



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

**Midvale Planning Commission Meeting
Notice and Agenda
June 11, 2025
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, June 11, 2025, at 6:00 p.m. This meeting will be held in person at Midvale City Hall, 7505 S Holden Street, Midvale, Utah or electronically with an anchor location at Midvale City Hall, 7505 S Holden Street, Midvale, Utah. The meeting will be broadcast at the following link:
Midvale.Utah.gov/YouTube.

Midvale City Staff publishes a packet of information containing item specific details one week prior to the meeting at 6:30 p.m. on the [Planning Commission Agendas & Minutes](#) page. The QR code included on the right will also take you to this webpage.



Public comments for Public Hearing items may be done in person on the scheduled meeting date, submitted electronically on the Agendas & Minutes webpage, or by emailing planning@midvaleut.gov by 5:00 p.m. on June 10, 2025 to be included in the record.

I. Pledge of Allegiance

II. Roll Call

III. Minutes

- a. Review and Approval of Minutes from the April 23, 2025 Meeting.
- b. Review and Approval of Minutes from the May 14, 2025 Meeting.

IV. Public Hearing

*Items with ** if forwarded, the Planning Commission recommendation on this item will be considered by the City Council as the Legislative Body, at a Public Hearing on July 1, 2025 at 7 p.m.*

- a. JLF Ventures, LLC requests Preliminary Subdivision approval for two lots located at 576 W Seventh Ave in the Multifamily Residential-Medium Density (RM-12) zone.
[Jonathan Anderson, Planner II]

- b. Jan Plumb requests Preliminary Subdivision approval for a subdivision plat amendment to 4 commercial condominium units located at 613 E Fort Union Blvd in the Mixed Use/7200 South Overlay (MU/72O) Zone. *[Jonathan Anderson, Planner II]*

V. Staff Update/Other Business

- a. Update on Entry Points Plan
- b. Land Use Training: Ground Rules Chapters 8-11 (pp. 107-150)
- c. Planning Department Report

VI. 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. 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.

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



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MIDVALE CITY PLANNING COMMISSION STAFF REPORT 6/11/2025

SUBJECT

JLF Ventures, LLC requests Preliminary Subdivision approval for two lots located at 576 W Seventh Ave in the Multifamily Residential-Medium Density (RM-12) zone.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The applicant requests Preliminary Subdivision approval for two lots to subdivide a duplex to allow individual ownership of both sides of the structure.

This proposal has been reviewed by all members of the Development Review Committee (Planning, Engineering, Public Works, Legal, Unified Fire Authority, and the Building Official) for compliance with the respective guidelines, policies, standards, and codes.

Staff finds the proposal complies with the preliminary subdivision requirements in Midvale City Municipal Code Chapter 16.02 and the use and lot standards of the RM-12 zone (17-7-3) for a duplex.

Public notice has been sent to property owners within 500 feet of the subject parcel. Additionally, a sign was placed on the property and will remain until the Planning Commission hearing on 6/11/2025. At the time of writing this report, no public comments have been received.

STAFF RECOMMENDATION

Based on compliance with the requirements of Chapter 16.02 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 application is for a preliminary subdivision to allow 2 lots to be subdivided at 576 W Seventh Ave.
2. The application complies with the preliminary plat requirements outlined in Midvale City Municipal Code Chapter 16.02.

3. The application complies with the use and lot standards of Midvale City Municipal Code Chapter 17-7-3.
4. The Development Review Committee has reviewed the application and forwarded the item on for the Planning Commission to render a decision.

RECOMMENDED MOTION

I move that we approve the Preliminary Subdivision for two lots located at 576 W Seventh Ave in the RM-12 Zone, with the findings noted in the staff report.

ATTACHMENTS

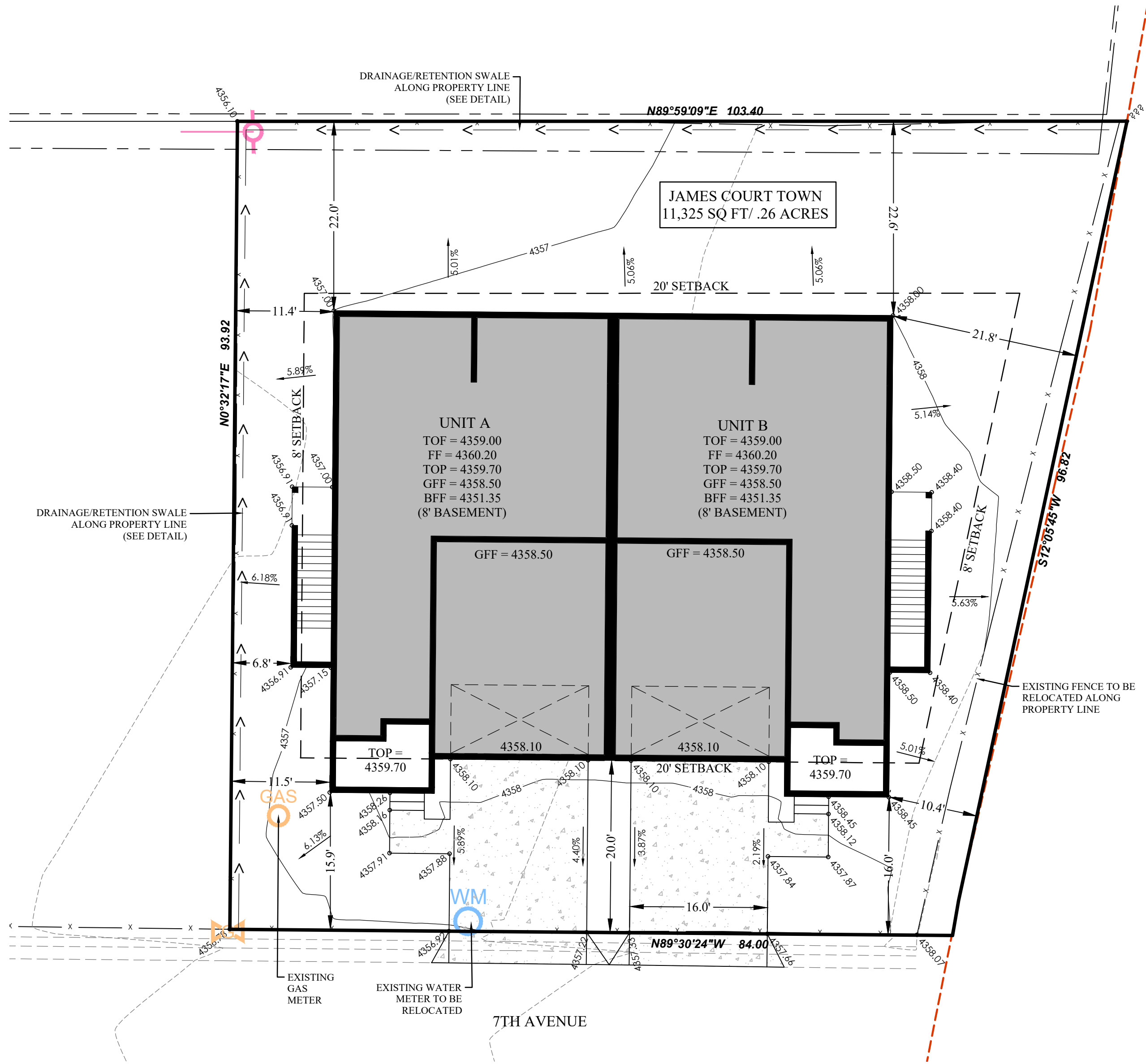
1. Preliminary Plat
2. Original Construction Drawings



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



NOTES:

