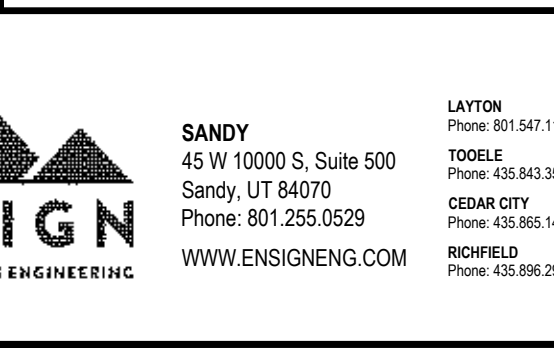
ENBRIDGE GAS UTAH - NOTE

Questar Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

DEVELOPER
 HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966

SHEET 1 OF 2

PROJECT NUMBER: 7058E
 MANAGER: BDM
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 6/4/26



SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 WWW.ENSIGNENG.COM

COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____ 20____ BY THE COMMUNITY DEVELOPMENT

CITY ENGINEERING DEPARTMENT

APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ENGINEER.

CITY PLANNING

APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY PLANNING.

BOARD OF HEALTH APPROVAL

APPROVED THIS _____ DAY OF _____ 20____ BY THE BOARD OF HEALTH

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____ 20____ BY THE MIDVALE CITY ATTORNEY.

MAYOR APPROVAL

PRESENTED TO THE MIDVALE MAYOR THIS _____ DAY OF _____ 20____ AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: MIDVALE CITY RECORDER _____ MAYOR

