



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

**Midvale Planning Commission Meeting
Notice and Agenda
August 12, 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, August 12, 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 August 11, 2026 to be included in the record.

- I. Pledge of Allegiance**
- II. Roll Call**
- III. Minutes**
 - a. Review and Approval of Minutes from the July 8, 2026 Meeting.
- IV. Public Hearing**

*If items marked with ** are forwarded, the City Council will hear them on or after September 1, 2026 after 6 p.m.*

 - a. **Midvale City initiated zoning code text amendment updating Utah State Code references in Title 17. *[Jonathan Anderson, Planner II]*
- V. Discussion Item**
 - a. Discussion on Concept Plan for Vista 270 at Jordan Bluffs located at 8250 S. Bingham Junction Blvd (Pods I, J, K, L) in the Jordan Bluffs Subareas 1-3 Zone. *[Wendelin Knobloch, Planning Director]*

VI. Public Hearing

*If items marked with ** are forwarded, the City Council will hear them on or after September 1, 2026 after 6 p.m.*

- a. **Gardner Group requests amendments to Figures 1 and 2 in Chapter 17-7-10.12 of the Midvale Municipal Code to eliminate rights-of-way adjacent to POD I. *[Wendelin Knobloch, Planning Director]*
- b. **Gardner Group requests amendments to Sub-Section 17-7-10.12.10(D)(3) of the Midvale Municipal to decrease building separation requirements for four-story buildings from 20 to 10 feet. *[Wendelin Knobloch, Planning Director]*
- c. **Gardner Group requests amendments to Section 17-7-10.12.5 of the Midvale Municipal Code to add Private Lane Standards. *[Wendelin Knobloch, Planning Director]*

VII. Staff Update/Other Business

- a. Planning Department Report
 - i. Planning Commission Fall Dinner
 - ii. Fall APA Conference, September 9, 10
 - iii. 2026 Utah Bike Summit, August 18

VIII. Adjourn

All meetings are open to the public; however, there is no public participation except during public hearings. Members of the public will be given an opportunity to address the Commission during each public hearing item. The Commission reserves the right to amend the order of the agenda if deemed appropriate. No item will be heard after 9:30 p.m. without unanimous consent of the Commission. Items not heard will be scheduled on the next agenda.

A copy of the foregoing agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City's website at Midvale.Utah.gov and the State Public Notice website at <http://pmn.utah.gov>. Commission Members may participate in the meeting via electronic communication. Commission Members' participation via electronic communication will be broadcast and amplified so all Commission Members and persons present in the Council Chambers will be able to hear or see the communication.

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the Community Development Executive Assistant at (801) 567-7211, providing at least three working days' notice of the meeting.



7505 South Holden Street
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Midvale City
PLANNING AND ZONING COMMISSION
Minutes
8th Day of July 2026
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

COMMISSION CHAIR: Michael Edwards

COMMISSION VICE CHAIR: Shane Liedtke

COMMISSION MEMBERS: Robyn Anderson
Candice Erickson
Candace Tippetts
Chase Brauchie

STAFF: Adam Olsen, Community Development Director
Katie Thorne, Community Development Exec. Assistant
Daniel Van Beuge, Deputy City Attorney
Wendelin Knobloch, Planning Director
Elizabeth Arnold, Senior Planner
Jonathan Anderson, Planner II
Josh Short, IT Network Administrator

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	Present
Commissioner Snow	Excused
Commissioner Brauchie	Present

MINUTES**1. REVIEW AND APPROVE MINUTES OF JUNE 24, 2026.**

MOTION: Commissioner Tippetts MOVED to approve the minutes of June 24, 2026. SECONDED by Commissioner Erickson. Chair Edwards called for a voice vote.

The motion passed unanimously with all voting in favor.

PUBLIC HEARINGS

- 1. 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.**

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:

Findings:

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

APPLICANT:

Brad Reynolds stated that both he and Paul Ranstrom were present and expressed their commitment to ensuring that the proposed development and rezone result in a high-quality product. He noted that they have completed several successful development projects within Midvale City and take pride in the work they have completed.

Brad Reynolds further explained that, while the proposed zoning would allow for development up to three stories, their intent is to construct two-story for-sale units. He stated that they believe this type of development would help reinvigorate the surrounding neighborhood. He added that, unlike the higher-density development patterns found in surrounding areas, they are not pursuing high-density housing options and instead intend to utilize the proposed rezone to allow for future development of single-family townhomes or duplexes.

PUBLIC HEARING:

Lorene Butler stated the following via email: This is late, I know. You have a difficult job. You really can't do much because of the government and the law. Kudos to you for enduring it! Duplex overlay, TOD, RM 25, high density. These terms make my heart sick. With each rezone comes density. Less connection to neighbors, less concern about community, less time spent in our city to help it thrive. You have a hard job. We, as a city, receive little from developers. Thank you for your time.

Shelby Johnson requested clarification on the following via email: Whether there has been consideration to what this would do to traffic? People are already speeding down this road and police hide out the dead-end street to catch offenders. There are children that live and play here, and this neighborhood does not have sidewalks! Also kids use the church as a playground. There are no parks in walking distance for them. Where will they play? Mature trees provide homes for wildlife. Please leave the trees!

Colby Johnson stated the following via email: Regarding you wanting to build more homes in place of the two churches in Midvale on 300 east and 7800 s. Don't build more homes, no one wants them in the neighborhood. Put parks or something nice to look at not all these brand new

poorly built homes next to an established neighborhood that doesn't need the extra traffic. It will cause more accidents. More animals to be lost by being struck by idiot drivers and the extra usage on utilities is unnecessary. Please don't build more homes in this neighborhood.

Savanna Rodriguez stated that, as a newer resident within the affected area, she has enjoyed living in the neighborhood. However, she expressed concerns regarding the lack of sidewalks within the area and stated that an increase in residents resulting from the proposed rezone could create additional safety concerns.

Mrs. Rodriguez further explained that additional residents within the area could have an impact on existing parking concerns. She stated that the proposed rezone could provide opportunities for starter homes and may result in increased housing turnover, rather than longer-term occupancy patterns currently occurring within the neighborhood. She requested that the Planning Commission consider reducing the size and scope of the proposed rezone and future development.

Satsha Evans stated that there are currently children with special needs residing within the area and expressed concerns regarding the existing safety conditions, including speeding vehicles throughout the neighborhood. She stated that an increase in traffic resulting from additional development could further impact safety for these children and other residents. She noted that children, including those without special needs, may be more vulnerable in areas where existing safety concerns are present, and that increased traffic could contribute to these concerns.

Julie Sorensen expressed concerns that medium- and high-density housing within the proposed rezone area could impact the privacy of existing residents, specifically noting that future residents of townhomes may have views into the backyards of adjacent properties. She further stated that current residents have concerns regarding potential impacts associated with construction activities, including dust and potential property damage.

Mrs. Sorensen also expressed concerns regarding the capacity of existing infrastructure, including power, sewer, and water systems, as well as potential increases in property taxes resulting from the proposed rezone. She stated that additional residents and increased traffic could further contribute to existing concerns related to speeding, traffic congestion, and parking availability.

Mrs. Sorensen requested that the Planning Commission consider the concerns and perspectives of current residents who may be affected by the proposed rezone and any future development that may occur. She also requested that the Planning Commission consider reducing the size and scope of the proposed rezone and future development.

Alexis Weixler stated that they did not believe the proposed rezone was necessary within this area, noting that there are already areas within Midvale City that allow for medium- to high-density housing development. They stated that many residents chose to move to the affected area due to the community atmosphere and existing neighborhood characteristics.

Boyd Anderson stated that when the area was originally annexed from the County in approximately 1998 or 1999, residents were promised sidewalks and an increased police presence, neither of which has occurred. He expressed concerns regarding existing traffic and speeding

issues within the neighborhood and stated that additional traffic resulting from the proposed rezone would further exacerbate these concerns.

Curt Kerry stated that he has been a long-time resident of Midvale City and expressed concerns that recent development trends within the City have negatively impacted the community and overall quality of life. He noted that setback requirements exist within residential neighborhoods but expressed concerns that similar requirements do not appear to be applied consistently in commercial areas, including along Main Street. Mr. Kerry further expressed concerns regarding the preservation of Midvale City's character and current Code Enforcement efforts.

Dianne Pollard expressed concerns regarding potential future development resulting from the proposed rezone, including increased traffic, additional residents, and the potential construction of stacked apartment buildings and complexes. She requested that the Planning Commission consider limiting future development within the proposed rezone area to single-family residential uses.

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

DISCUSSION:

Daniel Van Buege, Deputy City Attorney, informed the commissioners that this is a legislative decision and that the Planning Commission will provide a recommendation to City Council for final approval and/or denial.

Commissioner Erickson stated that the Planning Commission appreciates community members attending public meetings and providing input regarding proposed items. He explained that the Planning Commission's role is to review the proposed rezone and provide a recommendation to the Midvale City Council. He further clarified that the City Council will make the final decision regarding the proposed rezone and that, while the City Council considers recommendations provided by the Planning Commission, the recommendation made by the Planning Commission is not the final determination.

Vice Chair Liedtke stated that while the proposed rezone is the item currently under consideration by the Planning Commission, any future development would still be required to comply with additional zoning requirements, including open space, parking, setback, and building height standards. He further explained that while some residents may prefer single-family homes over townhomes or duplexes, those preferences may not represent the preferences of all current and future Midvale City residents. He acknowledged concerns regarding potential increases in traffic but stated that those concerns do not necessarily represent the definitive outcome of the proposed

rezone or any future development. He also noted that higher-density developments generally have lower monthly utility usage per capita.

Commissioner Brauchie provided clarification that the subject area is currently eligible under the Duplex Overlay.

Commissioner Anderson stated that the Planning Commission has heard and considered the concerns raised by the public during the public hearing for Agenda Item A. She explained that there are limitations regarding the City's ability to control future development and the review of proposed rezones. While the Planning Commission understands the challenges associated with neighborhood changes, she stated that the Commission must evaluate requests based on established criteria and applicable regulations to ensure compliance.

Commissioner Tippetts stated that the concerns raised by the public during the meeting have been heard and considered by the Planning Commission. She explained that, if the proposed rezone meets the required criteria, the Planning Commission's role is to provide a recommendation to the Midvale City Council. She further clarified that the City Council will ultimately make the final decision regarding the proposed rezone.

Elizabeth Arnold, Senior Planner, stated that both Agenda Items A and B have been properly noticed and are scheduled to be presented to the Midvale City Council for consideration on July 21, 2026.

Vice Chair Liedtke stated that Midvale City currently has a Code Enforcement Officer and explained that, following previous circumstances, this position is now filled by a Unified Police Officer assigned to perform Code Enforcement duties for the City. He acknowledged that Code Enforcement resources are currently limited but stated that staff continue to make efforts to address submitted concerns. Vice Chair Liedtke further explained that residents may submit Code Enforcement concerns through an online form available on the Midvale City website. He noted that this form allows City Staff to maintain records of submitted concerns and can be accessed through the Code Compliance section of the City's website.

MOTION: Commissioner Erickson MOVED 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. The motion was SECONDED by Commissioner Anderson. Chair Edwards called for a roll call vote. The vote was as follows:

Chair Edwards	No
Vice Chair Liedtke	Yes
Commissioner Tippetts	No
Commissioner Anderson	No
Commissioner Erickson	Yes

The motion did not pass.

MOTION: Chair Edwards MOVED that we recommend denial 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. 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	No
Commissioner Tippetts	Yes
Commissioner Anderson	Yes
Commissioner Erickson	No

The motion passes.

PUBLIC HEARINGS

2. **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.**

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:

Findings:

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

APPLICANT:

Brad Reynolds stated that the increasing costs associated with property acquisition and construction have created additional challenges for both builders and current and future homeowners. He referenced surrounding high-density developments and explained that, rather than pursuing higher-density development opportunities, the proposed rezone and future development would provide a variety of housing options, including duplexes, townhomes, and rambler-style single-family homes.

Mr. Reynolds explained that the proposed duplexes would include two-car garages, be limited to two stories and less than 30 feet in height, include three bedrooms, and provide full-length

driveways to help address parking concerns. He further stated that they are open to conducting a traffic study to evaluate and address concerns raised by members of the public regarding potential traffic impacts.

Mr. Reynolds continued by stating that the proposed rambler-style single-family homes would complement the existing neighborhood and surrounding area. He explained that the development would provide additional housing opportunities for individuals looking to become homeowners in Midvale City while enhancing the overall neighborhood.

Vice Chair Liedtke requested clarification regarding whether the proposed rezone would allow the future development to be a for-sale residential product.

Brad Reynolds confirmed that the intended final product would be for-sale housing. He stated that the proposed rezone would allow the development to be like other projects he has previously completed.

Commissioner Brauchie requested clarification regarding the water rights concerns raised during the public hearing.

Brad Reynolds stated that they have considered these concerns and have proactively communicated with the East Jordan Canal, which runs along the southern boundary of the property. He explained that the canal should not impact on the proposed development; however, if conflicts arise, they have considered options to reroute any affected piping to avoid impacts to downstream water users.

PUBLIC HEARING:

Lorene Butler stated the following via email: This is late, I know. You have a difficult job. You really can't do much because of the government and the law. Kudos to you for enduring it! Duplex overlay, TOD, RM 25, high density. These terms make my heart sick. With each rezone comes density. Less connection to neighbors, less concern about community, less time spent in our city to help it thrive. You have a hard job. We, as a city, receive little from developers. Thank you for your time.

Russell Glenn stated the following via email: Dear Planning Commission. I am a resident of an adjoining neighborhood to the subject property that is requesting rezoning and have concerns regarding the same. Currently the property is an LDS Church and based on the drawings online is planned to be a residential area. The property in question is zoned for Residential Single Family – 1. The developer, Brad Reynolds Construction wishes to add a duplex “overlay” to the current zoning. My concern is that changing the single-family zoning to allow multiple units on this property will do the following: Adversely increase traffic flow on adjacent streets (more units equals more cars and traffic). Restrict the view of current property owners adjacent to the proposed work site. Create a more hazardous condition at the current intersection of 7500 South 700 East due to the increased traffic from the project. Keeping the current zoning, while it will still increase

traffic flow, would be a much more satisfactory solution for the surrounding neighborhoods. At the current traffic flow, we do have issues with speeding cars. Our neighborhood does not have sidewalks, and the young children here play in the street. The increased traffic flow from this development could put our young people at risk of injury from excessive traffic flow if rezoning is approved. I realize that there will be additional vehicles when the development is completed and sincerely believe that changing the zoning to allow more living units will endanger the youth in our neighborhood. Please keep the existing zoning - traffic studies would be appropriate for our street (7570 South) to determine if speed bumps or other mitigating measures will be required with the addition of the traffic generated by this development. Thank you for your consideration in this matter.

Colby Johnson stated the following via email: Regarding you wanting to build more homes in place of the two churches in Midvale on 300 east and 7800 s. Don't build more homes, no one wants them in the neighborhood. Put parks or something nice to look at not all these brand new poorly built homes next to an established neighborhood that doesn't need the extra traffic. It will cause more accidents. More animals to be lost by being struck by idiot drivers and the extra usage on utilities is unnecessary. Please don't build more homes in this neighborhood.

Ryant Criistial stated that his concerns were primarily related to the legal and long-term impacts of the proposed rezone, including traffic circulation, infrastructure capacity, and responsibility for future repairs to sewer, storm drain, and water systems associated with development. He requested clarification regarding whether bonding requirements would be implemented for future developments within this area to assist with addressing these concerns.

Brande Ridd requested that the current residents within the area be considered when the Planning Commission makes its recommendation regarding the proposed rezone.

Maureen Slusher requested that, should Brad Reynolds proceed with a traffic study, the study be conducted while school is in session to provide a more accurate representation of traffic conditions. She stated that a traffic study would be beneficial due to existing traffic concerns and the number of accidents occurring within the area. While acknowledging the need for development, she expressed concern that additional development could further impact existing traffic conditions.

Julia Mills stated that due to the existing canals and dead-end roads within the area, neighborhood streets are frequently used as through streets rather than solely serving the residents within the neighborhood. She requested that the Planning Commission consider the impacts that its recommendation regarding the proposed rezone could have on current residents and families within the area.

Abby Heir stated that traffic concerns are a significant issue and emphasized the importance of preserving the enjoyment and character of living within a historic area of Midvale. She expressed the importance of ensuring that future development does not negatively impact opportunities for individuals seeking to purchase homes and become part of the community.

Terri Davis stated that while she did not participate in discussions regarding the townhome development near 7500 South/Greenwood Avenue and approximately 450 East, she has observed the increased impacts that development has had on parking and traffic within the surrounding area.

She stated that a traffic study would be beneficial and should include both the subject area and surrounding neighborhoods. She acknowledged the need for additional affordable housing opportunities for younger generations but emphasized the importance of ensuring development occurs appropriately.

John Welle stated that the existing neighborhood environment is enjoyable for current residents. He acknowledged the need for continued development but expressed concerns regarding the increase in high-density development surrounding the area and stated that there are other areas where additional development opportunities may be more appropriate.

Barbara Smith expressed concerns regarding existing infrastructure capacity and the impacts associated with construction activities, including construction vehicles parking on streets, dust, and noise. She also expressed concerns regarding existing parking limitations and stated that additional development would further impact on parking availability and infrastructure within the area.

John Fuller stated that, as a neighboring property owner, he would prefer development that encourages owner occupancy, such as single-family homes. He expressed concerns that townhomes and duplexes may have a higher likelihood of becoming rental properties compared to single-family homes. Mr. Fuller stated that the neighborhood currently demonstrates pride of ownership and expressed concern that additional rental properties could impact on the character of the neighborhood. He requested that the Planning Commission consider recommending denial of the proposed rezone. Mr. Fuller also expressed concerns regarding previous developments completed by the applicant, including concerns regarding sales timelines and pricing.

David Nielsen stated that he shares many of the concerns previously expressed by members of the public, including traffic, parking, accidents, and water rights. He acknowledged that the proposed development is intended to be medium density rather than high density but expressed concerns regarding impacts to existing water users.

Chair Edwards invited Brad Reynolds to address comments made regarding previous development projects completed by the applicant.

Brad Reynolds stated that he has not experienced the sales concerns mentioned during public comment regarding previous developments. He explained that the previously referenced development is a different product type due to its higher-density design, whereas the proposed development would not be considered high density.

Glenn Johnson expressed concerns regarding existing traffic conditions, roadway conditions, and potential impacts from future development and associated construction activities. He stated that residents are already experiencing increased accidents and safety concerns for themselves and their children. He noted that safe and comfortable communities are important considerations for individuals seeking to become homeowners.

Gretchen Fuller requested that the Planning Commission consider denial of the proposed rezone due to concerns regarding increased traffic and safety impacts. She acknowledged that redevelopment is expected but expressed concern that the addition of approximately 34 new homes

could further contribute to existing traffic and safety issues within the neighborhood and surrounding areas. She also expressed concerns regarding previous developments completed by the applicant, including sales timelines and housing costs.

Brad Reynolds stated that, within the previously referenced development, approximately 75 of the planned 117 units have been sold. He explained that those units are part of a high-density development product and differ from the proposed development.

Christian Criistial stated that Midvale City is one of the remaining areas where residents feel they can safely live and afford homeownership opportunities. He expressed appreciation for the existing neighborhood environment, where residents know and support one another, and requested that the Planning Commission consider recommending denial of the proposed rezone to preserve the existing community character.

Kathy Diaz stated that while the property should be developed, residents would prefer single-family homes rather than townhomes or duplexes. She expressed concerns regarding the appearance and condition of nearby duplex developments, existing parking limitations, and potential access concerns for emergency vehicles. She stated that the proposed rezone could further impact these existing concerns.

Ryant Criistial stated that the existing church property does not necessarily need to be redeveloped into townhomes or duplexes and could potentially continue as a church or another use. He expressed concerns that townhome and duplex developments may have higher costs per square foot compared to single-family homes and raised concerns regarding the long-term management of homeowner's associations following completion of these developments.