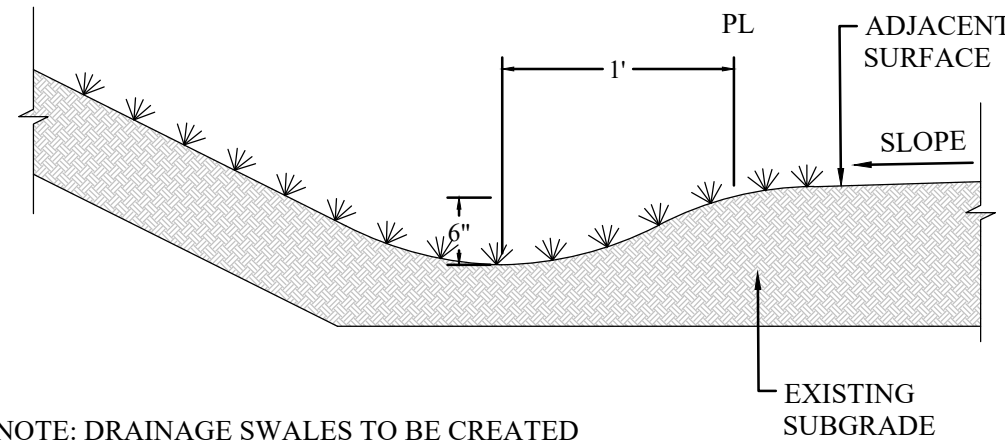
1. DRAINAGE SWALES SHALL BE INSTALLED ALONG THE SIDE AND REAR PROPERTY LINES AS REQUIRED. SWALES SHALL REMAIN UNALTERED AND BE MAINTAINED BY THE PROPERTY OWNER.
2. ALL WINDOW WELLS TO BE 6" BELOW TOP OF FOUNDATION AND A MINIMUM OF 3" ABOVE FINISHED GRADE.
3. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INCLUDING THE ELEVATION OF THE SEWER LATERAL.
5. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5.0%), R401.3
6. ROOF DRAINAGE TO BE CONVEYED (AS MUCH AS POSSIBLE) TO THE FRONT OF THE HOUSE AND TO THE STREET.
7. PROVIDE LANDINGS ON BOTH SIDES OF ALL EXTERIOR DOORS. LANDINGS MUST BE 36" DEEP (MIN.) R311.6.2
8. A TRASH DUMPSTER AND PORTABLE CONSTRUCTION TOILET SHALL BE PROVIDED AT ALL NEW CONSTRUCTION SITES.
9. ANY WORK IN THE PUBLIC WAY SHALL CONFORM TO APWA 2017 STANDARD PLANS AND SPECIFICATIONS
10. IT IS NOT ANTICIPATED THAT ANY CONSTRUCTION IN THE PUBLIC WAY WILL BE REQUIRED FOR THE PROJECT.
11. NOTIFY BLUE STAKES (801) 208-2100 OR BLUESTAKES.ORG

LEGEND:

- FF = FINISHED FLOOR
TOF = TOP OF FOUNDATION
TOP = TOP OF PORCH
GFF = GARAGE FLOOR
BFF = BASEMENT FINISHED FLOOR

SETBACKS:

- FRONT = 20'
SIDE = 8'
REAR = 20'

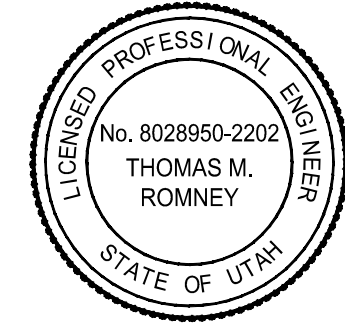


NOTE: DRAINAGE SWALES TO BE CREATED ALONG LOT LINES TO PREVENT STORM RUN-OFF FROM IMPACTING ADJACENT PROPERTIES.

DRAINAGE SWALE DETAIL

NTS

FOCUS[®]
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



JAMES TOWN COURT
576 WEST 7TH AVENUE, MIDVALE, UTAH
SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SITE PLAN

Scale: 1"=10' Drawn: JE/TS
Date: 11/09/2022 Job #: 21-0356
Sheet: SP-1





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MIDVALE CITY PLANNING COMMISSION STAFF REPORT 6/11/2025

SUBJECT

Jan Plumb requests Preliminary Subdivision approval for a subdivision plat amendment to 4 commercial condominium units located at 613 E Fort Union Blvd in the Mixed Use/7200 South Overlay (MU/720) Zone.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The applicant requests Preliminary Subdivision approval for a subdivision plat amendment to 4 commercial condominium units in the existing Building A (613 E Fort Union Blvd) due to interior renovations to the unit partition walls. No addition to the existing buildings is proposed.

This proposal has been reviewed by all members of the Development Review Committee (Planning, Engineering, Public Works, Legal, Unified Fire Authority, and the Building Official) for compliance with the respective guidelines, policies, standards, and codes.

Staff finds the proposal complies with the preliminary subdivision requirements in Midvale City Municipal Code Chapter 16.02, 16.05.010 for subdivision amendments, and Chapters 17-7-5 and 17-7-6 for the Mixed Use and 7200 S Overlay Zones.

Public notice has been sent to property owners within 500 feet of the subject parcel. Additionally, a sign was placed on the property and will remain until the Planning Commission hearing on 6/11/2025. At the time of writing this report, no public comments have been received.

STAFF RECOMMENDATION

Based on compliance with the requirements of Chapter 16.02 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 application is for a preliminary subdivision to amend 4 commercial condominium units located at 613 E Fort Union Blvd.

2. The application complies with the preliminary plat requirements outlined in Midvale City Municipal Code Chapter 16.02.
3. The application complies with the subdivision amendment requirements outlined in Midvale City Municipal Code Section 16.05.010.
4. The application complies with Midvale City Municipal Code Chapters 17-7-5 and 17-7-6.
5. The Development Review Committee has reviewed the application and forwarded the item on for the Planning Commission to render a decision.

RECOMMENDED MOTION

I move that we approve the Preliminary Subdivision amending 4 office condominium units located at 613 E Fort Union Blvd in the MU/72O Zone, with the findings noted in the staff report.

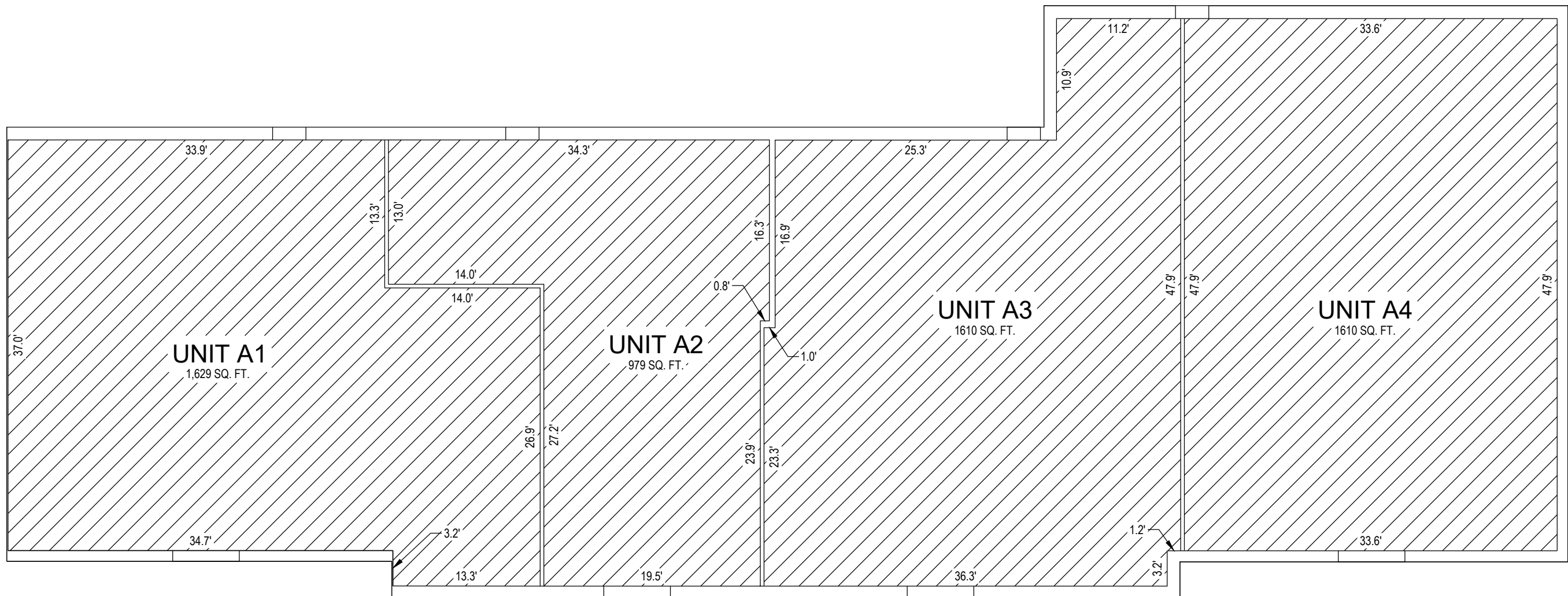
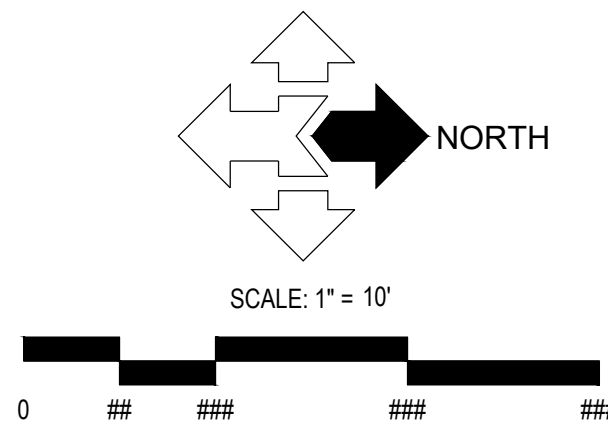
ATTACHMENTS

