



7505 South Holden Street
Midvale, UT 84047
Phone (801) 567-7200
www.midvalecity.org

MIDVALE PLANNING AND ZONING COMMISSION MEETING AGENDA JUNE 22, 2016

WORKSHOP MEETING
ALEXANDER DAHL CONFERENCE ROOM
6:30 PM

- STAFF BRIEFING OF AGENDA ITEMS AND UPDATES

GENERAL SESSION
COUNCIL CHAMBERS
7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING(S)

1. CUP-27-01-201-018; LOS PRIMOS MAX AUTO REPAIR; 275 WEST 8600 SOUTH #2; CONDITIONAL USE PERMIT FOR VEHICLE REPAIR USE; REGIONAL COMMERCIAL ZONE; LOS PRIMOS MAX REPAIR, LLC (APPLICANT)
2. CUP-21-36-477-020; PREMIERE AUTO SALES; 8538 SOUTH STATE STREET; CONDITIONAL USE PERMIT FOR VEHICLE SALES (MAJOR) USE; STATE STREET COMMERCIAL ZONE; MUHAMMAD IRFAN (APPLICANT)
3. MPD/SUB-22-31-132-025/026; WHITE PINES PHASE VIII; 189-193 EAST 8000 SOUTH; MASTER PLANNED DEVELOPMENT AND PRELIMINARY SUBDIVISION PLAT FOR NINE UNIT TOWNHOME EXPANSION OF WHITE PINES DEVELOPMENT; MULTI FAMILY RESIDENTIAL (RM-12) ZONE; STEVE BRENDLE (APPLICANT)
4. CONSIDERATION OF PROPOSED MIDVALE CITY GENERAL PLAN 2016; CITYWIDE; RECOMMENDATION TO CITY COUNCIL; LOGAN SIMPSON DESIGN INC. (CONSULTANT)

MINUTES

5. REVIEW AND APPROVE MINUTES OF APRIL 27, 2016; MAY 11, 2016; MAY 25, 2016; AND JUNE 8, 2016

ADJOURN

The workshop meeting is open to the public; however, there is no public participation. This meeting includes City Staff briefing Commission Members on the technical aspects of the agenda items. Members of the public will be given an opportunity to address the Commission during public hearing items in the general session. The Commission reserves the right to amend the order of the agenda if deemed appropriate. No item will be heard after 10:30pm without unanimous consent of the Commission. Items not heard will be scheduled on the next agenda. In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the CED Administrative Assistant at (801) 567-7211, providing at least three working days advance notice of the meeting.

A copy of the foregoing agenda was provided to the news media by email and/or fax; the agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice website at <http://pmm.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.

Midvale City
Department of Community Development
Planning and Zoning Department

Planning and Zoning Commission Staff Report

APPLICATION:	LOS PRIMOS MAX AUTO REPAIR LLC
LOCATION:	8600 South 275 West, Ste. 2
APPLICANT:	Jose Luis Topete
FILE #:	CUP-27-01-201-018
REQUEST:	CUP FOR VEHICLE RELATED USE - REPAIR
MEETING DATE:	Wednesday, June 22, 2016
ZONING DESIGNATION:	Regional Commercial (RC)
AUTHOR:	Matt Hilderman, Associate Planner
APPLICABLE ORDINANCE (S):	MMC Chapter 17-3-4, Chapter 17-7-12.2, Chapter 17-7-12.9
AGENDA #:	1

SUMMARY:

Jois Luis Topete, authorized agent representing the property owner, Pro-West Properties LLC, submitted a complete application, proposing to operate and manage a vehicle repair business in an existing office/warehouse space. The total acreage of this site is estimated at 1.89 acres and consists of four (4) commercial tenant structures and one (1) legal, nonconforming residential structure.

The applicant proposes to occupy one tenant structure, located adjacent to 8600 South. Approximately 4200 square feet of this structure is warehouse use and 252 square feet is office use. Fifteen (15) total parking stalls have been designated for this operation. The commercial operating hours are anticipated to be between the hours of 8:00 a.m. thru 7:00 p.m., Monday – Saturday. The applicant anticipates only one employee during the initial opening of the business.

The recommended amount of parking spaces for this proposed use is calculated to be one space per employee per shift plus 4 per service bay and 3 per 1,000 square feet of leasable floor office space. Based upon review of the submitted site plan, the amount of off-street parking required is five (5) for the auto repair use and one for the office use, requiring a minimum of six (6) parking stalls. Based upon the applicant’s submitted site plan, the required amount of off-street parking is sufficient and additional vehicles may be stored within the warehouse unit space.

The applicant has indicated that no further improvements are proposed such as; exterior facade lighting and outdoor parking lights. Since this proposed use is located on an existing developed parcel and the overall site or building mass size is not proposed to be altered, no further development standards or improvements are required.

This proposal is located within the Regional Commercial (RC) zone, which requires a Conditional Use Permit for vehicle repair. In order to approve a Conditional Use Permit, the following applicable criteria must be satisfied:

1. The application complies with all applicable provisions of the zoning ordinance, state and federal law;
2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
3. The use is not detrimental to the public health, safety and welfare;

4. The use is consistent with the Midvale City General Plan, as amended;
5. Traffic conditions are not adversely effected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
6. Sufficient utility capacity;
7. Sufficient emergency vehicle access;
8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in §17-7-13.7;
9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses; and
10. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses.

In reviewing this application and the above criteria, it appears this proposal will not be detrimental to the health, safety and welfare of people and businesses in the area. Based on review of the business licensing database, there are no current existing businesses operating at this location and similar vehicle-related uses have operated at this location, as well (Lake City Auto - 2009; Nautic Auto Plaza - 2010). All improvements exist, with sufficient utility capacity and emergency vehicle access. Staff does not anticipate any adverse impacts being created by this proposed use, provided the business is operated in accordance with this proposal. Through the Business License process, all Building and Fire Code requirements shall be taken care of.

STAFF RECOMMENDATION:

Based on the proposal’s compliance with the Conditional Use Permit criteria and the above analysis, Staff would recommend that the Planning Commission approve the Conditional Use Permit for **Los Primos Max Auto Repair LLC**, to be located at **8600 South 275 West, Ste. 2**, with the following conditions:

1. All vehicles related to the business shall be parked in the stalls associated with the tenant space or inside the building. The associated parking stalls for customers and employees shall be striped to ensure vehicles are appropriately parked at all times.
2. All vehicle work shall be performed inside the shop area.
3. Any vehicles kept overnight shall be stored inside the warehouse shop area. Outdoor storage is prohibited.
4. Any vehicle sales are prohibited at this location.
5. The applicant shall comply with all requirements of the Building Official and Fire Marshal.
6. All requirements of the State regarding the storage and disposal of hazardous materials shall be satisfied at all time.
7. The applicant shall obtain and maintain a Midvale City Business License in order to operate at this location.
8. All signage shall comply with the sign requirements for the RC zone and sign permits obtained before such signage is installed.

RECOMMENDED MOTION:

“Based on the proposal’s compliance with the Conditional Use Permit criteria and the above analysis, I move to approve the Conditional Use Permit for Los Primos Max Auto Repair, to be located at 8600 South 275 West, Ste. 2, with the following conditions:

1. *All vehicles related to the business shall be parked in the stalls associated with the tenant space or inside the building. The associated parking stalls for customers and employees shall be striped to ensure vehicles are appropriately parked at all times.*
2. *All vehicle work shall be performed inside the shop area.*
3. *Any vehicles kept overnight shall be stored inside the warehouse shop area. Outdoor storage is prohibited.*

4. *Any vehicle sales are prohibited at this location.*
5. *The applicant shall comply with all requirements of the Building Official and Fire Marshal.*
6. *All requirements of the State regarding the storage and disposal of hazardous materials shall be satisfied at all time.*
7. *The applicant shall obtain and maintain a Midvale City Business License in order to operate at this location.*
8. *All signage shall comply with the sign requirements for the RC zone and sign permits obtained before such signage is installed.”*

ADJACENT LAND USES:

North: SF-1 (Single Family Residential)

South: Sandy City Limits – Industrial

East: RC (Regional Commercial)

West: RC (Regional Commercial)

ATTACHMENTS:

- Vicinity Map
- Site Plan
- Submittal Documents

PUBLIC NOTICE: No Yes



8577 S RANDY CIR

8581 S RACHEL MARIE WY

8590 S RACHEL MARIE WY

8589 S RANDY CIR

Rachel Marie Way

8591 S RACHEL MARIE WY

228 W 8600 S

208 W 8600 S

238 W 8600 S

198 W 8600 S

192 W 8600 S

184 W 8600 S

8600 S

285 W 8600 S

245 W 8600 S

237 W 8600 S

193 W 8600 S

189 W 8600 S

283 W 8600 S

275 W 8600 S

8630 S MONROE ST

8640 S

8700 S MONROE ST

281 W 8600 S

8700 S 200 W

8640 S MONROE ST

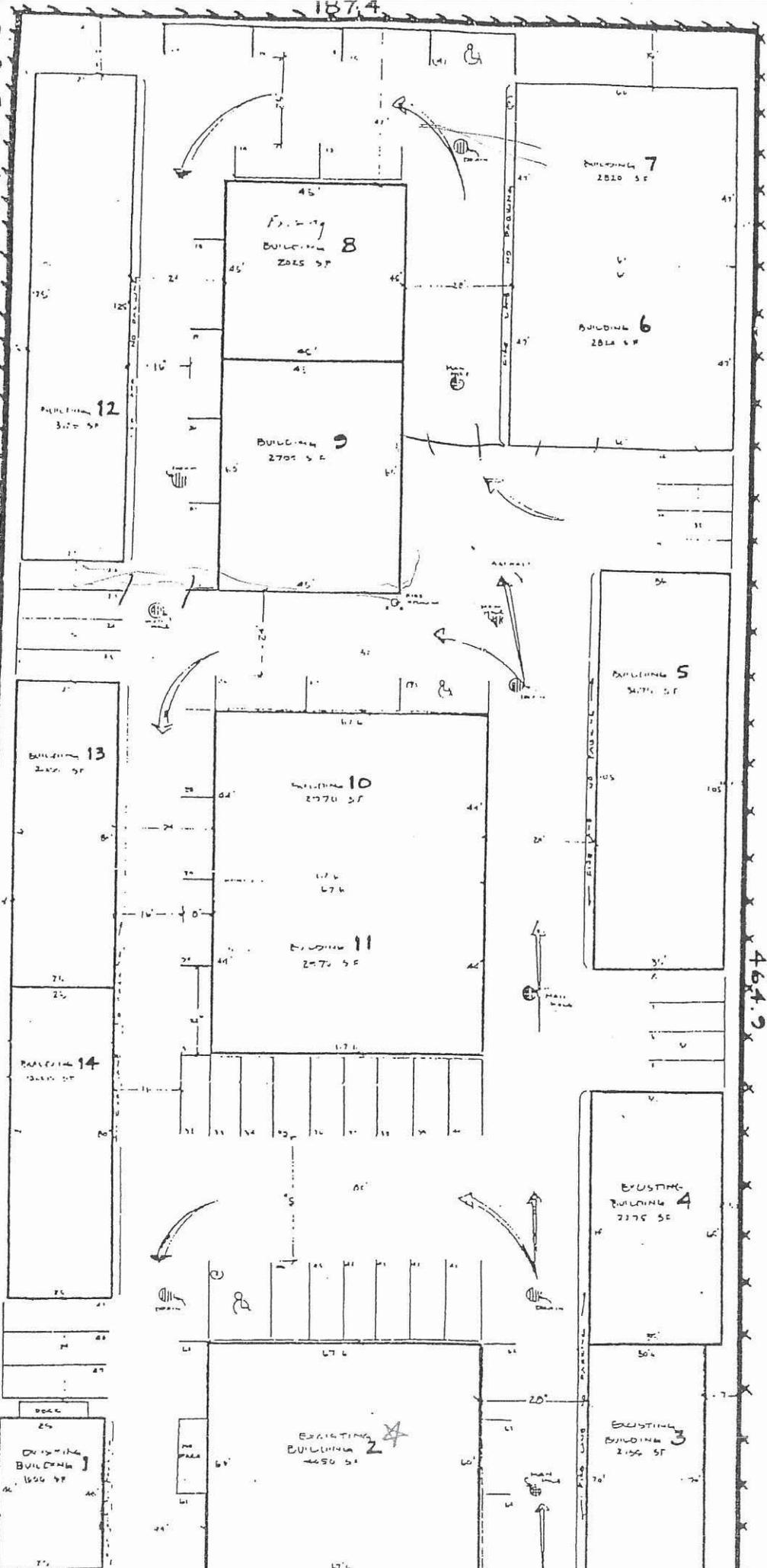
8675 S HARRISON ST

8685 S HARRISON ST

Vicinity Map

 Proposed Location



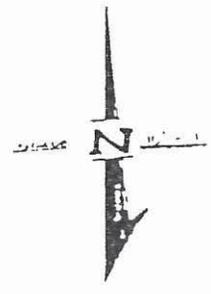


PLOT PLAN

PROJECT NAME:

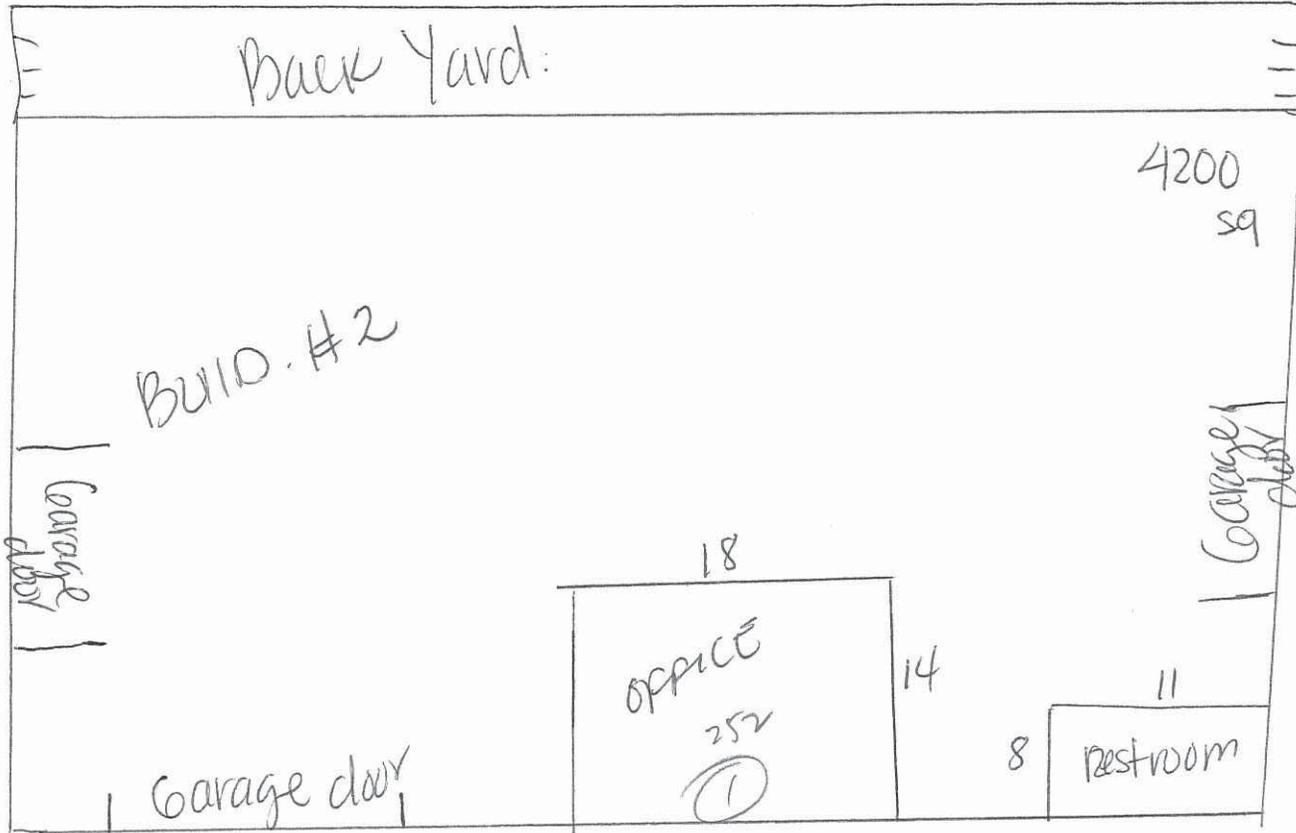
OWNER:

ADDRESS:



- NOTES:
- (1) LAYOUT STEP 1 LANDSCAPE BENCH AND ALREADY CONSTRUCTED
 - (2) PLOT PLAN SHALL BE SET UP WITH PARKING SPACES WITH A HANDICAP PARKING SPACE
 - (3) DRAINAGE STUDY & PERMIT ACTS
 - (4) PLOT PLAN WITH ONE WALL TRAPED PATTERN TO ALLOW FOR ACCESS BY FIRE EQUIPMENT IN USE
- A. ALL EXISTING DRAINAGE TRENCHES AND OTHER DRAINAGE TO BE MAINTAINED AND ALL DRAINAGE TRENCHES TO BE REPAIRED

Parking



Parking

Parking

(FRONT)

8600 So.



MIDVALE CITY

Department of Community Development
7505 South Holden Street, Midvale City, Utah 84047
Phone: 801.567.7231 * www.midvalecity.org

CONDITIONAL USE PERMIT APPLICATION

Applicant Information

Name: Los PRIMOS MAX AUTO REPAIR, LLC
Business Name (if applicable): LOS PRIMOS MAX REPAIR LLC
Mailing Address: 275 W 8600 S #2
City, State, Zip: Midvale, UT 84092
Daytime Phone: 801502-5748 Email: josiesservices@gmail.com
801556-4070

<i>For Office Use Only</i>	
CUP-	<u>18.002467</u>
Fee:	<u>\$ 268.62</u>
Date Accepted:	<u>05/13/16 05/25/16</u>
Planner:	<u>WGA</u>
Zone:	<u>CI</u>
<i>Meeting Dates</i>	
Planning Commission	_____
City Council	_____

Property Owner Information

Owner Name (if different): PRO-WEST PROPERTIES, LLC
Mailing Address: 10211 S. 2505 E
City, State, Zip: SANDY, UT 84092
Daytime Phone: 801-649-9411 Email: _____

Project Information

Property Address: 275 W 8600 S #2 Midvale, UT 84092 Sidwell No.: 2
Detailed Nature of Use (business statement, hours, number of employees, activities, related products, etc.):
(May be attached) AUTO REPAIR. M-SAT 8a-7p; one employee/owner
dispose oil @ commercial auto parts

Application Fees

\$250 without site plan review + P/h

\$890 with preliminary site plan review (if applicable)

Authorized Signature

I am/we are aware that this application does not authorize building or conducting business until approved by Midvale City Corporation and a conditional use permit have been issued. I/We also understand that when a conditional use permit is granted subject to conditions, such conditional use permit does not become effective until all conditions have been met. I/We also agree to conduct said business/development strictly in accordance with the laws and ordinances covering such businesses and developments and that no other business will be conducted other than what is stated above. I certify that the submitted information is true and correct to the best of my knowledge. I am aware that only complete applications will be accepted for processing. (Complete application requirements are attached.)