Travis Johnson stated that the existing community environment within Midvale City and the neighborhood is what makes the area desirable. He acknowledged the need for continued development but stated that the type and scale of development are the primary concerns.

Maureen Slusher requested clarification regarding what would prevent the property from being rezoned again for medium- or high-density development in the future.

Chair Edwards stated that any future request to rezone the property would require a new application and review process before the Planning Commission.

Wendelin Knobloch, Planning Director, explained that zone change applications are required to follow the established application and review process. He further explained the process for submitting zone change applications and identified who may submit applications for consideration.

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

DISCUSSION:

Daniel Van Buege informed the commissioners that this is a legislative decision and that the Planning Commission will provide a recommendation to City Council for final approval and/or denial.

Chair Edwards stated that one of his primary concerns regarding the proposed rezone is the location of the property in proximity to the existing high school.

Commissioner Tippetts stated that traffic impacts within the area are a significant concern. She explained that the previously discussed traffic study would be beneficial, particularly if conducted during the school year when traffic conditions are more heavily impacted. She also noted that the applicant's proposed inclusion of two-car garages and full-length driveways would be beneficial in addressing parking concerns.

Wendelin Knobloch, Planning Director, stated that while change is inevitable regardless of location, proposed developments must meet specific requirements and review criteria before being considered for approval. He further explained that the traffic concerns discussed during the meeting may not be solely attributed to the proposed development.

Commissioner Erickson stated that the traffic and safety concerns raised by the public during the public hearing portions of the meeting are valid concerns that have also been recognized by the Planning Commission and Midvale City Staff. He noted that traffic studies have previously been conducted and that areas within Midvale City, including 700 East, have been identified for future improvements and potential solutions. Commissioner Erickson stated that while change may occur quickly or gradually, the proposed rezone and development may provide an opportunity to further identify and address existing areas of concern.

Commissioner Brauchie expressed appreciation to the applicant for pursuing opportunities to increase homeownership options within Midvale City. He stated that there may be a path forward that benefits both the applicant and the surrounding community, and that he supports development that provides a positive benefit to the area.

MOTION: Vice Chair Liedtke MOVED 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 consistent with the findings included 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 Erickson	Yes

The motion passes unanimously.

****Agenda Items C through M were presented concurrently as they shared the same applicant and involved similar administrative, substantive, and procedural elements. The Planning Commission held a single combined public hearing for all items. Following discussion, the Commission made a single motion and conducted one vote to approve items C through M incorporating their individual findings as detailed in the staff reports.****

PUBLIC HEARINGS

3. **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.**

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 outlines in Midvale Municipal Code 16.02 and the lost standards of 17-7-10.12.10.

APPLICANT:

No comment.

PUBLIC HEARING:

No comment.

MOTION: Commissioner Tippetts 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:

Daniel Van Buege informed the Commissioners that this is an administrative decision that the Planning Commission is to make if they do meet all the code requirements as they are outlaid in the city. If the proposed project does meet all requirements, the Planning Commission is required to approve the proposed project. The only grounds for denial of this project would be if the code requirements are not met.

MOTION: Commissioner Anderson MOVED that we approve the Preliminary Subdivisions for Jordan Heights at View 78 Phases 2A-2D, 2G-2J, and 2L-2N Condominium Plats amending Lots 201-204, 207-209, 211, and 213-215 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the respective staff reports for Public Hearing Items C-M of the meeting packet.

The motion was SECONDED by Vice Chair Liedtke. 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 Erickson	Yes

The motion passes unanimously.

PUBLIC HEARINGS

4. **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.**

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 outlines in Midvale Municipal Code 16.02 and the lost standards of 17-7-10.12.10.

APPLICANT:

No comment.

PUBLIC HEARING:

No comment.

MOTION: Commissioner Tippetts 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:

Daniel Van Buege informed the Commissioners that this is an administrative decision that the Planning Commission is to make if they do meet all the code requirements as they are outlaid in the city. If the proposed project does meet all requirements, the Planning Commission is required to approve the proposed project. The only grounds for denial of this project would be if the code requirements are not met.

MOTION: Commissioner Anderson MOVED that we approve the Preliminary Subdivisions for Jordan Heights at View 78 Phases 2A-2D, 2G-2J, and 2L-2N Condominium Plats amending Lots 201-204, 207-209, 211, and 213-215 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the respective staff reports for Public Hearing Items C-M of the meeting packet. The motion was SECONDED by Vice Chair Liedtke. 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 Erickson	Yes

The motion passes unanimously.

PUBLIC HEARINGS

5. **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.**

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 outlines in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

APPLICANT:

No comment.

PUBLIC HEARING:

No comment.

MOTION: Commissioner Tippetts 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:

Daniel Van Buege informed the Commissioners that this is an administrative decision that the Planning Commission is to make if they do meet all the code requirements as they are outlaid in the city. If the proposed project does meet all requirements, the Planning Commission is required to approve the proposed project. The only grounds for denial of this project would be if the code requirements are not met.

MOTION: Commissioner Anderson MOVED that we approve the Preliminary Subdivisions for Jordan Heights at View 78 Phases 2A-2D, 2G-2J, and 2L-2N Condominium Plats amending Lots 201-204, 207-209, 211, and 213-215 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the respective staff reports for Public Hearing Items C-M of the meeting packet. The motion was SECONDED by Vice Chair Liedtke. 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 Erickson	Yes

The motion passes unanimously.

PUBLIC HEARINGS

- 6. 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.**

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 outlines in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

APPLICANT:

No Comment.

PUBLIC HEARING:

No Comment.

MOTION: Commissioner Tippetts 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:

Daniel Van Buege informed the Commissioners that this is an administrative decision that the Planning Commission is to make if they do meet all the code requirements as they are outlaid in the city. If the proposed project does meet all requirements, the Planning Commission is required to approve the proposed project. The only grounds for denial of this project would be if the code requirements are not met.

MOTION: Commissioner Anderson MOVED that we approve the Preliminary Subdivisions for Jordan Heights at View 78 Phases 2A-2D, 2G-2J, and 2L-2N Condominium Plats amending Lots 201-204, 207-209, 211, and 213-215 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the respective staff reports for Public Hearing Items C-M of the meeting packet. The motion was SECONDED by Vice Chair Liedtke. 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 Erickson	Yes

The motion passes unanimously.

PUBLIC HEARINGS

7. **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.**

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 outlines in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

APPLICANT:

No comment.

PUBLIC HEARING:

No comment.

MOTION: Commissioner Tippetts 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:

Daniel Van Buege informed the Commissioners that this is an administrative decision that the Planning Commission is to make if they do meet all the code requirements as they are outlaid in the city. If the proposed project does meet all requirements, the Planning Commission is required to approve the proposed project. The only grounds for denial of this project would be if the code requirements are not met.

MOTION: Commissioner Anderson MOVED that we approve the Preliminary Subdivisions for Jordan Heights at View 78 Phases 2A-2D, 2G-2J, and 2L-2N Condominium Plats amending Lots 201-204, 207-209, 211, and 213-215 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the respective staff reports for Public Hearing Items C-M of the meeting packet. The motion was SECONDED by Vice Chair Liedtke. 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 Erickson	Yes

The motion passes unanimously.

PUBLIC HEARINGS

8. **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.**

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 outlines in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

APPLICANT:

No comment.

PUBLIC HEARING:

No comment.

MOTION: Commissioner Tippetts 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:

Daniel Van Buege informed the Commissioners that this is an administrative decision that the Planning Commission is to make if they do meet all the code requirements as they are outlaid in the city. If the proposed project does meet all requirements, the Planning Commission is required to approve the proposed project. The only grounds for denial of this project would be if the code requirements are not met.

MOTION: Commissioner Anderson MOVED that we approve the Preliminary Subdivisions for Jordan Heights at View 78 Phases 2A-2D, 2G-2J, and 2L-2N Condominium Plats amending Lots 201-204, 207-209, 211, and 213-215 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the respective staff reports for Public Hearing Items C-M of the meeting packet. The motion was SECONDED by Vice Chair Liedtke. 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 Erickson	Yes

The motion passes unanimously.

PUBLIC HEARINGS

9. 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.

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 outlines in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

APPLICANT:

No comment.

PUBLIC HEARING:

No comment.

MOTION: Commissioner Tippetts 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:

Daniel Van Buege informed the Commissioners that this is an administrative decision that the Planning Commission is to make if they do meet all the code requirements as they are outlaid in the city. If the proposed project does meet all requirements, the Planning Commission is required to approve the proposed project. The only grounds for denial of this project would be if the code requirements are not met.

MOTION: Commissioner Anderson MOVED that we approve the Preliminary Subdivisions for Jordan Heights at View 78 Phases 2A-2D, 2G-2J, and 2L-2N Condominium Plats amending Lots 201-204, 207-209, 211, and 213-215 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the respective staff reports for Public Hearing Items C-M of the meeting packet. The motion was SECONDED by Vice Chair Liedtke. 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 Erickson	Yes

The motion passes unanimously.

PUBLIC HEARINGS

10. **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.**

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 outlines in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

APPLICANT:

No comment.

PUBLIC HEARING:

No comment.

MOTION: Commissioner Tippetts 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:

Daniel Van Buege informed the Commissioners that this is an administrative decision that the Planning Commission is to make if they do meet all the code requirements as they are outlaid in the city. If the proposed project does meet all requirements, the Planning Commission is required to approve the proposed project. The only grounds for denial of this project would be if the code requirements are not met.

MOTION: Commissioner Anderson MOVED that we approve the Preliminary Subdivisions for Jordan Heights at View 78 Phases 2A-2D, 2G-2J, and 2L-2N Condominium Plats amending Lots 201-204, 207-209, 211, and 213-215 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the respective staff reports for Public Hearing Items C-M of the meeting packet. The motion was SECONDED by Vice Chair Liedtke. 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 Erickson	Yes

The motion passes unanimously.

PUBLIC HEARINGS

- 11. 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.**

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 outlines in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

APPLICANT:

No Comment.

PUBLIC HEARING:

No Comment.

MOTION: Commissioner Tippetts **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:

Daniel Van Buege informed the Commissioners that this is an administrative decision that the Planning Commission is to make if they do meet all the code requirements as they are outlaid in the city. If the proposed project does meet all requirements, the Planning Commission is required to approve the proposed project. The only grounds for denial of this project would be if the code requirements are not met.

MOTION: Commissioner Anderson MOVED that we approve the Preliminary Subdivisions for Jordan Heights at View 78 Phases 2A-2D, 2G-2J, and 2L-2N Condominium Plats amending Lots 201-204, 207-209, 211, and 213-215 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the respective staff reports for Public Hearing Items C-M of the meeting packet. The motion was SECONDED by Vice Chair Liedtke. 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 Erickson	Yes

The motion passes unanimously.

PUBLIC HEARINGS

12. **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.**

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 outlines in Midvale Municipal Code 16.02 and the lot standards of 17-7-10.12.10.

APPLICANT:

No comment.

PUBLIC HEARING:

No comment.

MOTION: Commissioner Tippetts **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:

Daniel Van Buege informed the Commissioners that this is an administrative decision that the Planning Commission is to make if they do meet all the code requirements as they are outlaid in

the city. If the proposed project does meet all requirements, the Planning Commission is required to approve the proposed project. The only grounds for denial of this project would be if the code requirements are not met.

MOTION: Commissioner Anderson MOVED that we approve the Preliminary Subdivisions for Jordan Heights at View 78 Phases 2A-2D, 2G-2J, and 2L-2N Condominium Plats amending Lots 201-204, 207-209, 211, and 213-215 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the respective staff reports for Public Hearing Items C-M of the meeting packet. The motion was SECONDED by Vice Chair Liedtke. 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 Erickson	Yes

The motion passes unanimously.

PUBLIC HEARINGS

13. **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.**

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 outlines in Midvale Municipal Code 16.02 and the lost standards of 17-7-10.12.10.

APPLICANT:

No comment.

PUBLIC HEARING:

No comment.

MOTION: Commissioner Tippetts 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:

Daniel Van Buege informed the Commissioners that this is an administrative decision that the Planning Commission is to make if they do meet all the code requirements as they are outlaid in the city. If the proposed project does meet all requirements, the Planning Commission is required to approve the proposed project. The only grounds for denial of this project would be if the code requirements are not met.

MOTION: Commissioner Anderson MOVED that we approve the Preliminary Subdivisions for Jordan Heights at View 78 Phases 2A-2D, 2G-2J, and 2L-2N Condominium Plats amending Lots 201-204, 207-209, 211, and 213-215 of the Jordan Heights at View 78 Phase 2 Subdivision with the findings noted in the respective staff reports for Public Hearing Items C-M of the meeting packet. The motion was SECONDED by Vice Chair Liedtke. 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 Erickson	Yes

The motion passes unanimously.

STAFF UPDATE/OTHER BUSINESS

1. Planning Department Report
 - a. The Meeting on July 22, 2026, will be cancelled.
 - b. The Meeting on August 12, 2026, will likely include a Code Text Amendment that has previously been presented.

ADJOURN

Chair Edwards made the motion to adjourn 7:54 p.m. No one opposed. The meeting adjourned at 7:54 p.m.

Katie Thorne, CD Executive Assistant

Approved this ____ day of _____ 2025.

****Written Public Comments for Public Hearing Item A and B on the Agenda****

DRAFT

From: [Midvale Planning Mailbox](#)
To: [Elizabeth Arnold](#)
Subject: FW: Opposed to rezone approval for Brad Reynolds Construction
Date: Monday, July 6, 2026 8:10:06 AM
Attachments: [image001.png](#)



Jonathan Anderson

Planner II

Midvale City
7505 S Holden Street
Midvale, UT 84047
janderson@midvaleut.gov
801-567-7238
Hours: M-Th, 8am to 6pm

From: Linda Roholt [REDACTED]
Sent: Saturday, July 4, 2026 10:49 AM
To: Midvale Planning Mailbox <Planning@midvaleut.gov>
Subject: Opposed to rezone approval for Brad Reynolds Construction

Dear Midvale planning commission

I am writing to express my opposition to the proposed zoning change from single-family to multi-family residential in **the** area. I live at 244 E Carol Way and am concerned about the impact this transition would have on our community.

I believe that shifting to multi-family zoning would negatively alter the neighborhood character that single-family residences currently provide. Additionally, increasing the housing density would result in significantly more traffic on our local roads.

Thank you for considering my feedback on this matter.

Best regards,
Linda Roholt

FW: Public Comment Submission for Planning/Zoning Com

From Midvale Planning Mailbox <Planning@midvaleut.gov>

Date Wed 7/8/2026 5:33 PM

To Katie Thorne <kthorne@midvaleut.gov>

Public comment for 7/8.



Elizabeth Arnold

Senior Planner

Midvale City

7505 S Holden Street

801-567-7233

Midvale, UT 84047

earnold@midvaleut.gov

Hours: M-Th, 8am to 6pm

From: noreply@revize.com <noreply@revize.com>

Sent: Wednesday, July 8, 2026 8:36 AM

To: Midvale Planning Mailbox <Planning@midvaleut.gov>

Subject: Public Comment Submission for Planning/Zoning Com

First-Name = Shelby

Last-Name = Johnson

Address = 7351 south 300 east

Midvale Utah

Email = shelbylarsen@yahoo.com

Meeting-Date = 2026-07-08

Agenda-Item = Church on 300 east turning into houses

Comments = Late submission.

Has there been consideration to what this would do to traffic? People already speed down this road and police hide out the dead end street to catch offenders. There are children that live and play here and this neighborhood does not have sidewalks!

Also kids use the church as a playground. There are no parks in walking distance for them.

Where will they play?

Mature trees provide homes for wildlife. Please leave the trees!

Client IP = 98.202.64.194

FW: Don't put more homes in our neighborhood.

From Midvale Planning Mailbox <Planning@midvaleut.gov>

Date Wed 7/8/2026 5:33 PM

To Katie Thorne <kthorne@midvaleut.gov>

Public comment for 7/8.



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Midvale, UT 84047

earnold@midvaleut.gov

Hours: M-Th, 8am to 6pm

From: Colby Johnson <johnsoncolbyjr@gmail.com>

Sent: Wednesday, July 8, 2026 9:07 AM

To: Midvale Planning Mailbox <Planning@midvaleut.gov>

Subject: Don't put more homes in our neighborhood.

In regards to you wanting to build more homes in place of the two churches in midvale on 300 east and 7800 s. Don't build more homes no one wants them in the neighborhood. Put parks or something actually nice to look at not all these brand new poorly built homes next to an established neighborhood that doesnt need the extra traffic. It will cause more accidents. More animals to be lost by being struck by idiot drivers and the extra usage on utilities in unnecessary. Please dont build more homes in this neighborhood. 🙏

FW: Rezone and community

From Midvale Planning Mailbox <Planning@midvaleut.gov>

Date Wed 7/8/2026 5:34 PM

To Katie Thorne <kthorne@midvaleut.gov>

Public comment for 7/8.



Elizabeth Arnold

Senior Planner

Midvale City

7505 S Holden Street

801-567-7233

Midvale, UT 84047

earnold@midvaleut.gov

Hours: M-Th, 8am to 6pm

From: Lorene Butler <49grams@gmail.com>

Sent: Wednesday, July 8, 2026 9:22 AM

To: Midvale Planning Mailbox <Planning@midvaleut.gov>

Subject: Rezone and community

To the commission

This is late, I know. You have a difficult job. You really can't do much because of the government and the law.

Kudos to you for enduring it!

Duplex overlay, tod, RM 25, high density. These terms make my heart sick. With each rezone comes density. Less connection to neighbors, less concern about community, less time spent in our city to help it thrive.

You have a hard job. We, as a city, receive little from developers.

Thank you for your time.

Lorene Butler

Subject: FORMAL OPPOSITION: Proposed Duplex Overlay at 620 E. Greenwood Ave / Brad Reynolds Construction

Dear Mayor Gettel and Members of the Midvale City Council,

My name is Christian Cisney, and I live at 603 East Greenwood Ave. I am writing to you to formally register my strict opposition to the proposed Single-Family Residential (SF-1) to Duplex/Duplex Overlay zoning changes submitted by Brad Reynolds Construction for the properties on our block, specifically 620 E. Greenwood Ave and 7500 S. 700 E.

As a resident directly across the street from the 620 E. Greenwood parcel, the outcome of your July 21 vote will fundamentally dictate the future of my home, my safety, and my daily life.

I am a young 4+ year resident of Midvale looking forward to marriage and eventually starting a family here. I deliberately chose this neighborhood because it offered a stable, safe, and cohesive single family residential character where I could plant permanent roots.

While I understand the city's broader goals to plan for growth, granting a Duplex Overlay on these specific parcels shifts the land's DNA from a family oriented property to an Investor driven, multi unit footprint.

Compounding our neighborhood's concern is the fact that this developer has already demonstrated a pattern of cutting corners and failing to act as a responsible corporate citizen within our community:

- **Neglected Site Management & Maintenance:** On ongoing transition sites, the developer has repeatedly failed to maintain basic property upkeep. Their documented lack of weed control and failure to manage pest mitigation during the pre construction phases have forced adjacent neighbors to deal with the spillover consequences of their neglect.
- **Lack of Community Accountability:** Public history and consumer feedback show a consistent pattern of poor follow up. When structural, grading, or finish work issues arise, the burden of remediation is routinely pushed onto the residents while the developer remains unresponsive.

Upzoning this parcel hands more local control to an entity that has not earned the neighborhood's trust.

- **Bulk, Massing, and Setback Violations:** As a neighbor directly across the street, I am deeply concerned about the physical footprint of a medium density layout. Forcing a multi unit structure onto this lot will dwarf my home and threaten standard property line buffers. I request that the planning staff strictly enforce structural massing transitions and setback requirements so that this development does not severely encroach on my privacy, block natural sunlight, or loom over my yard.
- **Traffic, Safety, and the “Clear View Triangle”:** Greenwood Ave is a narrow street feeding directly into 700 East. Doubling the residential density on these corner parcels introduces severe vehicle and parking bottlenecks. Furthermore, pushing higher density structures onto the corner of 620 E. Greenwood and 7500 S. 700 E. threatens the city’s intersection visibility rules. The city must strictly protect the “Clear View Triangle” to ensure that exiting vehicles do not face obstructed sightlines at an already dangerous intersection.
- **Stormwater and Grading:** Expanding the physical footprint of the structures on 620 E. Greenwood drastically increases impervious surfaces (more roof and concrete). I ask that the city heavily scrutinize the developer’s drainage and grading plans, as any runoff will directly threaten my adjacent property line.