1. Preliminary Plat

COMPLEX 613 2ND AMENDED

AMENDING UNITS A-1 THRU A-4

LOCTED IN THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN



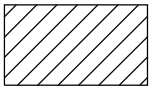
BUILDING "A" MAIN FLOOR

TOTAL PRIVATE AREA: 5,844 SQ. FT.

LEGEND



COMMON AREA



PRIVATE OWNERSHIP

SHEET 2 OF 2

SALT LAKE COUNTY RECORDER

RECORD NO. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER _____



Midvale City

August 2024

Midvale Entry Points Plan Comprehensive Final Report

Submitted to:

Midvale City
7505 Holden St.
Midvale, UT

Submitted by:

Conсор Engineers
38 E. Scenic Point Dr. Ste. #300
Draper, UT 84020
801-495-4240

12 August 2024

Executive Summary

This project report aims to summarize the Midvale City Entry Points Project, which was designed to provide a sense of arrival to the city while recognizing its historical roots and contemporary importance as a vibrant arts and cultural hub in the Salt Lake Valley. Through strategic placemaking and design strategies, the project aimed to create safe, inviting, and unique spaces for businesses, residents, and guests, showcasing Midvale's rich history and cultural amenities.

The scope of this study included:

- Establishing a unified and consistent design plan for each identified entryway point, including landscape and monument design;
- Designing 30% implementation plans at proposed locations for design and landscape features enhancing the identification of entering the City;
- Establishing a prioritization plan for implementation and construction strategies including a preliminary list of materials and quantities;
- Developing cost estimates for signage and landscaping at each identified location.

By incorporating public art installations, and thoughtful landscaping, the project not only beautified the entry points, but also fostered community pride and engagement, contributing significantly to Midvale City's identity and its role in the regional landscape.



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Project Team

Midvale City

- Adam Olsen, Community Development Director
 - Elizabeth Arnold, Senior Planner
 - Nate Rockwood, Assistant City Manager
 - Laura Magness, Communications Director
-

Conсор

- Mason Bouck, Principal-In-Charge
- Matthew Neeley, Project Manager
- Ashlie Albrecht, Public Involvement Coordinator
- Briam Amaya, Senior Planner
- Aaron Henegar, Planner
- Ankur Choudhary, Landscape Designer

1.0 Introduction

In August 2024, Midvale City contracted with Consor to undertake the Entryway Points Design Plan Project, with the goal of establishing a comprehensive concept for both short-term and long-term entryway designs and landscape themes.



Project Vision and Goals

The project's primary objective was to create a cohesive and aesthetically pleasing visual identity for the city's entry points, reflecting Midvale's historical significance and its contemporary role as a thriving arts and cultural center. In designing for this entry point signage, three main goals were sought:

- To create a distinct design theme, unique to Midvale that could be carried throughout multiple locations within the City.
- To identify the best locations for signage based on visibility, accessibility, and utility/easement impact.
- To prepare cost estimates and timelines for implementation and construction of signage and surrounding landscape.

Background and Context

Midvale City, centrally located in the expansive Salt Lake Valley, covers approximately 5.8 square miles and boasts a population of over 34,000 residents. Despite engaging in various small-scale entryway strategies over the years, the city's effort resulted in scattered signs and monuments at different entry points throughout its boundaries. However, these signs are often small, faded, and fail to make a significant impact along major thoroughfares like State Street, 900 East, 700 East and other key streets leading into Midvale City. Compounding this issue, the existing monuments suffer from varying degrees of disrepair and neglect, collectively contributing to a worn-out and uninspiring atmosphere at critical entry points into the city.

2.0 Existing Conditions

In our existing conditions analysis, we thoroughly examined key factors such as utilities infrastructure, existing easements, land use/zoning requirements, Average Annual Daily Traffic (AADT), surrounding developments (both existing and planned), topography, vegetation, overhead clearance, and overall strengths and weaknesses. This comprehensive approach provided insights into the site's context, potential challenges, and opportunities for strategic



Jordan River Blvd.

Parcel ID: 21261280010000

Acerage: .4 Acres

Owner: Midvale City

AADT: 24,000

The parcel is situated in the Bingham Junction Zone, allowing for a mix of residential, urban, and mixed-use developments. It includes a ten-foot Public Utility Easement on the north edge and a thirty-foot Sanitary Sewer Trunkline Easement on the east side. Adjacent parcels have a Sanitary Sewer Lift Station Easement. Sign placement guidelines specify a three-foot height limit on berms, a three-foot setback from sidewalks and property lines, and monument signs must match the main building materials. The area has little elevation change except towards the west by the Jordan River. Large trees and shrubs are found on the northeast corner. Overhead power lines necessitate buffers and height restrictions. **Overall, the parcel offers good visibility and flat terrain and is owned by Midvale City.**



Center Street

Parcel ID: 21351280180000

Acerage: .2 Acres

Owner: UDOT/PGM LLC.

AADT: 23,000

The site, located within the UDOT ROW, boasts great visibility and flat terrain. It is adjacent to the Jordan River Parkway Trailhead, with a warehouse and solar farm to the south. The area experiences minimal elevation changes, except for a steep hillside to the southeast of the monument location. While there is no prominent vegetation, some young trees are planted nearby. **Although there is an overhead power pole, it does not interfere with the intended sign location. Construction on the site requires obtaining a permit.**



700 W (North)

Parcel ID: 21243510010000

Acerage: .44 Acres

Owner: DRPI LLC.

AADT: 8,700

This site has recently been granted a new 20 FT street right-of-way (ROW) to the Midvale City Corporation along its west boundary, situated in the Clean Industrial Zone (CI). It is positioned west of Canyon Crossing Apartments at Riverwalk, with low-density residential areas to the north and an office building to the south. As one moves eastward across the site, there is a gradual elevation gain. While large trees currently exist near the center of the parcel, they will need to be removed during development. Overhead power poles begin at the northern boundary but should not hinder construction plans. The plat indicates the presence of an existing fence running through the middle of the parcel. **Apart from plans for a JWCD Meter Vault and pipeline installation on the northwest portion, the lot is mostly empty, with no significant overhead clearances to worry about and only 1-2 trees requiring removal due to gradual slope changes.**



Bingham Jct. (700 W South)

Parcel ID: 21354760014002

Acerage: .03 Acres

Owner: Gardner Bluffs LLC.

AADT: 6,100

The site is located within the Jordan Bluffs Zone SubArea, part of a large-scale Master Plan Development, with nearby areas including Sandy City across 700 W and a Sandy City Industrial District to the east. The site features a ten-foot Access Easement on the south side and falls within zoning regulations allowing for residential, commercial, and mixed-use development. Single-Tenant Monument Signs are limited to 45 square feet max and 6 feet max height, with specific placement guidelines.

