



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

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**Midvale Planning Commission Meeting  
Notice and Agenda  
September 23, 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, September 23, 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](https://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](mailto:planning@midvaleut.gov) by 5:00 p.m. on September 22, 2026 to be included in the record.

**I. Pledge of Allegiance**

**II. Roll Call**

**III. Minutes**

- a. Review and Approval of Minutes from the August 26, 2026 Meeting.

**IV. Public Hearing**

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

- a. \*\*Midvale City initiated zoning code text amendment to Section 17-7-1.4 in the Single Family Residential-1 Zone of the Midvale Municipal Code for corner lot exceptions to permit garages to encroach into front setbacks. *[Jonathan Anderson, Planner II]*

**V. Discussion**

- a. General Plan Update. *[Adam Olsen, Community Development Director and Wasatch Front Regional Council Staff]*

## **VI. Staff Update/Other Business**

- a. Planning Department Report.

## **VII. Adjourn**

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

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

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



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**Midvale City  
PLANNING AND ZONING COMMISSION**

***Minutes***

**26<sup>th</sup> Day of August 2026  
Council Chambers  
7505 South Holden Street  
Midvale, Utah 84047**

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***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  
Garrett Wilcox, City Attorney  
Wendelin Knobloch, Planning Director  
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 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 AUGUST 12, 2026.**

**MOTION:** Commissioner Tippetts MOVED to approve the minutes of August 12, 2026. SECONDED by Vice Chair Liedtke. Chair Edwards called for a voice vote.

The motion passed unanimously with all voting in favor.

\*\*\*

## **PUBLIC HEARINGS**

### **1. Veronica McDougal requests Preliminary Subdivision approval for a 2 lot subdivision located at 8081 S 300 E in the Single Family Residential 1 with Agricultural Overlay Zone.**

The proposed Preliminary Subdivision is for a property that is currently 0.89 acres, with a single family house. The existing house will remain on the frontage lot, with a flag lot proposed in the rear of the current property. Two accessory buildings have been demolished for the proposed subdivision.

This application has been reviewed by all members of the Development Review Committee (Planning, Engineering, Public Works, Legal, Unified Fire Authority, and the Building Official) for compliance with the respective 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 Single Family Residential 1 zone in Midvale Municipal Code 17-7-1.

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 17-7-1 of the Midvale Municipal Code demonstrated in the application, staff recommends the Planning Commission approve the preliminary subdivision with the following findings:

**Findings:**

1. The project complies with the preliminary subdivision procedure outlines in Midvale Municipal Code 16.02.
2. The project complies with the lot standards of 17-7-1.3, and flag lot standards of 17-7-1.2.1(F).

\*\*\*

**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:**

Garrett Wilcox, City Attorney, informed the Commissioners that this is an administrative decision that the Planning Commission is to make if the application does meet all the code requirements as regulated by ordinance. If the proposed project does meet all code 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: Vice Chair Liedtke MOVED that we approve the Preliminary Subdivision for a 2 lot subdivision located at 8081 S 300 E in the Single Family Residential 1 with Agricultural Overlay Zone, with the finding noted in the staff report. The motion was SECONDED by Commissioner Anderson. Chair Edwards called for a roll call vote. The vote was as follows:**

|                       |     |
|-----------------------|-----|
| Chair Edwards         | Yes |
| Vice Chair Liedtke    | Yes |
| Commissioner Tippetts | Yes |
| Commissioner Anderson | Yes |
| Commissioner Erickson | Yes |

**The motion passes unanimously.**

\*\*\*

#### **STAFF UPDATE/OTHER BUSINESS**

1. Planning Department Report
  - a. Planning Commissioner Annual Training Requirements.

\*\*\*

#### **WORKSHOP**

1. Planning Commissioner Training
  - a. Motion to Table/Request Modification.
  - b. Zoning Code Text Amendment Criteria.
  - c. Zoning Map Amendment Criteria.
  - d. Form Based vs. Use Based Zoning.
  - e. The Planning Commission then conducted a walking tour along Midvale City Main Street to review Form-Based Code elements in the design of nearby buildings.

\*\*\*

#### **ADJOURN**

Chair Edwards made the motion to adjourn 7:02 p.m. No one opposed. The meeting adjourned at 7:02 p.m.

\_\_\_\_\_  
Katie Thorne, CD Executive Assistant

Approved this \_\_\_\_ day of \_\_\_\_ 2026.

DRAFT



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## **MIDVALE CITY PLANNING COMMISSION STAFF REPORT 9/23/2026**

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### **SUBJECT**

Midvale City initiated zoning code text amendment to Section 17-7-1.4 in the Single Family Residential-1 Zone of the Midvale Municipal Code for corner lot exceptions to permit garages to encroach into front setbacks.

### **SUBMITTED BY**

Jonathan Anderson, Planner II

### **BACKGROUND AND ANALYSIS**

This amendment proposes to add language to the front setback exceptions in the SF-1 Zone to allow garages to encroach into the front setback on one side in certain instances. This language is based on exceptions that were adopted in 2022 that permit single car garages or carports to be expanded into the side yard setback if specific conditions can be met. It will harmonize the language for some of the conditions that are shared between the existing side yard exception and the new language for the front yard exception.

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 10-20-101;
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 the proposal meets the second criteria listed above by meeting (i) and (k) of Utah State Code 10-20-101(1). This zoning code text amendment would provide fundamental fairness in land use regulation-(i) and protect property values-(k) of single family homes that otherwise could not have a two-car garage with standard setbacks.

## **STAFF RECOMMENDATION**

Staff advises that the Planning Commission recommend approval of the text amendment to the City Council with the following finding:

1. The amendment complies with Midvale City Code 17-3-1(F)(2).

## **RECOMMENDED MOTION**

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

## **ATTACHMENTS**

1. Draft Language MMC 17-7-1.4(A)

## 17-7-1.4 Development standards.

The following development standards apply to all new development in the zone:

A. *Setbacks.* The minimum setbacks in the zone are as follows:

1. *Front.* The minimum front yard setback is ~~30~~thirty feet. If ~~50~~fifty percent or more of the lots on the block are developed with a front yard setback of ~~twenty-five~~25 feet or less, the front yard setback shall be ~~twenty~~20 feet.

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

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

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

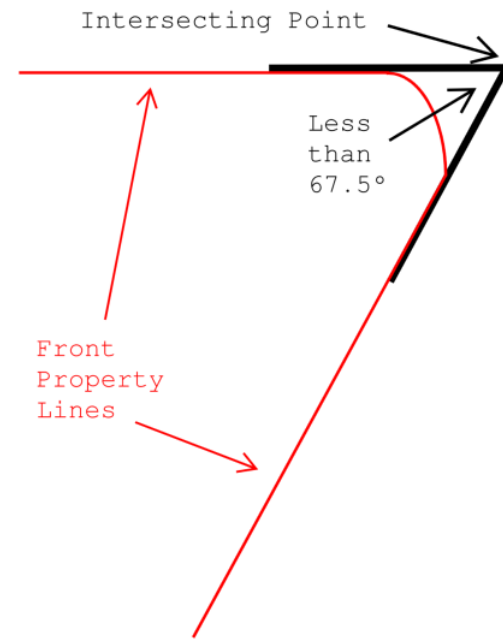
ii. *Projections.* Sills, cornices, chimneys, flues, eaves and ornamental features may project into the front yard up to two and one-half feet.