Authorized Signature: [Signature] GSG Luis Tapate A Date: 5/11/16

Note: Obtaining a conditional use permit does not eliminate the necessity of obtaining a building permit and/or a business license (if applicable). Please contact the Midvale City Building Department or the Business License Administrator.

Midvale City
Department of Community Development
Planning and Zoning Department

Planning and Zoning Commission Staff Report

APPLICATION:	PREMIERE AUTO SALES INC.
LOCATION:	8538 South State Street
APPLICANT:	Muhammad Irfan
FILE #:	CUP-21-36-477-020
REQUEST:	CUP FOR VEHICLE RELATED USE – SALES (MAJOR)
MEETING DATE:	Wednesday, June 22, 2016
ZONING DESIGNATION:	State Street Commercial (SSC)
AUTHOR:	Matt Hilderman, Associate Planner
APPLICABLE ORDINANCE (S):	MMC Chapter 17-3-4, Chapter 17-7-7.2, Chapter 17-7-7.11
AGENDA #:	2

SUMMARY:

Muhammad Irfan, authorized agent representing the property owner, Muhammed A. Raja, submitted a complete application proposing to operate and manage a major vehicle sales business in an existing commercial structure. The applicant initially submitted an Administrative Conditional Use Permit (ACUP) application and was approved, by Staff on September, 2015, to operate a minor vehicle sales use at this same location. Since such time, the applicant has stated their business has grown thus requiring an expansion of their operation. The total acreage of this site is estimated at 0.41 acres and consists of one additional commercial tenant identified as Big Star Pawn Shop LLC / Vapor Zone, established and operational since 11/2001.

The applicant proposes to occupy one office space, approximately 144 square feet, of the existing 4500 square foot structure and display a maximum of ten (10) vehicles at any one time. The commercial operating hours are proposed to be between 10:00 a.m. thru 7:00 p.m., Monday – Saturday and one employee with continue to operate this business. Thirteen (13) total parking stalls have been designated for this use and the applicant has stated no vehicle repair work or service work will be conducted at this location.

The recommended amount of parking spaces for this proposed use is calculated to be one space per vehicle for sale plus one space per 400 square feet of net leasable floor area. Based upon review of the submitted site plan, the minimum amount of required off-street parking spaces would be thirteen (13). Based upon the applicant's submitted site plan, the required amount of off-street parking is sufficient for this use and the existing pawn shop business will continue to utilize the existing front entrance parking spaces.

The applicant has indicated that no further improvements are proposed and since this proposed use is located on an existing developed parcel and the overall site or building mass size is not proposed to be altered, no further development standards or improvements are required.

This proposal is located within the State Street Commercial (SSC) zone, which requires a Conditional Use Permit for major vehicle sales. In order to approve a Conditional Use Permit, the following applicable criteria must be satisfied:

1. The application complies with all applicable provisions of the zoning ordinance, state and federal law;
2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
3. The use is not detrimental to the public health, safety and welfare;
4. The use is consistent with the Midvale City General Plan, as amended;
5. Traffic conditions are not adversely effected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
6. Sufficient utility capacity;
7. Sufficient emergency vehicle access;
8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in §17-7-12.7;
9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses; and
10. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses.

In reviewing this application and the above criteria, it appears this proposal will not be detrimental to the health, safety and welfare of people and businesses in the area. Based on review of the business licensing database, similar vehicle-related uses have operated at this location (South Towne Marine - 1999; J&J Auto – 1999; One Way Auto – 1999; Legacy Motor Coach – 1999; S&H Auto Sales – 2014; and Jan & Brothers Auto Sales – 2015). All improvements exist, with sufficient utility capacity and emergency vehicle access. Staff does not anticipate any adverse impacts being created by this proposed use, provided the business is operated in accordance with this proposal. Through the Business License process, all Building and Fire Code requirements shall be taken care of.

STAFF RECOMMENDATION:

Based on the proposal’s compliance with the Conditional Use Permit criteria and the above analysis, Staff would recommend that the Planning Commission approve the Conditional Use Permit for **Premiere Auto Sales, Inc.**, to be located at **8538 South State Street**, with the following conditions:

1. A maximum of ten (10) “for sale” vehicles may be displayed outside at this premise. These vehicles shall be fully operational.
2. All vehicles related to the business shall be parked in the stalls associated with the tenant space. The associated parking stalls for customers and employees shall be striped and include the vehicles sales business name/logo painted on the asphalt, to ensure vehicles are appropriately parked at all times.
3. With the exception of the displayed “for sale” vehicles, no additional outdoor storage shall be permitted.
4. Any vehicle repair and maintenance is prohibited at this location.
5. The applicant shall comply with all requirements of the Building Official and Fire Marshal.
6. The applicant shall obtain and maintain a Midvale City Business License in order to operate at this location.
7. All signage shall comply with the sign requirements for the SSC zone and sign permits obtained before such signage is installed.

RECOMMENDED MOTION:

“Based on the proposal’s compliance with the Conditional Use Permit criteria and the above analysis, I move to approve the Conditional Use Permit for Premiere Auto Sales, Inc., to be located at 8538 South State Street, with the following conditions:

1. *A maximum of ten (10) “for sale” vehicles may be displayed outside at this premise. These vehicles shall be fully operational.*
2. *All vehicles related to the business shall be parked in the stalls associated with the tenant space. The associated parking stalls for customers and employees shall be striped and include the vehicles sales business name/logo painted on the asphalt, to ensure vehicles are appropriately parked at all times.*
3. *With the exception of the displayed “for sale” vehicles, no additional outdoor storage shall be permitted.*
4. *Any vehicle repair and maintenance is prohibited at this location.*
5. *The applicant shall comply with all requirements of the Building Official and Fire Marshal.*
6. *The applicant shall obtain and maintain a Midvale City Business License in order to operate at this location.*
7. *All signage shall comply with the sign requirements for the SSC zone and sign permits obtained before such signage is installed.”*

ADJACENT LAND USES:

North: SSC (State Street Commercial)

South: SSC (State Street Commercial)

East: Sandy City Limits – Industrial

West: SSC (State Street Commercial)

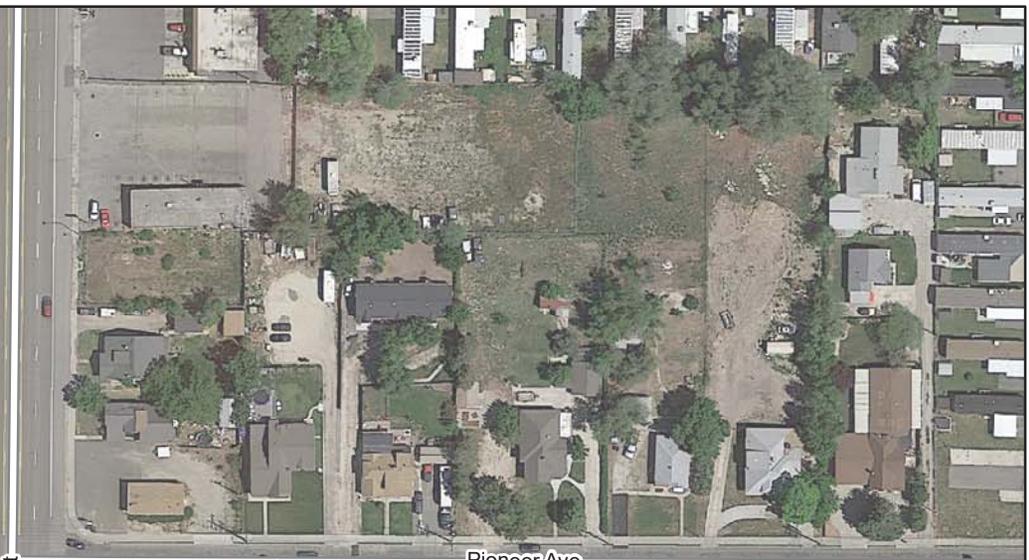
ATTACHMENTS:

- Vicinity Map
- Site Plan
- Submittal Documents
- Approved ACUP – minor vehicle sales

PUBLIC NOTICE: No Yes



State St



Pioneer Ave



Brit Cir

8600 S



40 E

60 E

Vicinity Map

 Proposed Location



employees parking
customer parking

5 PARKING STALLS for
Vehicles + 3 (Customer &
Employee)

X

Vapor
Zone

Restroom

Pawn Shop Office

12x12
Auto Sales
Office

PAWN SHOP

4500 sq. ft.
Building

1x1
MANDOR

Parking Stalls

Driveway

Parking stalls for vehicles

Driveway

S



STATE STREET



N



MIDVALE CITY

Department of Community Development
7505 South Holden Street, Midvale City, Utah 84047
Phone: 801.567.7231 * www.midvalecity.org

CONDITIONAL USE PERMIT APPLICATION

Applicant Information

Name: Muhammad Irfan
Business Name (if applicable): Premiere Auto Sales, Inc.
Mailing Address: 8538 S. State Street
City, State, Zip: Murray UT 84047
Daytime Phone: 801-898-3103 Email: MARSHADLISS@gmail.com

Property Owner Information

Owner Name (if different): Muhammad A. Raja
Mailing Address: 10723 South Dimple Dell Drive
City, State, Zip: Sandy UT 84092
Daytime Phone: 801-638-4242 Email: MRAJA1941@gmail.com

Project Information

Property Address: 8538 South State Street Sidwell No.: 21-36-477-020

Detailed Nature of Use (business statement, hours, number of employees, activities, related products, etc.):

(May be attached) Retail & Wholesale of used vehicles. Will be open Monday thru Saturday 10 Am - 7 pm. 1 employee & 10 vehicles. No repair work No Detailing

Application Fees

\$250 without site plan review

\$890 with preliminary site plan review (if applicable)

Authorized Signature

I am/we are aware that this application does not authorize building or conducting business until approved by Midvale City Corporation and a conditional use permit have been issued. I/We also understand that when a conditional use permit is granted subject to conditions, such conditional use permit does not become effective until all conditions have been met. I/We also agree to conduct said business/development strictly in accordance with the laws and ordinances covering such businesses and developments and that no other business will be conducted other than what is stated above. I certify that the submitted information is true and correct to the best of my knowledge. I am aware that only complete applications will be accepted for processing. (Complete application requirements are attached.)