The terrain is flat with overgrown weeds, and caution is advised regarding the adjacent overhead power line to the east. The Jordan River Pkwy Trail is immediately south of the site, offering good visibility from 700 West and the trail itself. **However, until 700 West is widened, the site is landlocked and will not be directly accessible from the roadway.**



State Street (North)

Parcel ID: 221935201500000

Acerage: .04 Acres

Owner: SCMD 15 LLC.

AADT: 28,000

The site is in a Commercial - SS zone and features a light pole and buried communication and gas lines on the east side, under the sidewalk. It is part of a commercial plaza with multiple businesses having their own monument signage nearby, prompting city considerations regarding sign placement distances. The terrain is flat with no significant vegetation, and the surroundings include a parking lot, retaining wall, and one-story buildings on two sides. **Despite being surrounded by various stimuli, signs, and businesses, the site lacks individual prominence due to the busy area and high traffic flow, offering great visibility but blending in with its surroundings.**



State Street (South)

Parcel ID: 22313032350000

Acerage: .6 Acres

Owner: East Town Village Condo Unit

AADT: 23,000

The site falls within the Mixed-Use Zone (MU) and State Street Overlay Zone (SSOZ), allowing a mix of land uses and encouraging vibrant commercial and residential redevelopment along State Street. It features a five-foot widening dedicated to UDOT on the west side and a twenty-foot water easement on the north side. Surrounding the site are residential homes and apartment buildings, with flat terrain and a landscaped area to the north featuring trees, shrubs, and grass. **The site has high visibility and prominence due to its location near State Street and the surrounding residential area, despite being an empty lot with two easements to consider.**



700 East

Parcel ID: 22293040120000

Acerage: .6 Acres

Owner: UDOT

AADT: 24,000

This location, zoned as Single Family Residential Zone-1 (SF-1). Adjacent to the site is the East Jordan Canal to the west and several overhead utilities such as power and communications lines. It has a subsurface storm drain and outfall running beneath the middle of the parcel. Surrounded by low-density, single-family developments on both sides of 700 E, the site is near a neighborhood commercial district and a Planned Unit Development District. The site features a significant ten-foot slope on its western side and overgrown weeds and shrubs along the property line, and an overhead power line crossing the roadway above. A six-foot barbed-wire fence borders the west side, while there is a sidewalk and hardscape “park strip” along the east. **Despite potential grading and slope challenges, the site offers great visibility and experiences relatively low travel speeds, but it contains a substantial amount of hardscape.**



900 East

Parcel ID: 22203030270000

Acerage: .86 Acres

Owner: TFC Plaza LLC.

AADT: 19,000

The site, zoned as Commercial - C1, is heavily cluttered with subsurface utilities including water valves, lines, manholes, electrical, and communication lines. Surrounded by a commercial plaza to the West and North, with a significant commercial presence, the area transitions to residential towards the east and south. The terrain is flat with turf grass and no prominent vegetation. The site is encircled by a parking lot and entrance plaza, offering great visibility despite nearby monument signs and a travel speed of 45mph. **Overall, given the utility complexities and existing signage, other locations will be best suited for placement of future monument signage.**



Fort Union Blvd.

Parcel ID: 22203760344002

Acerage: .22 Acres

Owner: PCCP JSP Springs LLC.

AADT: 11,000

The site, zoned as RM-25 for medium to high-density residential use, is constrained by various underground utilities such as communication lines, gas lines, water lines, and a sanitary sewer line. The site allows for a maximum sign area of thirty-two square feet and a maximum height of six feet. Situated near busy roads the location is surrounded by the Fort Union Shopping Center to the south, townhouses to the west, and an office building to the southeast. There is also a multi-family housing complex to the east/northeast. The site features flat terrain with turf grass and decorative vegetation, although it is constrained by man-made elements such as existing monument signs and underground easements. **The visibility of the monument sign may be hindered by nearby signage, but its location ensures prominence despite the relatively limited space available for development.**



S. Union Park Ave. (I-215 Off Ramp)

Parcel ID: N/A

Acerage: .97 Acres

Owner: UDOT

AADT: 21,000

The site is located in an RM-25 zone, allowing for medium to high-density residential development with specific sign regulations. It features water lines running through the middle and west sides of the property. Surrounded by low-density residential areas to the west and east, the site is also part of a highway off-ramp. The terrain is flat with large and middle-sized trees along the west fence line, and there are minimal utilities present. **The site offers clear visibility and suitable conditions for development within the specified zoning guidelines.**

development and planning.

Existing Conditions Summary

In conducting the existing conditions analysis for multiple sites, we focused on key factors such as utilities infrastructure, land use/zoning requirements, traffic patterns, surrounding developments, topography, vegetation, overhead clearance, and overall site strengths and weaknesses.

This collective approach allowed us to gain a comprehensive understanding of each site's context and potential challenges or opportunities for development. By considering these factors across all sites, we were able to identify common themes and trends, informing strategic decision-making.

3.0 Design Development

The Design Development Process is a crucial stage in any project's lifecycle, and it involves several key steps and considerations. One essential aspect to highlight is that the design iterations evolved through a series of phases, beginning with a kick-off meeting where project goals, objectives, and initial concepts were discussed and outlined. Subsequently, an iterative design process ensued, involving multiple design workshops, discussions, and refinements based on feedback and input from stakeholders, including engagements with Midvale City, council members and public feedback obtained through various channels such as social media platforms and an online survey.

Throughout these stages, the design team collaborated closely with stakeholders to ensure that the design solutions aligned with project requirements, community needs, and aesthetic considerations. Regular presentations and updates were provided to city council members to gather insights, address concerns, and receive approvals at key milestones. This collaborative approach allowed for a well-informed and inclusive design process, resulting in the development of final design displays that were presented to the city council for review and approval.

Project Kickoff

The project kickoff, in August of 2023, marked the commencement of the Entryway Points Project, serving as a moment to initiate collaboration and



Figure 2: Consor Introduction Slide from Kickoff Meeting Powerpoint

set the project's foundation. During this session, we introduced the project team members, fostering transparency and establishing clear lines of communication. We delved into a comprehensive project overview, highlighting overarching goals, objectives, and the intended outcomes. The scope and deliverables were outlined in detail, ensuring everyone understood their roles and responsibilities.

Public involvement was a key component discussed during the kickoff, emphasizing the importance of engaging stakeholders and gathering community input throughout the project lifecycle. We also presented the proposed timeline and milestones, establishing expectations for progress tracking and project completion. By outlining the next steps, including upcoming meetings, workshops, and key decision points, we set the stage for a collaborative and structured approach to achieving project success.

Theming Workshop

The first design workshop, held in October of 2023 with Midvale City, was an exploration of the area's historical roots and envisioned future. Significant topics such as the early settlement of Mormon Pioneers, mining, and cultural heritage were all discussed because they play a pivotal role in shaping the region's identity. Additionally, we explored the city's aspiration to develop an Arts and Cultural Hub, envisioning a vibrant center for artistic expression and community engagement.



Figure 3: Traditional Monument Precedent Image

As part of the workshop, we presented various types of signage prototypes to gauge the city's preferences and align design concepts with their vision. Our display included examples of traditional signage reflecting historical elements, craftsman styles capturing artisan craftsmanship, modern designs embodying contemporary aesthetics, and rustic industrial signage paying homage to the area's industrial heritage. Through discussions and visual presentations, the

workshop participants expressed a clear inclination towards modern and industrial signage styles, reflecting a desire to blend historical context with a contemporary urban feel.

The meeting provided valuable insights into the city's priorities which ultimately focused on three major themes for development:

- Industrial history preservation;
- Cultural heritage celebration;
- Establishment of an Arts and Cultural Hub.

These themes not only reflect Midvale City's unique identity but also serve as guiding principles for future design concepts and urban development initiatives. Three distinct design concepts were developed based off these discussions and were presented at future workshops. Building on these discussions, our next steps involved crafting three distinct design concepts, each centered around one of these themes, to be presented and refined further in upcoming design workshops. This iterative process ensured that design solutions resonated with the community's values and aspirations, fostering a cohesive and meaningful urban environment for residents and visitors alike.



Figure 4: Modern Monument Precedent Image

Design Charade Workshop

In November 2023, Consor conducted a design charrette where we presented three distinct concepts to the city stakeholders. These concepts included an industrial-themed design highlighting Midvale City's industrial heritage, a timeline-based design showcasing the city's rich history in chronological order, and an arts and cultural concept emphasizing the vibrant artistic community within Midvale. Each design was carefully crafted to resonate with different aspects of the city's identity.