Approving this overlay establishes a dangerous precedent of “spot zoning” on our block, rewarding a pattern of cutting corners and laying the groundwork for incremental upzoning that will permanently discourage young families and individuals like me from staying in Midvale long term.

I urge you to support the residents who are actively investing their lives and futures into this city, rather than a developer looking to maximize a profit margin at the expense of our property lines.

**Please vote NO on the proposed duplex designations for 620 E.
Greenwood and 7500 S. 700 E.**

Thank you for your time, your leadership, and your consideration of your constituents.

Sincerely,

Christian Cisney

603 East Greenwood Ave, Midvale, UT 84047

801.529.8494

crcisney@gmail.com

From: [Midvale Planning Mailbox](#)
To: [Elizabeth Arnold](#)
Subject: FW: Subject: STATUTORY OPPOSITION: 620 E. Greenwood Ave / Brad Reynolds Construction
Date: Monday, July 6, 2026 8:09:59 AM
Attachments: [image001.png](#)



Jonathan Anderson

Planner II

Midvale City
7505 S Holden Street
Midvale, UT 84047
janderson@midvaleut.gov
801-567-7238
Hours: M-Th, 8am to 6pm

From: Ryan Cisney <ryan@myloan.pro>
Sent: Sunday, July 5, 2026 7:01 PM
To: Dustin Gettel <dgettel@midvaleut.gov>; Bonnie Billings <bbillings@midvaleut.gov>; Paul Glover <pglover@midvaleut.gov>; Heidi Robinson <hrobinson@midvaleut.gov>; Bryant Brown <bbrown@midvaleut.gov>; Denece Mikolash <dmikolash@midvaleut.gov>; Midvale Planning Mailbox <Planning@midvaleut.gov>; Adam S. Olsen <aolsen@midvaleut.gov>; Wendelin Knobloch <wknobloch@midvaleut.gov>
Subject: Subject: STATUTORY OPPOSITION: 620 E. Greenwood Ave / Brad Reynolds Construction

Dear Mayor Gettel, Members of the Midvale City Council, and Members of the Planning Commission,

I am Ryan Cisney, co-owner of 630 East Greenwood Ave, directly adjacent to the proposed overlay parcels. My son Christian, also a co-owner and a Midvale resident planning to marry and raise his family here, will be submitting a separate letter of opposition. I'm writing to formally oppose the Single-Family Residential (SF-1) to Duplex/Duplex Overlay zoning amendments for 620 E. Greenwood Ave, 7500 S. 700 E., and 7250 S. Halelani Dr.

The proposed high-density overlay creates material liability and operational issues that affect Midvale's broader interests:

****Sightline and Traffic Liability****

Greenwood Ave is a constrained corridor feeding a high-volume arterial at 700 East. Introducing multi-family density on these corner lots will generate vehicle stacking and overflow street parking that directly impacts the Clear View Triangle visibility zone at 7500

S. 700 E. Any approval that increases density in this location creates documented liability exposure if traffic incidents follow. Your city attorney should flag this independently.

****Stormwater and Property Damage****

Expanding impervious surface at 620 E. Greenwood fundamentally alters localized stormwater retention. My property shares a direct property line with the proposed site. If the engineered drainage plan is deficient or miscalculated, structural runoff will deposit on our parcel. The city doesn't want to defend a damages claim over an approved grading plan.

****Zoning Integrity****

Granting a high-density overlay to a single developer inside an established single-family block is spot zoning. It weakens Midvale's legal position to deny similar requests in adjacent neighborhoods and undermines the integrity of your Master Plan.

****Developer Track Record****

Brad Reynolds Construction has documented compliance issues on transition properties in Midvale—specifically regarding weed control and pest mitigation during pre-construction phases. Approving this overlay places an immediate enforcement burden on your code team.

Midvale can grow responsibly without creating systemic liability, property damage risk, or precedent problems. I urge the Planning Commission to recommend denial and the City Council to vote no on these designations.

Thank you for your attention.

Sincerely,

Ryan Cisney
Co-Owner, 630 East Greenwood Ave
Midvale, UT 84047

Kind Regards,

Ryan Cisney
SR Loan Officer

image



Phone. 801.668.1276



Email ryan@myloan.pro



Address. Syracuse, UT 84075



Web. www.myloan.pro

FW: Rezoning of 620 E Greenwood Ave

From Midvale Planning Mailbox <Planning@midvaleut.gov>

Date Wed 7/8/2026 5:34 PM

To Katie Thorne <kthorne@midvaleut.gov>

Public comment for 7/8.

Elizabeth Arnold
Senior Planner
Midvale City
7505 S Holden Street
Midvale, UT 84047
earnold@midvaleut.gov
Hours: M-Th, 8am to 6pm

801-567-7233

-----Original Message-----

From: Russell Glenn <myhandyman@fiber.net>

Sent: Wednesday, July 8, 2026 3:09 PM

To: Midvale Planning Mailbox <Planning@midvaleut.gov>

Subject: Rezoning of 620 E Greenwood Ave

Dear Planning Commission...

I am a resident of an adjoining neighborhood to the subject property that is requesting rezoning and have concerns regarding same.

- Currently the property is an LDS church, and based on the drawings online is planned to be a residential area.
- The property in question is zoned for Residential Single Family - 1
- The developer, Brad Reynolds Construction wishes to add a duplex "overlay" to the current zoning

My concern is that changing the single family zoning to allow multiple units on this property will do the following

- Adversely increase traffic flow on adjacent streets (more units equals more cars and traffic)
- Restrict the view of current property owners adjacent to the proposed work site
- Create a more hazardous condition at the current intersection of 7500 South 700 East due to the increased traffic from the project.

Keeping the current zoning, while it will still increase traffic flow, would be a much more satisfactory solution for the surrounding neighborhoods.

- At the current traffic flow, we do have issues with speeding cars.
- Our neighborhood does not have sidewalks and the young children here play in the street.
- The increased traffic flow from this development could put our young people at risk of injury from excessive traffic flow if rezoning is approved.

I realize that there will be additional vehicles when the development is completed, and sincerely believe that changing the zoning to allow more living units will endanger the youth in our neighborhood.

Please keep the existing zoning - traffic studies would be appropriate for our street (7570 South) to determine if speed bumps or other mitigating measures will be required with the addition of the traffic generated by this development.

Thank you for your consideration in this matter.

Sincerely,

Russ Glenn
570 East 7570 South
Midvale, Utah

801-599-4616



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 08/12/2026

SUBJECT

Midvale City initiated zoning code text amendment updating Utah State Code references in Title 17.

SUBMITTED BY

Jonathan Anderson

BACKGROUND AND ANALYSIS

The Utah State Legislature renumbered Utah Code Annotated (UCA) Chapter 10-9a, which is part of the Utah Municipal Code, last November. Most of the provisions in UCA Chapter 10-9a were renumbered to UCA Chapter 10-20. These provisions are also referred to as the Municipal Land Use, Development, and Management Act (LUDMA).

The attachments provided amend all old references to Chapter 10-9a to 10-20 and fixes outdated references citing various other sections of Utah Code Annotate. This includes citations in healthcare related uses, medical cannabis pharmacies, special service districts, and others.

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

-ZONING CODE AMENDMENT CRITERIA-

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

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102 (renumbered to 10-20-101);
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

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

The amendment promotes the general plan and purposes of Title 17, the purposes of Utah State Code 10-9a-102 (renumbered to 10-20-101) by containing corrected citations to align Midvale Municipal Code with the correct Utah State Code. The proposal meets the third criterion by amending incorrect citations, making interpretation of the Midvale Municipal Code more straightforward.

STAFF RECOMMENDATION

Staff advises the Planning Commission to recommend approval of the zoning code text amendment with the following finding:

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

RECOMMENDED MOTION

I move that we recommend approval of the zoning code text amendment updating Utah State Code references in Title 17 as provided in the attachments, with the finding noted in the staff report.

ATTACHMENTS

1. Draft Language

17-2-1 "A" definitions.

"Affected entity" means the same as that term is defined in Section ~~10-9a-103~~10-20-102 of the Utah Code Annotated, as amended.

17-2-7 "G" definitions.

"General plan" means a document that a municipality adopts that sets forth general guidelines for proposed future development of the land within the municipality, as set forth in Title 10, Chapter ~~20, Part 49a~~ of the Utah Code Annotated.

17-2-9 "I" definitions.

"Internal accessory dwelling unit" or "IADU" means the same as that term is defined in Section ~~10-21-101~~~~10-9a-530~~ of the Utah Code Annotated, as amended.

17-2-13 "M" definitions.

"Medical cannabis pharmacy" means the same as that term is defined and amended in Section ~~26B-4-201~~~~26-61a-102~~ of the Utah Code Annotated.

17-2-16 "P" definitions.

"Plat" means a map or other graphical representation of lands being laid out and prepared in accordance with Utah Code Annotated Section ~~10-20-102~~~~10-9-804~~.

“Primary dwelling” means the same as that term is defined in Section ~~10-21-10110-9a-530~~ of the Utah Code Annotated, as amended.

17-2-18 “R” definitions.

“Residential facility for elderly persons” means a residence in which more than one elderly person resides, not including a health care facility as defined by Section ~~26B-2-20126-21-2~~ of the Utah Code Annotated. A “residential facility for elderly persons” shall be regulated as follows:

- A. A “residential facility for elderly persons” shall not include any facility:
 - 1. Operated as a business; provided, that such facility may not be considered to be operated as a business solely because a fee is charged for food or for actual and necessary costs of operation and maintenance of the facility;
 - 2. Where persons being treated for alcoholism or drug abuse are placed;
 - 3. Where placement is not on a strictly voluntary basis or where placement is part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution;
 - 4. Which is a health care facility as defined by Section ~~26B-2-20126-21-2~~ of the Utah Code Annotated; or
 - 5. Which is a residential facility for persons with a disability.
- B. A residential facility for elderly persons shall:
 - 1. Be a permitted use in every zoning district which allows residential uses;
 - 2. Meet all applicable building, safety, land use, and health ordinances applicable to similar dwellings;
 - 3. Be subject to the same minimum site development standards as those for a single family dwelling or dwelling unit in the zone in which the facility is located; and
 - 4. Be capable of use as such facility without structural or landscaping alterations that would change the structure’s residential character.

C. The use granted and permitted by this section is nontransferable and terminates if the structure is devoted to a use other than as a residential facility for the elderly, or if the structure fails to comply with the applicable health, safety, and building codes.

“Residential facility for persons with a disability” means a residence in which more than one person with a disability resides and:

A. Is licensed or certified by the Department of Human Services under Title ~~26B-62A~~, Chapter- ~~22~~, Part 1 Human Services Licensure of Programs and Facilities; or

B. Is licensed or certified by the Department of Health under Title ~~26B-26~~, Chapter ~~2-21~~, Part 2 Health Care Facility Licensing and Inspection ~~Act~~.

17-2-19 “S” definitions.

“Special district” means all entities established under the authority of Title ~~17B-17A~~, Special Districts of the Utah Code and any other governmental or quasi-governmental entity that is not a county, municipality, school district, or unit of the state.

17-2-23 “W” definitions.

“Water conveyance facility” means the same as that term is defined in Section ~~10-20-80310-9a-603~~ of the Utah Code Annotated, as amended.

“Water conveyance facility owner” means the same as “facility owner” is defined in Section ~~10-20-80310-9a-603~~ of the Utah Code Annotated, as amended.

17-3-1 Amendments to the zoning map or code.

[...]

E. *Zoning Map Amendment Criteria.* The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. A zoning map amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment promotes the purposes outlined in Utah Code Annotated 10-20-101, as amended, 10-9a-102 and demonstrates one or more of the following:

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

F. *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;
2. The proposed amendment promotes the purposes outlined in Utah Code Annotated 10-20-101, as amended 10-9a-102;
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

[...]

17-3-9 Notice.

[...]

D. *Public Hearings to Consider a Subdivision Amendment or a Petition to Vacate a Public Street.* The city shall provide at least ten days' notice of each public hearing to consider a subdivision amendment, the closure, vacation (in whole or in part), alteration, or amendment of any public street or easement, including a municipal utility easement, or the dedication of a private street to a public street:

1. On the Utah Public Notice website;
2. On the city's website;
3. By mail to each affected entity;
4. By mail to the record owner of each parcel within five hundred feet of the subject street, right-of-way, or easement;
5. By mail to the record owner of each parcel located entirely or partially within the subdivision being amended or that is accessed by the subject street, right-of-way, or easement; and
6. On the property in a manner that is calculated to alert the public.

The notice must include the date, time, and place of the public hearing to consider a subdivision amendment involving the closure, vacation (in whole or in part), alteration, or amendment of any public street, right-of-way, or easement, including a municipal utility easement, or the dedication of a private street to a public street. For subdivisions located within one hundred feet of a water conveyance facility, the city must provide notice to the water conveyance facility owner in accordance with Section ~~10-20-803~~10-9a-603 of the Utah Code Annotated, as amended.

E. *Public Hearings to Consider All Other Topics.* The city shall provide at least ten days' notice of each public hearing to consider a topic not otherwise listed herein:

1. On the Utah Public Notice website;
2. On the city's website;

3. By mail to the record owner of each parcel within five hundred feet of the subject property; and
4. On the property in a manner that is calculated to alert the public.

The notice must include the date, time, and place of the public hearing to consider the topic. For subdivisions located within one hundred feet of a water conveyance facility, the city must provide notice to the water conveyance facility owner in accordance with Section [10-20-80310-9a-603](#) of the Utah Code Annotated, as amended.

[...]

17-3-14 Appeals and reconsideration process.

[...]

E. *Action on Appeals to the Appeal Authority.* The appeal authority, as established by Chapter [17-5](#), shall comply with the following standards for all appeals under this title:

1. The appeal authority, in consultation with the appellant, shall set a date for the appeal;
2. The appeal authority shall notify the owner of the appeal date;
3. The appeal authority shall consider the written appeal, final action and all other pertinent information from the appellant and the city;
4. The appellant has the burden of proving that the city erred in its decision;
5. The appeal authority shall ensure the appeal is conducted in accordance with the standards established by [Part 117](#), Appeal Authority, ~~and~~ [Variances](#), [and District Court Review](#), of Title [10](#), Chapter [209a](#), of the Utah Code Annotated, as amended.
6. The appeal authority may affirm, reverse, or affirm in part and reverse in part any properly appealed decision or may remand the matter with directions for specific areas of review or clarification. Appellate review is limited to consideration of only those matters raised in the written appeal and the staff's responses thereto, unless the appeal authority, by motion, enlarges the scope of the appeal to accept information on other matters; and
7. Within thirty days, the appeal authority shall prepare written:

- a. Findings of fact, which explain the circumstances of the decision; and
- b. Conclusions of law in support of its decision.

F. *Appeal from the Appeal Authority.* The applicant or any person aggrieved by city action on the project may appeal from the final action of the appeal authority to third district court of Salt Lake County within thirty days of final action. The decision shall stand, and those affected by the decision may act in reliance on it, unless and until the district court stays the final action pending review. The district court shall conduct the appeal in accordance with the standards established by [Part 118, Appeal Authority, Variances, and](#) District Court Review, of Title [10](#), Chapter [209a](#), of the Utah Code Annotated, as amended.

[...]

17-7-1.10 Conditional use standards of review.

[...]

B. *Specific Review Criteria for Certain Conditional Uses.* In addition to the foregoing, the community and economic development department and planning commission must evaluate the applicant's compliance with each of the following criteria when considering whether to approve, deny or condition an application for each of the following conditional uses:

[...]

2. *Administrative Conditional Use.*

[...]

e. *Telecommunications Facility.* This subsection applies to both commercial and private low-power radio services and facilities, such as "cellular" or "PCS" (personal communications system) communications and paging systems. Each application for a telecommunications facility shall comply with the following:

[...]

iv. *Monopole.* A conditional use permit for a monopole may be granted in a residential zone district only if the planning commission finds that:

[...]

(F) No monopole or lattice tower may be located within one thousand feet of another monopole or lattice tower unless it is for the bona fide public services of a public transit district as defined in Section ~~17B-2a-802~~~~17A-2-1001~~ et seq. of the Utah Code Annotated and as certified by said public transit district.

v. *Review Criteria.* Each applicant for a telecommunications facility must demonstrate:

[...]

(G) *Monopole.* A conditional use permit for a monopole may be granted in a residential zone district only if the planning commission finds that:

[...]

(6) No monopole or lattice tower may be located within one thousand feet of another monopole or lattice tower unless it is for the bona fide public services of a public transit district as defined in Section ~~17B-2a-802~~17A-2-1001 et seq. of the Utah Code Annotated and as certified by said public transit district.

[...]

17-7-2.10 Conditional use standards of review.

[...]

B. *Specific Review Criteria for Certain Conditional Uses.* In addition to the foregoing, the community and economic development department and planning commission must review each of the following criteria when considering approving or denying an application for each of the following conditional uses:

[...]

2. *Administrative Conditional Use.*

[...]

e. *Telecommunications Facility.* This subsection applies to both commercial and private low-power radio services and facilities, such as “cellular” or “PCS” (personal communications system) communications and paging systems. Each application for a telecommunications facility shall comply with the following:

[...]

iv. *Monopole.* A conditional use permit for a monopole may be granted in a residential zone district only if the planning commission finds that:

[...]

(F) No monopole or lattice tower may be located within one thousand feet of another monopole or lattice tower unless it is for the bona fide public services of a public transit district as defined in Section ~~17B-2a-802~~[17A-2-1001](#) et seq. of the Utah Code Annotated and as certified by said public transit district.

v. *Review Criteria.* Each applicant for a telecommunications facility must demonstrate:

[...]

(G) *Monopole.* A conditional use permit for a monopole may be granted in a residential zone district only if the planning commission finds that:

[...]

(6) No monopole or lattice tower may be located within one thousand feet of another monopole or lattice tower unless it is for the bona fide public services of a public transit district as defined in Section ~~17B-2a-802~~17A-2-1001 et seq. of the Utah Code Annotated and as certified by said public transit district.

[...]

17-7-3.10 Conditional use standards of review.

[...]

B. *Specific Review Criteria for Certain Conditional Uses.* In addition to the foregoing, the community and economic development department and planning commission must review each of the following criteria when considering approving or denying an application for each of the following conditional uses:

[...]

2. Administrative Conditional Use.

[...]

e. *Telecommunications Facility.* This subsection applies to both commercial and private low-power radio services and facilities, such as “cellular” or “PCS” (personal communications system) communications and paging systems. Each application for a telecommunications facility shall comply with the following:

[...]

iv. *Monopole.* A conditional use permit for a monopole may be granted in a residential zone district only if the planning commission finds that:

[...]

(F) No monopole or lattice tower may be located within one thousand feet of another monopole or lattice tower unless it is for the bona fide public services of a public transit district as defined in Section ~~17B-2a-80217A-2-1001~~ et seq. of the Utah Code Annotated and as certified by said public transit district.

v. *Review Criteria.* Each applicant for a telecommunications facility must demonstrate:

[...]

(G) *Monopole.* A conditional use permit for a monopole may be granted in a residential zone district only if the planning commission finds that:

[...]

(6) No monopole or lattice tower may be located within one thousand feet of another monopole or lattice tower unless it is for the bona fide public services of a public transit district as defined in Section ~~17B-2a-802~~17A-2-1001 et seq. of the Utah Code Annotated and as certified by said public transit district.

[...]

17-7-4.10 Conditional use standards of review.

[...]

B. *Specific Review Criteria for Certain Conditional Uses.* In addition to the foregoing, the community and economic development department and planning commission must review each of the following criteria when considering approving or denying an application for each of the following conditional uses:

[...]