RECORD OF SURVEY

ROS NO.: S-2016-03-0230

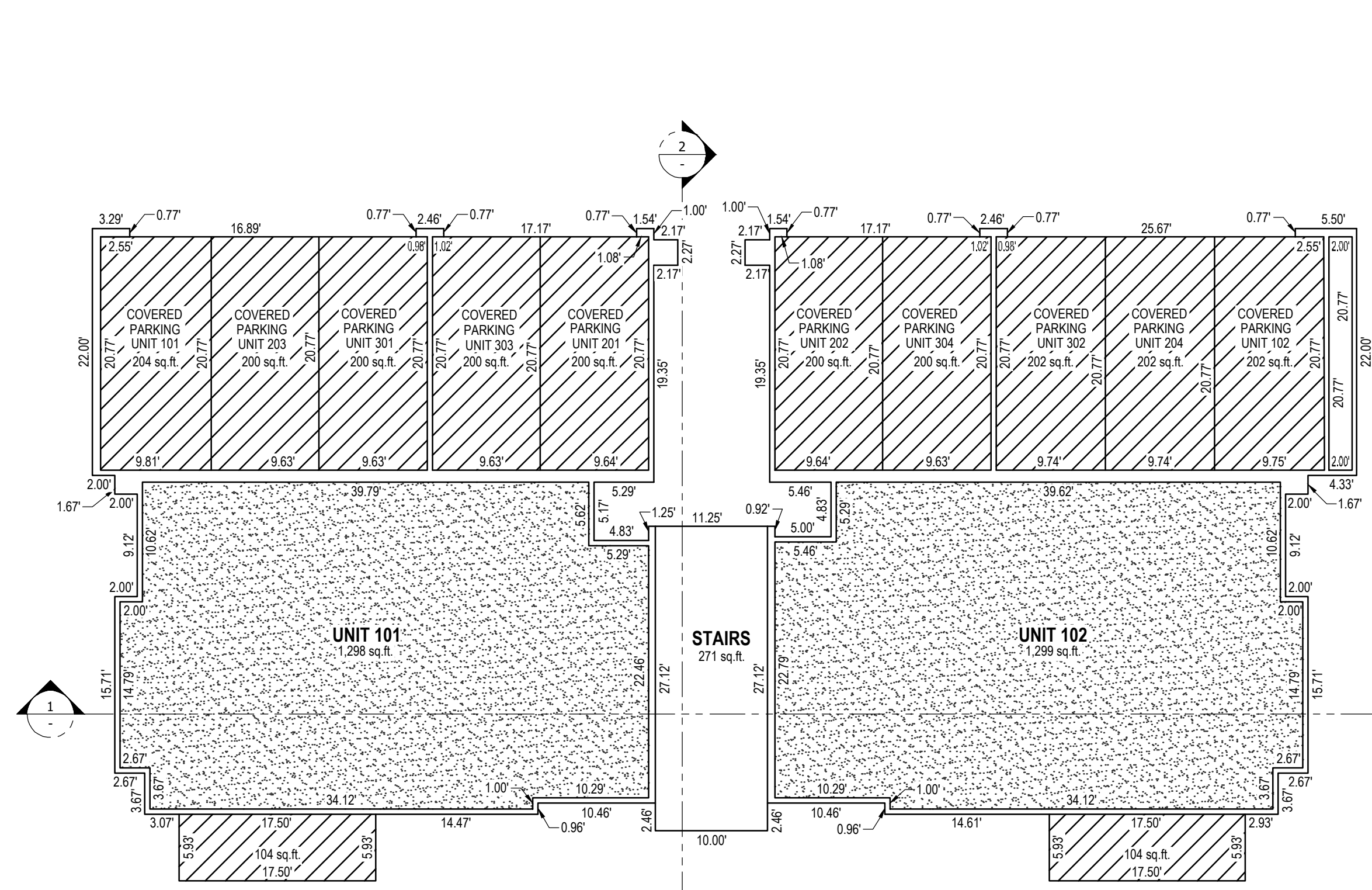
SALT LAKE COUNTY RECORDER

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

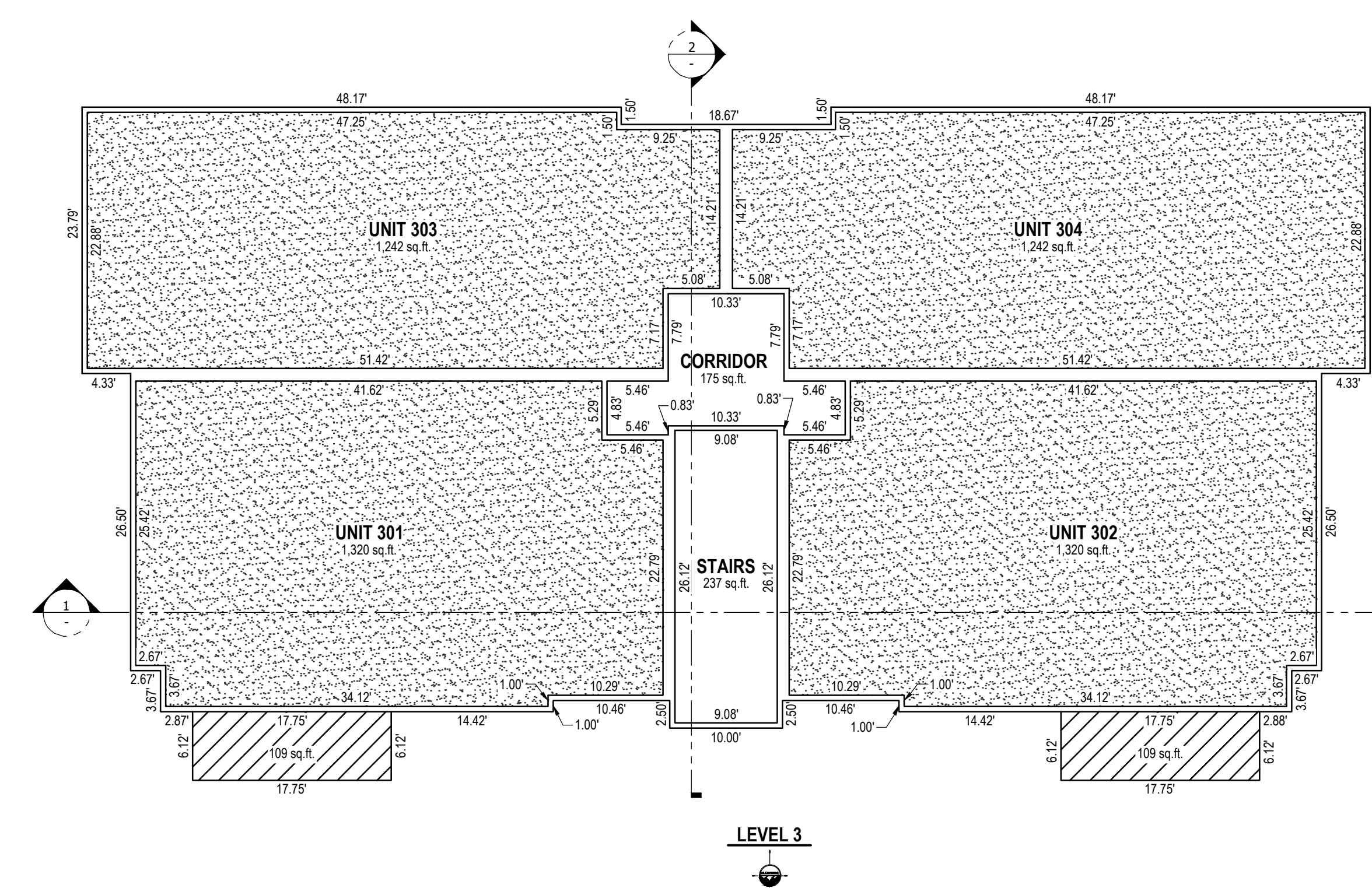
SEAL

JORDAN HEIGHTS AT VIEW 78 PHASE 2N CONDOMINIUM PLAT

AMENDING LOT 215 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
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 MIDVALE CITY, SALT LAKE COUNTY, UTAH
 FINAL PLAT