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

iv. Attached Single-Car Garages and Carports on Corner Lots. In the case where an existing single family residence on a corner lot has an attached garage or carport that accommodates less than two cars because of its width, the garage or carport may be extended no closer than eight feet from the front property line, provided all the following items are satisfied. (For purposes of this provision, "existing" is defined as structures built before the adoption of this provision):

(A) The interior angle between the two front property lines, when extended to an intersecting point, must be less than 67.5 degrees as pictured in Figure 1 below;

**Figure 1**



(B) No part of the structure may be within the sight distance triangle area;

(C) The extended garage or carport must be located adjacent to the existing garage or carport, and the orientation of vehicle access shall remain the same;

(D) The extended structure area is for a garage use only; the encroachment into the front yard setback cannot be used as habitable space;

(E) The extended structure shall not exceed one story, and the height shall not extend above the roofline of the existing residential structure;

(F) The width of the garage or carport shall not exceed 24 feet;

(G) The depth of the garage or carport shall not exceed 24 feet or the depth of the existing garage or carport, whichever is greater. Storage areas and additions shall not be included in calculating the existing depth of the garage or carport; and

(H) The structure must comply with all applicable fire and building codes.

2. *Side.* The minimum side yard setback is eight feet, subject to the following exceptions:

- a. *Projection.* Sills, cornices, chimneys, flues, eaves and ornamental features may project into the side yard up to three feet.
- b. *Stairs and Landings.* Outside stairways and landings required by the building code for exterior doorways may project into the side yard up to three feet.
- c. *Single Family Attached Structure.* In the case of a preexisting single family attached structure, the structure shall be exempt from the interior side yard setback.
- d. *Attached Single-Car Garages and Carports.* In the case where an existing single family residence has an attached garage or carport that accommodates less than two cars because of its width, the garage or carport may be extended to the side yard property line, as well as toward the rear yard at the same setback as the existing structure, provided the following items are satisfied. (For purposes of this provision, "existing" is defined as structures built before the adoption of this provision):
  - i. The extended structure area is for a garage use only; the encroachment into the side yard setback cannot be used as habitable space~~;~~
  - ii. The extended structure shall not exceed one story, and the height shall not extend above the roofline of the existing residential structure~~;~~
  - iii. The width of the garage or carport shall not exceed ~~twenty-four~~24 feet~~;~~
  - iv. The depth of the garage or carport shall not exceed ~~twenty-four~~24 feet or the depth of the existing garage or carport, whichever is greater. Storage areas and additions shall not be included in calculating the existing depth of the garage or carport.~~The existing depth of the garage shall not include storage areas or additions that are outside the existing roofline of the garage.~~
  - v. The extended structure shall contain no openings on the side contiguous to the property line and no drainage from the roof shall be discharged onto an adjacent property~~;~~
  - vi. Proof of licensed survey identifying the property line adjacent to the extended structure and assurance that the extended structure will not be constructed on any designated utility easement(s); and~~;~~

vii. ~~The structure must comply with all applicable fire and building codes. All fire and building code provisions that address structures, their features and siting shall be addressed.~~

viii. ~~This exception is intended to provide a property owner of an older home with an attached single-car garage or carport the ability to have a standard attached two-car garage or carport where it otherwise would not be allowed because of the eight-foot side yard setback.~~

ix. ~~All new home construction shall comply with the eight-foot side yard setback. This includes situations where the existing house is demolished and replaced with a new structure.~~

[...]

**17-2-8 "H" definitions.**

"Habitable space (room)" means space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage, garage, or utility space, and similar areas are not considered "habitable space."



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## **MIDVALE CITY PLANNING COMMISSION STAFF REPORT 9/23/2026**

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### **SUBJECT**

General Plan Update.

### **SUBMITTED BY**

Adam Olsen, Community Development Director

### **BACKGROUND AND OVERVIEW**

Utah Code Section 10-20-404 outlines requirements for preparation of a General Plan. Within a General Plan, certain elements must be considered; among them: a land use element, a transportation and traffic circulation element, a moderate-income housing element, and a water use and preservation element. All required elements have been recently updated, apart from the land use element, which was last updated in 2016.

In Fall 2025, staff applied to the Wasatch Front Regional Council (WFRC) for technical assistance in updating the General Plan's land use element. WFRC accepted the application and opted to provide assistance through a new in-house process where WFRC staff act as consultants at no cost to Midvale. WFRC's process for plan preparation is like that of any outside consultant; ensuring community input through open houses, surveys, and presentations to the Planning Commission and City Council along the way. The resulting document will assist both the Planning Commission and City Council with future land use decisions and updates to the City's zoning code.

Part of this update will be an analysis of current economic conditions and recommendations on economic development strategies to ensure positive economic growth. Redevelopment Agency (RDA) staff will assist in this process to ensure that future land use decisions also account for economic development opportunities, where appropriate.

WFRC staff will provide the Planning Commission with an introduction to the process and where we currently stand.

Anticipated time frame for preparation of the plan, including approval, is approximately one year.

# Midvale General Plan - Land Use Element Update

Midvale Planning Commission  
September 23, 2026



# Agenda

1. Project Overview
2. Existing Plans Review
3. Existing Conditions
4. Fiscal Impacts of Land Use
5. Looking Ahead

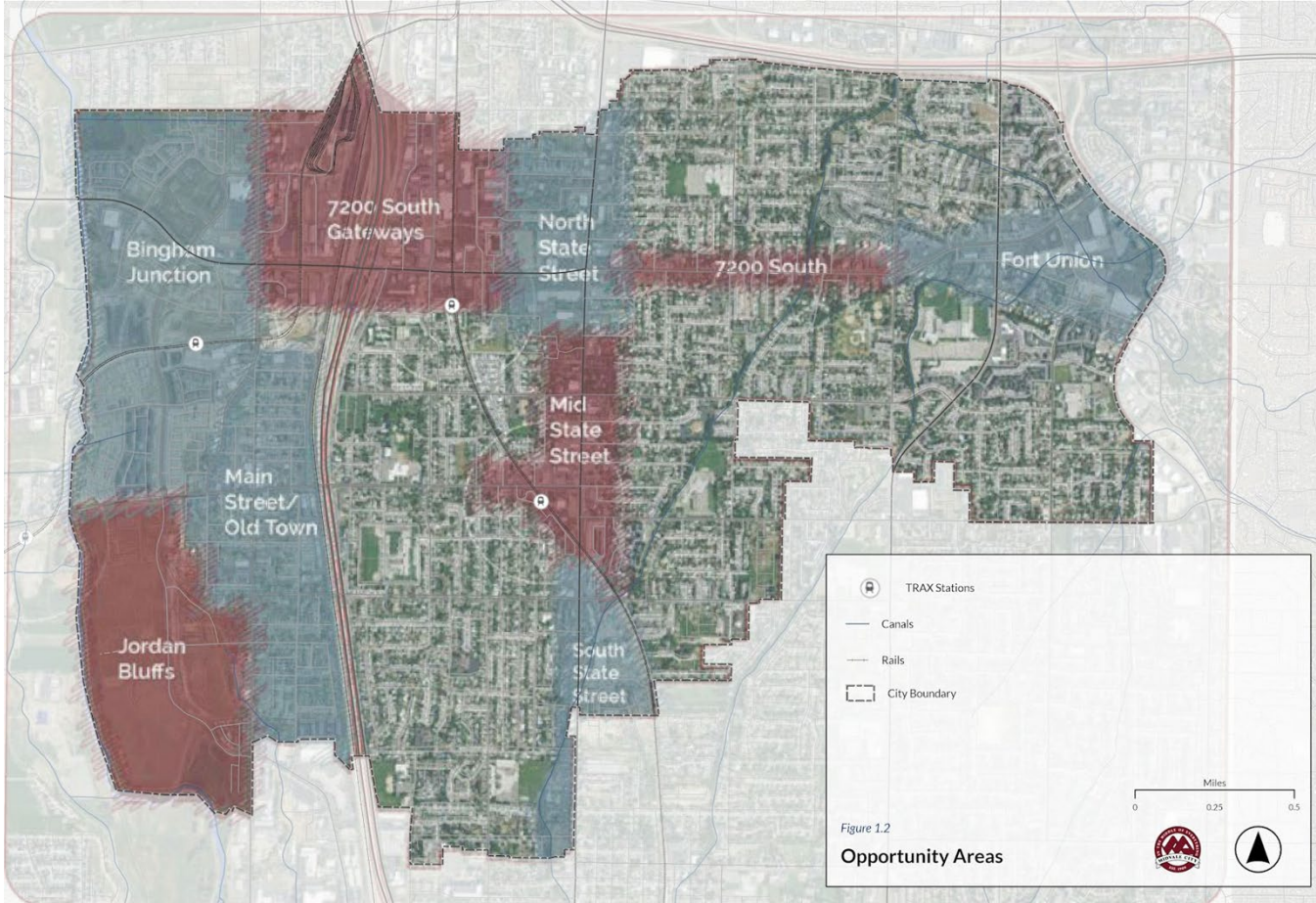


# Project Overview

- Update to Land Use Element of city's General Plan
  - Current plan from 2016
  - Transportation Master Plan updated 2025
  - Parks, Trails, & Open Space plan updated 2025
  - Numerous small area and corridor plans adopted since
- Incorporate vision & guidance from interim plans
- Refine & differentiate “Opportunity Areas”
- Implementation recommendations