2. Administrative Conditional Use.

[...]

e. *Telecommunications Facility.* This subsection applies to both commercial and private low-power radio services and facilities, such as “cellular” or “PCS” (personal communications system) communications and paging systems. Each application for a telecommunications facility shall comply with the following:

[...]

iv. *Monopole.* A conditional use permit for a monopole may be granted in a residential zone district only if the planning commission finds that:

[...]

(F) No monopole or lattice tower may be located within one thousand feet of another monopole or lattice tower unless it is for the bona fide public services of a public transit district as defined in Section ~~17B-2a-80217A-2-1001~~ et seq. of the Utah Code Annotated and as certified by said public transit district.

v. *Review Criteria.* Each applicant for a telecommunications facility must demonstrate:

[...]

(G) *Monopole.* A conditional use permit for a monopole may be granted in a residential zone district only if the planning commission finds that:

[...]

(6) No monopole or lattice tower may be located within one thousand feet of another monopole or lattice tower unless it is for the bona fide public services of a public transit district as defined in Section [17B-2a-80217A-2-1001](#) et seq. of the Utah Code Annotated and as certified by said public transit district.

[...]

17-7-5.2 Uses.

[...]

A. Additional Use-Specific Standards.

1. Medical Cannabis Pharmacy.

a. Proximity Restrictions.

- i. A medical cannabis pharmacy use shall meet the proximity requirements as specified and amended in Section ~~4-41a-100126-61a-301~~ of the Utah Code Annotated.

[...]

17-7-5.8 Conditional use standards of review.

[...]

B. Specific Review Criteria for Certain Conditional Uses. In addition to the foregoing, the community and economic development department and planning commission must review each of the following criteria when considering approving or denying an application for each of the following conditional uses:

[...]

2. Administrative Conditional Use.

- a. *Personal Athletic Facility.* Each application for a personal athletic facility shall include a screening plan, which effectively screens the use from adjacent uses.
- b. *Telecommunications Facility.* This subsection applies to both commercial and private low-power radio services and facilities, such as “cellular” or “PCS” (personal communications system) communications and paging systems. Each application for a telecommunications facility shall comply with the following:

[...]

v. *Lattice Towers*. Except as provided for below, lattice towers may not be located within seven hundred fifty feet of a residential zone district.

(A) A lattice tower may be located less than seven hundred fifty feet from a residential zone district if the planning commission finds that the tower's height would not exceed the height of any public utility pole, wire, cable, or similar structures located in the same vicinity as the proposed tower.

(B) A lattice tower may be located less than seven hundred fifty feet from a residential zone and reach up to eighty-five-foot height if required for the bona fide public services of a public transit district as defined in U.C.A. Section [17B-2a-80217A-2-1001](#) et seq. and as certified by the public transit district.

(C) No pole shall be allowed in any front yard setback.

(D) The lattice tower must not exceed thirty-five feet in height.

[...]

17-7-7.2 Uses.

[...]

A. Additional Use-Specific Standards.

1. Medical Cannabis Pharmacy.

a. Proximity Restrictions.

- i. A medical cannabis pharmacy use shall meet the proximity requirements as specified and amended in Section ~~4-41a-100126-61a-301~~ of the Utah Code Annotated.

17-7-7.11 Conditional use standards of review.

[...]

B. Specific Review Criteria for Certain Conditional Uses. In addition to the foregoing, the community and economic development department and planning commission must review each of the following criteria when considering approving or denying an application for each of the following conditional uses:

[...]

2. Administrative Conditional Use.

- a. *Telecommunications Facility.* This subsection applies to both commercial and private low-power radio services and facilities, such as “cellular” or “PCS” (personal communications system) communications and paging systems. Each application for a telecommunications facility shall comply with the following:

[...]

- v. *Lattice Towers.* Except as provided for below, lattice towers may not be located within seven hundred fifty feet of a residential zone district.

(A) A lattice tower may be located less than seven hundred fifty feet from a residential zone district if the planning commission finds that the tower's height would not exceed the height of any public utility pole, wire, cable, or similar structures located in the same vicinity as the proposed tower.

(B) A lattice tower may be located less than seven hundred fifty feet from a residential zone and reach up to eighty-five-foot height if required for the bona fide public services of a public transit district as defined in U.C.A. Section ~~17B-2a-802~~~~17A-2-1001~~ et seq. and as certified by the public transit district.

[...]

17-7-8.2 Uses.

[...]

A. Additional Use-Specific Standards.

1. Medical Cannabis Pharmacy.

a. Proximity Restrictions.

- i. A medical cannabis pharmacy use shall meet the proximity requirements as specified and amended in Section ~~4-41a-100126-61a-301~~ of the Utah Code Annotated.

[...]

17-7-8.11 Conditional use standards of review.

[...]

B. Specific Review Criteria for Certain Conditional Uses. In addition to the foregoing, the community and economic development department and planning commission must review each of the following criteria when considering approving or denying an application for each of the following conditional uses:

[...]

2. Administrative Conditional Use.

- a. *Telecommunications Facility.* This subsection applies to both commercial and private low-power radio services and facilities, such as “cellular” or “PCS” (personal communications system) communications and paging systems. Each application for a telecommunications facility shall comply with the following:

[...]

- v. *Lattice Towers.* Except as provided for below, lattice towers may not be located within seven hundred fifty feet of a residential zone district.

- (A) A lattice tower may be located less than seven hundred fifty feet from a residential zone district if the planning commission finds that the tower's height would not exceed the height of any public utility pole, wire, cable, or similar structures located in the same vicinity as the proposed tower.
- (B) A lattice tower may be located less than seven hundred fifty feet from a residential zone and reach up to eighty-five-foot height if required for the bona fide public services of a public transit district as defined in U.C.A. Section ~~17B-2a-802~~~~17A-2-1001~~ et seq. and as certified by the public transit district.
- (C) No pole shall be allowed in any front yard setback.
- (D) The lattice tower must not exceed thirty-five feet in height.

[...]

17-7-9.3 Uses.

[...]

A. Additional Use-Specific Standards.

1. Medical Cannabis Pharmacy.

a. Proximity Restrictions.

- i. A medical cannabis pharmacy use shall meet the proximity requirements as specified and amended in Section ~~4-41a-100126-61a-301~~ of the Utah Code Annotated.

[...]

17-7-9.9 Conditional use standards of review.

[...]

B. Specific Review Criteria for Certain Conditional Uses. In addition to the foregoing, the community and economic development department and planning commission must review each of the following criteria when considering approving or denying an application for each of the following conditional uses:

[...]

2. Administrative Conditional Use.

- a. *Personal Athletic Facility.* Each application for a personal athletic facility shall include a screening plan, which effectively screens the use from adjacent uses.
- b. *Telecommunications Facility.* This subsection applies to both commercial and private low-power radio services and facilities, such as “cellular” or “PCS” (personal communications system) communications and paging systems. Each application for a telecommunications facility shall comply with the following:

[...]

v. *Lattice Towers*. Except as provided for below, lattice towers may not be located within seven hundred fifty feet of a residential zone district.

(A) A lattice tower may be located less than seven hundred fifty feet from a residential zone district if the planning commission finds that the tower's height would not exceed the height of any public utility pole, wire, cable, or similar structures located in the same vicinity as the proposed tower.

(B) A lattice tower may be located less than seven hundred fifty feet from a residential zone and reach up to eighty-five-foot height if required for the bona fide public services of a public transit district as defined in U.C.A. Section [17B-2a-80217A-2-1001](#) et seq. and as certified by the public transit district.

(C) No pole shall be allowed in any front yard setback.

(D) The lattice tower must not exceed thirty-five feet in height.

[...]

17-7-9.12.1.3Use.

[...]

A. Additional Use-Specific Standards.

1. Medical Cannabis Pharmacy.

a. Proximity Restrictions.

- i. A medical cannabis pharmacy use shall meet the proximity requirements as specified and amended in Section ~~4-41a-100126-61a-301~~ of the Utah Code Annotated.

[...]

17-7-9.12.2.3Use.

[...]

A. Additional Use-Specific Standards.

1. Medical Cannabis Pharmacy.

a. Proximity Restrictions.

- i. A medical cannabis pharmacy use shall meet the proximity requirements as specified and amended in Section ~~4-41a-100126-61a-301~~ of the Utah Code Annotated.

[...]

17-7-9.12.3.4Use.

[...]

A. Additional Use-Specific Standards.

1. Medical Cannabis Pharmacy.

a. Proximity Restrictions.

- i. A medical cannabis pharmacy use shall meet the proximity requirements as specified and amended in Section ~~4-41a-100126-61a-301~~ of the Utah Code Annotated.

[...]

17-7-10.12.12 Additional standards for specific uses.

[...]

E. *Residential Facility for Elderly Persons.* A residential facility for elderly persons shall be regulated as follows:

1. A “residential facility for elderly persons” shall not include any facility:
 - a. Operated as a business; provided, that such facility may not be considered to be operated as a business solely because a fee is charged for food or for actual and necessary costs of operation and maintenance of the facility;
 - b. Where persons being treated for alcoholism or drug abuse are placed;
 - c. Where placement is not on a strictly voluntary basis or where placement is part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution;
 - d. Which is a health care facility as defined by Section ~~26B-2-20126-21-2~~ of the Utah Code Annotated; or
 - e. Which is a residential facility for persons with a disability.

[...]

F. *Residential Facility for Persons with a Disability.* A residential facility for persons with a disability shall be a permitted use in any zoning district where a dwelling is allowed. Each facility shall conform to the following requirements:

1. Shall be licensed or certified by the Department of Health and Human Services under Title ~~26B-62A~~, Chapter ~~2-2~~, Part 1 Human Services Licensure of Programs and Facilities, Utah Code Annotated, as amended1953; or shall be licensed or certified by the Department of Health under Title ~~26B-26~~, Chapter ~~2-21~~, Part 2 Health Care Facility Licensing and Inspection ~~Act~~, Utah Code Annotated, as amended1953.

[...]

I. *Telecommunications Facility.* This subsection applies to both commercial and private low-power radio services and facilities, such as “cellular” or “PCS” (personal communications

system) communications and paging systems. Each application for a telecommunications facility shall comply with the following:

[...]

5. *Lattice Towers.* Except as provided for below, lattice towers may not be located within seven hundred fifty feet of a residential zone district.

a. A lattice tower may be located less than seven hundred fifty feet from a residential zone district if the planning commission finds that the tower's height would not exceed the height of any public utility pole, wire, cable, or similar structures located in the same vicinity as the proposed tower.

b. A lattice tower may be located less than seven hundred fifty feet from a residential zone and reach up to eighty-five-foot height if required for the bona fide public services of a public transit district as defined in Section ~~17B-2a-802~~~~17A-2-1001~~ et seq., Utah Code Annotated, 1953, and as certified by the public transit district.

c. No pole shall be allowed in any front yard setback.

d. The lattice tower must not exceed thirty-five feet in height.

[...]

J. *Additional Use-Specific Standards.*

1. *Medical Cannabis Pharmacy.*

a. *Proximity Restrictions.*

i. A medical cannabis pharmacy use shall meet the proximity requirements as specified and amended in Section ~~4-41a-1001~~~~26-61a-301~~ of the Utah Code Annotated.

[...]

17-7-11.3 Uses.

[...]

B. *Specific Use Provisions.*

[...]

2. *Medical Cannabis.*

a. *Proximity Restrictions.* A medical cannabis pharmacy use shall meet the proximity requirements as specified and amended in Utah Code Annotated Section ~~4-41a-100126-61a-301~~.

b. *Application Requirements.* An applicant for a medical cannabis pharmacy use must provide a description of the physical characteristics of the proposed facility, including a site plan, floor plan, architectural elevations, and a security plan as part of the business license application for the use. Fencing and security devices must comply with applicable city requirements.

c. *Signage.* In addition to those requirements within this title, all signage associated with a medical cannabis pharmacy use shall comply with any requirements imposed by the state of Utah.

[...]

17-7-12.2 Uses.

[...]

A. Additional Use-Specific Standards.

1. Medical Cannabis Pharmacy.

a. Proximity Restrictions.

- i. A medical cannabis pharmacy use shall meet the proximity requirements as specified and amended in Section ~~4-41a-100126-61a-301~~ of the Utah Code Annotated.

[...]

17-7-12.9 Conditional use standards of review.

[...]

B. Specific Review Criteria for Certain Conditional Uses. In addition to the foregoing, the community and economic development department and planning commission must review each of the following criteria when considering approving or denying an application for each of the following conditional uses:

[...]

2. Administrative Conditional Use.

- a. *Telecommunications Facility.* This subsection applies to both commercial and private low-power radio services and facilities, such as “cellular” or “PCS” (personal communications system) communications and paging systems. Each application for a telecommunications facility shall comply with the following:

[...]

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- (B) A lattice tower may be located less than seven hundred fifty feet from a residential zone and reach up to eighty-five-foot height if required for the bona fide public services of a public transit district as defined in U.C.A. Section [17B-2a-80217A-2-1001](#) et seq. and as certified by the public transit district.
- (C) No pole shall be allowed in any front yard setback.
- (D) The lattice tower must not exceed thirty-five feet in height.

[...]

17-7-13.2 Uses.

[...]

A. *Additional Use-Specific Standards.*

[...]

2. *Medical Cannabis Pharmacy.*

a. *Proximity Restrictions.*

i. A medical cannabis pharmacy use shall meet the proximity requirements as specified and amended in Section ~~4-41a-100126-61a-301~~ of the Utah Code Annotated.

[...]

17-7-13.9 Conditional use standards of review.

[...]

B. *Specific Review Criteria for Certain Conditional Uses.* In addition to the foregoing, the community and economic development department and planning commission must review each of the following criteria when considering approving or denying an application for each of the following conditional uses:

[...]

2. *Administrative Conditional Use.*

a. *Personal Athletic Facility.* Each application for a personal athletic facility shall include a screening plan, which effectively screens the use from adjacent residences.

b. *Telecommunications Facility.* This subsection applies to both commercial and private low-power radio services and facilities, such as “cellular” or “PCS” (personal communications system) communications and paging systems. Each application for a telecommunications facility shall comply with the following:

[...]

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(D) The lattice tower must not exceed thirty-five feet in height.

[...]

17-7-15.3 Use tables.

[...]

A. Additional Use-Specific Standards.

1. Medical Cannabis Pharmacy.

a. Proximity Restrictions.

- i. A medical cannabis pharmacy use shall meet the proximity requirements as specified and amended in Section ~~4-41a-100126-61a-301~~ of the Utah Code Annotated.

[...]

17-7-16.2 Public facilities.

The following are defined as public facilities, and may be allowed in a public facilities overlay zone. These public facilities must be operated by a governmental or specified agency. If a facility is not specifically designated, it cannot be considered under this overlay.

- A. Government buildings.
- B. Fire station.
- C. Police station.
- D. Park/playground.
- E. Recreation and community center.
- F. Library.
- G. Educational institution.
- H. Cemetery.
- I. Special service district facility for sewer, "special service district" defined by Utah Code_ [Annotated 17B-1-102, as amended.](#)
- J. Special service district facility for water, "special service district" defined by Utah Code_ [Annotated 17B-1-102, as amended.](#)

17-7-17.2 Use table.

[...]

A. *Additional Use-Specific Standards.*

1. *Medical Cannabis Pharmacy.*

a. *Proximity Restrictions.*

- i. A medical cannabis pharmacy use shall meet the proximity requirements as specified and amended in Section ~~4-41a-100126-61a-301~~ of the Utah Code Annotated.

[...]

17-7-17.9 Conditional use standards of review.

[...]

B. *Specific Review Criteria for Certain Conditional Uses.* In addition to the foregoing, the community and economic development department and planning commission must review each of the following criteria when considering approving or denying an application for each of the following conditional uses:

[...]

2. *Administrative Conditional Use.*

- a. *Telecommunications Facility.* This subsection applies to both commercial and private low-power radio services and facilities, such as “cellular” or “PCS” (personal communications system) communications and paging systems. Each application for a telecommunications facility shall comply with the following:

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- (C) No pole shall be allowed in any front yard setback.
- (D) The lattice tower must not exceed thirty-five feet in height.

[...]



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

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 08/12/2026

SUBJECT

Discussion on a Concept Plan for Vista 270 at Jordan Bluffs located at 8250 S. Bingham Junction Blvd (Pods I, J, K, L) in the Jordan Bluffs Subareas 1-3 Zone (JB 1-3).

SUBMITTED BY

Wendelin Knobloch, Planning Director

BACKGROUND AND ANALYSIS

The JB 1-3 Zone requires the developer to present a concept plan to the planning commission as shown below:

[MMC 17-7-10.12.2\(C\)](#)

C. Planning Commission Work Session. The applicant shall present the concept plan to the planning commission in a work session at least once before submitting a formal application. The work session shall be for discussion and informal feedback purposes only, and no action shall be taken concerning the concept plan.

The discussion provides an opportunity for the developer to receive informal feedback from the Planning Commission; therefore this item includes neither a staff recommendation nor a motion.

ATTACHMENTS

1. Concept

811

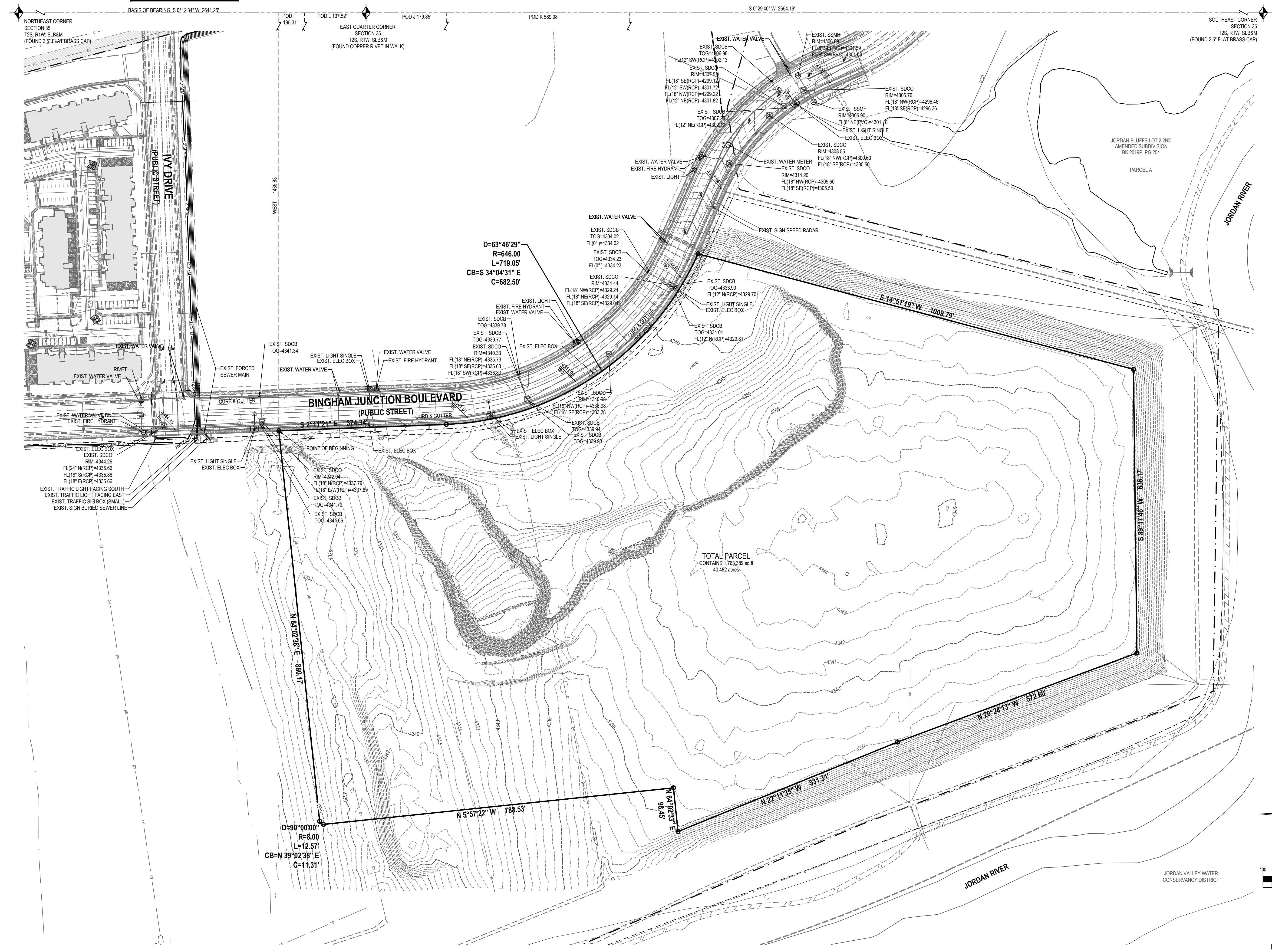
Know what's below.
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CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHEAST CORNER SECTION 35,
T2S, R1W, SLB&M
(FOUND 2.5" FLAT BRASS CAP)

ELEV = 4351.14'



EN SIGN

THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020

CONTACT:
QUINTIN ELDER
PHONE: 801.448.4797

VISTA 270 AT JORDAN BLUFFS
LARGE SCALE MASTER PLAN

8160 S. 875 W.
MIDVALE, UTAH

EXISTING CONDITIONS
PLAN

PROJECT NUMBER
7058U

PRINT DATE
2026-07-30

PROJECT MANAGER
JKF

DESIGNED BY
DJC

C-001

811

Know what's below.
Call before you dig.