The graphics prepared for the Midvale Entry points Plan included both daytime and nighttime renderings, showcasing the different signage concepts and their impact throughout the day. These graphics were presented alongside detailed boards outlining the full design context. They included conceptual sketches, thematic elements, and proposed materials, all of which are included in Appendix A for reference and review.

Industrial Monument



Figure 5: Day-Time Render, Industrial



Figure 6: Nighttime Render, Industrial

Historical Monument



Figure 7: Daytime Render, Historical



Figure 8: Nighttime Render, Historical

Arts & Culture Monument



Figure 9: Day-Time Render, Arts & Cultural



Figure 10: Nighttime Render, Arts & Culture

Following the presentation of multiple design concepts, the city expressed a preference to pursue the arts and cultural monument signage theme. This decision reflected the city's commitment to highlighting its vibrant artistic community and cultural heritage as key focal points for welcoming visitors and enhancing local identity at entry points. The Consor team then focused its efforts on developing and implementing the chosen design to align with the city's vision effectively.

City Council Approval

In response to the city's decision to pursue the arts and cultural monument signage theme, the Consor team made specific tweaks to the design to enhance its effectiveness. One significant addition was the incorporation of a mural board, which serves as a dynamic visual element representing the city's artistic vibrancy and cultural richness. Additionally, a secondary sign was drafted to complement the main monument signage, providing supplementary information or directing visitors to specific cultural attractions within Midvale.



Figure 11: Chosen monument sign displayed at City Council

Public Comments

After receiving approval from the City Council, our team prepared new renders showcasing both daytime and nighttime views of the primary (horizontal) and secondary (vertical) sign types. A variety of different materials were used to accurately represent the proposed designs. These materials were presented in an online survey that ran between December 2023 and January 2024, allowing the public to evaluate the signage concepts in different lighting conditions and orientations.



Figure 12: Primary Signage Render for Public Comments - Daytime



Figure 13: Primary Signage Render for Public Comments - Nighttime



Figure 14: Secondary Signage Render for Public Comments - Daytime



Figure 15: Secondary Signage Render for Public Comments - Nighttime

Public Comment Themes

The signage concepts presented in the survey were generally well-received by the public, reflecting a positive sentiment towards the proposed designs. However, one common feedback theme emerged, which was a request to reduce the number of colors used in the signage to eliminate the “rainbow” effect and create a more cohesive visual impact.

Final Renders



Figure 16: Final Primary Sign Render - Daytime



Figure 17: Final Primary Sign Render - Nighttime



Figure 18: Final Secondary Sign Render - Day Time



Figure 19: Final Secondary Sign Render - Nighttime

4.0 Implementation and Prioritization Plan

Implementation Plan

For the Landscape and Aesthetics plan, our team developed customized landscape designs for each of the ten identified sites, maintaining a cohesive theme across all locations. The designs featured a cobble base complemented by low grasses and shrubs, creating a harmonious and visually appealing environment at the entry points. *Detailed plans for these landscape designs are included in Appendix A.*

Prioritization Plan

The prioritization plan involved a thorough analysis of various factors to determine the most suitable locations for the monument signage implementation. Key variables considered included Ownership, AADT (Average Annual Daily Traffic), Visibility, Zoning regulations, and Utility and Easements impact. After careful evaluation, it was determined that Jordan River Blvd, State St. N, S Union Park Ave, Center St., and State Street South ranked highest among the ten sites, showcasing the most promise from a holistic perspective in terms of visibility, traffic flow, regulatory considerations, and overall impact.

The various variables were ranked from 1 to 5, one being the lowest and five being the highest. The aggregation of these scores are shown below, with the Jordan River Blvd. ranking the highest and 700 W. ranking the lowest.

Prioritization Plan

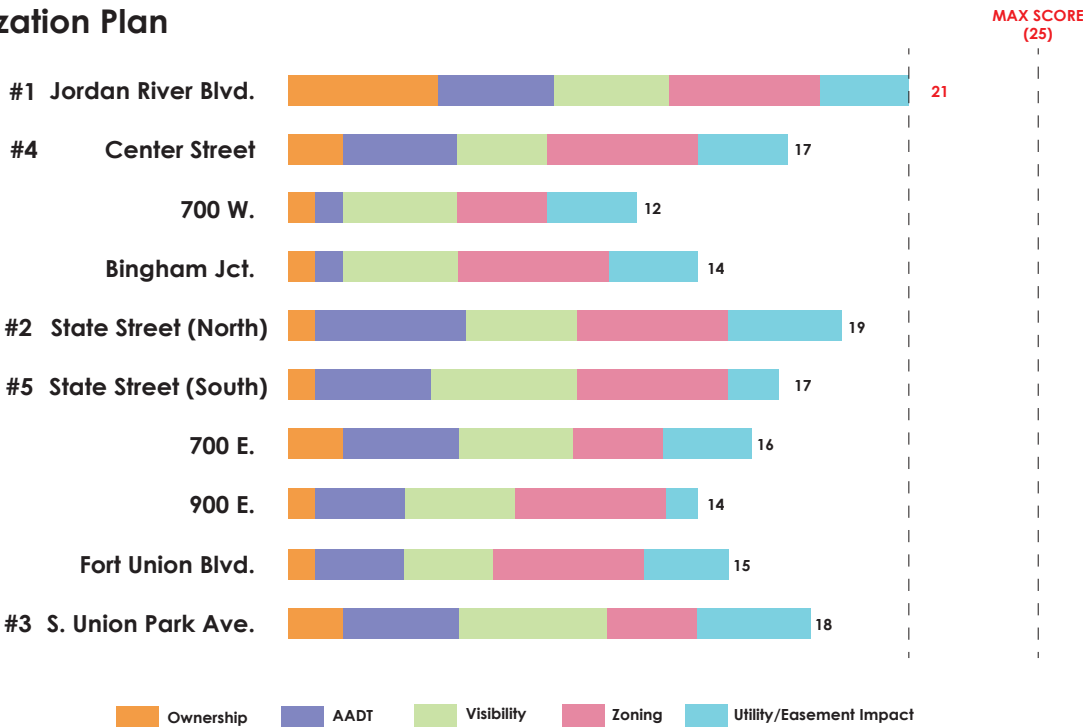


Figure 20: Prioritization Plan

5.0 Engineer's Probable Cost Estimate

Cost Estimate

In addition to the Landscape and Aesthetics plan and prioritization efforts, our team meticulously prepared a probable cost estimate outlining the expenses associated with construction, including the signage installations themselves. This detailed cost breakdown, included in Appendix A for reference, encompassed not only the materials and labor costs for the signage but also factored in site preparation, landscaping elements, and any necessary infrastructure adjustments.

APPENDIX A

MIDVALE ENTRYWAY POINTS PLAN | INDUSTRIAL

NARRATIVE

The entrance monument was crafted with an industrial theme, thoughtfully weaving together a tapestry of bold textures that include stone, enduring concrete, resilient hardwood, and a striking 1/8" Corten Steel. These bold, enduring industrial materials serves as a deliberate nod to the concept of a keystone in an arch, symbolizing the city's intrinsic role as a unifying force at the heart of diverse elements. Beyond their structural significance, these materials evoke a sense of endurance and strength, mirroring Midvale's historical resilience and its enduring centrality as a pivotal hub. As night falls, the monument comes to life with a gentle illumination, delicately accentuating the rich wooden details. This captivating play of light not only enhances visibility but also crafts an inviting nocturnal ambiance, creating an enchanting atmosphere for both residents and visitors alike as they enter the welcoming embrace of Midvale.