# Project Overview



# Project Overview

|                     | Aug | Sep | Oct | Nov   | Dec | Jan | Feb | Mar | Apr   | May | June | July | Aug |
|---------------------|-----|-----|-----|-------|-----|-----|-----|-----|-------|-----|------|------|-----|
| Project Mgmt        |     |     |     |       |     |     |     |     |       |     |      |      |     |
| Existing Conditions |     |     |     |       |     |     |     |     |       |     |      |      |     |
| Public Engagement   |     |     |     |       |     |     |     |     |       |     |      |      |     |
| Vision              |     |     |     |       |     |     |     |     |       |     |      |      |     |
| Imp. Plan           |     |     |     |       |     |     |     |     |       |     |      |      |     |
| Adoption Sup.       |     | PC  | CC  | PC/CC |     |     |     |     | PC/CC |     |      | PC   | CC  |



# Existing Plans Review



# Existing Plans Review



# Existing Plans Review

## *11 Key Themes*

1. Compact Infill & Redevelopment
2. Centers & Transit-Oriented Development
3. Housing Choice Near Opportunities
4. Neighborhood Stability
5. Multimodal Connectivity
6. Economic Vitality & Local Business
7. Community Identity & Heritage
8. Parks, Open Space, & Trails
9. Regional Coordination
10. Inclusion & Accessibility
11. Environmental Resilience