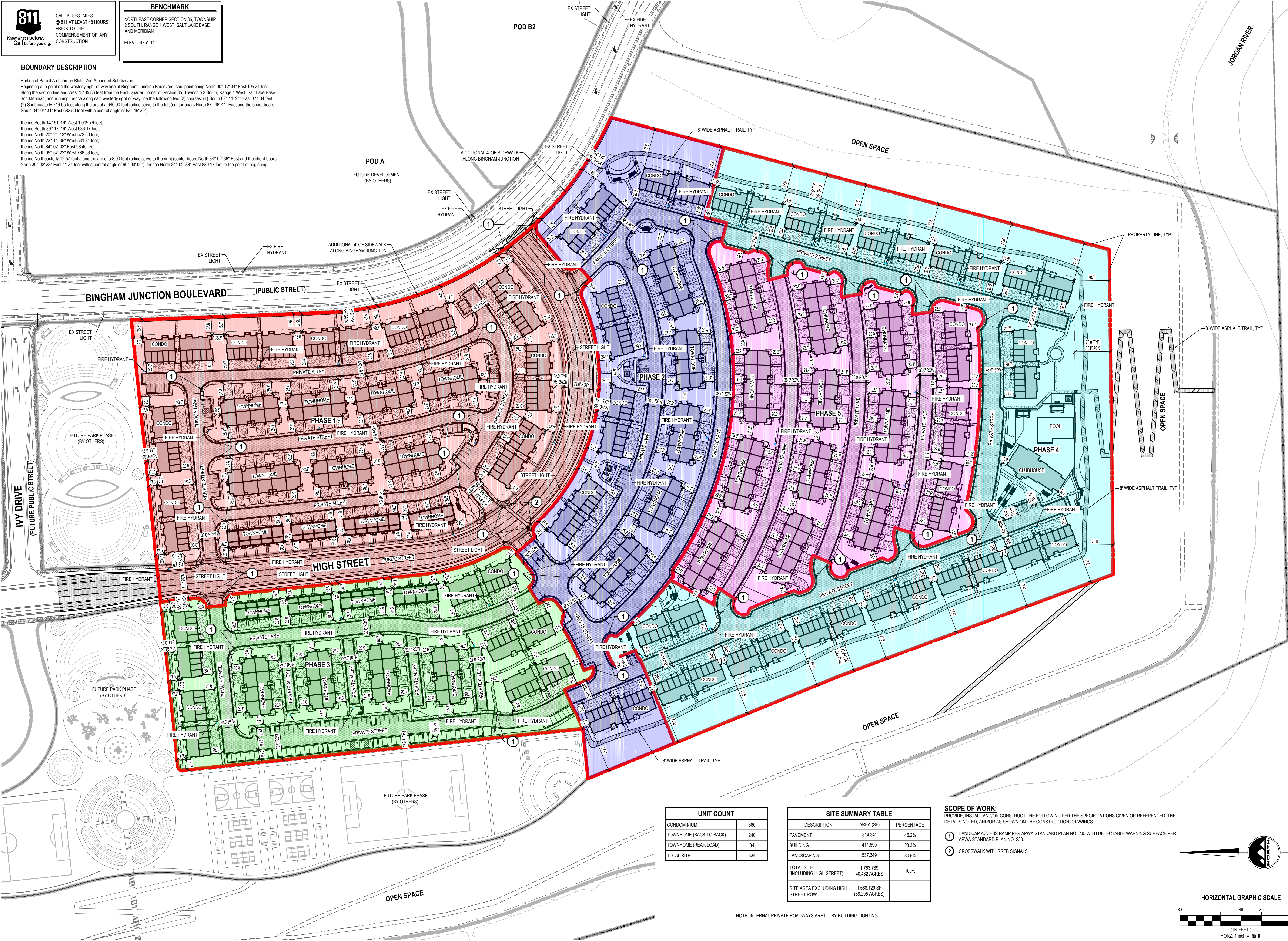
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
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COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHEAST CORNER SECTION 35, TOWNSHIP
2 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN
ELEV = 4351.14'

BOUNDARY DESCRIPTION

Portion of Parcel A of Jordan Bluffs 2nd Amended Subdivision.
Beginning at a point on the westerly right-of-way line of Bingham Junction Boulevard, said point being North 00° 12' 34" East 195.31 feet along the section line and West 1,435.83 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 (2) courses: (1) South 02° 11' 21" East 374.34 feet; (2) Southeasterly 719.05 feet along the arc of a 646.00 foot radius curve to the left (center bears North 87° 48' 44" East and the chord bears South 34° 04' 31" East 682.50 feet with a central angle of 63° 46' 30");
thence South 14° 51' 19" West 1,009.79 feet;
thence South 89° 17' 48" West 636.17 feet;
thence North 20° 24' 13" West 572.60 feet;
thence North 22° 11' 35" West 531.31 feet;
thence North 84° 02' 33" East 98.46 feet;
thence North 05° 57' 22" West 788.53 feet;
thence Northeast 12.57 feet along the arc of a 8.00 foot radius curve to the right (center bears North 84° 02' 38" East and the chord bears North 39° 02' 38" East 11.31 feet with a central angle of 90° 00' 00"); thence North 84° 02' 38" East 880.17 feet to the point of beginning.



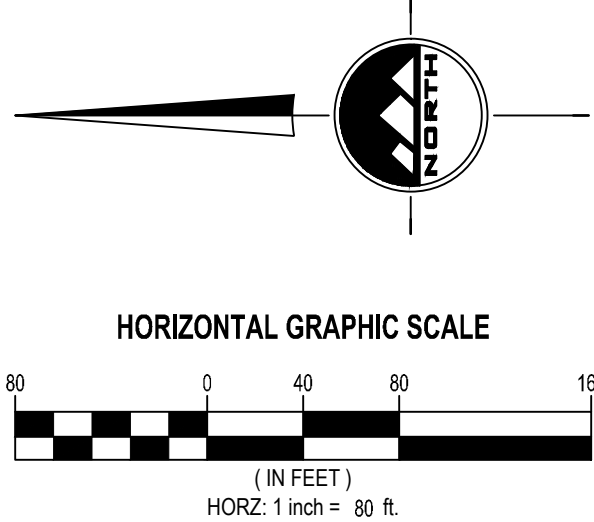
UNIT COUNT	
CONDOMINIUM	360
TOWNHOME (BACK TO BACK)	240
TOWNHOME (REAR LOAD)	34
TOTAL SITE	634

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	814,341	46.2%
BUILDING	411,699	23.3%
LANDSCAPING	537,349	30.5%
TOTAL SITE (INCLUDING HIGH STREET)	1,763,789 40.482 ACRES	100%
SITE AREA EXCLUDING HIGH STREET ROW	1,668,129 SF (38.295 ACRES)	

SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
- CROSSWALK WITH RFRB SIGNALS

NOTE: INTERNAL PRIVATE ROADWAYS ARE LIT BY BUILDING LIGHTING.



VISTA 270 AT JORDAN BLUFFS
LARGE SCALE MASTER PLAN

8160 S. 875 W.
MIDVALE, UTAH

EN SIGN

THE STANDARD IN ENGINEERING

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FOR:
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020

CONTACT:
QUINTIN ELDER
PHONE: 801-448-4797

OVERALL SITE PLAN

PROJECT NUMBER
7058U
PROJECT MANAGER
JKF

PRINT DATE
2026-07-30
DESIGNED BY
DJC

C-100

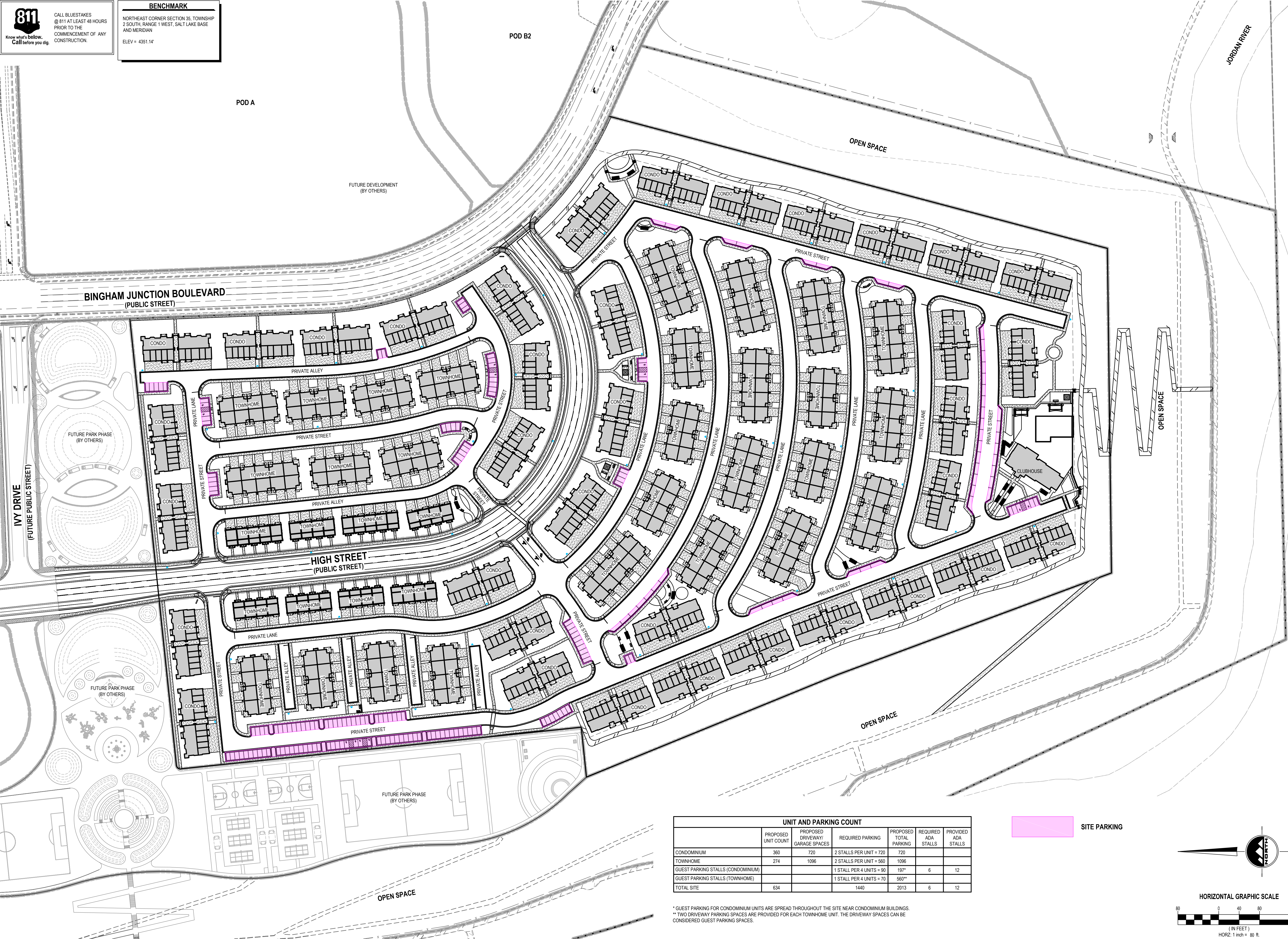
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BENCHMARK

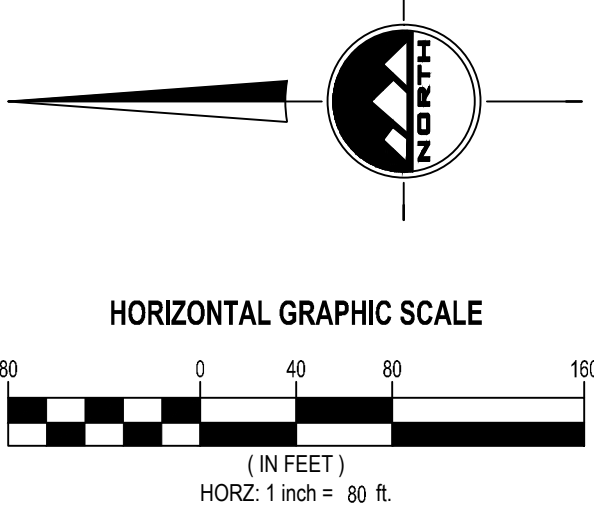
NORTHEAST CORNER SECTION 35, TOWNSHIP
2 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN
ELEV = 4351.14'



UNIT AND PARKING COUNT					
	PROPOSED UNIT COUNT	PROPOSED DRIVEWAY/ GARAGE SPACES	REQUIRED PARKING	PROPOSED TOTAL PARKING	REQUIRED ADA STALLS
CONDOMINIUM	360	720	2 STALLS PER UNIT = 720	720	
TOWNHOME	274	1096	2 STALLS PER UNIT = 548	1096	
GUEST PARKING STALLS (CONDOMINIUM)			1 STALL PER 4 UNITS = 90	197*	6
GUEST PARKING STALLS (TOWNHOME)			1 STALL PER 4 UNITS = 70	560**	12
TOTAL SITE	634		1440	2013	6

* GUEST PARKING FOR CONDOMINIUM UNITS ARE SPREAD THROUGHOUT THE SITE NEAR CONDOMINIUM BUILDINGS.
** TWO DRIVEWAY PARKING SPACES ARE PROVIDED FOR EACH TOWNHOME UNIT. THE DRIVEWAY SPACES CAN BE
CONSIDERED GUEST PARKING SPACES.

 SITE PARKING





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VISTA 270 AT JORDAN BLUFFS
LARGE SCALE MASTER PLAN

8160 S. 875 W.
MIDVALE , UTAH

SITE PARKING PLAN

PROJECT NUMBER
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PRINT DATE
2026-07-30

PROJECT MANAGER
JKF

DESIGNED BY
DJC

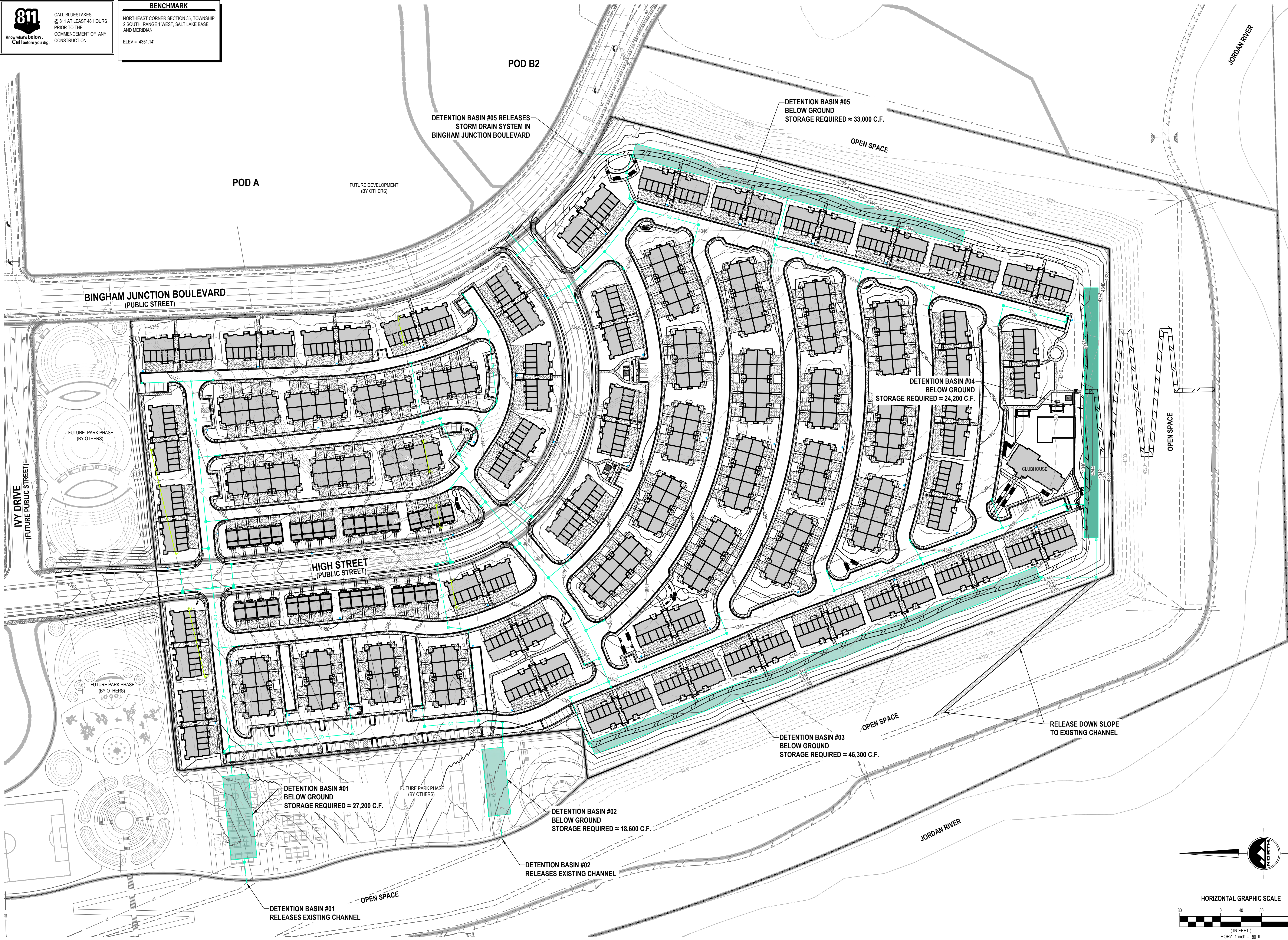
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VISTA 270 AT JORDAN BLUFFS

