



**MIDVALE**

In the Middle of Everything

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

**11th Day of January, 2017**  
**Council Chambers**  
**7505 South Holden Street**  
**Midvale, Utah 84047**

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***COMMISSION CHAIR:***

Richard Judkins

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

Kass Wallin

***BOARD MEMBERS:***

Allen Litster  
Colleen Costello  
Shane Liedtke  
Evan Hanson (1<sup>st</sup> Alternate)

***STAFF:***

Lesley Burns, City Planner  
Matt Hilderman, Associate Planner  
Nicole Selman, DCD Administrative Assistant  
Chris Butte, Economic Development Director

**GENERAL SESSION**

Chairman Judkins called the Planning & Zoning Commission meeting to order at 7:00 p.m. The meeting began with the recitation of the Pledge of Allegiance. He informed the public there were agendas on the front table along with a sign-in sheet for them to sign. He explained how the meeting would proceed. First, the Planning Department would brief the Commission; then the applicant would speak to the Commission; after which, the floor would be open to the public for their brief statements and comments.

## **ROLL CALL**

Mr. Hanson	Present
Mr. Liedtke	Present
Mr. Litster	Present
Mr. Wallin	Present
Ms. Costello	Present
Mr. Judkins	Present

## **ACTION ITEM**

### **1. ELECTION OF CHAIR AND VICE CHAIR**

Mr. Litster moved to nominate Mr. Wallin as Chair of the Planning and Zoning Commission. Mr. Hanson seconded the motion. Motion Carried.

Mr. Litster moved to close the nominations for the position of Chair of the Planning and Zoning Commission. Mr. Liedtke seconded the motion. Motion carried.

Ms. Costello moved to nominate Mr. Liedtke as Vice Chair of the Planning and Zoning Commission. Mr. Litster seconded the motion. Motion carried.

Mr. Hanson moved to close the nominations for the position of Vice Chair of the Planning and Zoning Commission. Mr. Litster seconded the motion. Motion carried.

Mr. Litster moved to suspend the rules and elect Mr. Wallin as the Chair and Mr. Liedtke as the Vice Chair by acclamation. Ms. Costello seconded the motion. Motion carried unanimously.

## **DISCUSSION**

### **2. TXT-16-06; TEXT AMENDMENT TO MODIFY CORNER LOT STANDARDS WITHIN SINGLE FAMILY RESIDENTIAL (SF-1 AND SF-2) ZONES; CITY STAFF (APPLICANT)(DISCUSSION ON CORNER LOT ACCESSORY STRUCTURES CONTINUED FROM 12-14-16 MEETING)**

Mr. Hilderman presented that the City Council has made a request to review our development lot standards for corner lots within the Single-Family Residential Zones (SF-1 & SF-2). The initial discussion suggested reviewing the existing lot and development standards for corner lots and proposing an allowance for additional development on larger corner lots with existing residential homes, specifically looking at the limitation created by the lot depth standard required on corner lots.

On December 14, 2016, Staff discussed with the Commission proposed language to allow an additional single family lot to be created in certain instances. Staff also discussed the location limitations currently placed on accessory structures on corner lots and is proposing an

exception to allow accessory structures to be located in a front yard setback in certain instances. Concern was raised relating to the language for an unoccupied accessory structure for the corner lot exception. Some amendment language that was proposed included; a minimum eight-foot (8') setback from property lines; the structure shall not exceed a maximum height of seven-feet (7'), and shall not exceed a maximum footprint of 100 sq. ft.

Staff has conducted some field investigations and provides the following examples for further review and discussion. Once the Commission has determined which example is sufficient and appropriate, Staff will prepare the necessary ordinance language and amendments that coincide with the Commission's determination, for further review and approval.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission discuss and considers the issues stated, and consider the aesthetics, neighborhood character, and continued conformance with existing lot and development standards for any new development.

Mr. Hilderman led a discussion with the Planning Commissioners regarding a possible Text Amendment. The purpose of this discussion was to present the Commissioners with information relating to the purpose of these changes and to receive guidance in drafting the language.

**MINUTES**

**3. REVIEW AND APPROVE MINUTES OF OCTOBER 12, 2016 AND DECEMBER 14, 2016**

This item was tabled to the next meeting.

**ADJOURN:**

Mr. Wallin moved to adjourn at 7:45PM.



Nicole Selman  
CD Administrative Assistant