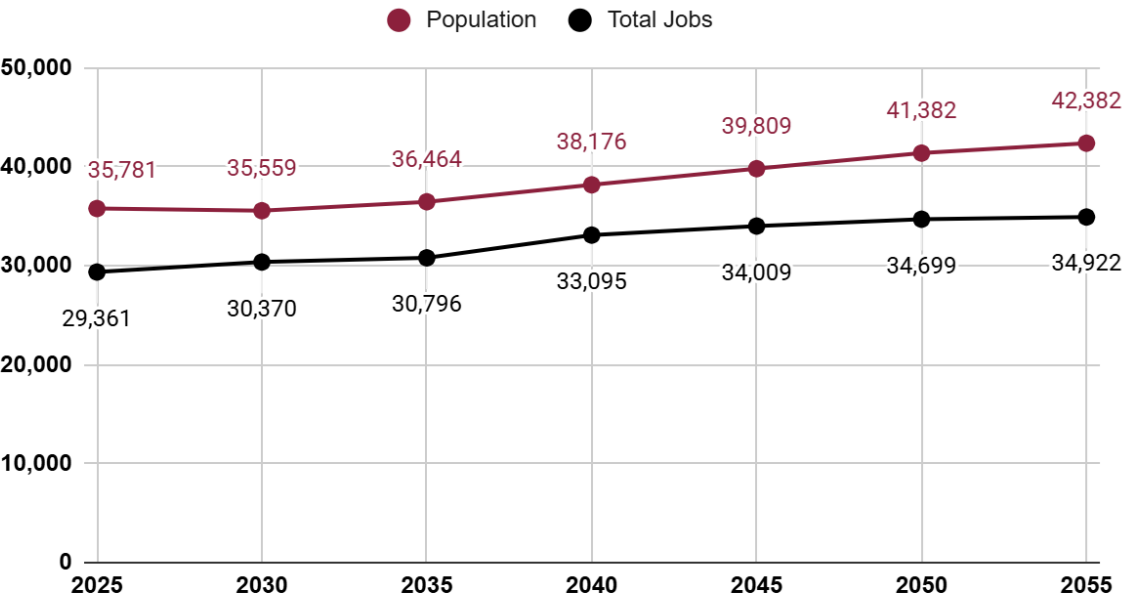


# Existing Conditions

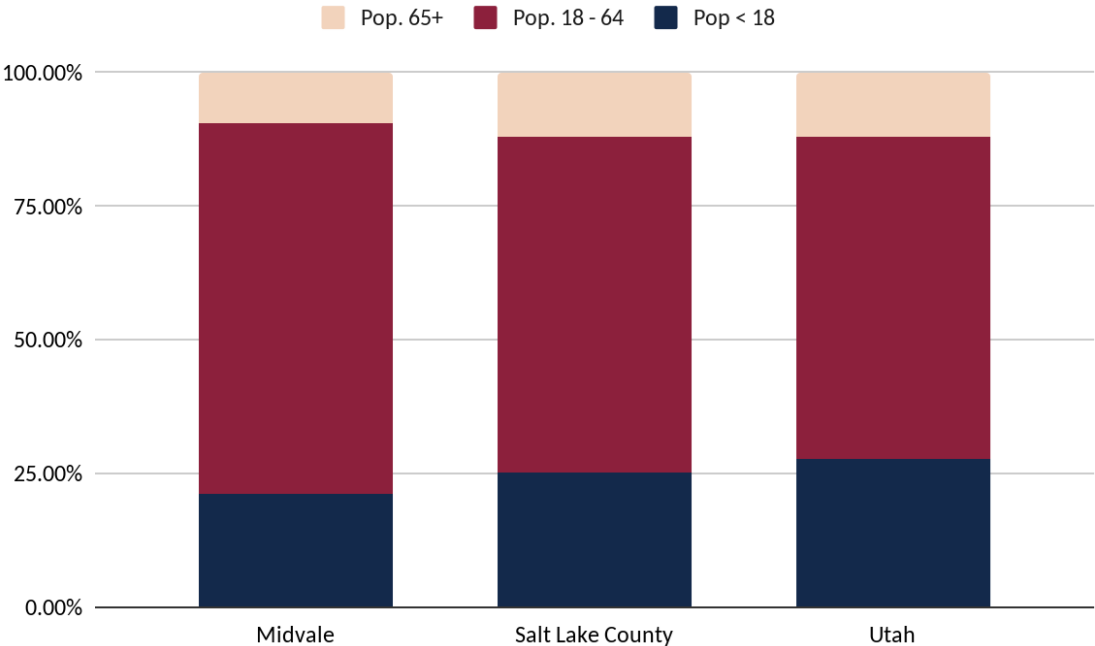


# Existing Conditions: Population Projections

Midvale Population & Jobs

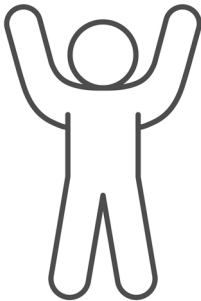


# Existing Conditions: Population by Age



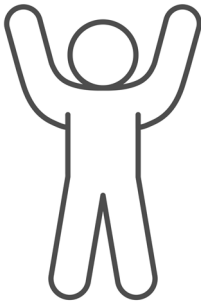
# Existing Conditions: Median Age

**Midvale**



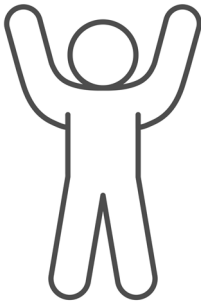
**32.7**

**Salt Lake County**



**34.0**

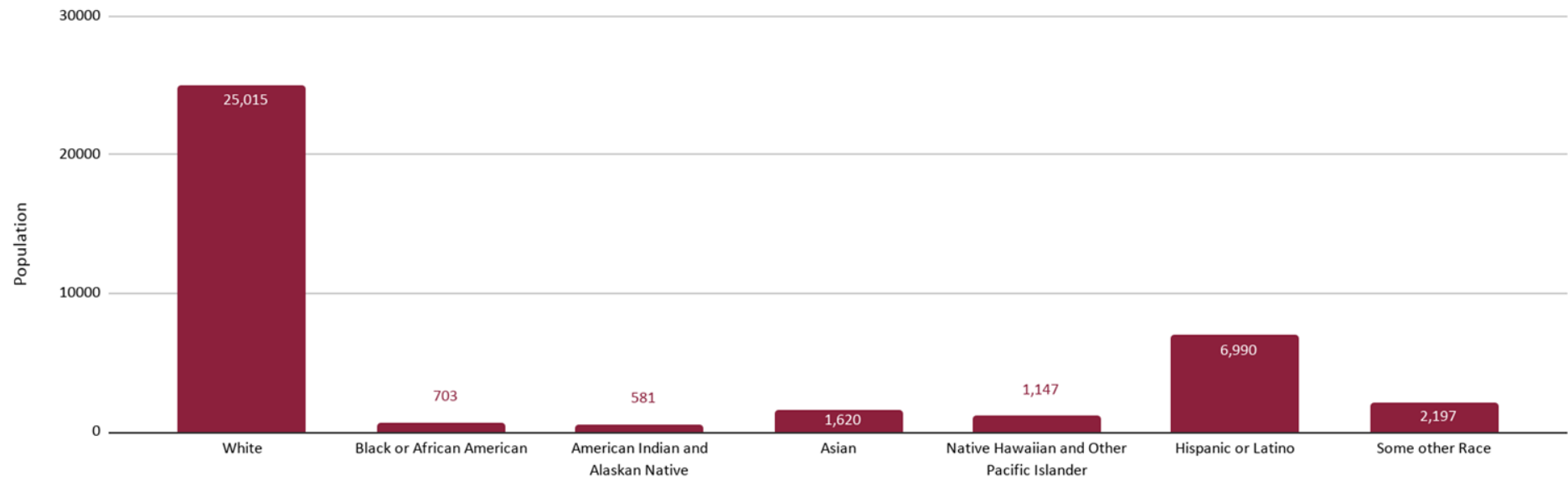
**Utah**



**32.5**



# Existing Conditions: Population by Race



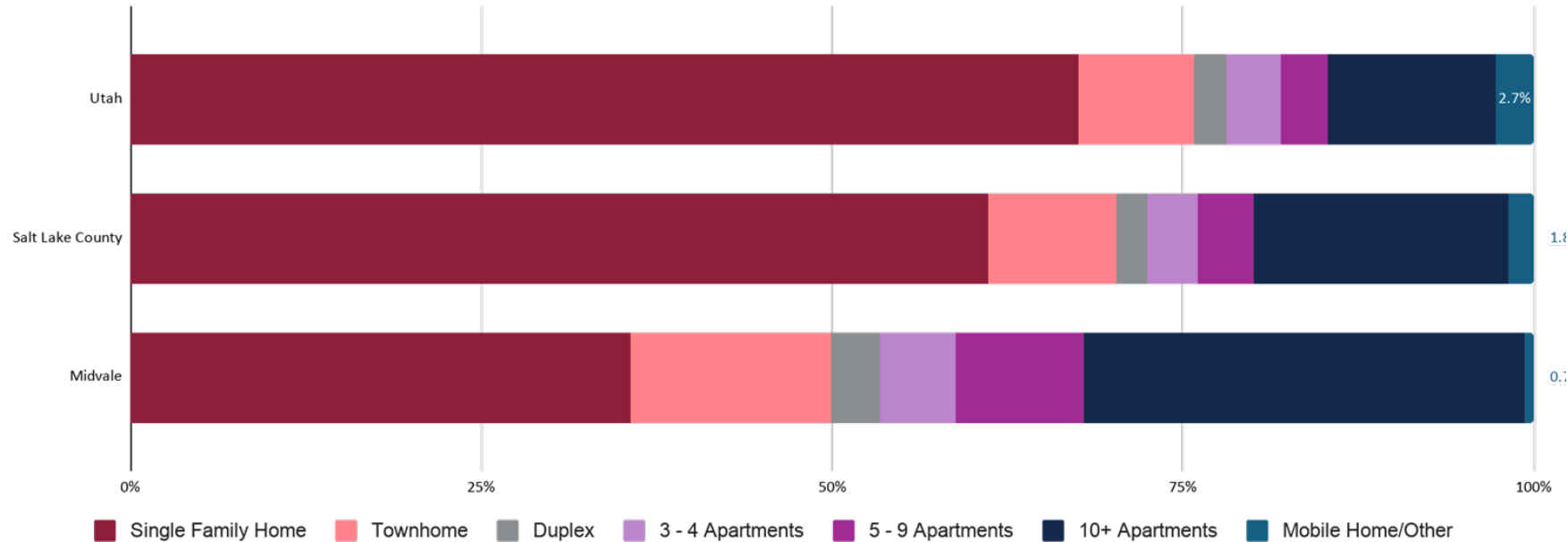
# Existing Conditions: Land Use

| District Name                                       | Abbreviation         | ZAREA           |
|-----------------------------------------------------|----------------------|-----------------|
| Single Family Residential Zone-1                    | SF-1, SF1-AO, SF1-DO | 1503.40         |
| Bingham Junction Zone                               | BJ                   | 386.09          |
| Regional Commercial Zone                            | RC                   | 274.82          |
| Clean Industrial Zone                               | CI                   | 264.21          |
| Single Family Residential Zone-2                    | SF-2                 | 255.10          |
| Jordan Bluffs Zone Subarea 1 - 3                    | JB-1-3               | 222.83          |
| Multifamily Residential—Medium to High Density Zone | RM-25                | 221.40          |
| State Street Commercial Zone                        | SSC                  | 141.93          |
| Transit-Oriented Development Zone                   | TOD                  | 128.35          |
| Multifamily Residential—Medium Density Zone         | RM-12                | 76.33           |
| Main Street Form-Based Code                         | MS-FBC               | 55.34           |
| Jordan Bluffs Zone Subarea 4                        | JB-4                 | 44.86           |
| Mixed-Use Zone                                      | MU                   | 36.45           |
| <b>Grand Total</b>                                  |                      | <b>3,611.13</b> |