Authorized Signature: M. Irfan

Date: 6/1/16

Note: Obtaining a conditional use permit does not eliminate the necessity of obtaining a building permit and/or a business license (if applicable). Please contact the Midvale City Building Department or the Business License Administrator.

For Office Use Only

CUP- 18.002490
Fee: \$256.86
Date Accepted: 06/01/16
Planner: WJA
Zone: SSC

Meeting Dates

Planning Commission

City Council



7505 South Holden Street
Midvale, Utah 84047
Phone (801) 567-7200
www.midvalecity.org

October 20, 2015

Mr. Muhammad Irfan
8538 S. State St.
Midvale, UT 84047
marshad1155@gmail.com

Subject: Administrative Conditional Use Permit – Minor Vehicle Sales Use at 8538 S. State St.

Dear Mr. Irfan:

This letter is to confirm action taken by the Midvale City Department of Community Development and shall serve as the official decision in regards to the above request. Based on compliance with the conditional use criteria for a minor vehicle sales use in the State Street Commercial Zone, an Administrative Conditional Use Permit has been approved for the property at 8538 South State Street with the following conditions:

1. A maximum of three “for sale” vehicles may be displayed outside at this premise. These vehicles must be fully operational.
2. The business shall have six parking stalls (three for “for sale” vehicles and three for employees and customers). These stalls shall be located as highlighted on the approved site plan attached and shall include the vehicle sales business name/logo painted on the asphalt.
3. With the exception of three displayed “for sale” vehicles, no other outdoor storage shall be permitted on site.
4. The applicant shall comply with all requirements of the Building Official and Fire Marshal.
5. The applicant shall obtain and maintain a Midvale City Business License in order to operate at this location.
6. All signage shall comply with the sign requirements for the State Street Commercial Zone and sign permits obtained.
7. Vehicle repair and maintenance is prohibited at this location.

If you have any questions regarding this decision, please contact me at (801) 567-7229.

Sincerely,

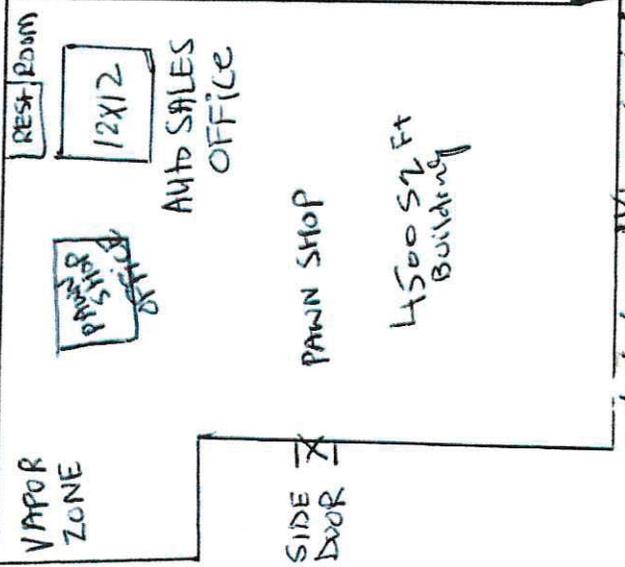
Lesley Burns
City Planner

/lb

Attachment

N
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Driveway

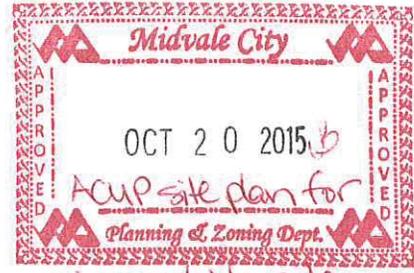


4500 sq Ft Building

MAIN DOOR
PARKING STALLS

PARKING STALLS

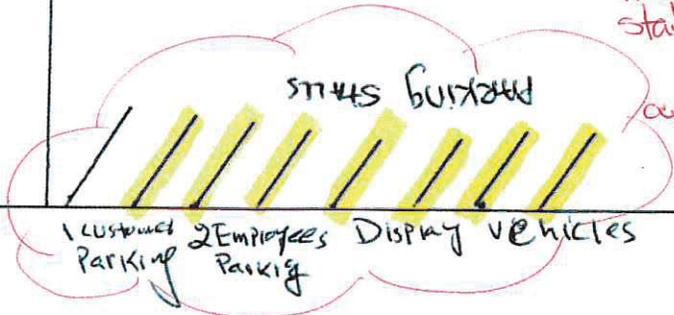
STATE STREET



minor vehicle sales use;
must comply w/conditions
stated in 10.20.15 letter.

approved location for
maximum of 3 "for sale" vehicles,
employees + customers.

f x l



1 Customer Parking
2 Employees Parking
Display Vehicles

↓
S

Midvale City
Department of Community Development
Planning and Zoning

Planning and Zoning Commission Staff Report

APPLICATION: White Pines Phase VIII MPD & Subdivision Plat

LOCATION: 189-193 East 8000 South

APPLICANT: Steve Brendle/Sunstone Corporation

FILE #: MPD/SUB-22-31-132-025/026

REQUEST: Master Planned Development and Preliminary Subdivision Plat

MEETING DATE: June 22, 2016

ZONING DESIGNATION: Multi Family Residential (RM-12)

AUTHOR: Lesley Burns, City Planner

APPLICABLE ORDINANCE (S): 17-7-3.9

AGENDA #: 3

SUMMARY:

Steve Brendle is proposing to extend the White Pines Phase VI master planned development to include the two single family residential properties to the west at 189-193 East 8000 South. These two properties total approximately 0.66 acres. The development proposal includes demolishing the existing homes on the properties, extending the private road in White Pines Phase VI to access six new townhouse units, and constructing three additional townhouse units with frontage on 8000 South. The plan includes extending the pedestrian walkways through the expanded area and adding a common recreation amenity area. The townhouse units are similar to those in the existing White Pines development, i.e. two stories with two-car garages. The proposed site plan and typical building elevations are attached.

The two single family residential properties were recently rezoned from SF-1 with an Agricultural Overlay to RM-12. The applicant is proposing to utilize the master planned development (MPD) provision in order to allow some flexibility in the setback requirements of the RM-12 zone. In order to comply with the one acre minimum project size requirement for a master planned development, the proposed development is being considered an extension of the existing development, specifically White Pines Phase VI. Based on the overall project area (the existing area of Phase VI and the proposed area of Phase VIII), which is 3.14 acres in size, and the 12 units per acre allowed in the RM-12 zone, up to ten residential units may be allowed within the expanded project area; nine new units are being proposed. This proposal involves two requests. First, the applicant is requesting a MPD preliminary site plan approval for the expanded development area. Second, the applicant is requesting a subdivision plat approval. This plat would allow

each unit to be individually owned, and the private road and common area to become part of the property owned and maintained by the White Pines Homeowners Association.

Master Planned Development

The applicant is utilizing the MPD provision in order to have some flexibility in the setback requirements of the RM-12 zone. In order to be granted the incentives of a MPD, the following requirements must be satisfied:

1. Improved, non-motorized vehicle trail linkages and access for general pedestrian use;
2. A minimum 15% of the land as improved, common open space to include such uses as mini parks, picnic areas, playgrounds, recreation areas and structures such as club houses, pavilions, swimming pools, etc.
3. A minimum 50% of the site shall be open space (excluding streets, parking, driveways, and steep slopes);
4. A minimum 60% of the front façade and 40% of the side facades shall be brick or an equivalent material;
5. A grant to the City of a permanent open space easement on and over all private open spaces to guarantee that the open space remains perpetually in recreational use, with the ownership and maintenance being the responsibility of the owners association; and
6. Adopted articles of association and by-laws of such association that are satisfactory to the City.

The proposed preliminary site plan for the expanded project area includes extensions of the existing sidewalks and trail from White Pines Phase VI. There is direct access from each of the new units to a sidewalk that then connects to the overall trail system and recreation amenities throughout the White Pines neighborhood.

The combined Phase VI and proposed Phase VIII area includes 68,741 square feet of landscape/open space. This slightly exceeds the 50% landscape open space requirement. The applicant has indicated that 20,012 square feet is improved common open space (recreation amenities). This is approximately 500 square feet under the required 15% improved common open space requirement. The applicant will need to clearly identify the areas being considered as common recreation amenity space, show how that space is useable for the residents, and provide area calculations to verify the amount of recreation amenity area complies with the ordinance. There may be additional areas that could count towards this requirement or some adjustments may need to be made to the plan. The new common recreation amenity area includes an open area with grass, trees and a gazebo. Details of the gazebo will need to be provided on the final site plan. The applicant is proposing, through a subdivision plat, to include all of the improved common open space (recreation amenity/trail areas) to be owned and maintained by the existing White Pines Homeowners Association. The applicant will expand the existing declaration of covenants, conditions and restrictions for the existing White Pines development to include Phase VIII. This declaration will provide for the homeowners association and a funding mechanism to maintain all the common areas, including the private road.

The applicant is proposing the new townhome units to have the same building elevations as the existing development. A typical elevation of a two unit structure has been submitted. The applicant will need to submit, as part of the final site plan, a three unit structure elevation showing the front façade complies with the 60% brick/rock requirement, as well as the exterior colors being earth tones.