FRONT ELEVATION



MATERIALS



WHITE BRICK/STONE



STAINLESS STEEL



CONCRETE



CORTEN STEEL



RUSTIC WOOD

DAY-TIME RENDER



NIGHT-TIME RENDER



MIDVALE ENTRYWAY POINTS PLAN | TIMELINE

NARRATIVE

The foundational concept driving this endeavor is centered on the meticulous creation of a timeline that meticulously captures and commemorates the noteworthy events that have played a pivotal role in shaping the rich history of Midvale City over the years. This chronological narrative unfolds gracefully from left to right, embodied by robust concrete pillars firmly anchored in a resilient foundation. Each of these individual monoliths, representing distinct moments in the city's evolution, is thoughtfully interconnected by a prominent rail beam, prominently displaying the city name and the corresponding entry sign location. The intricate details further contribute to a cohesive and engaging storyline that reflects the essence of Midvale's growth and development. This concept not only serves as an aesthetically pleasing tribute to Midvale's history but also fosters a sense of unity and connectivity.

FRONT ELEVATION



MATERIALS



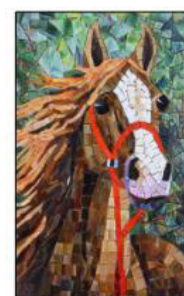
CONCRETE



WEATHERED STEEL



STONE/COBBLE



MOSAIC TILES



DAY-TIME RENDER



NIGHT-TIME RENDER

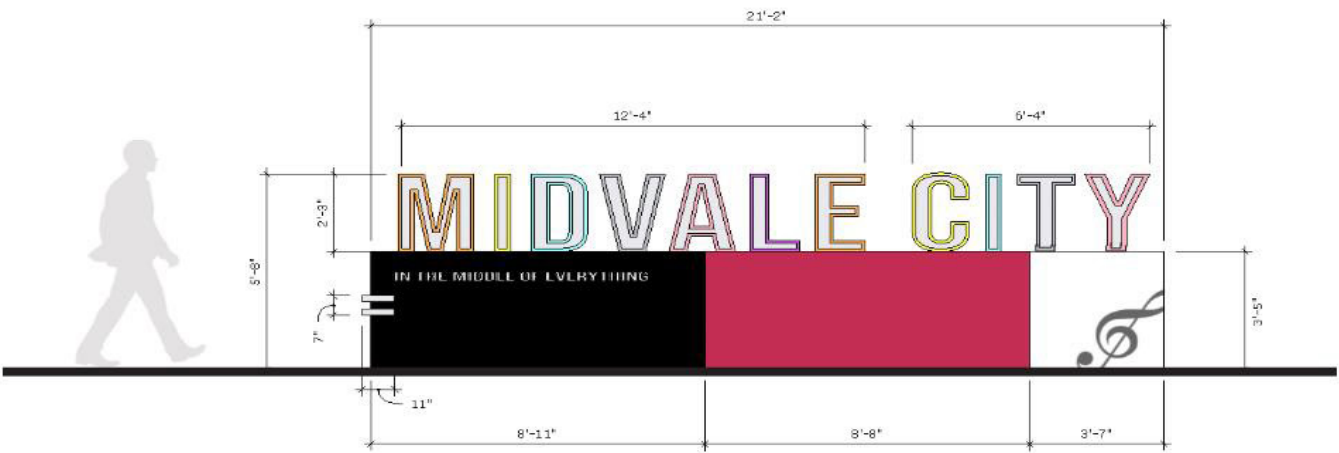


MIDVALE ENTRYWAY POINTS PLAN | ART & CULTURE

NARRATIVE

Welcome to Midvale City, where history meets the future in a harmonious blend of modern elegance and vibrant heritage. The Municipal Entryway Monument Sign below embodies a modern aesthetic that whispers of innovation and progress. Crafted from sleek acrylic, fiber glass, and aluminum, a subtle nod to the city's industrial and mining roots, it gleams with clean lines and minimalistic brilliance. This monument is more than metal and design; it is a canvas of the city's cultural dreams. A mosaic of colors, drawn from the city's primary and secondary palettes, adorns its letters and foundation, depicting the kaleidoscope of the community. Through this colorful tapestry, the city shares its commitment to nurturing arts and culture, weaving a story of creativity and unity that will guide Midvale into a future where every shade represents a shared aspiration and every hue echoes a shared dream.