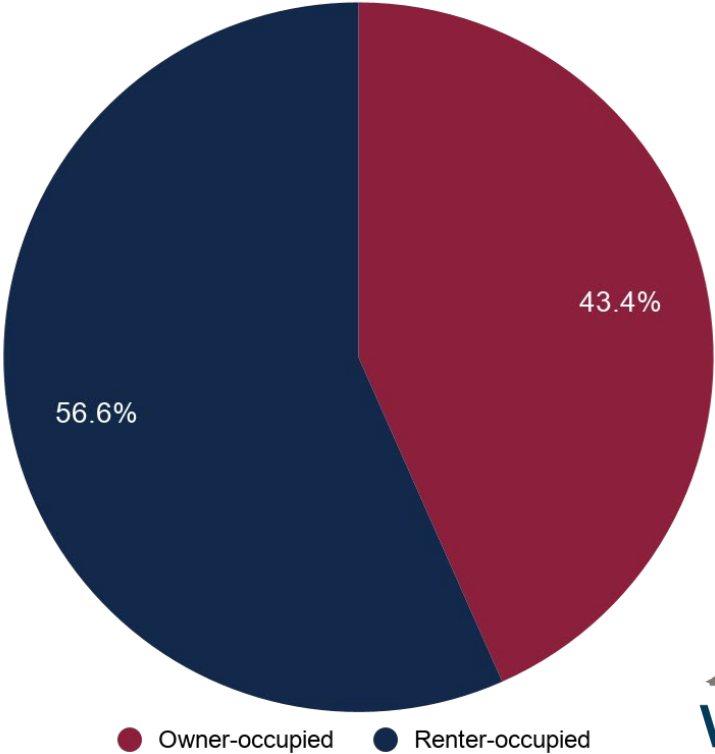
# Existing Conditions: Housing

Housing Type Unit Distribution



# Existing Conditions: Housing

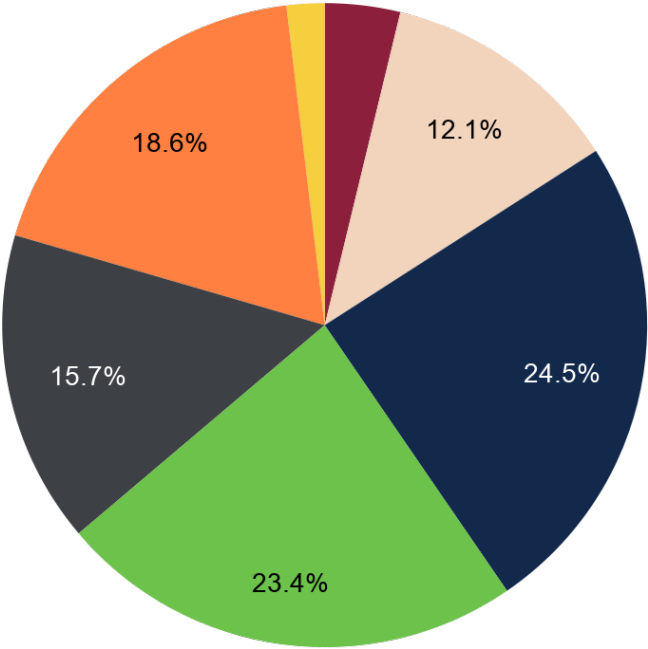
Housing Tenure in Midvale



# Existing Conditions: Housing

Distribution of Housing in Midvale by Year Built

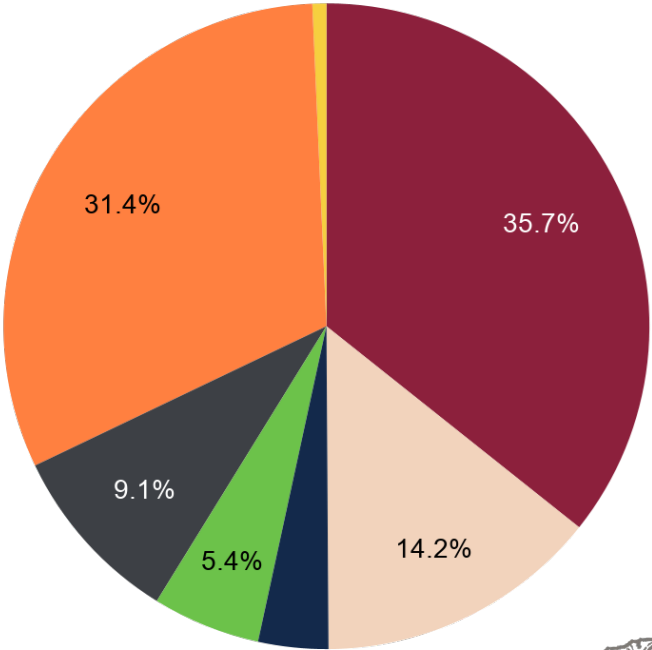
- 1939 or earlier
- 1940 to 1959
- 1960 to 1979
- 1980 to 1999
- 2000 to 2009
- 2010 to 2019
- 2020 or later



# Existing Conditions: Housing

Distribution of Housing Unit Types in Midvale

- Single Family Home
- Townhome
- Duplex
- 3 - 4 Apartments
- 5 - 9 Apartments
- 10+ Apartments
- Mobile Home/Other



# Existing Conditions: Housing Gap Analysis

1. The Housing Gap Analysis evaluates the financial capacity of residents by tenure across various income tiers.

1. Tests whether the existing structure stock accommodates these income tiers



Source: ACS 2024 5-year estimate-  
*Table B25119: Median household income in the past 12 months (in 2024 Inflation-adjusted dollars)*

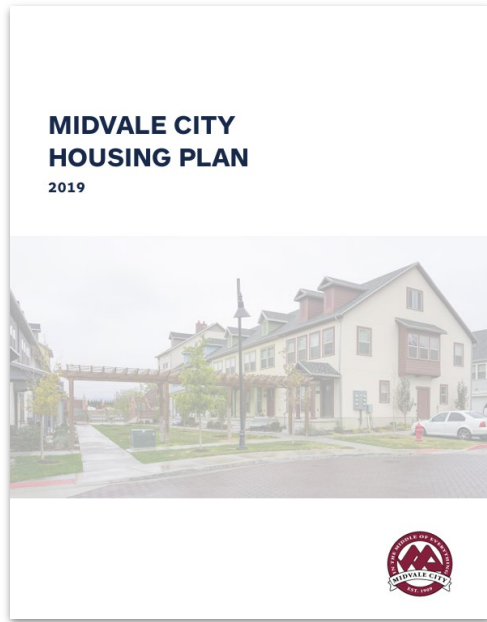


**MIDVALE CITY  
HOUSING PLAN**  
2019



- Maintain and strengthen stable neighborhoods.
- Expand the variety of housing opportunities to allow for more choices in types and locations of residences.
- Maintain and improve the quality of existing housing stock in Midvale and revitalize the physical and social fabric of neighborhoods that are in decline.
- Support the development of more affordable housing near transit, retail, commercial, schools, and recreational amenities.
- Encourage higher density residential in appropriate locations in Opportunity Areas to create the market needed for viable commercial development.
- Continue to encourage a variety of housing types, sizes, and pricing with new developments.

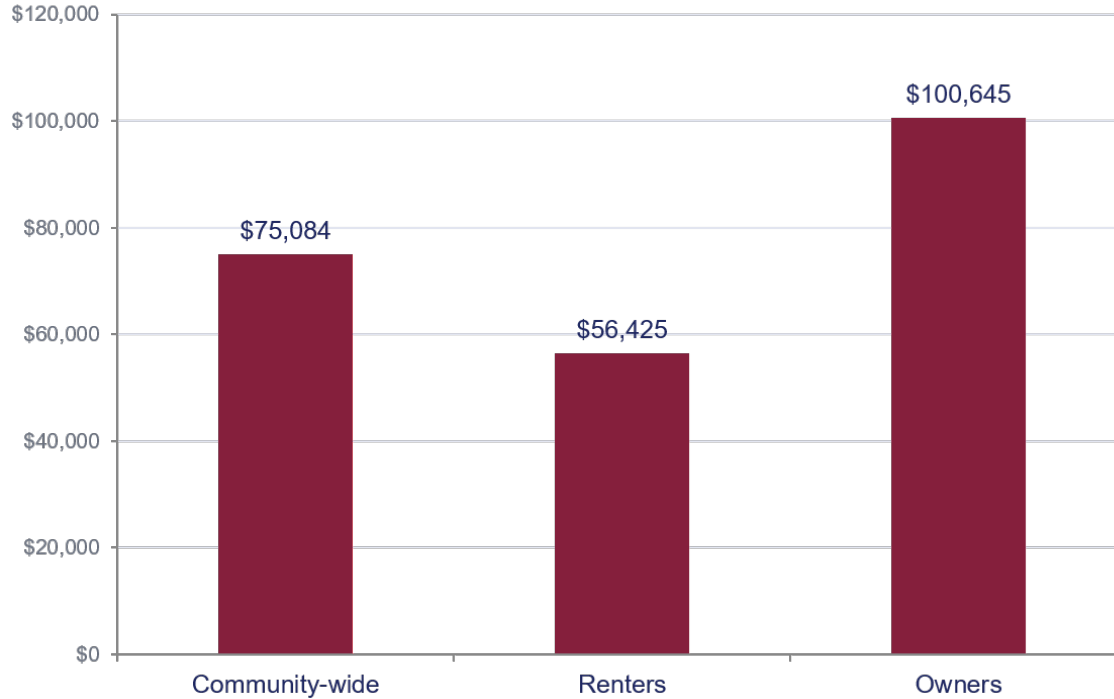




- Maintain and strengthen stable neighborhoods.
- **Expand the variety of housing opportunities to allow for more choices in types and locations of residences.**
- Maintain and improve the quality of existing housing stock in Midvale and revitalize the physical and social fabric of neighborhoods that are in decline.
- **Support the development of more affordable housing near transit, retail, commercial, schools, and recreational amenities.**
- Encourage higher density residential in appropriate locations in Opportunity Areas to create the market needed for viable commercial development.
- **Continue to encourage a variety of housing types, sizes, and pricing with new developments.**