The proposed units are two stories with basements and are approximately 23 feet in height measured from finished grade to the midpoint of the roof. The RM-12 zone allows a maximum building height of 35 feet measured from existing grade to the midpoint of the roof. Based on the grade conditions of the existing development and the new area to be developed, the new area's grade will need to be raised approximately 3-4 feet from existing towards the back of the property (see attached photo showing the west fence line of Phase VI). Adding the additional grade height, the new townhouse units are still under the height limit of the RM-12 zone.

The proposed setbacks for the new units include 20 foot front yards (measured from the back of the sidewalk to the garage); 15 foot fenced rear yards (the three units at the north end of the property have 24.5 foot rear yards); 5 foot side yards on the west side; and 4 foot side yards on the east side (the distance between the existing and proposed structures is 12 feet). The RM-12 zone allows 20 foot front yard setbacks when at least 50% of the block is developed with this setback and requires 25 foot rear yards and 8 foot side yards. Under the MPD provision, the Planning Commission may allow reduced setbacks provided it finds the reduced setbacks are appropriate for the overall development, do not compromise Building Code requirements, and do not negatively impact adjacent development. The proposed setbacks do not conflict with any Building Code requirements, provided the portions of the structures less than 5 feet from a property line are constructed with the appropriate fire rating (this will be accomplished through the Building Permit review process). The proposed setbacks are similar to the existing White Pines development.

The proposed private road extension is within a 35-foot right-of way as required by the City's private road standard. The applicant has proposed curb, gutter and 5 foot sidewalks on both sides. The City Engineer will determine if additional street lights are required as part of the cul-de-sac reconfiguration and road extension once a full utility plan is provided by the applicant.

The preliminary site plan generally addresses the landscaping requirements for a multi-family project as required in the RM-12 zone, with the exception of required street trees and having a minimum 25% of the plant materials an evergreen variety. Three deciduous street trees are required along both sides of the private road extension. Currently, the north side has one evergreen and one deciduous tree, and the south side has two evergreen trees. A landscape plan documentation package will need to be prepared as part of the final site plan. This package will need to include detailed information on plant material, sizes and irrigation, and comply with the City's general landscaping requirements. Staff would recommend the following changes to the landscape plan:

- Planter areas with a combination of deciduous and evergreen shrubs and perennials added between units and visible foundation areas.

- Eliminate all lawn areas that are less than five feet in width and replace with planter areas, specifically between driveways.

The existing 6 foot high solid vinyl around the White Pines development should be extended around the north and east side of the expanded area. This fence will need to end at the front setback line of the lot with frontage on 8000 South. The final site plan will need to clearly show fencing for each lot and not encroach into front yards or common areas.

Each new unit includes a two car garage with a 16 x 20 foot driveway. The applicant is proposing to add 4 guest parking stalls along the west side of Alpine Fir Cove, one guest stall adjacent to the driveway of Lot 809, and one guest stall parallel to the existing cul-de-sac between Lots 618 and 804. Existing sidewalks would be relocated around these new stalls. Currently, Phase VI has 3 guest parking stalls. With this proposal there would be 9 guest parking stalls for the 36 total units in Phases VI and VIII. Typically, one stall for every four units has been required for guest parking. The Planning Commission will need to determine if the locations and configurations of the guest parking is appropriate for the two phases. It should also be noted that on street parking is allowed along 8000 South, provided this parking does not occur overnight during the winter months.

The Fire Marshal has reviewed and approved the plan subject to the fire hydrant at the end of the private road extension being relocated to a more accessible area. The City Engineer has reviewed the plan and does not have any development layout issues, however, detailed construction drawings will need to be reviewed and approved as part of the final site plan and subdivision plat. These plans will need to include a grading and drainage plan, private road improvements, utilities, storm water improvements, street lights, etc. Water for this project will be provided by Midvale City; sewer will be provided by Midvalley Improvement District. The applicant will need to obtain duty to serve letters from these entities prior to final site plan approval.

All MPD's must also comply with the general review criteria for a conditional use included in Section 17-7-1.11 A of the Zoning Ordinance. This includes ensuring that the proposal is compatible with and does not create negative impacts on the adjacent neighborhood. Issues that specifically need to be addressed and discussed by the Planning Commission include the following:

- The appropriateness of the reduced setbacks.
- The appropriateness of the proposed guest parking.
- Issues raised during the public hearing.

Preliminary Subdivision Plat

The applicant is also requesting a recommendation on the preliminary subdivision plat, which corresponds to the development layout in the MPD site plan. The subdivision plat, once recorded, will allow the individual ownership of each structure and side and rear yard as shown on the attached preliminary subdivision plat and an equal ownership interest in all of the common areas, including the road. These common areas will be owned and maintained by the White Pines Homeowners Association. The applicant will

need to submit an amended declaration of covenants, conditions and restrictions showing the inclusion of Phase VIII into the existing White Pines Homeowners Association, along with a final subdivision plat for review and approval. The declaration will need to be recorded concurrently with the subdivision plat.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission conducts a public hearing on this request, considers the public comments received, and discusses and considers the issues stated above. Provided the Planning Commission is comfortable with the applicant's proposal or by imposing additional changes, Staff would recommend approval of the White Pines Phase VIII Master Planned Development and preliminary subdivision plat with the conditions recommended below.

RECOMMENDED MOTIONS:

Master Planned Development

“Based on compliance with the Master Planned Development provision and conditional use criteria, and finding that the proposed reduced setbacks for the structures are appropriate for and compatible with the surrounding area, I move that we approve the expansion of the White Pines Master Planned Development with the Phase VIII preliminary site plan located at 189-193 East 8000 South with the following conditions:

1. *The applicant shall clarify the locations and amount of the common recreation amenity areas to verify the required 15% requirement is being satisfied. Additional common recreation amenity area shall be added if needed.*
2. *The gazebo details shall be included on the final site plan.*
3. *The final site plan shall include building elevations for a three unit structure, illustrating compliance with the minimum 60% brick or brick equivalent material on the front façade and 40% on the side facades, as well as earth tone colors.*
4. *A landscape plan documentation package shall be prepared as part of the final site plan. This plan shall include all plant materials, sizes and irrigation. The plan shall also include the following changes:*
 - *Include three 2-inch caliper deciduous street trees along both sides of the private road extension.*
 - *Add a combination of deciduous and evergreen shrubs and perennials between units and visible foundation areas.*
 - *Eliminate all lawn areas that are less than five feet in width and replace with planter areas.*
 - *Ensure 25% of the trees and plant materials throughout the project area are an evergreen variety.*
5. *Extend the existing 6 foot high solid vinyl fencing around the White Pines development along the north and east side of the expanded area. This fence shall end at the front setback line of Lot 801.*
6. *All interior fencing shall be clearly shown on the final site plan. This fencing shall not encroach into front yards or common areas.*
7. *All requirements of the Fire Marshal and Building Official shall be satisfied.*

8. *Detailed construction drawings shall be reviewed and approved by the City Engineer as part of the final site plan. These plans shall include a grading and drainage plan, private road improvements, utilities, storm water improvements, street lights, etc.*
9. *The final site plan shall be prepared in accordance with Section 17-3-3 E of the Zoning Ordinance to be reviewed and approved by the City Engineer, Fire Marshal and City Planner.*
10. *The applicant shall obtain duty to serve letters for water and sewer prior to final site plan approval.”*

Preliminary Subdivision Plat

“Based on compliance with the subdivision requirements and consistency with the master planned development site plan, I move that we forward a positive recommendation to the City Council to approve the preliminary subdivision plat for White Pines Phase VIII with the following conditions:

1. *The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer and City Council.*
2. *Prior to the final subdivision plat approval, the applicant shall obtain final site plan approval for the master planned development.*
3. *The applicant shall expand the area covered by the existing declaration of covenants, conditions and restrictions for the White Pines development to include the Phase VIII area, ensuring this area becomes part of the existing homeowners association. This amended document shall be recorded concurrently with the subdivision plat.”*

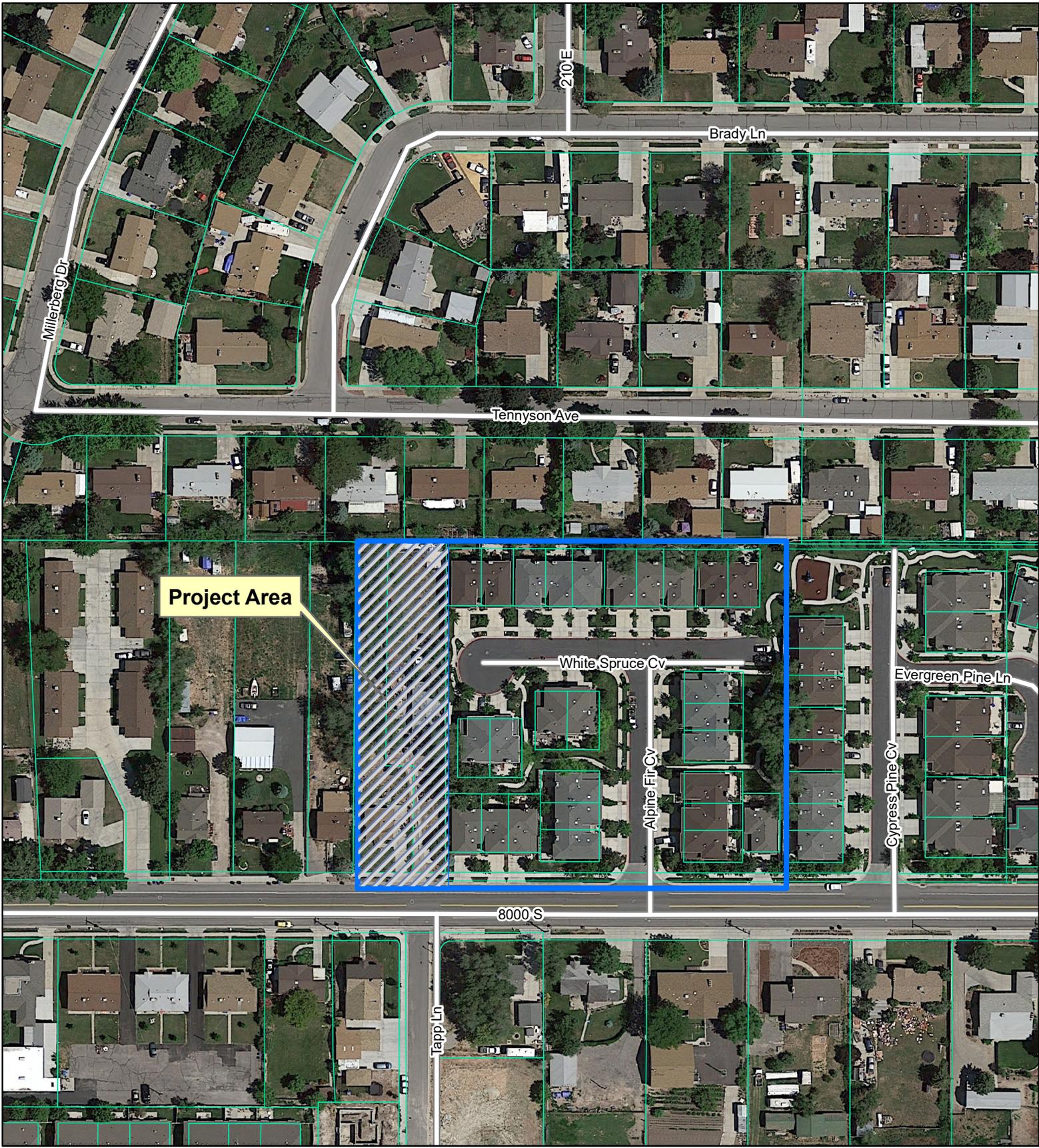
ADJACENT LAND USES:

North: SF-1 (residential)
South: SF-1 AO (residential)
East: RM-12 (residential)
West: SF-1 AO (residential)

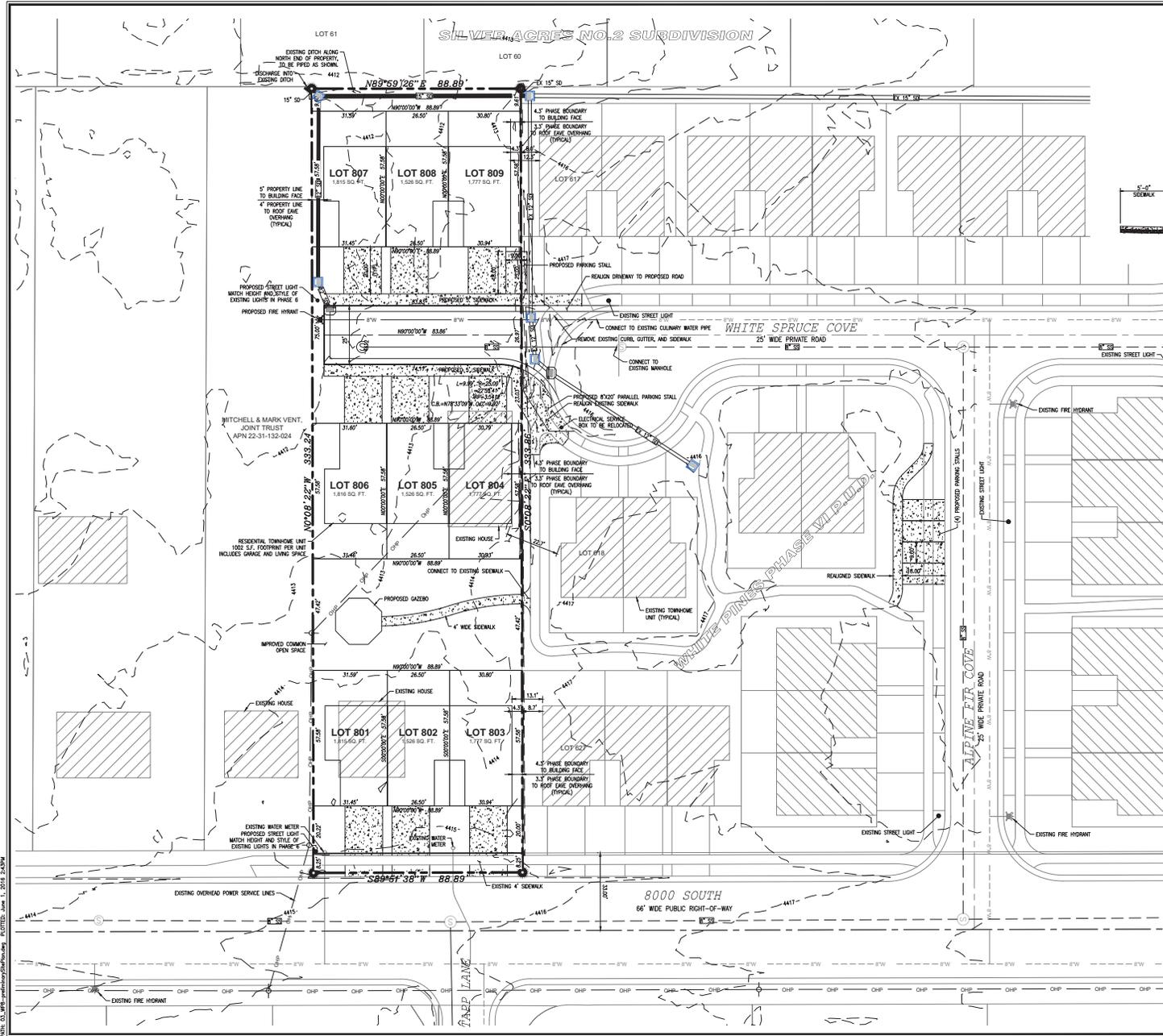
ATTACHMENTS:

- Vicinity Map
- Preliminary Site Plan
- Building Elevations
- Photo of West Fence Line
- Preliminary Subdivision Plat

PUBLIC NOTICE: No Yes

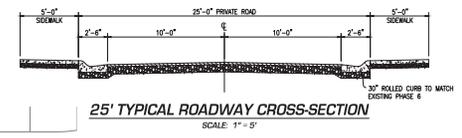


**White Pines Phase VIII MPD & Subdivision
189-193 West 8000 South**

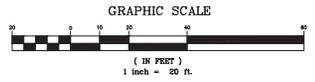


LEGEND & ABBREVIATIONS:

- BOUNDARY LINE
- - - MONUMENT LINE/CENTER LINE
- LOT LINE
- - - R.O.W. LINE
- PROPOSED UNIT EXTERIOR WALL
- BOUNDARY CORNER
- ROW RIGHT OF WAY
- TYP TYPICAL
- MON MONUMENT



- NOTES:**
1. THERE IS AN EXISTING 5 FOOT TALL WHITE VINYL FENCE ALONG THE EAST PROPERTY LINE. PORTIONS OF THE FENCE WILL BE REMOVED WHERE NEEDED SUCH AS FOR THE PROPOSED ROADWAY AND ALONG THE IMPROVED COMMON OPENSPACE. THE APPROXIMATE 20 FOOT SOUTHERLY PORTION OF THE FENCE IS 3 FEET TALL.
 2. APPROXIMATELY 5 FEET NORTH OF THE NORTH PROPERTY LINE IS AN EXISTING CHAIN LINK FENCE.
 3. ALONG THE WEST PROPERTY LINE IS AN EXISTING 6 FOOT CHAIN LINK FENCE. A NEW 5 FOOT PRIVACY VINYL FENCE WILL BE CONSTRUCTED ALONG THE NORTH AND WEST BOUNDARIES. THE WEST FENCE WILL REPLACE THE EXISTING CHAIN LINK FENCE.
 4. ELECTRICAL SERVICE FOR THE PROJECT WILL BE FED FROM EXISTING LINES IN 8000 SOUTH AND WHITE SPRUCE COVE. THE EXACT LOCATION OF THE BURIED ELECTRICAL LINES IS UNKNOWN, BUT APPEARS TO BE IN THE PARKSTRIP BASED ON PEDESTAL LOCATIONS.
 5. GAS SERVICE FOR THE PROJECT WILL BE FED FROM EXISTING LINES IN 8000 SOUTH AND WHITE SPRUCE COVE. EXACT LOCATION OF GAS LINES IS UNKNOWN.