LARGE SCALE MASTER PLAN

8160 S. 875 W.

MIDVALE, UTAH

OVERALL GRADING AND
DRAINAGE PLAN

PROJECT NUMBER
7058U

PRINT DATE
2026-07-30

PROJECT MANAGER
JKF

DESIGNED BY
DJC

C-300

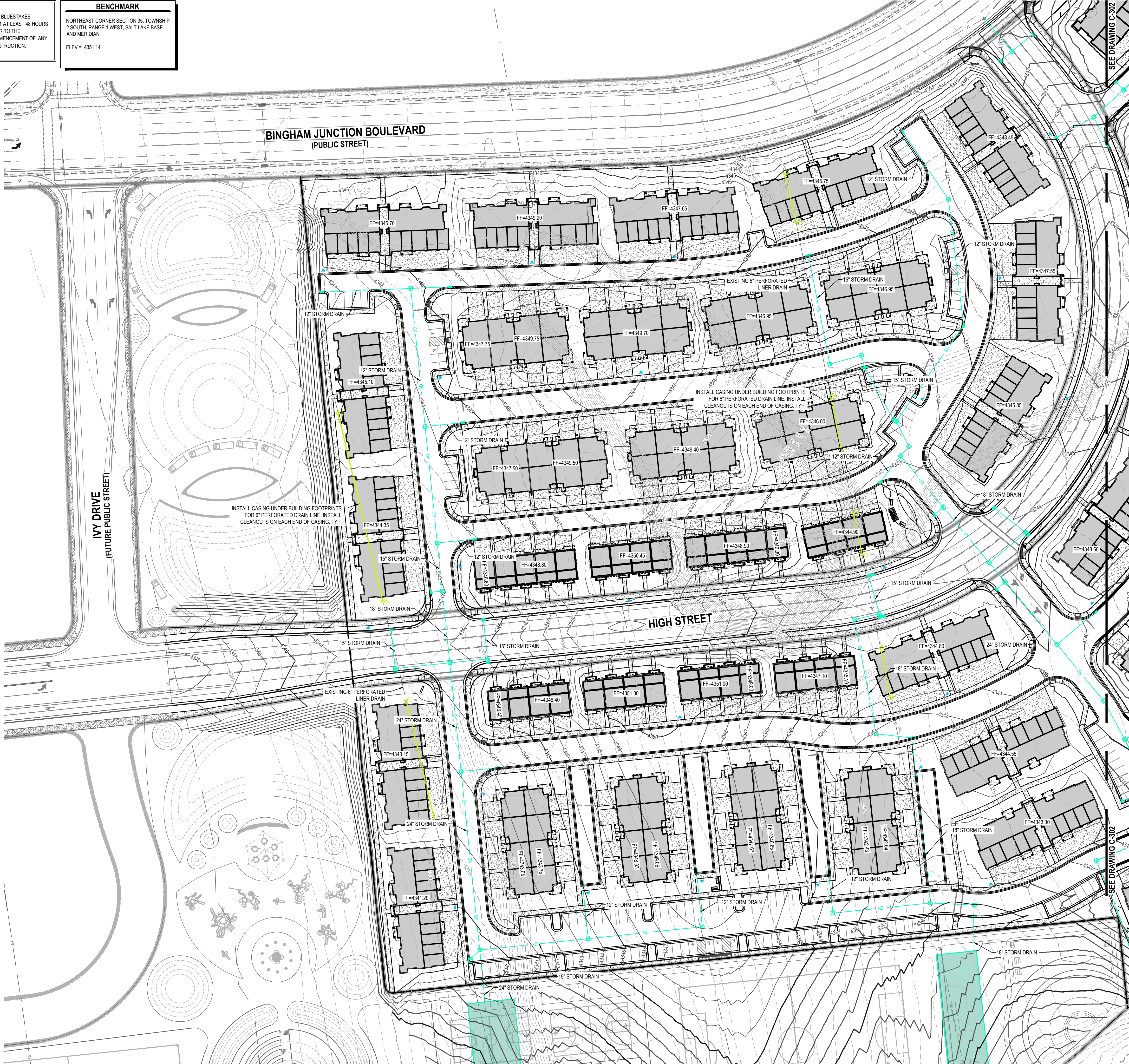
811

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PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

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BENCHMARK

NORTHEAST CORNER SECTION 35, TOWNSHIP
2 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN
ELEV = 4351.14'



NOTE:
1. MORE PROPOSED STORM DRAIN WILL BE ADDED INCLUDING YARD BOXES BETWEEN BUILDINGS ONCE THE SITE IS MORE FINELY GRADED AND DESIGNED.
2. PRELIMINARY PIPE SIZES ARE SHOWN AND WILL BE ADJUSTED AS NEEDED WITH FURTHER DESIGN.

VISTA 270 AT JORDAN BLUFFS
LARGE SCALE MASTER PLAN

8160 S. 875 W.
MIDVALE, UTAH

EN SIGN

THE STANDARD IN ENGINEERING

SANDY

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

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

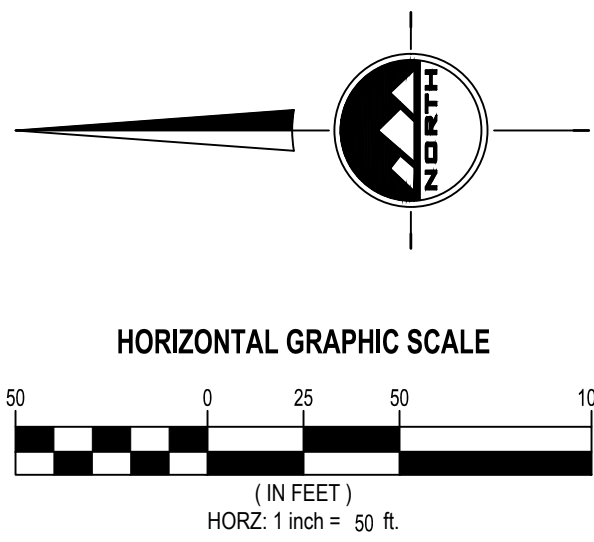
WWW.ENSIGNENG.COM

FOR:

EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020

CONTACT:

QUINTIN ELDER
PHONE: 801-448-4797



GRADING AND DRAINAGE
PLAN

PROJECT NUMBER
7058U

PROJECT MANAGER
JKF

PRINT DATE
2026-07-30

DESIGNED BY
DJC

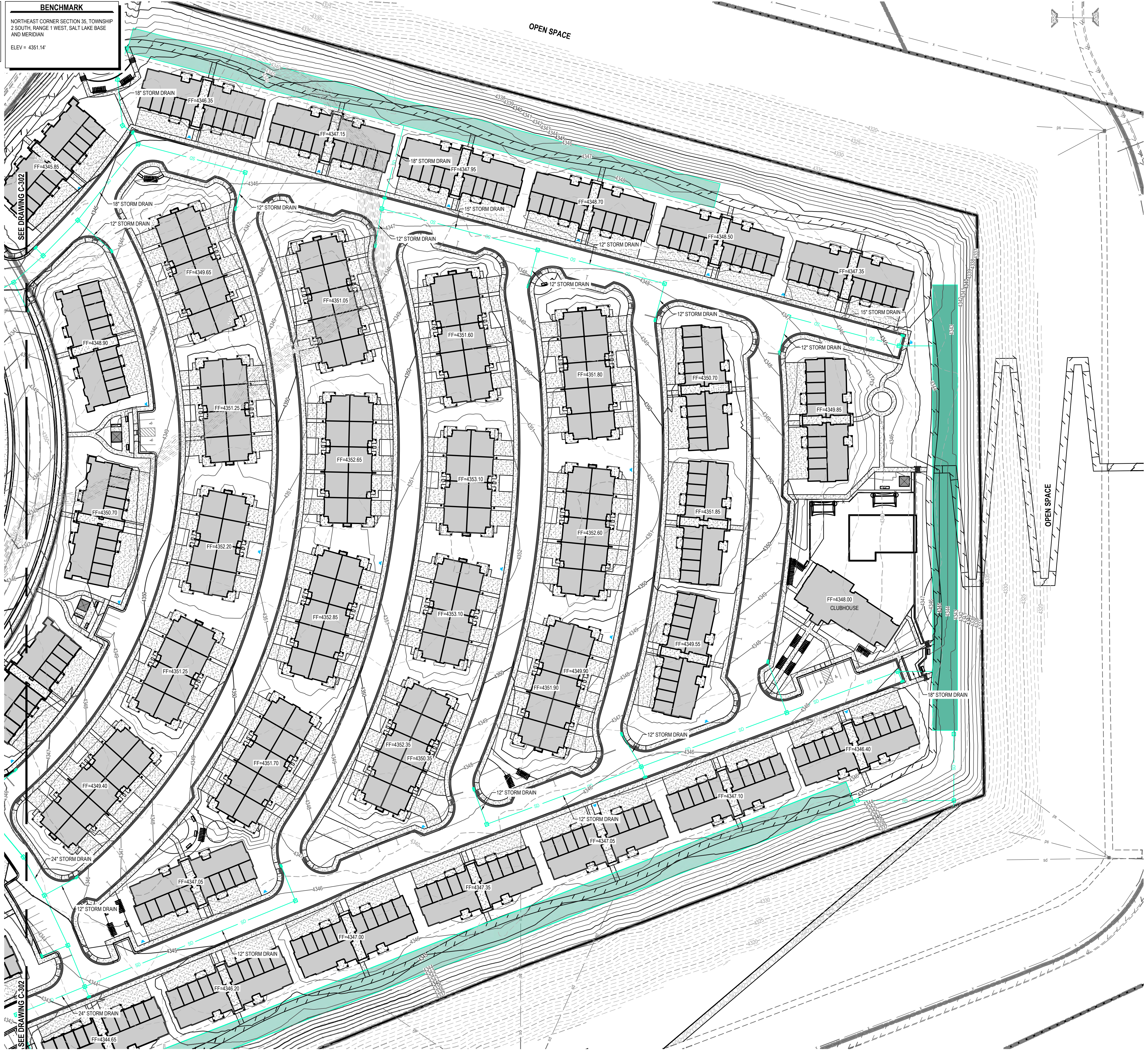
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BENCHMARK

NORTHEAST CORNER SECTION 35, TOWNSHIP
2 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN
ELEV = 4351.14'



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VISTA 270 AT JORDAN BLUFFS

LARGE SCALE MASTER PLAN

8160 S. 875 W.

MIDVALE, UTAH

GRADING AND DRAINAGE
PLAN

PROJECT NUMBER
7058U

PRINT DATE
2026-07-30

PROJECT MANAGER
JKF

DESIGNED BY
DJC

C-302

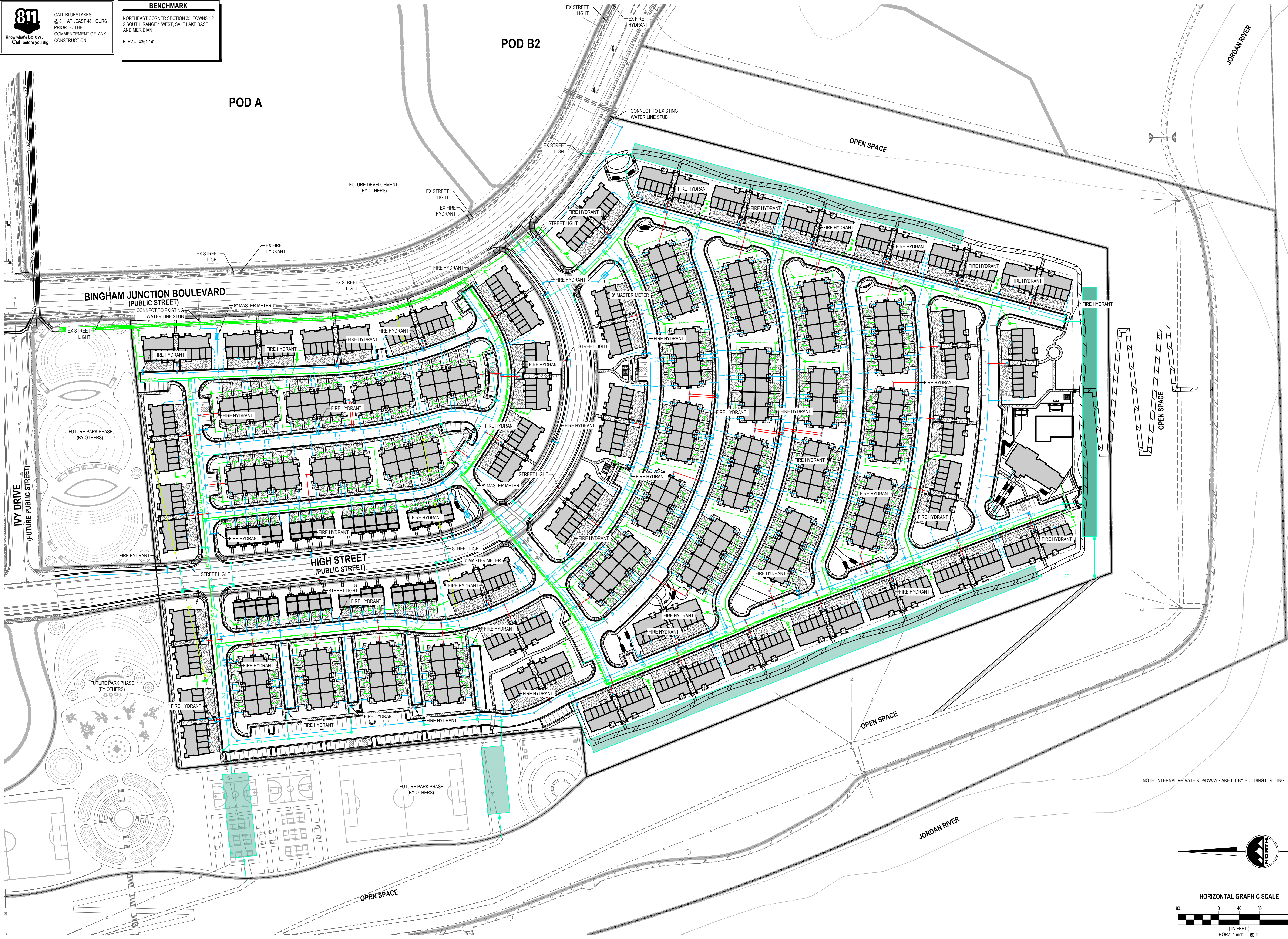
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BENCHMARK

NORTHEAST CORNER SECTION 35, TOWNSHIP
2 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN
ELEV = 4351.14'



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FOR:

EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020

CONTACT:

QUINTIN ELDER
PHONE: 801-448-4797

VISTA 270 AT JORDAN BLUFFS
LARGE SCALE MASTER PLAN

8160 S. 875 W.
MIDVALE, UTAH

OVERALL UTILITY PLAN

PROJECT NUMBER
7058U

PRINT DATE
2026-07-30

PROJECT MANAGER
JKF

DESIGNED BY
DJC

C-400

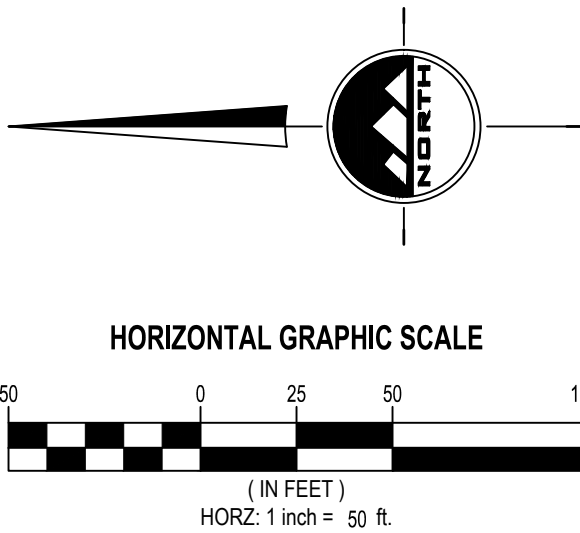
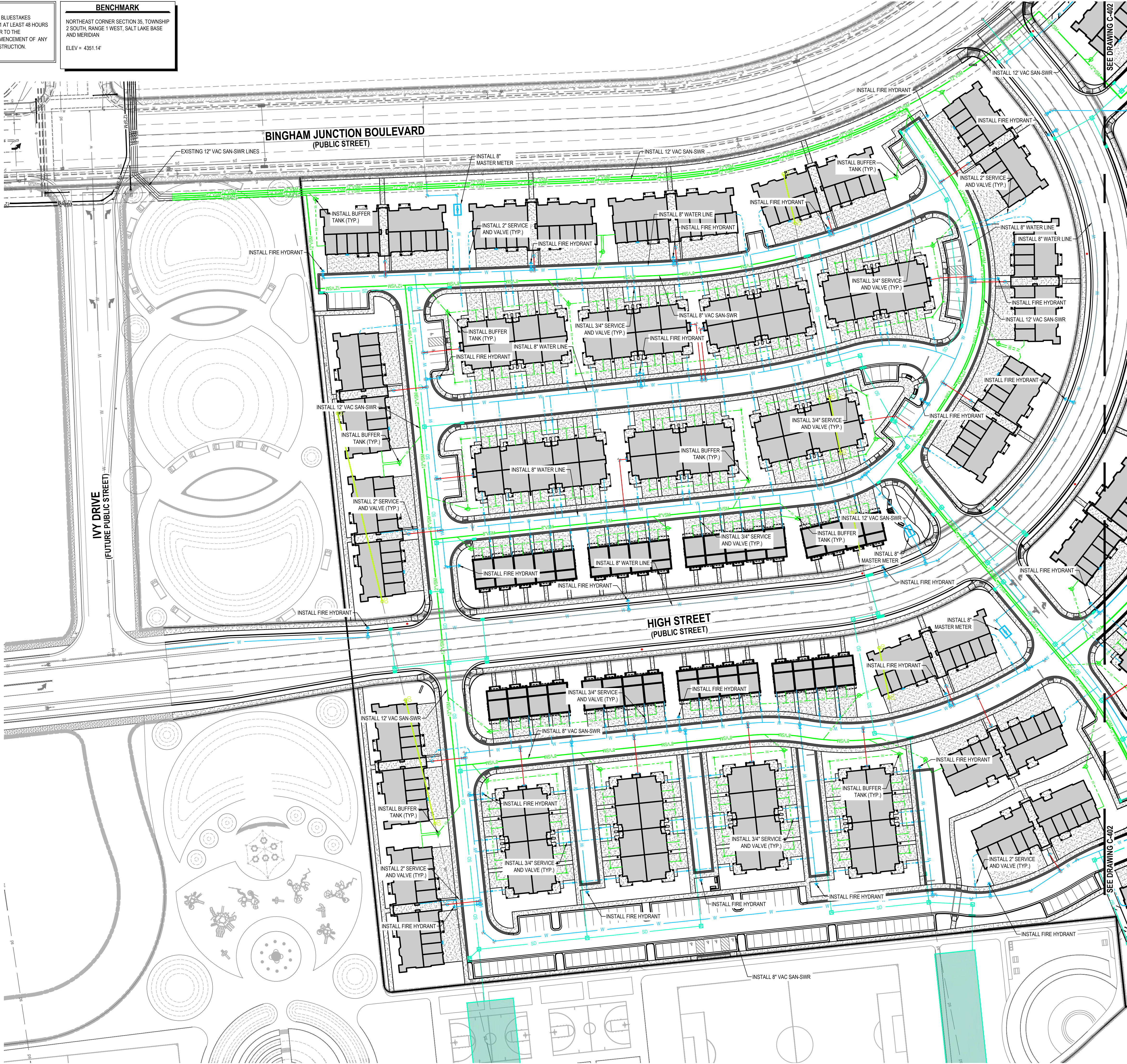
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BENCHMARK

NORTHEAST CORNER SECTION 35, TOWNSHIP
2 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN
ELEV = 4351.14'



EN SIGN

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LAYTON

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TOOELE

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FOR:
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020

