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**Midvale City
PLANNING AND ZONING COMMISSION
WORKSHOP MEETING
*Minutes***

**28th Day of August 2019
Dahl Conference Room
7505 South Holden Street
Midvale, Utah 84047**

COMMISSION CHAIR:

Richard Judkins

***PLANNING AND ZONING
COMMISSION VICE CHAIR:***

Zachary Smallwood

BOARD MEMBERS

Colleen Costello
Kass Wallin
Candy Tippetts
Robyn Anderson
Dustin Snow

STAFF:

Matt Dahl, Assistant City Manager/CD Director
Lesley Burns, City Planner
Alex Murphy, Associate Planner
Jana Ward, Planner 1
Nicole Hudson, CD Executive Assistant

WORKSHOP

Commissioner Judkins started the meeting at 7:05 PM

ROLL CALL

Mr. Wallin	Present
Mr. Judkins	Present
Mr. Smallwood	Not Present (arrived at 7:40 PM)
Ms. Tippetts	Excused
Ms. Costello	Present
Ms. Anderson	Present
Mr. Snow	Present

DISCUSSION

1. MAIN STREET NEIGHBORHOOD FORM-BASED CODE

Planner Alex Murphy recapped the introductory discussion from the last Planning Commission meeting regarding form-based codes and how it is being considered for the Main Street Neighborhood. Mark Morris, from VODA Landscape + Planning and the City's consultant on this project, presented the Planning Commission with a vacant, City-owned parcel in the Main Street Neighborhood and illustrated how the proposed form-based code could be administered on this property.

The Commission discussed the following topics:

- Proposed ground floor height requirement may need to be increased from the 12-foot minimum currently shown
- Concerns with existing businesses and them becoming non-conforming under the form-based code
- Parking and lowering some of the proposed parking ratio standards based on who the area is designed to serve
- Getting input from the public and property owners and making sure the requirements find a balance between achieving the envisioned character for the area and being marketable

Staff discussed the next steps moving forward indicating the next workshop meeting would get into more details, particularly regarding the topics discussed at this workshop meeting.

ADJOURN

Meeting adjourned at 8:40 PM.



Nicole Hudson
Executive Assistant, CD