JT ENGINEERING

JT Engineering, PC
7955 South 2325 East
South Weber, Utah
ph 801.866.7702
jconell@jtagcs.com

PROFESSIONAL ENGINEER
No. 48485
JASON H. THOMPSON
4-4-18
STATE OF UTAH

NO.	DATE	BY	REVISIONS

FOR REVIEW

WHITE PINES PHASE VIII P.U.D. SUBDIVISION
PRELIMINARY SITE PLAN
MIDVALE, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: N/A
DATE: 06/01/2016
© COPYRIGHT 2016

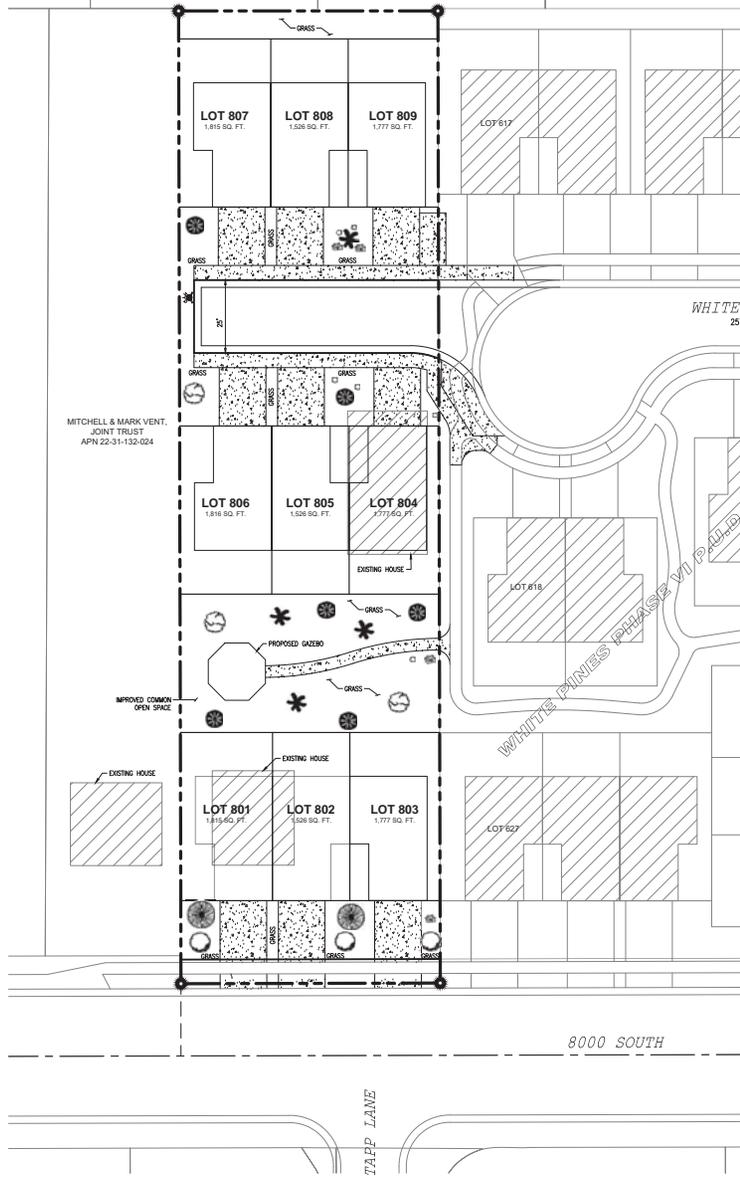
SHEET NO.
SP1
3 of 5

DATE: 05/18/2016 10:58:59 AM PROJECT: June 1, 2016 2:49PM

LOT 61

SILVER ACRES NO.2 SUBDIVISION

LOT 60



MITCHELL & MARK VENT.
JOINT TRUST
APN 22-31-132-024

WHITE SPRUCE COVE
25' WIDE PRIVATE ROAD

WHITE PINES PHASE VIII P.U.D.

8000 SOUTH

TAPP LANE

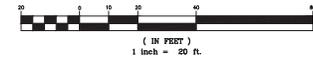
LEGEND & ABBREVIATIONS:

- BOUNDARY LINE
- - - MONUMENT LINE/CENTER LINE
- LOT LINE
- R.O.W. LINE
- PROPOSED UNIT EXTERIOR WALL

PLANT LEGEND			
SYM	SIZE	QTY	COMMON NAME
●	5'	1	Astrion pine
○	1 1/2" cal	1	Flowering pear
○	1 1/2" cal	1	Kwanzon cherry
○	5'	1	Alberto spruce
○	1 1/2" cal	1	River birch
★	1 1/2" cal	1	Armstrong red maple
ANNUALS			
○	5 Gal	1	Spirea little princess
⊗	5 Gal	1	Burning bush
ALL COMMON AREA TO BE WATERED BY AUTOMATIC SPRINKLERS AND TIMERS			
ALL OTHER REMAINING AREAS TO BE GRASS.			



GRAPHIC SCALE



JF Engineering, PC
7955 South 2325 East
South Weber, Utah
ph 801.866.7702
jason@jfeqc.com



REVISION	DATE	BY	DESCRIPTION

FOR REVIEW

WHITE PINES PHASE VIII P.U.D. SUBDIVISION
LANDSCAPE PLAN
MIDVALE, UTAH

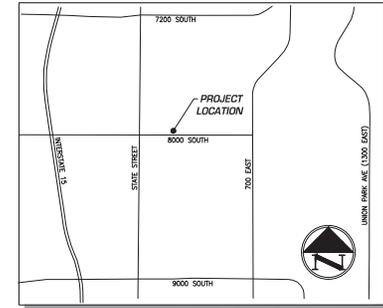
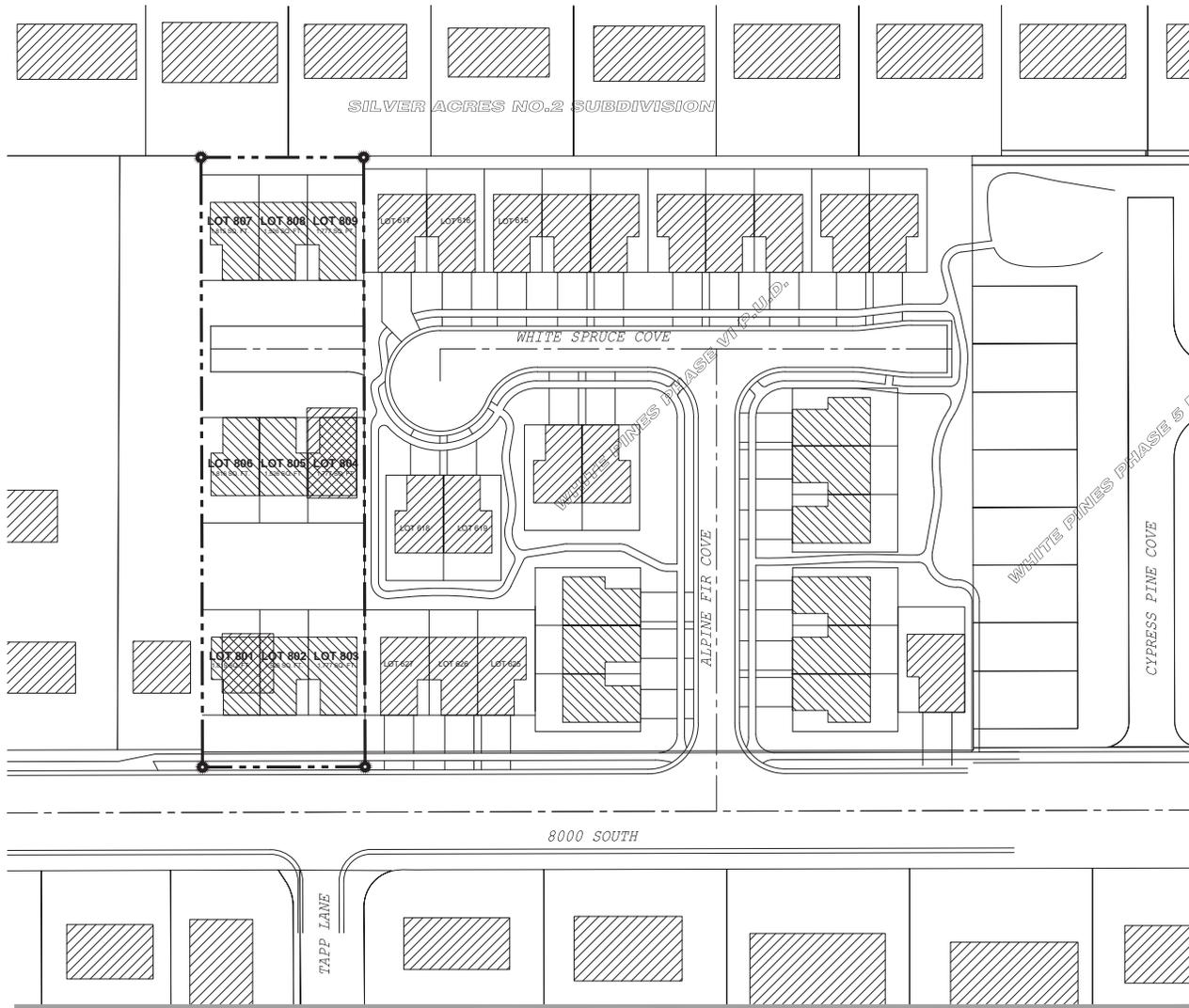
SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: N/A
DATE: 06/01/2016
© COPYRIGHT 2016

SHEET NO.
LS1
4 of 5



WHITE PINES PHASE VIII P.U.D. SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2
SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
MIDVALE, UTAH



VICINITY MAP

PROJECT SUMMARY:

1. PARCEL 1 (WEST HALF OF PROJECT)
 - ADDRESS: 189 EAST 8000 SOUTH
 - PARCEL No. 22-31-132-025
2. PARCEL 2 (EAST HALF OF PROJECT)
 - ADDRESS: 193 EAST 8000 SOUTH
 - PARCEL No. 22-31-132-026
3. PROJECT AREA 0.680 ACRES
4. PROPOSED UNITS: 9
5. DENSITY: 13.2 UNITS/ACRE
6. EXISTING HOMES TO BE DEMOLISHED.
7. AREA OF EACH 3-FLEX IS 3008 SQUARE FEET, INCLUDING THE GARAGES.

DEVELOPER

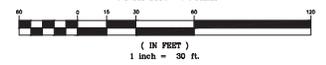
SUNSTONE CORPORATION
CONTACT: STEVE BRENDLE
801-688-0725

INDEX OF DRAWINGS

#	SHEET	SHEET TITLE
1	CV1	COVERSHEET
2	PL1	PRELIMINARY PLAT
3	SP1	PRELIMINARY SITE PLAN
4	LS1	LANDSCAPE PLAN
5	A1	BUILDING ELEVATIONS



GRAPHIC SCALE



#	DATE	BY	REVISIONS	DESCRIPTIONS

FOR REVIEW

WHITE PINES PHASE VIII P.U.D. SUBDIVISION
COVER SHEET
MIDVALE, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 30'
V. SCALE: N/A
DATE: 06/01/2016
© COPYRIGHT 2016

SHEET NO.
CV1
1 of 5

Memorandum

Date: June 16, 2016

To: Planning Commissioners

From: Planning Staff

Subject: Midvale General Plan 2016 Public Hearing

The Planning Commission has participated in the General Plan development process beginning in the late Fall early Winter of 2014. There have been workshops and discussions, with the Planning Commission most recently receiving a revised draft of the Midvale General Plan document on June 10th. This document is the compilation of research, discussions and public comment to date.