FRONT ELEVATION



MATERIALS

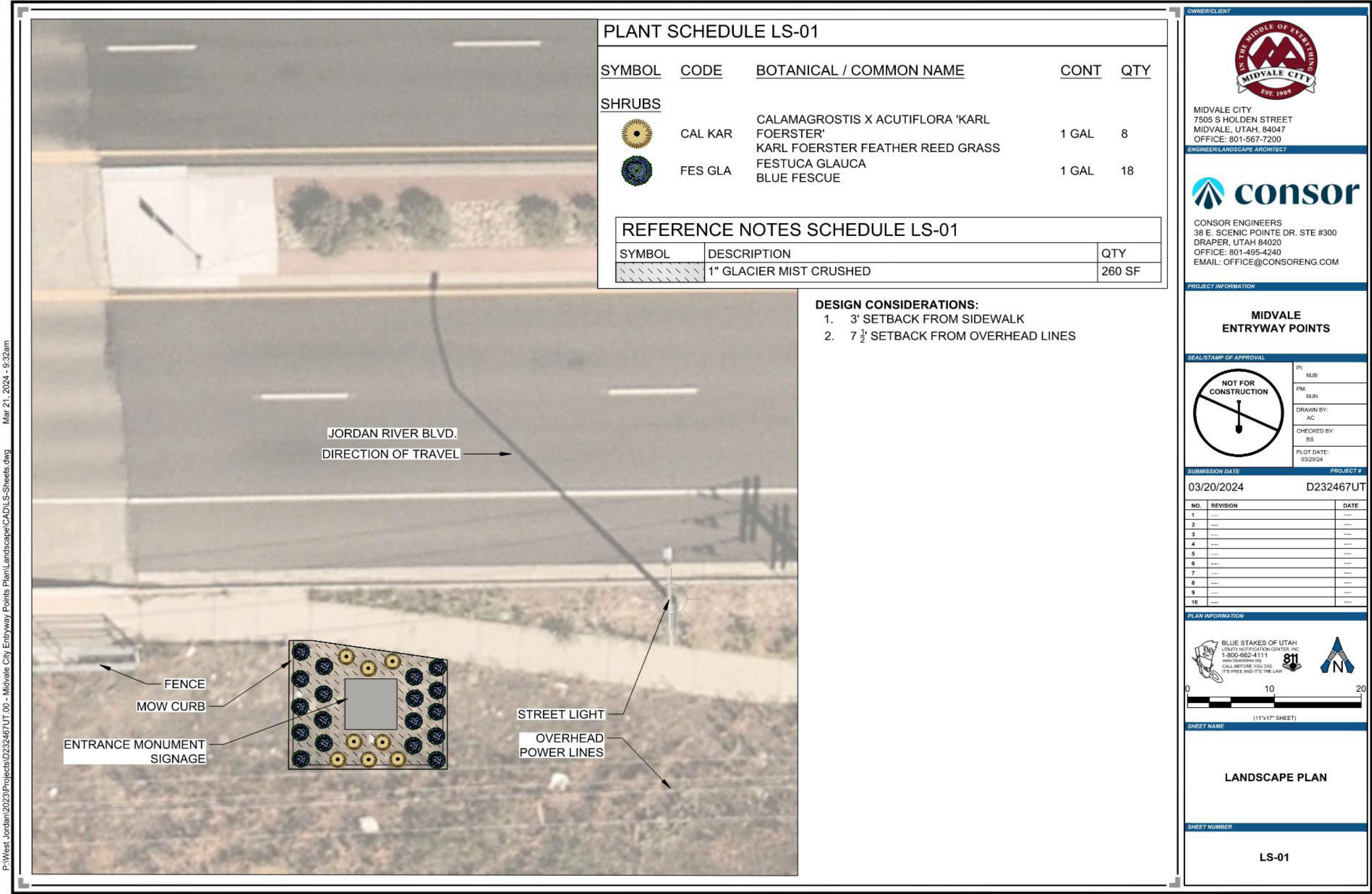


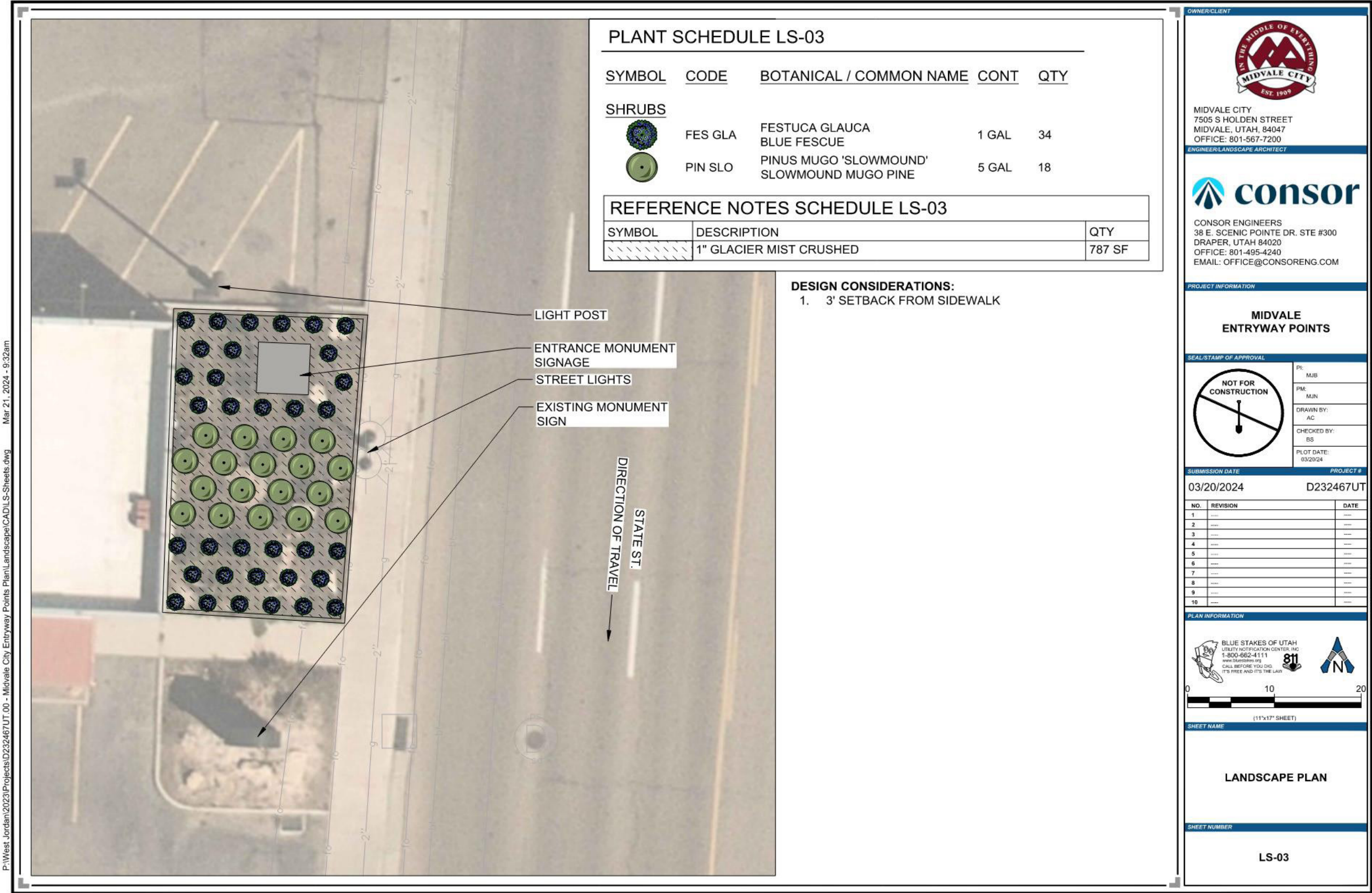
DAY-TIME RENDER

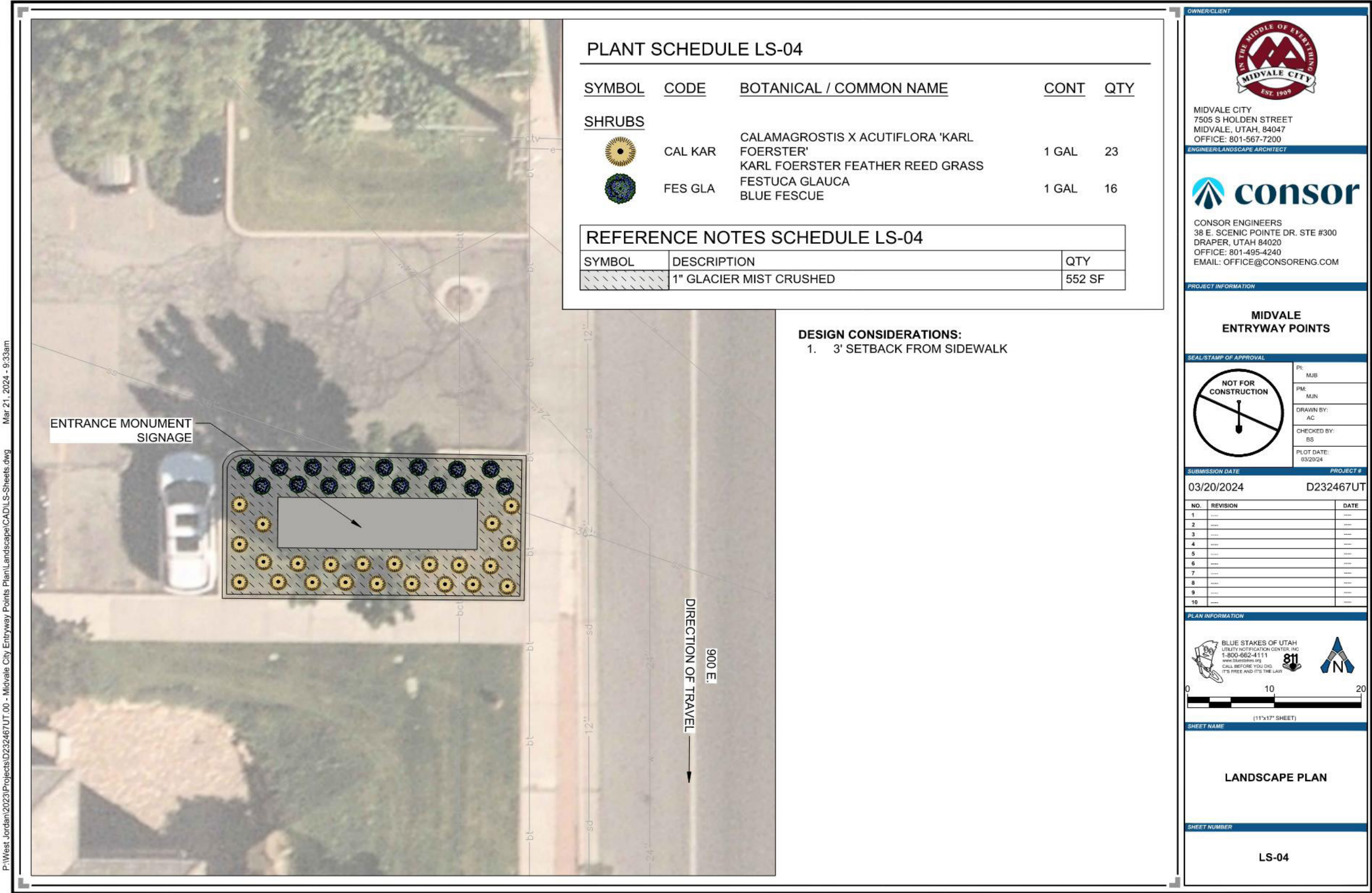


NIGHT-TIME RENDER












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PLANT SCHEDULE LS-06

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS				
	FES GLA	FESTUCA GLAUCA BLUE FESCUE	1 GAL	12
	RHU GRO	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	3