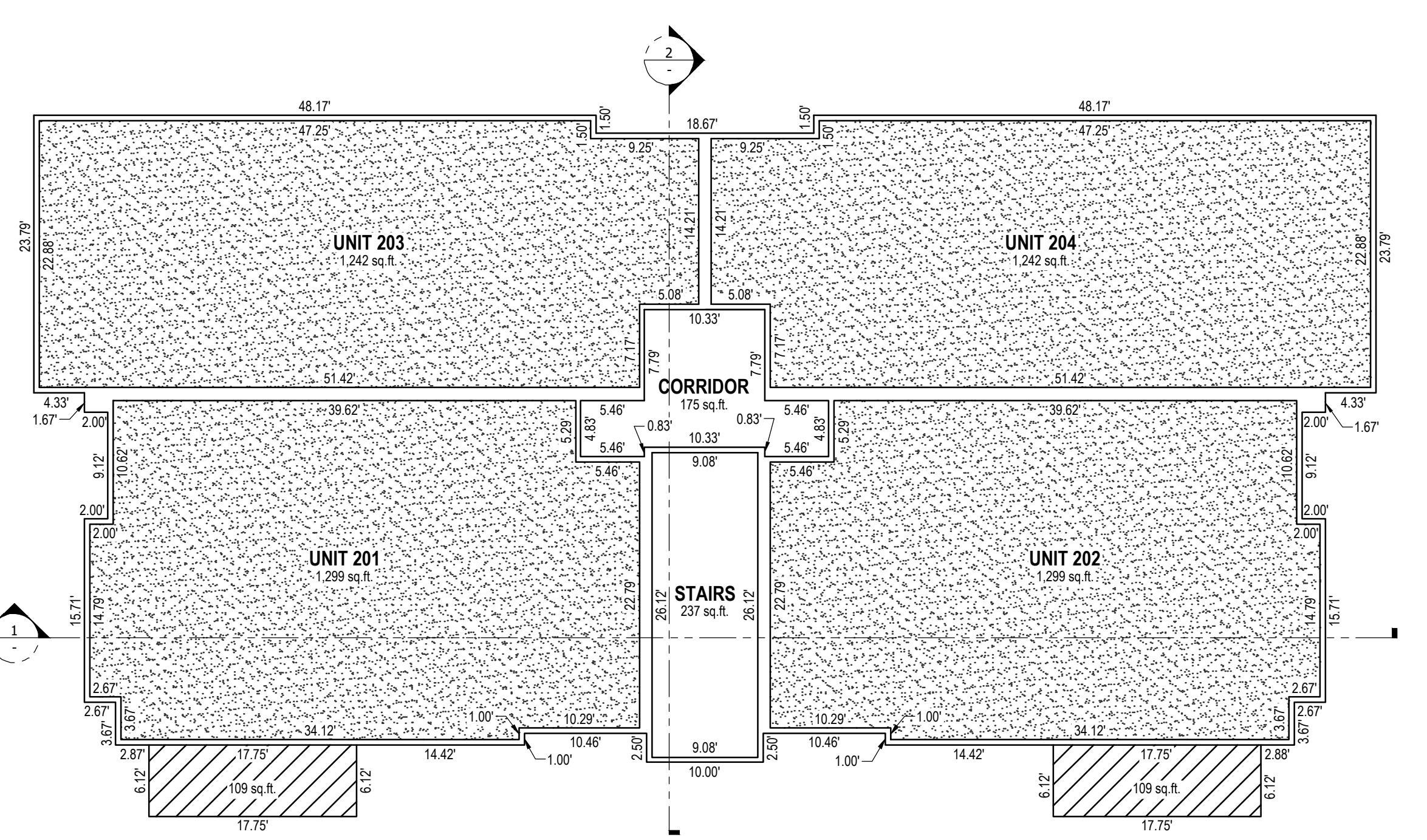


LEVEL 1

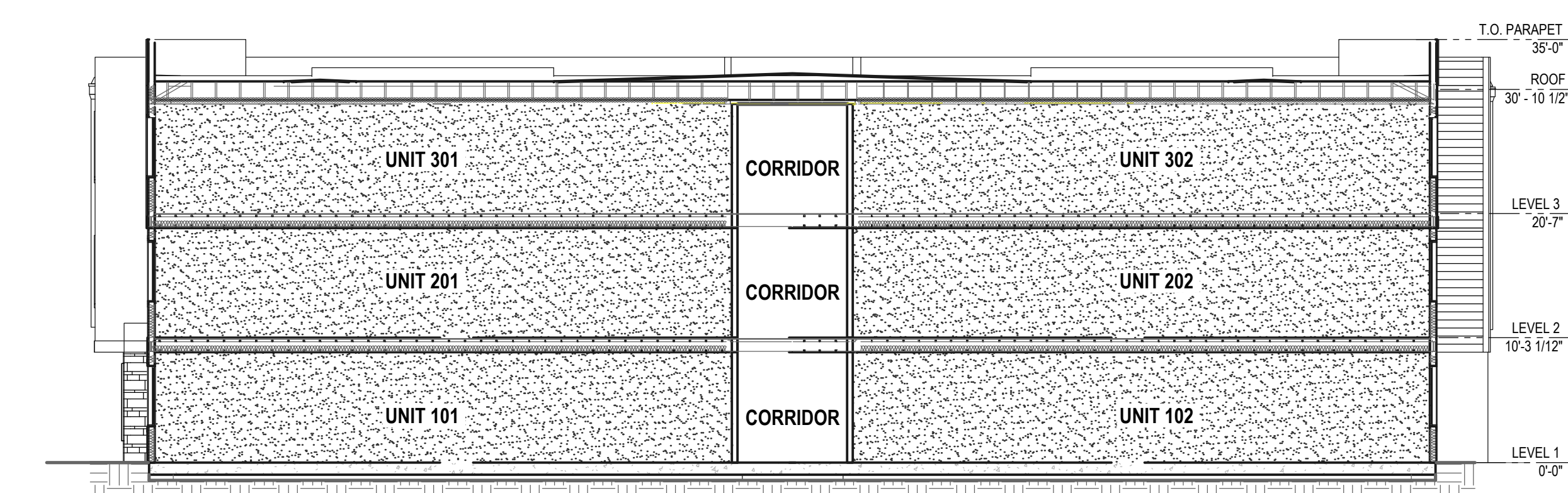


LEVEL 3

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4305.50	4314.58
2ND FLOOR	4315.79	4324.88
3RD FLOOR	4326.08	4335.17