CONTACT:
QUINTIN ELDER
PHONE: 801-448-4797

VISTA 270 AT JORDAN BLUFFS
LARGE SCALE MASTER PLAN

8160 S. 875 W.
MIDVALE, UTAH

UTILITY PLAN

PROJECT NUMBER
7058U

PRINT DATE
2026-07-30

PROJECT MANAGER
JKF

DESIGNED BY
DJC

C-401

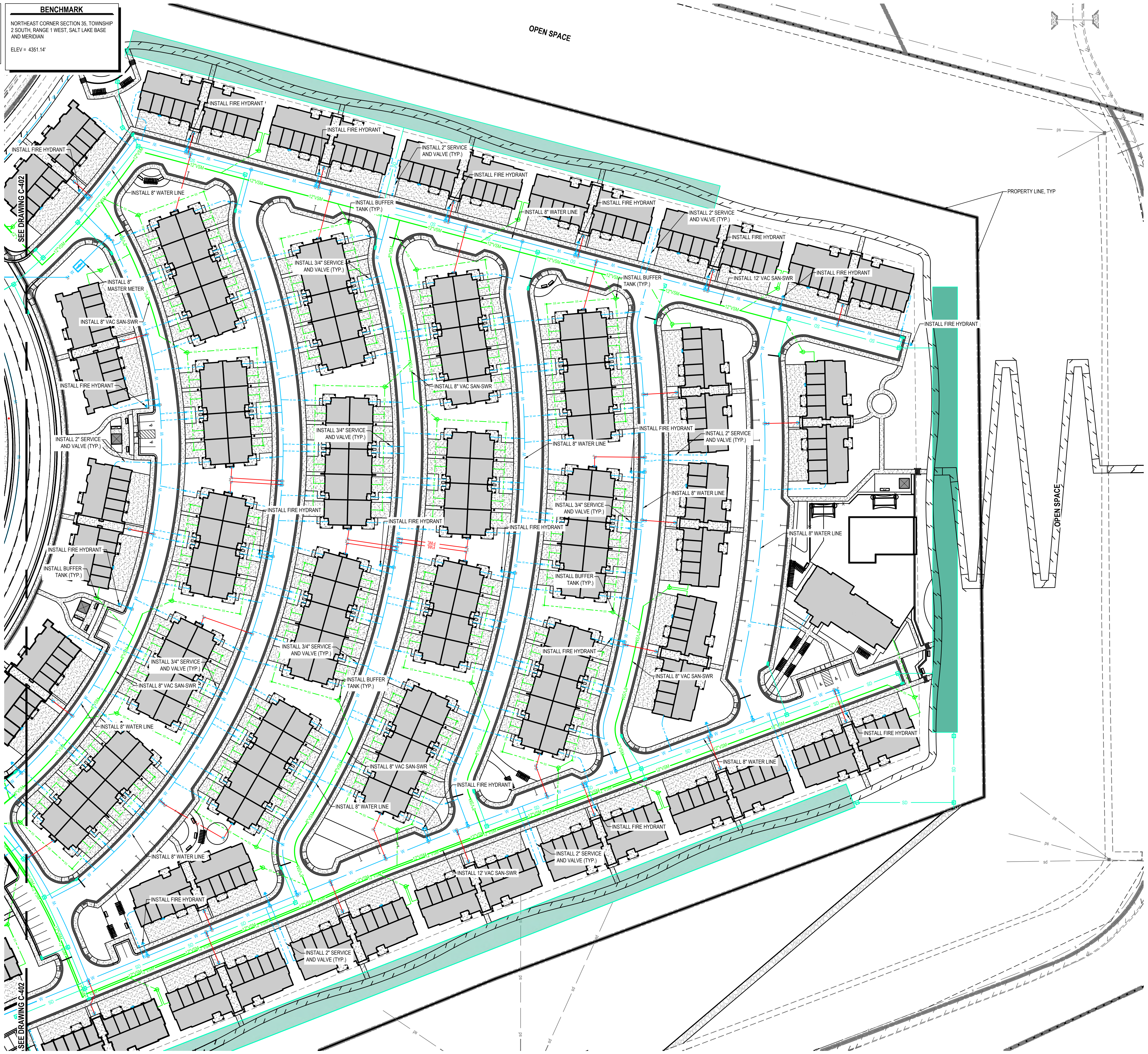
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AND MERIDIAN
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VISTA 270 AT JORDAN BLUFFS

LARGE SCALE MASTER PLAN

8160 S. 875 W.

MIDVALE, UTAH

UTILITY PLAN

PROJECT NUMBER
7058U

PRINT DATE
2026-07-30

PROJECT MANAGER
JKF

DESIGNED BY
DJC

C-402

Palette 1 Renderings



Andrew



Asher



Ammon



Grayson



Finley

Color and Material Palette 1



Main Body
Stucco
Amazing Grey



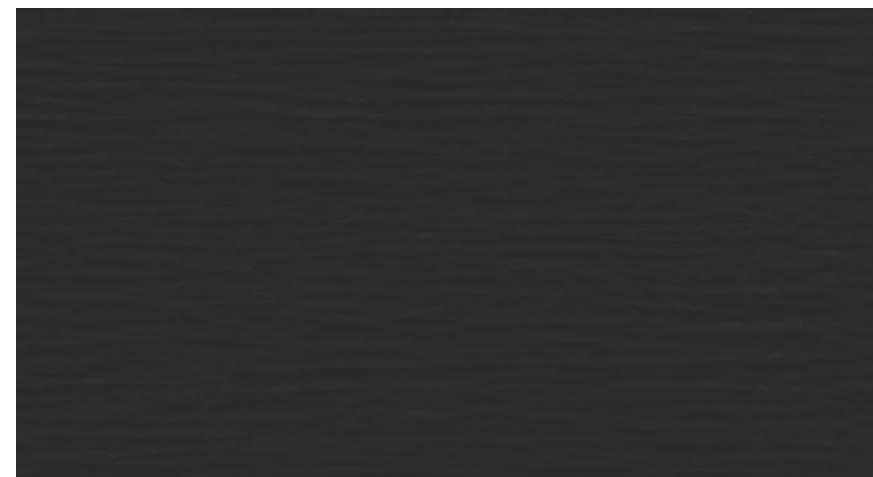
Main Body
Composite Siding/B&B
Extra White



Main Body
Stone
White Sand Divino



Accent
Composite
Rugged Pine



Soffit/Facia
Aluminum
Black



Roof
Asphalt Shingle
Black

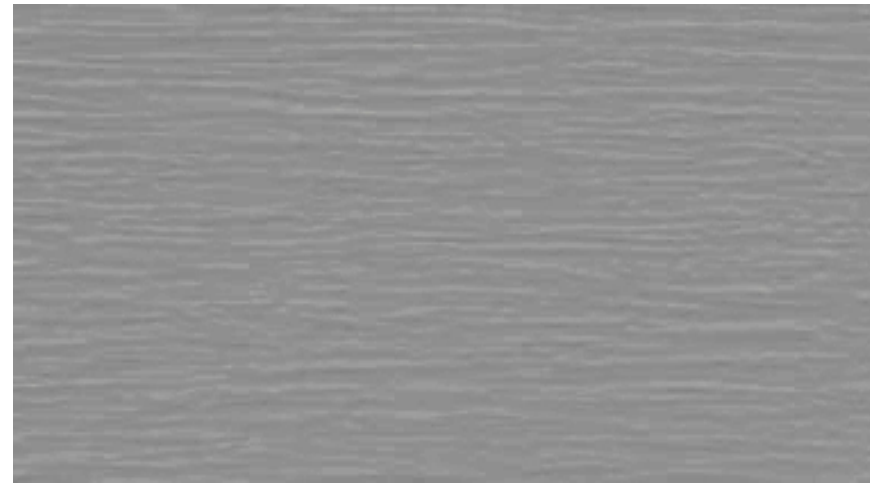
Palette 2 Renderings



Color and Material Palette 2



Main Body
Stucco
Ceiling Bright White



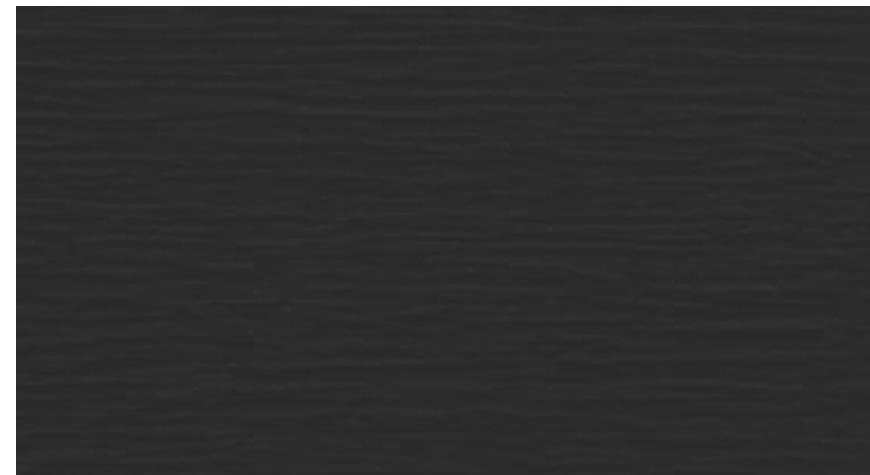
Main Body
Composite Siding/B&B
Gray Slate



Main Body
Brick
Pewter Matte



Accent
Composite
Rugged Pine



Soffit/Facia
Aluminum
Black

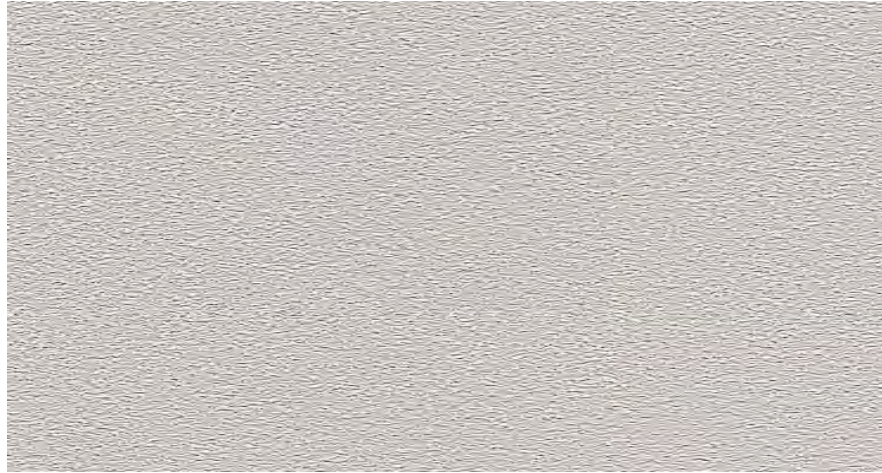


Roof
Asphalt Shingle
Black

Palette 3 Renderings



Color and Material Palette 3



Main Body
Stucco
Repose Grey



Main Body
Composite Siding/B&B
Iron Ore



Main Body
Stone
White Sand Divino



Accent
Composite
Rugged Pine



Soffit/Facia
Aluminum
Black



Roof
Asphalt Shingle
Black



Ammon
Back Elevation



Ammon (10 Plex)
Color G



Ammon
Side Elevation

AMMON CONDOS

- G** Brick - Misty Summit
Lap Siding - Aged Pewter
Rustic Lap Siding - Rugged Pine
Stucco - Extra White
Stucco Trim - Extra White
Roof - Charcoal



Andrew 2 (10 Plex)
Color D



Andrew 2
Back Elevation



Andrew 2 (10 Plex)
Color E



Andrew 2
Side Elevation



Andrew 2 (10 Plex)
Color F

ANDREW 2 CONDOS

D Brick - Pewter Matte
Lap Siding - Grey Slate
B&B - Grey Slate
Composite Trim - Grey Slate
Rustic Lap Siding - Rugged Pine
Stucco - Extra White
Stucco Trim - Extra White
Roof - Charcoal

E Stone - White Sand Devino
Lap Siding - Arctic White
B&B - Arctic White
Composite Trim - Arctic White
Rustic Lap Siding - Rugged Pine
Stucco - Amazing Grey
Stucco Trim - Amazing Grey
Roof - Charcoal

F Stone - White Sand Devino
Lap Siding - Iron Ore
B&B - Iron Ore
Composite Trim - Iron Ore
Rustic Lap Siding - Rugged Pine
Stucco - Repose Grey
Stucco Trim - Repose Grey
Roof - Charcoal



Asher (10 Plex)
Color D



Asher
Back Elevation



Asher (10 Plex)
Color E



Asher
Side Elevation



Asher (10 Plex)
Color F

ASHER CONDOS

D Brick - Pewter Matte
Lap Siding 1 - Iron Ore
Lap Siding 2 - Gray Slate
Rustic Lap Siding - Rugged Pine
Stucco - Extra White
Stucco Trim - Extra White
Roof - Charcoal

E Stone - White Sand Devino
Lap Siding 1 - Iron Ore
Lap Siding 2 - Arctic White
Rustic Lap Siding - Rugged Pine
Stucco - Amazing Grey
Stucco Trim - Amazing Grey
Roof - Charcoal

F Stone - White Sand Devino
Lap Siding 1 - Iron Ore
Lap siding 2 - Iron Ore
Rustic Lap Siding - Rugged Pine
Stucco - Repose Grey
Stucco Trim - Repose Grey
Roof - Charcoal



Finley (10 Plex)
Color D



Finley
Back Elevation



Finley (10 Plex)
Color E



Finley
Side Elevation



Finley (10 Plex)
Color F

— Finley Townhomes —

D Brick - Pewter Matte
Rustic Lap Siding - Rugged Pine
Stucco - Extra White
Stucco Trim - Extra White
B&B/Siding - Gray Slate
B&B/Siding Trim - Gray Slate
Roof - Charcoal

E Stone - White Sand Devino
Rustic Lap Siding - Rugged Pine
Stucco - Amazing Grey
Stucco Trim - Amazing Grey
B&B/Siding - Arctic White
B&B/Siding Trim - Arctic White
Roof - Charcoal

F Stone - White Sand Devino
Rustic Lap Siding - Rugged Pine
Stucco - Repose Grey
Stucco Trim - Repose Grey
B&B/Siding - Iron Ore
B&B/Siding Trim - Iron Ore
Roof - Charcoal



Grayson (5 Plex)
Color D



Grayson
Back Elevation



Grayson (5 Plex)
Color E



Grayson 2
Side Elevation



Grayson (5 Plex)
Color F

Grayson 2 Townhomes

D Brick - Pewter Matte
Lap Siding - Grey Slate
B&B - Grey Slate
Composite Trim - Grey Slate
Rustic Lap Siding - Rugged Pine
Stucco - Extra White
Stucco Trim - Extra White
Roof - Charcoal

E Stone - White Sand Devino
Lap Siding - Arctic White
B&B - Arctic White
Composite Trim - Arctic White
Rustic Lap Siding - Rugged Pine
Stucco - Amazing Grey
Stucco Trim - Amazing Grey
Roof - Charcoal

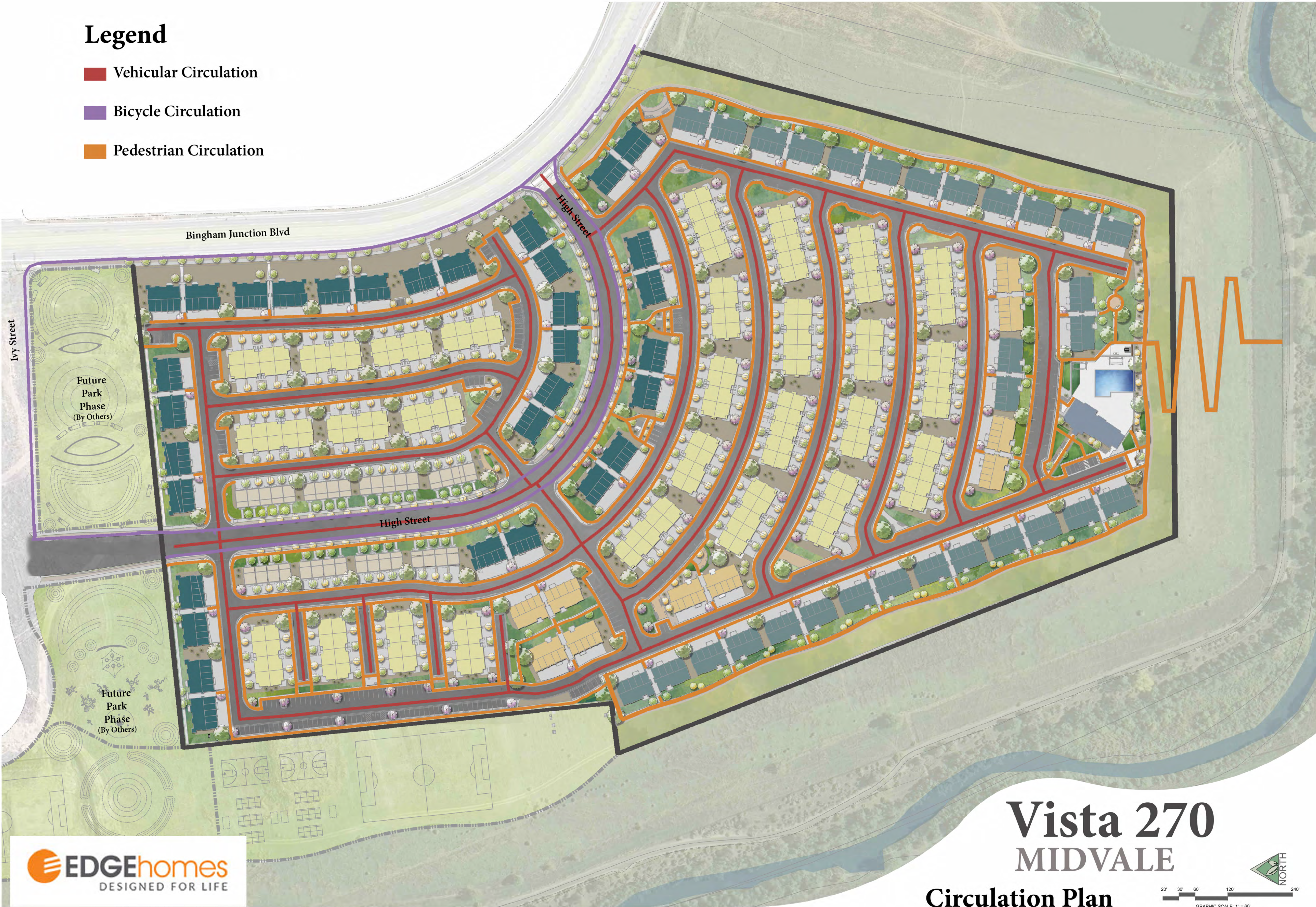
F Stone - White Sand Devino
Lap Siding - Iron Ore
B&B - Iron Ore
Composite Trim - Iron Ore
Rustic Lap Siding - Rugged Pine
Stucco - Repose Grey
Stucco Trim - Repose Grey
Roof - Charcoal

Legend

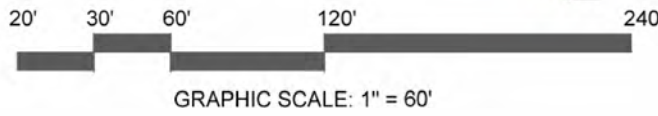


Legend

- Vehicular Circulation
- Bicycle Circulation
- Pedestrian Circulation



Vista 270
MIDVALE
Circulation Plan





Clubhouse & Outdoor Amenities





Clubhouse, Swimming Pool, & Outdoor Amenities





Clubhouse, Swimming Pool,
& Outdoor Amenities





Outdoor Amenity





Outdoor Amenity





Outdoor Amenity





Outdoor Amenity





Project/ Street Lighting
(Located on Buildings)



7505 S Holden Street
Midvale, UT 84047
801-567-7200
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MIDVALE CITY PLANNING COMMISSION STAFF REPORT 08/12/2026

SUBJECT

Gardner Group requests amendments to Figures 1 and 2 in Chapter 17-7-10.12 of the Midvale Municipal Code to eliminate rights-of-way adjacent to POD I.

SUBMITTED BY

Wendelin Knobloch, Planning Director

BACKGROUND AND ANALYSIS

The Gardner Group divided the 6/24/2026 code text amendment application for changes in the Jordan Bluffs Subareas 1-3 Zone (MMC 17-7-10.12) into three separate applications, which largely comprise the changes as applied for previously. This portion of the former application addresses the elimination of rights-of-way adjacent to POD I and was not altered with the exception of removing the amendments for building separation and omission of sidewalks.

From 6/24/2026 Staff Report

“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.

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, MMC 17-3-1(E)

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: This amendment proposes to reduce connectivity which does not advance the objectives of the general plan to provide for (1) “high-quality mixed-use office/commercial and residential development” and (2) “connectivity to the Main Street neighborhood”.

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

Staff Response: The proposed amendment does not promote the health, welfare, and orderly growth aspects of the purposes of UCA 10-9a-102 [Renumbered 10-20-101] due to its reduction in connectivity.

- ✗ **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 more clearly or simplify interpretation.

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

Staff Response: The existing code was not established due to clerical or factual errors, rather it reflects the intent of the Midvale City Council.