## Median Household Income



**Nearly 2x**

what owners earn  
compared to renters  
(\$100.6k vs. \$56.4k)  
In Midvale



Source: ACS 2024 5-year estimate-  
*TableB25119: Median household income in the past 12  
months (in 2024 Inflation-adjusted dollars)*



Income

Costs

|                                         | Midvale   | Salt Lake County | Utah      |
|-----------------------------------------|-----------|------------------|-----------|
| Median Household Income                 | \$75,084  | \$97,494         | \$95,166  |
| Owner- Occupied Median Income           | \$100,645 | \$120,690        | \$114,089 |
| Renter-Occupied Income                  | \$56,425  | \$62,945         | \$60,778  |
| Median Gross Rent                       | \$1,597   | \$1,592          | \$1,496   |
| Median Owner-occupied w/ Mortgage Cost  | \$1,870   | \$2,124          | \$2,009   |
| Median Owner-occupied w/o Mortgage Cost | \$562     | \$609            | \$564     |
| <b>Median Rent to Renter Income</b>     | 34.0%     | 30.4%            | 29.5%     |
| <b>Median Mortgage to Owner Income</b>  | 22.3%     | 21.1%            | 21.1%     |

## Housing Costs in Midvale



Source: *Census 2024 ACS 5-year estimate*



Income

|                               | Midvale   | Salt Lake County | Utah      |
|-------------------------------|-----------|------------------|-----------|
| Median Household Income       | \$75,084  | \$97,494         | \$95,166  |
| Owner- Occupied Median Income | \$100,645 | \$120,690        | \$114,089 |
| Renter-Occupied Income        | \$56,425  | \$62,945         | \$60,778  |

Costs

|                                         |         |         |         |
|-----------------------------------------|---------|---------|---------|
| Median Gross Rent                       | \$1,597 | \$1,592 | \$1,496 |
| Median Owner-occupied w/Mortgage Cost   | \$1,870 | \$2,124 | \$2,009 |
| Median Owner-occupied w/o Mortgage Cost | \$562   | \$609   | \$564   |
| Median Rent to Renter Income            | 34.0%   | 30.4%   | 29.5%   |
| Median Mortgage to Owner Income         | 22.3%   | 21.1%   | 21.1%   |

- Median HH income lower in Midvale than in County + State



Source: *Census 2024 ACS 5-year estimate*



Income

Costs

|                                         | Midvale   | Salt Lake County | Utah      |
|-----------------------------------------|-----------|------------------|-----------|
| Median Household Income                 | \$75,084  | \$97,494         | \$95,166  |
| Owner- Occupied Median Income           | \$100,645 | \$120,690        | \$114,089 |
| Renter-Occupied Income                  | \$56,425  | \$62,945         | \$60,778  |
| Median Gross Rent                       | \$1,597   | \$1,592          | \$1,496   |
| Median Owner-occupied w/Mortgage Cost   | \$1,870   | \$2,124          | \$2,009   |
| Median Owner-occupied w/o Mortgage Cost | \$562     | \$609            | \$564     |
| Median Rent to Renter Income            | 34.0%     | 30.4%            | 29.5%     |
| Median Mortgage to Owner Income         | 22.3%     | 21.1%            | 21.1%     |

- Midvale renters pay higher median rent (\$1,597) than both county and state averages despite earning a lower median renter income (\$56,425).



Source: *Census 2024 ACS 5-year estimate*



Income

Costs

|                                         | Midvale   | Salt Lake County | Utah      |
|-----------------------------------------|-----------|------------------|-----------|
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| <b>Median Mortgage to Owner Income</b>  | 22.3%     | 21.1%            | 21.1%     |

- Mortgage costs in Midvale remain manageable relative to owner income (22.30%), sitting closely in line with county and state averages.



Source: *Census 2024 ACS 5-year estimate*



# Defining Income Brackets

## Owner Occupied

|           | Top Income | Max Monthly Owner Housing Cost |
|-----------|------------|--------------------------------|
| 30% AMHI  | \$22,525   | \$563.13                       |
| 50% AMHI  | \$37,542   | \$938.55                       |
| 80% AMHI  | \$60,067   | \$1,501.68                     |
| 100% AMHI | \$75,084   | \$1,877.10                     |
| 125% AMHI | \$93,855   | \$2,346.38                     |

|                               | Midvale   |
|-------------------------------|-----------|
| Median Household Income       | \$75,084  |
| Owner- Occupied Median Income | \$100,645 |
| Renter-Occupied Income        | \$56,425  |

## Renter-Occupied

|           | Top Income | Max Rent   |
|-----------|------------|------------|
| 30% AMHI  | \$16,928   | \$423.19   |
| 50% AMHI  | \$28,213   | \$705.31   |
| 80% AMHI  | \$45,140   | \$1,128.50 |
| 100% AMHI | \$56,425   | \$1,410.63 |
| 125% AMHI | \$70,531   | \$1,763.28 |



Source: *Census 2024 ACS 5-year estimate*



# Unit Provision

| 2024 American Community Survey 1 -Year Estimates |  |  | Midvale  |                 |
|--------------------------------------------------|--|--|----------|-----------------|
|                                                  |  |  | Estimate | Margin of Error |
| Total:                                           |  |  | 15,446   | 542             |
| Owner occupied:                                  |  |  | 6,698    | 522             |
| Renter occupied:                                 |  |  | 8,748    | 479             |



Source: *Census 2024 ACS 5-year estimate*



## Renter-Occupied (Demand)

| Income Bracket                     | # of Renter Households |
|------------------------------------|------------------------|
| Less than 30% AMHI (\$16,928)      | 1,123                  |
| 30%-50% AMHI (\$16,928-\$28,213)   | 609                    |
| 50%-80% AMHI (\$28,213-\$45,140)   | 1,388                  |
| 80%-100% AMHI (\$45,140-\$56,425)  | 959                    |
| 100%-125% AMHI (\$56,425-\$70,531) | 1,081                  |
| > 125% AMHI (> \$70,531)           | 3,588                  |
| <i>Total Renter Households</i>     | 8,748                  |



Source: *Census 2024 ACS 5-year estimate*  
*B25118: TENURE BY HOUSEHOLD INCOME IN THE*  
*PAST 12 MONTHS (IN 2024 INFLATION-ADJUSTED*  
*DOLLARS)*



## Renter-Occupied (Supply)

| Maximum Rent              | # Units |
|---------------------------|---------|
| \$423.19                  | 615     |
| \$705.31                  | 203     |
| \$1,128.50                | 1,552   |
| \$1,410.63                | 2,050   |
| \$1,763.28                | 2,075   |
| > \$1763.28               | 2,253   |
| <i>Total Rental Units</i> | 8,748   |



Source: *Census 2024 ACS 1-year estimate*  
*B25056: CONTRACT RENTUniverse: Renter-occupied housing units*