Pursuant to Utah State Code Section 10-9a-404, notice has been provided for the Planning Commission to conduct a formal public hearing on the proposed Midvale City General Plan 2016 on June 22, 2016 at 7pm. Individuals who have participated in the plan development process were also notified of the public hearing, and were provided access to the draft document.

Consultants, Jim Carter and Krissy Gilmore, from Logan Simpson, will be ready to provide an overview of the proposed General Plan before the Planning Commission opens the meeting to public comment. Following the close of the public hearing, the Planning Commission can discuss the information and comments. The Planning Commission may request additional information or changes be made to the document for further review at a future meeting, or request additional time to consideration everything presented. The State Code requires that the Planning Commission makes a recommendation on the General Plan before the document can be considered for adoption by the City Council.

Following the open house and release of the first draft of the General Plan in March, some written comments were received by Staff and the consultants. These written comments are attached.

7505 South Holden Street
Midvale, Utah 84047
801.567.7214
801.567.0518 (fax)
TTY 711



Please consider the environment before printing this e-mail

From: Rachel Wolthuis [<mailto:rachelwolthuis@gmail.com>]
Sent: Tuesday, March 15, 2016 5:04 PM
To: Phillip Hill
Subject: Fwd: Midvale General Plan Open House

Phillip,

I just saw your name on planmidvale.com and wanted to forward you my feedback below in case it didn't reach the right person.

Thanks,
Rachel

----- Forwarded message -----

From: Rachel Wolthuis <rachelwolthuis@gmail.com>
Date: Tue, Mar 15, 2016 at 4:58 PM
Subject: Re: Midvale General Plan Open House
To: <KGilmore@logansimpson.com>

I came down with a really bad cold and won't be able to make it to tonight's meeting but I reviewed the document and have a couple of questions and some feedback.

1. The Bingham Junction Park is listed under existing parks on page 36 but none of that is there. When will that come? Also, the plan should read "the northwest corner of the Bingham Junction neighborhood" and not northeast.
2. I didn't notice a plan to connect the paths in Bingham Junction Park and the Jordan River Trail on the other side of the river. It's so close right now, just a bridge needs to be built. Is that in the works? I know it connects on the south side of 72nd but that requires crossing 72nd which is scary and I wouldn't recommend it to pedestrians.
3. Please DO NOT put the Midvale City logo on the street in downtown Midvale. Or anywhere. Ever. **It's tacky**. I could understand a sign on the street corner on city boundaries, but that's it.
4. I would LOVE to see Tuscany View Road and 700 West connect. (page 44). Additionally, it would be nice to have Main Street and 700 West connect in a smoother fashion. It can get kinda messy there.
5. I think the biggest change that can affect Main Street is not just trees and other finishes but that quality of the stores allowed in that location. Additionally, exterior restrictions on material and color and maintenance requirements would make a big difference.

6. I'm really happy to see all the changes for bike paths/lanes, the street car, and the changes coming to 72nd south/I-15. Thank you!

Rachel Wolthuis

On Tue, Mar 15, 2016 at 11:16 AM Krissy Gilmore <KGilmore@logansimpson.com> wrote:

Hello Midvale Stakeholders and Residents,

The Draft Midvale General Plan is now available at www.PlanMidvale.com or at this direct link: <http://planmidvale.com/wp-content/uploads/2014/12/Draft-2016-Midvale-General-Plan-1.pdf>.

We hope to see you tonight at the Draft Plan Open House (details below). No need to have read the plan before tonight-- you will have until April 4th to thoroughly review and provide comments. Come learn about the development of the Plan, see what goals are outlined, and ask questions to the planning team.

Thank you!

Lesley Burns, AICP
City Planner
Midvale City, Utah
7505 South Holden Street
Midvale, Utah 84047
801.567.7229
Krissy

Krissy Gilmore
Logan Simpson
P (801) 364-0525
KGilmore@logansimpson.com
www.logansimpson.com

From: Krissy Gilmore
Sent: Tuesday, February 23, 2016 11:34 AM
Subject: Midvale General Plan Open House -- Save the Date!

Hello Midvale City Stakeholders and Residents,

Please join us at an open house to introduce the Draft Midvale City General Plan. Drop in any time during this casual meeting to learn how Midvale City used the public's feedback to create this Plan. Discuss your questions with the planning team and offer your opinions about planning Midvale's future.

Draft Plan Open House

March 15, 2016

5:00 – 7:30

Midvale City Hall, Alexander Dahl Conference Room

From: [Krissy Gilmore](#)
To: [Phillip Hill](#); [Lesley Burns](#); [Jim Carter](#)
Subject: FW: Midvale General Plan
Date: Monday, March 21, 2016 3:36:16 PM

FYI

Krissy Gilmore
Logan Simpson
P (801) 364-0525
KGilmore@logansimpson.com
www.logansimpson.com

From: WordPress [mailto:carebearo4@hotmail.com]
Sent: Monday, March 21, 2016 3:29 PM
To: Krissy Gilmore
Subject: Midvale General Plan

Name Caroline Wallin
Email carebearo4@hotmail.com
Subject Midvale General Plan

Message

I enjoyed your open house showing the general plan for Midvale. I appreciated the condensed verse you had compared to the daunting book I found online. I support the 7200 Gateway idea to expand capacity with cooperation with UDOT. I think with the added businesses coming to this area it will be necessary. It's great foresight to see this need. I also really liked the idea to increase bike lanes throughout Midvale. I was told this would be a low priority as money has to be allocated to move power lines under ground which can be hard which was a little disappointing. I know my family bikes and having lanes for safety is important to us. I would make a suggestion to not have a lane on the busy 7200 South. I try to avoid major streets because bike accidents are all too common. It might also be advantageous to have bikes lines connecting trax stations to paths as a lot of commuters use trax to ease the commute. I also noticed there was a section that mentioned maintain and improve Midvale's Urban Forest. I am not sure what the meaning is here, but I noticed a few other places in the plan to add trees and vegetation. I am in support of beautifying the communities, I would just ask you keep in mind we live in a desert. I know most people only think green grass is pretty vegetation, however I think adding native plants and trees and rock that is water wise would not only help with the states water issues but also would show how xeriscape is a smart choice for our communities moving forward compared to grass. I thought the over all plan was right on track. I noticed a section was about getting experiences in Midvale such as Top Golf. I think that is great. Most shopping centers have all the same restaurants and retail, so bringing unique stores in that aren't in neighboring cities I think greatly enhances Midvale. I think the improvements already made

are showing the progress of this vision. I am excited for the continued improvements. Thanks for the time put in for the plan and also for the open house. It was very helpful and informative.

Site

<http://planmidvale.com>

Sent from (ip address): 97.117.6.163 (97-117-6-163.slkc.qwest.net)

Date/Time: March 21, 2016 9:28 pm

Sent from (referer): <http://planmidvale.com/comment/>

Using (user agent): Mozilla/5.0 (Windows NT 6.1; WOW64; rv:44.0)
Gecko/20100101 Firefox/44.0

From: [Walker, Wade K.](#)
To: [Lesley Burns](#)
Cc: [Suzanne Walker](#); [Kane Loader](#); [Phillip Hill](#); [Lisa Garner](#); [Garrett Wilcox](#)
Subject: RE: Midvale City - Auto Title Lending Question
Date: Wednesday, May 18, 2016 5:38:44 PM

Lesley,

Thanks for the information. To avoid becoming like other areas of the valley and to try to shed our “ghetto” image, I’d like to recommend that we limit the number of these other businesses, like auto title lenders and pawn shops, in the same manner that we’ve limited check cashing/payday lenders. These types of businesses, especially when they’re located along major thoroughfares in our city (like State Street), just contribute to that general stereotype of Midvale as a ghetto community. With all of the business growth on the west side of our city, we’re at a tipping point and have the tremendous opportunity to change the entire view of our city with a few judicious actions in the planning and zoning area.

I also mentioned it to you at the Open House on the City Plan, but I strongly feel that Midvale needs more open area, usable green space to make it an attractive residential destination. I’d encourage the city to exercise its purchase option on the land south of 7800 South and develop that area into a massive green space (like out at Daybreak) that would allow the thousands of people who have moved into the apartments, condos, and townhomes in the Bingham Junction area to have a great area to exercise, play, and enjoy nature. If we did that, some of these new people would begin to view Midvale as their home and would stay here instead of moving as soon as they get the opportunity. I realize that what I’m suggesting is much easier said than done, but I think now is the time to grasp the vision of just great we can make that area as an expansive green space.

Thanks,

Wade Walker

From: Lesley Burns [mailto:lburns@midvale.com]
Sent: Wednesday, May 18, 2016 5:13 PM
To: Walker, Wade K.
Cc: Suzanne Walker; Kane Loader; Phillip Hill; Lisa Garner; Garrett Wilcox
Subject: RE: Midvale City - Auto Title Lending Question

Wade,

Midvale limits check cashing/deferred deposit loan business based on the population of the City. One check cashing/deferred deposit loan business is allowed for every 10,000 citizens. Pawn shops are limited to the Regional Commercial and Clean Industrial zone districts. The City does not have limitations on auto title loan businesses beyond requiring they be located in a zone allowing commercial uses.

Lesley Burns, AICP
City Planner
Midvale City, Utah