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

STAFF RECOMMENDATION

Staff advises the Planning Commission recommend denial of this code amendment based on the following finding:

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

RECOMMENDED MOTION

Denial

I move that we recommend denial of the amendments to Figures 1 and 2 in Chapter 17-7-10.12 of the Midvale Municipal Code to eliminate rights-of-way adjacent to POD I as shown in the attachment based on the finding noted in the staff report.

Approval

I move that we recommend approval of the amendments to Figures 1 and 2 in Chapter 17-7-10.12 of the Midvale Municipal Code to eliminate rights-of-way adjacent to POD I as shown in the attachment based on the following findings:

- [If the Planning Commission chooses to approve the application, please provide specific findings that support approval.]

ATTACHMENTS

1. Zoning Code Figure Changes

Proposed Zoning Code Text Changes

Figure 1: Change Regarding Rights-Of-Way

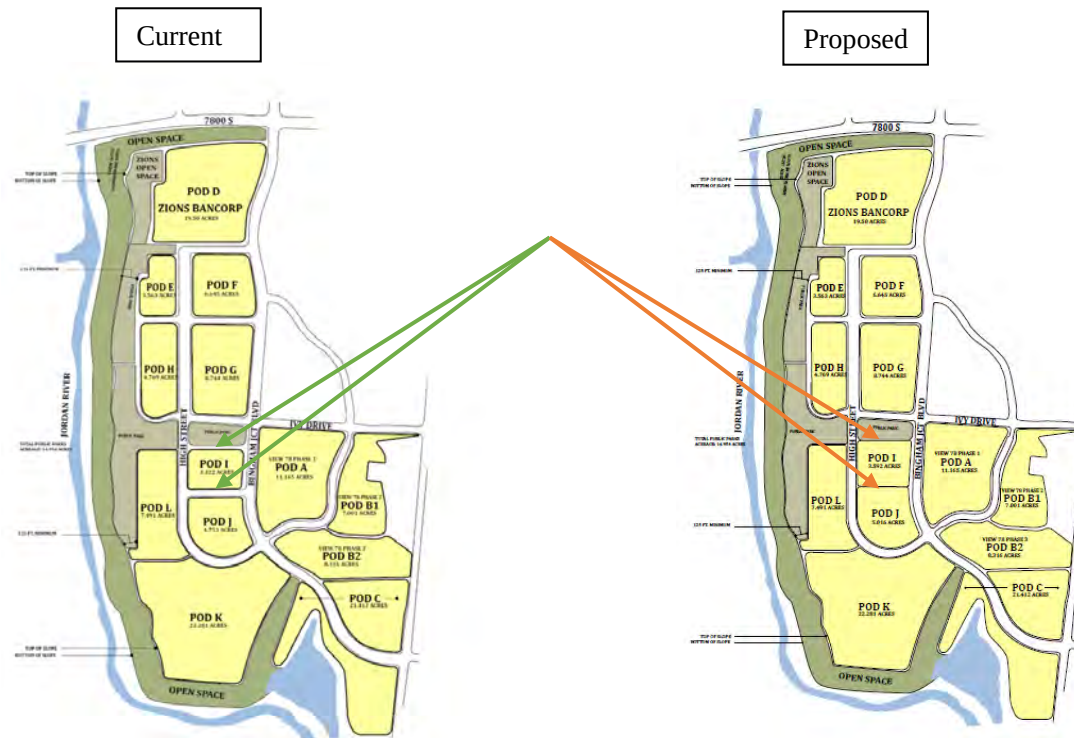
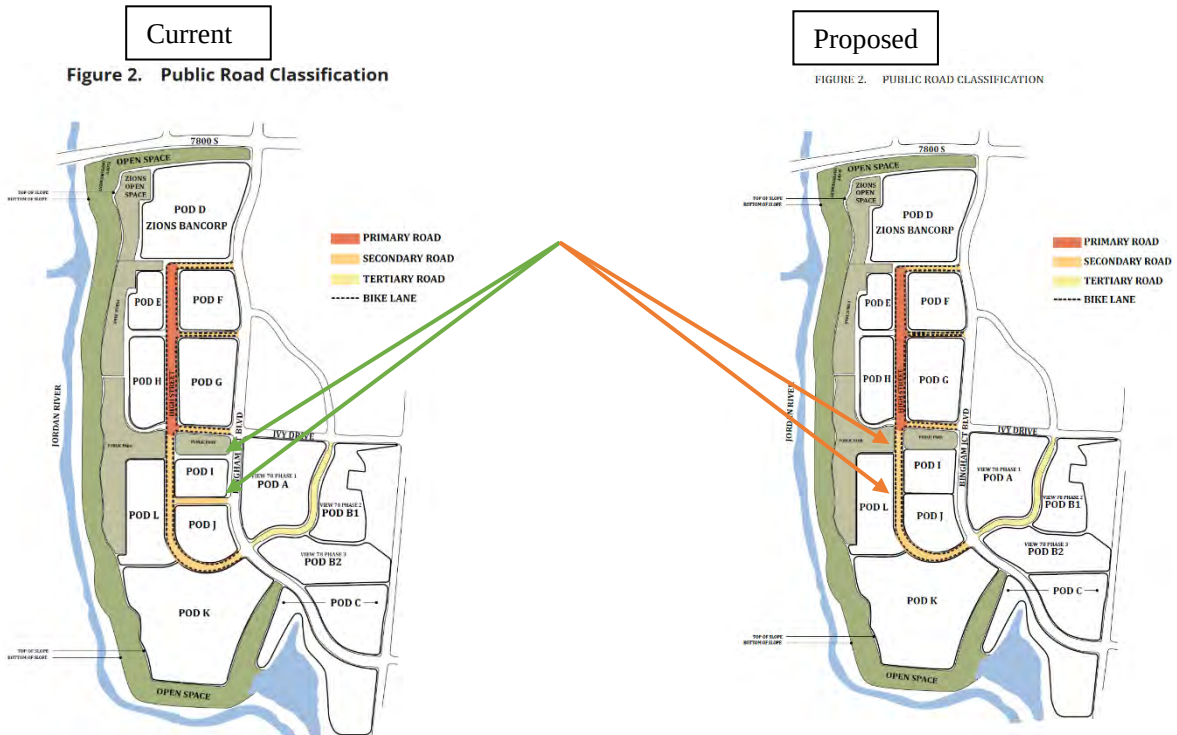


Figure 2: Change Regarding Rights-Of-Way





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MIDVALE CITY PLANNING COMMISSION STAFF REPORT 08/12/2026

SUBJECT

Gardner Group requests amendments to Sub-Section 17-7-10.12.10(D)(3) of the Midvale Municipal to decrease building separation requirements for four-story buildings from 20 to 10 feet.

SUBMITTED BY

Wendelin Knobloch, Planning Director

BACKGROUND AND ANALYSIS

The Gardner Group divided the 6/24/2026 code text amendment application for changes in the Jordan Bluffs Subareas 1-3 Zone (MMC 17-7-10.12) into three separate applications, which largely comprise the changes as applied for previously. This portion of the former application addresses the decrease in building separation requirements for four-story buildings from 10 to 20 feet (see Attachment 1) and was not altered with the exception of adding the image shown in Attachment 2.

From 6/24/2026 Staff Report

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 have been received as of the writing of this report.

Zoning Code Text Amendment Criteria, MMC 17-3-1(E)

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: This amendment proposes a reduction in building separation by 50% which does not advance the objectives of the general plan to provide for:

(1) “high-quality mixed-use office/commercial and residential development”. Most people perceive a reduction in building separation as a decrease in their quality of life because residential neighbors are located 50% closer than they are allowed under the current code, and

(2) “consistency and compatibility with the Bingham Junction Project” which requires a building separation of 20 feet for 4-story structures.

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

Staff Response: The proposed amendment does not promote the health, welfare, comfort, aesthetic and orderly growth aspects of the purposes of UCA 10-9a-102 [Renumbered 10-20-101] due to its reduction in building separation.

- ✗ **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 a distance change but does not explain the original intent more clearly or simplify interpretation.

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

Staff Response: The existing code was not established due to clerical or factual errors, rather it reflects the intent of the Midvale City Council

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

STAFF RECOMMENDATION

Staff advises the Planning Commission recommend denial of this code text amendment based on the following finding:

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

RECOMMENDED MOTION

I move that we recommend denial of the amendments to Sub-Section 17-7-10.12.10(D)(3) of the Midvale Municipal to decrease building separation requirements for four-story buildings from 20 to 10 feet based on the finding noted in the staff report.

ATTACHMENTS

1. Code Change Language
2. Building Rendering

Attachment 1: Code Change Language

MMC 17-7-10.12.10.D.3 Change Regarding Building Separation

3. Proximity. Minimum separation between all habitable structures shall be as follows provided all building code requirements are met: ten feet between one-, two-, ~~and three-story structures,~~ **and four-story structures**; and twenty feet between ~~four~~ **five**-story structures and above. The building separation between structures of different heights shall be the distance required by the higher structure.

Attachment 2: Building Rendering





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801-567-7200
Midvale.Utah.gov

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 08/12/2026

SUBJECT

Gardner Group requests amendments to Section 17-7-10.12.5 of the Midvale Municipal Code to add Private Lane Standards.

SUBMITTED BY

Wendelin Knobloch, Planning Director

BACKGROUND AND ANALYSIS

The Gardner Group divided the 6/24/2026 code text amendment application for changes in the Jordan Bluffs Subareas 1-3 Zone (MMC 17-7-10.12) into three separate applications, which largely comprise the changes as applied for previously.

This portion of the former application, however, introduces new provisions that propose elimination of the sidewalk on one side by creating a "Private Lane Improvements" standard as shown below:

17-7-10-12.5(N?) **"Private Lane Improvements."** Projects may have interior private lanes. The minimum required right-of-way width for such lanes is 20-feet. Private lanes can only be used to provide vehicular access to driveways and/ or garages. Additional right-of-way width is required if the private lanes will have on-street parking or bike lanes.

The new language is proposed to be inserted into the Midvale Municipal Code and does not modify existing language. At the same time, however, it interacts with other provisions in the code that make this proposal very similar to the 6/24/2026 proposal which modified private streets.

For ease of use I will list related provisions in the Midvale Municipal Code below:

[17-7-10.12.5\(E\)](#) E. **Private Road Improvements.** Projects may have interior private roads. The minimum right-of-way width must accommodate the pavement width required by the fire code and curb, gutter and five-foot-wide sidewalks on both sides. Additional right-of-way width is required for on-street parking or bike lanes.

[16.02.050\(E\)](#) E. **Private Streets.** The applicant may propose private streets within the subdivision so long as the proposed street(s) include a right-of-way

width of thirty-five feet, with twenty feet of pavement installed to city specifications and fire code, two and one-half feet of curb and gutter on each side and a five-foot sidewalk adjacent to the curb on both sides.

[17-2-19 \(S\)](#) “**Street**” means a private or public right-of-way, highway, avenue, boulevard, parkway, road, lane, walk, alley, viaduct, subway, tunnel, bridge, public easement, and other way.

Staff recommends that the Planning Commission take the following points into consideration:

1. The term “Lane” appears in [MMC 17-2-19 \(S\)](#) under the definition of “Street”, which means this proposal in its essence introduces an additional private street standard which is inconsistent with Midvale’s current private street standards in the JB 1-3 Zone ([MMC 17-7-10.12.5\(E\)](#)) and in Title 16 Subdivisions ([MMC 16-02-050\(E\)](#)).
2. The phrase “Private lanes can only be used to provide vehicular access to driveways and/or garages.” does not restrict this street type to the two streets in question because virtually all private streets in the proposed concept service “driveways and/or garages”. Any future development within the JB 1-3 zone could use “Private Lane Improvements” with a width of 20-feet and no sidewalks at all if “driveways and/or garages” are being serviced.
3. The phrase “Additional right-of-way width is required if the private lanes will have on-street parking or bike lanes” mirrors the language in [17-7-10.12.5\(E\)](#) and is out of place when a Lane without sidewalk, at least on one side, is proposed.

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

Zoning Code Text Amendment Criteria, MMC 17-3-1(E)

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: This amendment proposes inconsistent code language that does not advance the objectives of the general plan to provide for “high-quality mixed-use office/commercial and residential development” due to the possibility of eliminating sidewalks in a residential context.

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

Staff Response: The proposed amendment does not promote the health, welfare, comfort, aesthetic and orderly growth aspects of the purposes of UCA 10-9a-102 [Renumbered 10-20-101] due to the possibility of eliminating sidewalks in a residential context.

- ✗ **2. 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 introduces inconsistent language that strips the intent of the original language and makes interpretation less clear.

- ✗ **3. Existing zoning code was the result of a clerical error or a mistake of fact.**

Staff Response: The existing code was not established due to clerical or factual errors, rather it reflects the intent of the Midvale City Council

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

STAFF RECOMMENDATION

Staff advises the Planning Commission recommend denial of this code text amendment based on the following finding:

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

RECOMMENDED MOTION

I move that we recommend denial of the amendments to Section 17-7-10.12.5 of the Midvale Municipal Code to add Private Lane Standards based on the finding noted in the staff report.

ATTACHMENTS

1. Code Change Language

Attachment 1: Code Change Language

17-7-10-12.5(N?) “*Private Lane Improvements.*” Projects may have interior private lanes. The minimum required right-of-way width for such lanes is 20-feet. Private lanes can only be used to provide vehicular access to driveways and/ or garages. Additional right-of-way width is required if the private lanes will have on-street parking or bike lanes.



FALL CONFERENCE

26

GROWTH BY DESIGN

ALIGNING LAND USE, WATER, AND ECONOMIC
DEVELOPMENT TO ADVANCE LONG-TERM PROSPERITY

SEPTEMBER 9-10, 2026
DAVIS CONFERENCE CENTER
LAYTON, UTAH



FALL CONFERENCE

SEPTEMBER 9-10, 2026
DAVIS CONFERENCE CENTER
LAYTON, UTAH

Planners from across Utah and the broader region will gather in Layton September 9-10 for the 2026 Fall Conference of the American Planning Association Utah Chapter. Held at the Davis Conference Center, the three-day conference agenda features a wide range of sessions designed to serve professional planners, citizen planners, and elected officials alike. Presentations will explore both urban and rural planning challenges, with topics spanning planning ethics, historic preservation, transportation, housing, and inclusive community development.

AGENDA

WEDNESDAY, SEPTEMBER 9, 2026

	Meridian Ballroom	Meridian (DH)	Twilight	Mobile Tours	
8:00-8:30	Registration and Light Breakfast				
8:30-8:45	Opening Remarks APA Utah Board				
8:45-9:00	Local Welcome				
9:00-10:00	Great Salt Lake Brian Steed, VP of Government Affair, Utah State University, Former Great Salt Lake Commissioner				
10:00-10:15	Break				
10:15-11:15	Building Community Trust: Required Ethical Behaviors in Planning Bruce Parker, Rob Terry 	Mission to Market: How MIDA is Shaping Growth at Falcon Hill and the Gates Hilary Venable, Judy Flores	UDOTS Building Trails?! How the Utah Trail Network is Expanding Transportation Options in our State Erick Buell, Kate Wright		
11:15-12:45	APA Utah Planning Awards & Lunch				
12:45-1:45	Drawing Up the Play Ted Knowlton 	Planning for Water: Insights from the Hill Air Force Base Resiliency Study Steven Jones, Easton Hopkins	Innovative Housing Projects John Janson	Lagoon Tour	TOD: Station Area Plans in Action Bradley McIlrath
1:45-2:00	Networking Break				
2:00-3:00	Diversity by Design Andrea Garfinkel-Castro 	Build Your Own Scenario for Water in the Great Salt Lake Basin Cody Lutz, Jason Brown	Swim Against the Stream Ted Knowlton		
3:00-3:15	Networking Break				
3:15-4:15/30	Landscape Review 101: Code, Water, Plants Shital Poudyal, Kelly Kopp, Jake Powell, Erika Chmielewski 	Rethinking Agricultural Identity: Land Use, Water, and the Future of Local Agriculture Matt Yost, Jim Bowcut	Swimming Against the Stream: The Solutions Tim Watkins, Russ Akina, Andy Hulka		

THURSDAY, SEPTEMBER 10, 2026

	MERIDIAN BALLROOM	MERIDIAN (DH)	TWILIGHT	THE ZEPHYR (PLANNING 101)	MOBILE TOURS	
8:00-8:30	REGISTRATION AND LIGHT BREAKFAST					
8:30-8:45	OPENING REMARKS APA Utah Board					
8:45-9:45	ARBINGER INSTITUTE KEYNOTE					
9:45-10:00	BREAK					
10:00-11:15	CONTINUING THE CONVERSATION WITH ARBINGER INSTITUTE	HOAS: THE GOOD, THE BAD, AND THE UGLY Erin Rider	MISSING MIDDLE HOUSING: CHARACTER, HOUSING CHOICE, AND IMPLEMENTATION TOOLS FOR UTAH COMMUNITIES Rob Terry, Laura Hanson, Michaela Bell, Chase Freebairn	PLANNING PRINCIPLES AND ZONING FUNDAMENTALS John Janson 		
11:15-12:30	BUILDING THE UTAH WE LOVE - A COORDINATED VISION FOR THE STATE'S FUTURE Laura Hanson, Tim Davis, Anna McEntire, Andrew Gruber					
12:30-1:30	HOW DEVELOPMENT FINANCING WORKS Erik Daentiz, Benjamin Becker, Jason Boal	GRAPHIC DESIGN BOOTCAMP FOR PLANNERS McKayla Dunfey, Joe Moss, Jenifer Gardner	UNLOCKING BACKYARD HOMES: LESSONS FROM UTAH'S DADU TRANSITION Jessica Kjar, Turner Bitton	PLANNING COMMISSION BYLAWS, ETHICS, MEETING MANAGEMENT John Janson 	LAGOON TOUR Terry Capener, Lyle Gibson	ANTELOPE ISLAND
1:30-1:45	NETWORKING BREAK					
1:45-2:45	SHOW ME THE MONEY: INNOVATIVE FUNDING STRATEGIES FOR DEVELOPMENT Japheth McGee, Susan Becker	AI FOR PLANNERS: PRACTICAL APPLICATIONS, PROFESSIONAL RESPONSIBILITIES, AND REAL-WORLD WORKFLOWS Jason Boal, Micah Hansen	MEETING HOUSING NEEDS THROUGH GENTLE DENSITY Cody Ferguson	MIXED USE PROJECTS & ORDINANCES John Janson 		
2:45-3:00	NETWORKING BREAK					
3:00-4:15	THE DATA CENTER DILEMMA Francis Lilly, Evan Berrett, Brandon Larsen	HOW TO MAKE USER-FRIENDLY CODE McKayla Dunfey, Brandon Rypien	MOVING PAST PLANNING: DOWNTOWN Ben Levenger	ACTUAL ORDINANCE CHANGES YOU NEED TO MAKE John Janson 		

Agenda subject to change.





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2026 Utah Bike Summit

AUG . 18 . 2026



**Riding Together:
Advancing Active Transportation!**

Join leaders and advocates from across Utah in West Valley City on August 18, 2026, to share solutions for safer streets, stronger communities, and a more connected future.

[Agenda](#)

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[Location](#)

[Register](#)

Agenda			
Time	Track 1 Practical Design for Utah Communities	Track 2 Navigating Politics and Policy Shifts	Track 3 Growing Safe and Healthy Cycling Communities
8:00–8:30	Registration		
8:30–9:00	Welcome & Opening Remarks		
9:00–9:30	Lightning Round: Taking Each Session for a Spin		
9:30–9:45	Break		
9:45–10:45	Constructing the Utah Trail Network	Risks and Benefits of Electric Mobility	Safe Routes to School
10:45–11:00	Break		
11:00–12:00	Wasatch Choice Great Streets	HB 290 Bike Lane Safety Legislation	Small Towns, Big Ideas
12:00–1:30	Lunch + Mayors Panel: What it Takes to Build Safer Streets		
1:30–1:45	Break		
1:45–2:45	Universal Trail Design	Lessons from the Bipartisan Infrastructure Law	From Sidewalks to Supper
2:45–3:00	Break		
3:00–4:00	UTA BRT	AECOM	Safe Streets Orgs Panel
4:00–4:30	Closing Remarks + Networking		