# Midvale Rental Affordability Gap Analysis, 2024

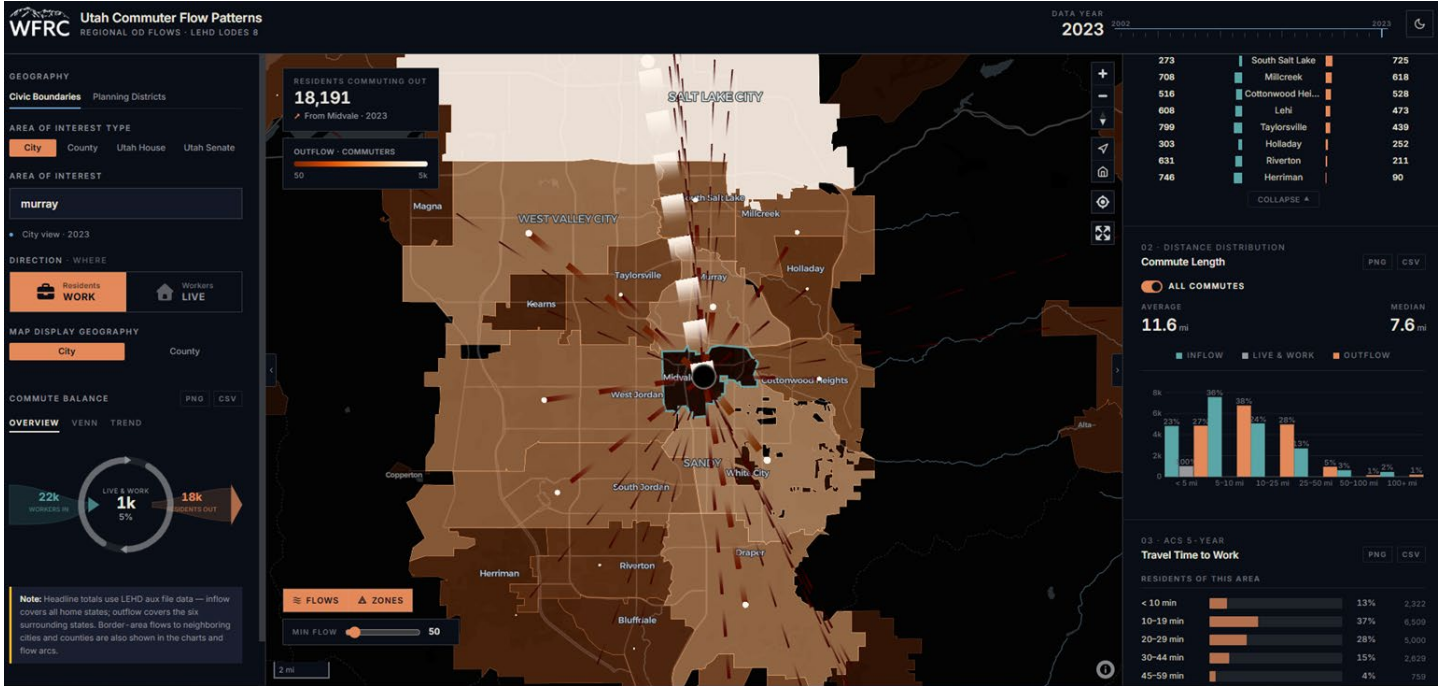
| Income Range                                        | Maximum Affordable Monthly Rent | # Households | # Rental Units Available at that Price | Surplus/(Deficit of Units Available) |
|-----------------------------------------------------|---------------------------------|--------------|----------------------------------------|--------------------------------------|
| Less than 30% AMHI (\$16,928)                       | \$423                           | 1,123        | 615                                    | (508)                                |
| 30%-50% AMHI (\$16,928-\$28,213)                    | \$705                           | 609          | 203                                    | (406)                                |
| 50%-80% AMHI (\$28,213-\$45,140)                    | \$1,129                         | 1,388        | 1,552                                  | 164                                  |
| 80%-100% AMHI (\$45,140-\$56,425)                   | \$1,411                         | 959          | 2,050                                  | 1,091                                |
| 100%-125% AMHI (\$56,425-\$70,531)                  | \$1,763                         | 1,081        | 2,075                                  | 995                                  |
| > 125% AMHI (> \$70,531)                            | > \$1763.28                     | 3,588        | 2,253                                  | (1,335)                              |
| Data source: US Census Bureau, ACS 2024-1-year data |                                 |              |                                        |                                      |



Source: *Census 2024 ACS-1-year estimate*  
*B25056: CONTRACT RENTUniverse: Rentoccupied housing units*