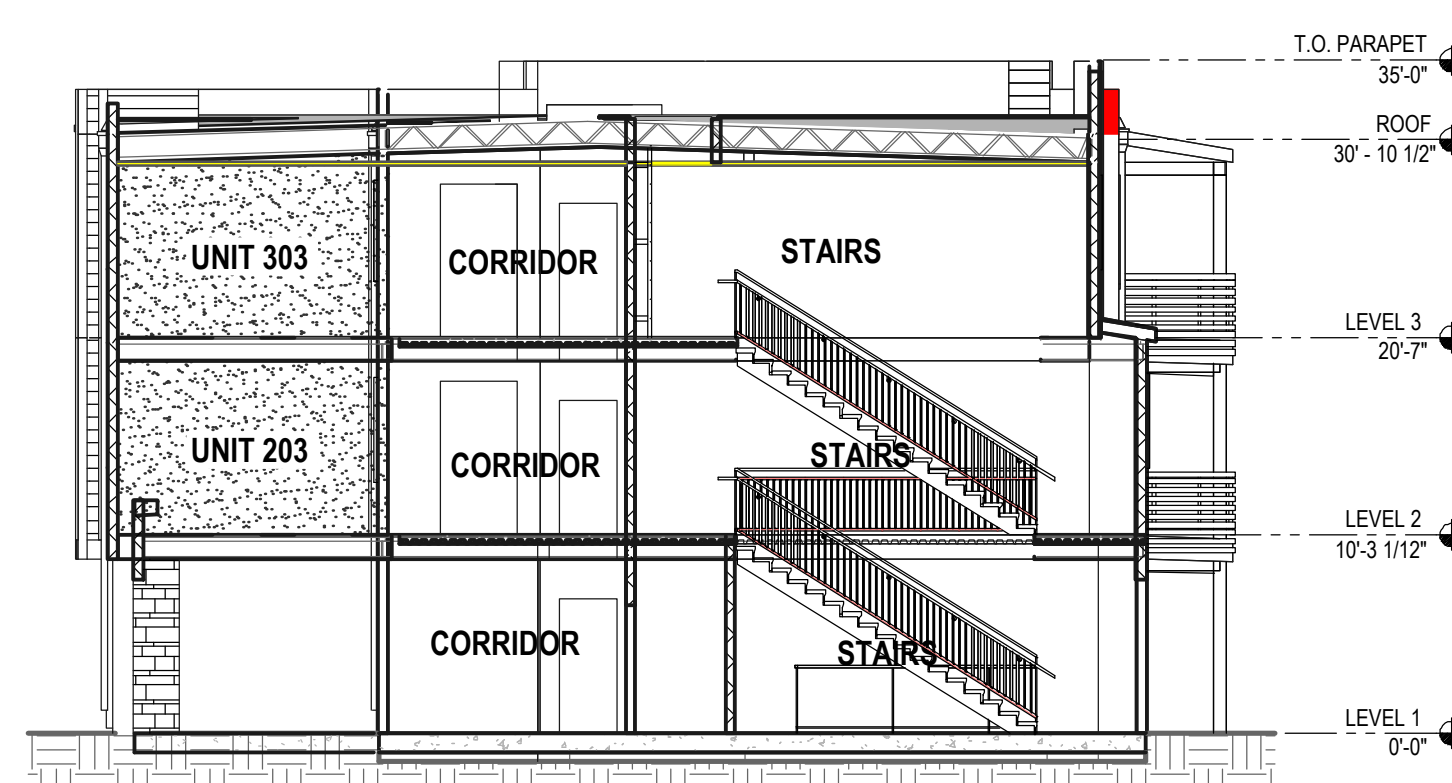
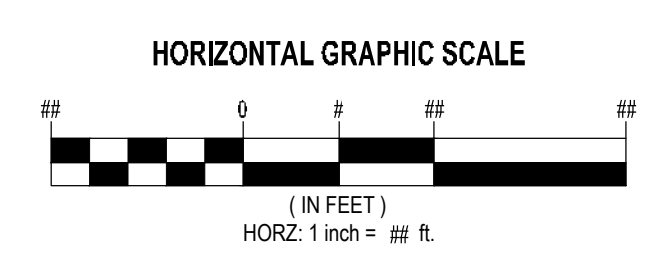
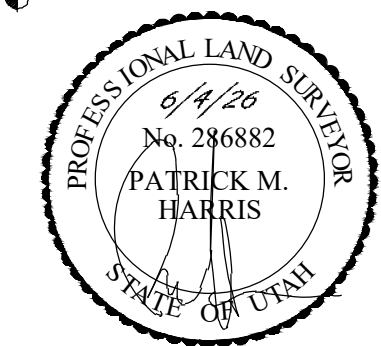
LEVEL 2



SECTION 1

LEGEND

- LIMITED COMMON AREAS
- PRIVATE AREA
- COMMON AREAS
- VERTICAL BUILDING CUT



SECTION 2

DEVELOPER
 HOLMES JORDAN BLUFFS, LLC
 126 SEGO LILY DRIVE, SUITE 250
 SANDY, UT 84070
 PHONE: 801.558.9966

SHEET 2 OF 2
 PROJECT NUMBER: 7088E
 MANAGER: BDM
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 6/4/20

ENSIGN
 THE STANDARD IN ENGINEERING
 SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 WWW.ENSIGNENG.COM
 TEOBLE
 Phone: 435.843.3990
 CEDAR CITY
 Phone: 435.865.1453
 RICHFIELD
 Phone: 435.896.2863

**JORDAN HEIGHTS AT VIEW 78
 PHASE 2N CONDOMINIUM PLAT**
 AMENDING LOT 215 OF JORDAN HEIGHTS AT VIEW 78 PHASE 2 SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

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