# Socioeconomic Existing Conditions: Work Travel



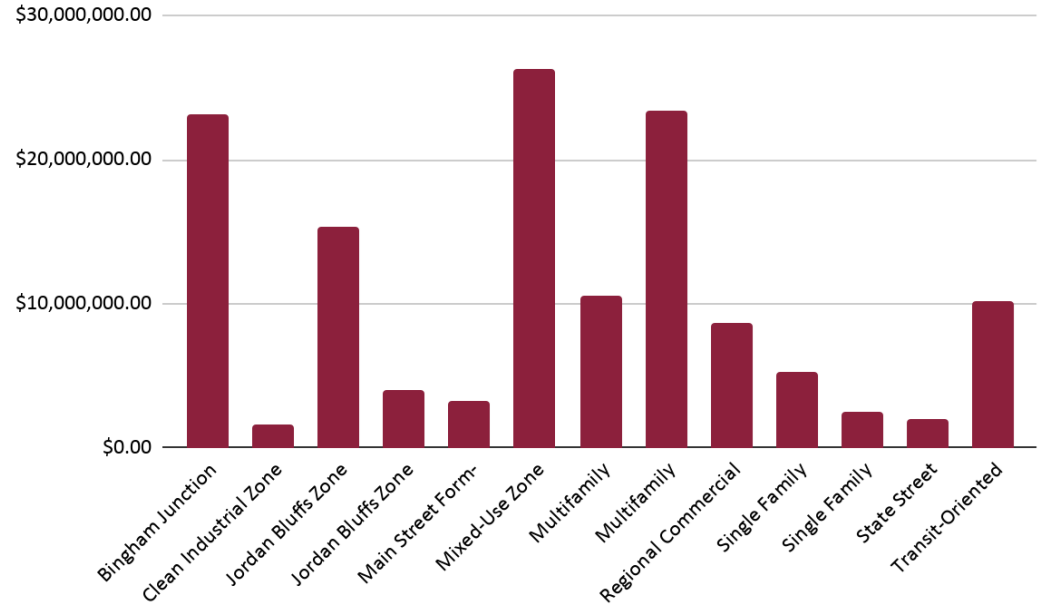
# Fiscal Impacts of Land Use



# Fiscal Impacts of Land Use

## Mean Value/Acre by Zoning District

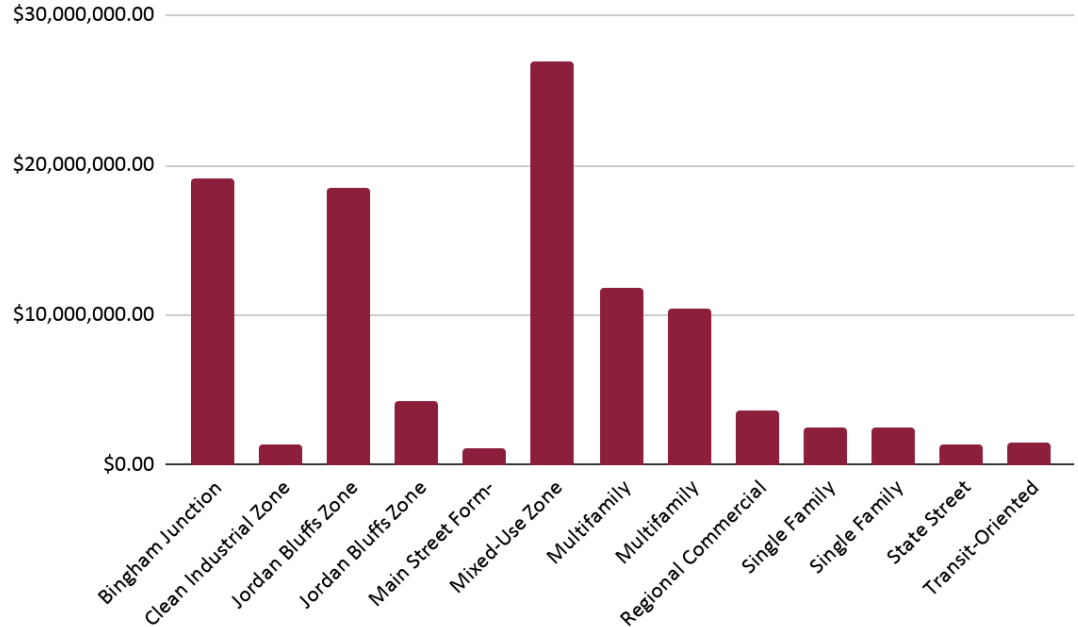
1. MU
2. RM-25
3. BJ
4. JB-1-3
5. RM-12



# Fiscal Impacts of Land Use

## Median Value/Acre by Zoning District

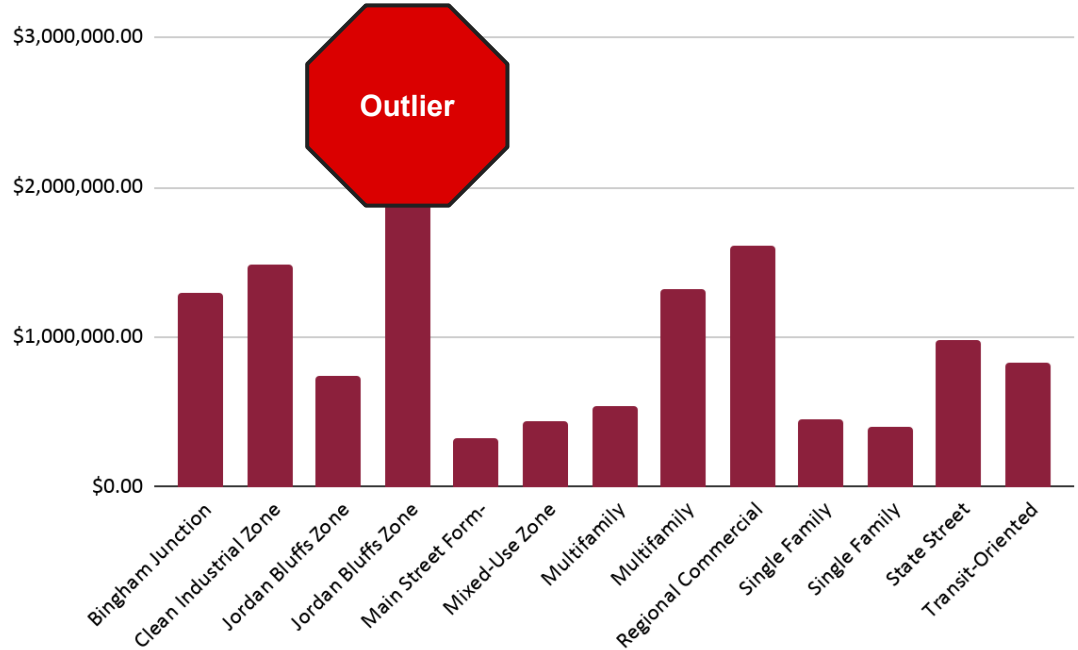
1. MU
2. BJ
3. JB-1-3
4. RM-12
5. RM-25



# Fiscal Impacts of Land Use

## Mean Value/Parcel by Zoning District

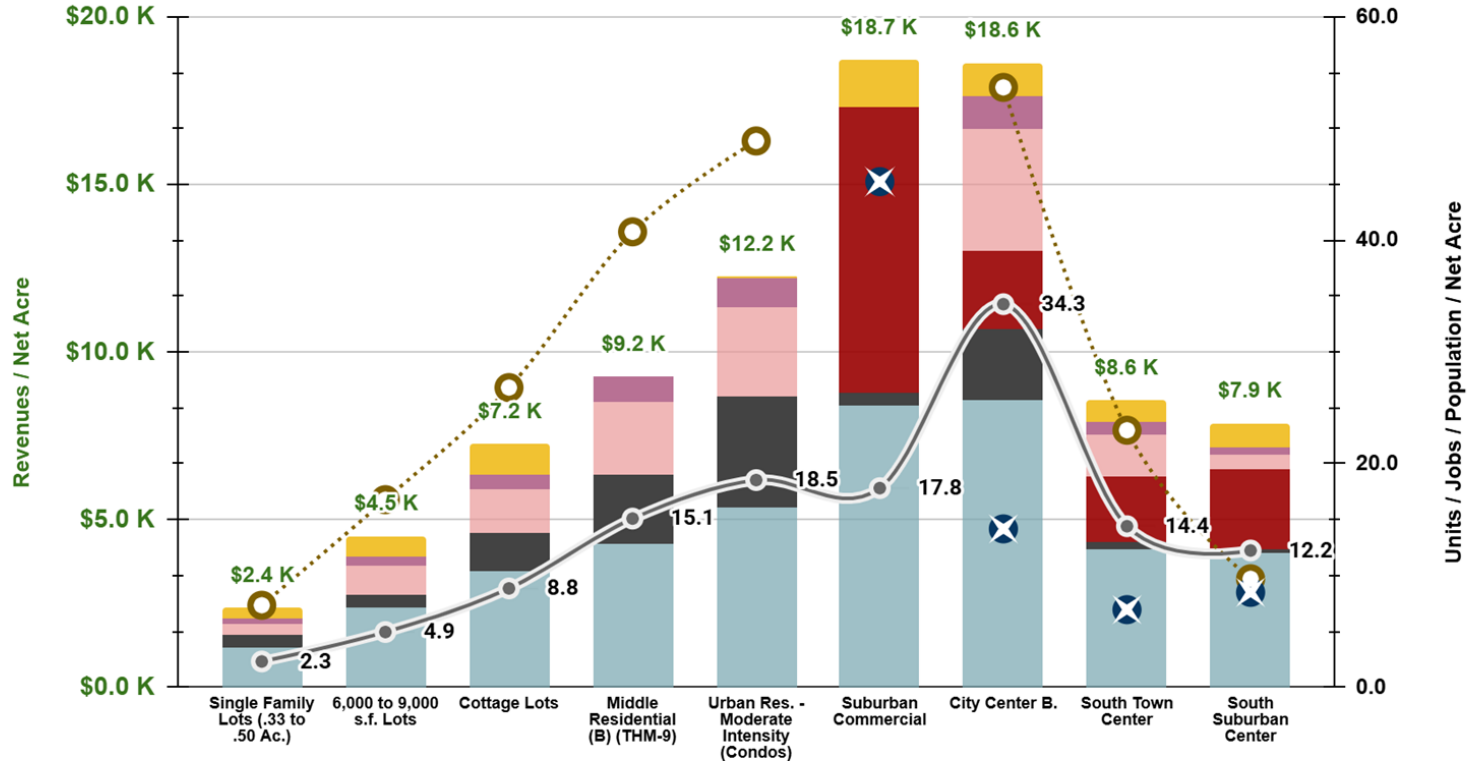
1. RC
2. CI
3. RM-12
4. BJ
5. SSC



## Potential Annual Revenues / Net Acre\*

\* Potential dollar values are intended for ratio comparisons between place types; actual revenues will vary

- Units / Net Ac.
- (X) - Jobs / Net Ac.
- Residents / Net Ac.
- Energy Tax
- Online Sales Tax
- Pop. Sales Tax Distr.
- Retail & Services Sales Tax
- Local Roads
- Property Tax



# Looking Ahead

- September/October
  - Planning Commission Session
  - City Council Session
- October
  - Online Survey
  - Existing Conditions, Opportunities, & Constraints Report
  - Steering Committee Meeting #2