REFERENCE NOTES SCHEDULE LS-06

SYMBOL	DESCRIPTION	QTY
	1" GLACIER MIST CRUSHED	195 SF

DESIGN CONSIDERATIONS:
1. 3' SETBACK FROM SIDEWALK

OWNER/CLIENT



MIDVALE CITY
7505 S HOLDEN STREET
MIDVALE, UTAH, 84047
OFFICE: 801-567-7200

ENGINEER/LANDSCAPE ARCHITECT



CONSORE ENGINEERS
38 E. SCENIC POINTE DR. STE #300
DRAPER, UTAH 84020
OFFICE: 801-495-4240
EMAIL: OFFICE@CONSORENG.COM

PROJECT INFORMATION

MIDVALE
ENTRYWAY POINTS

SEAL/STAMP OF APPROVAL



PI: MJB
PM: MJN
DRAWN BY: AC
CHECKED BY: BS
PLOT DATE: 03/20/24

SUBMISSION DATE

03/20/2024

PROJECT #

D232467UT

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PLAN INFORMATION

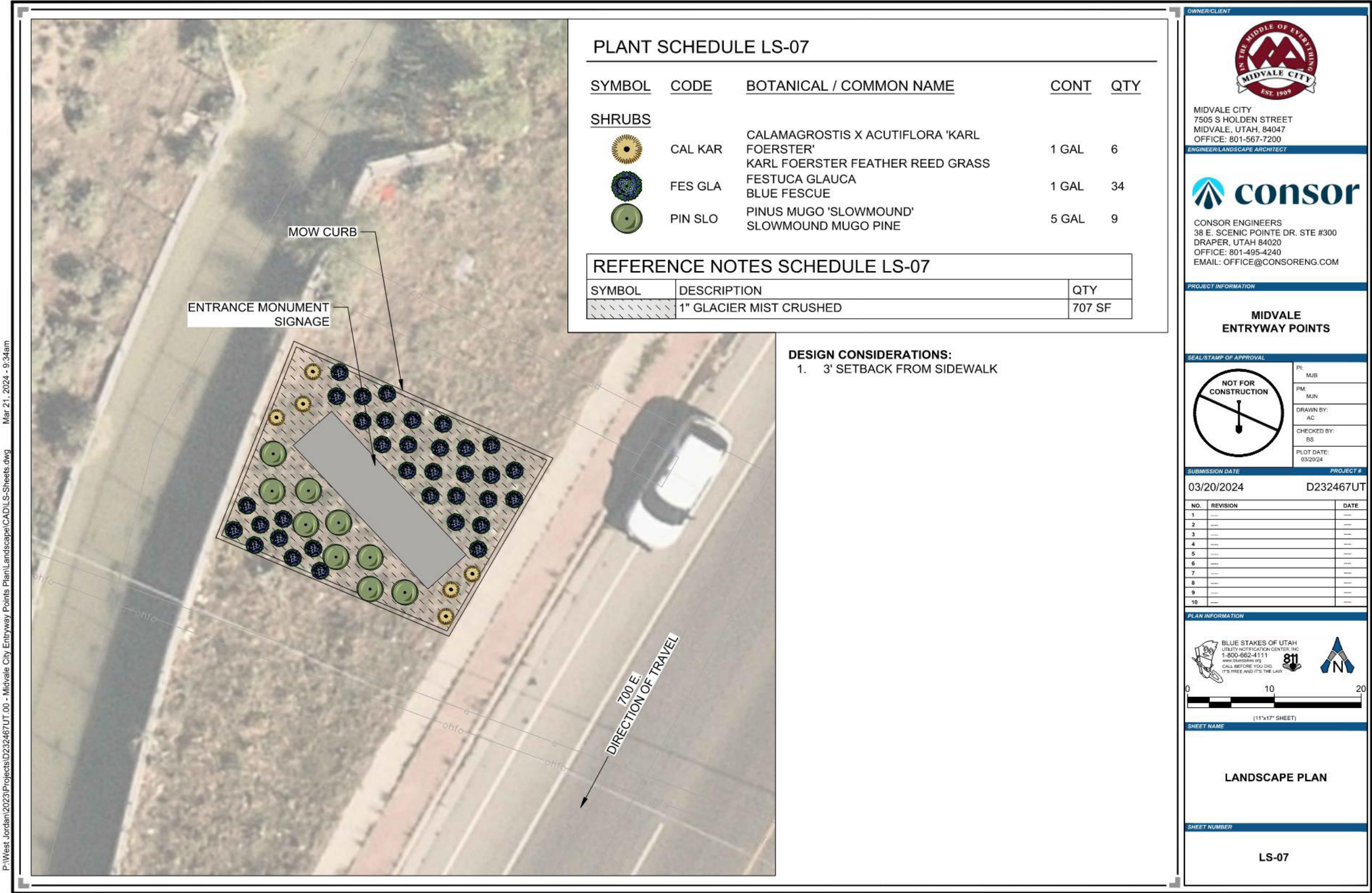


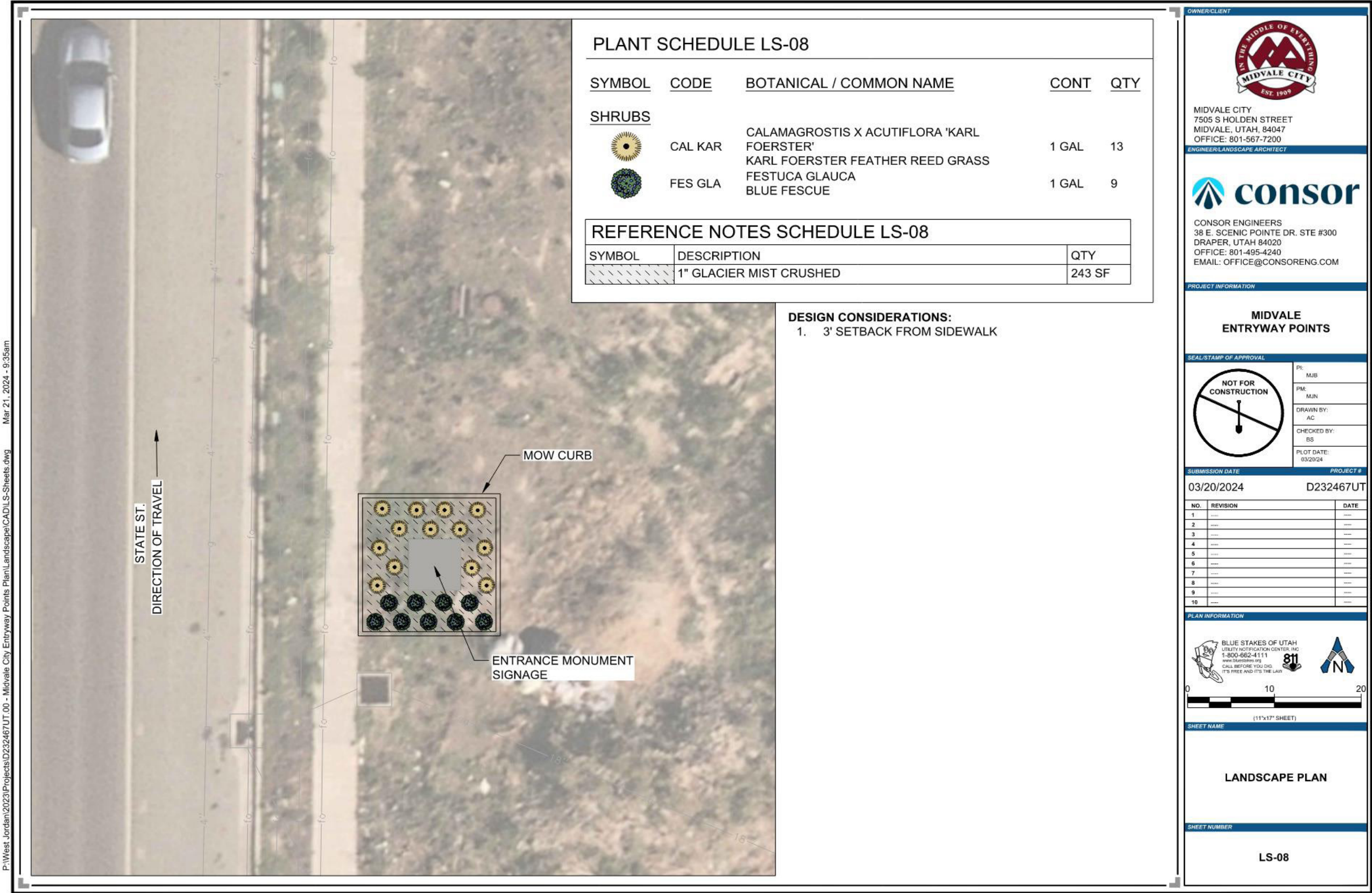
SHEET NAME

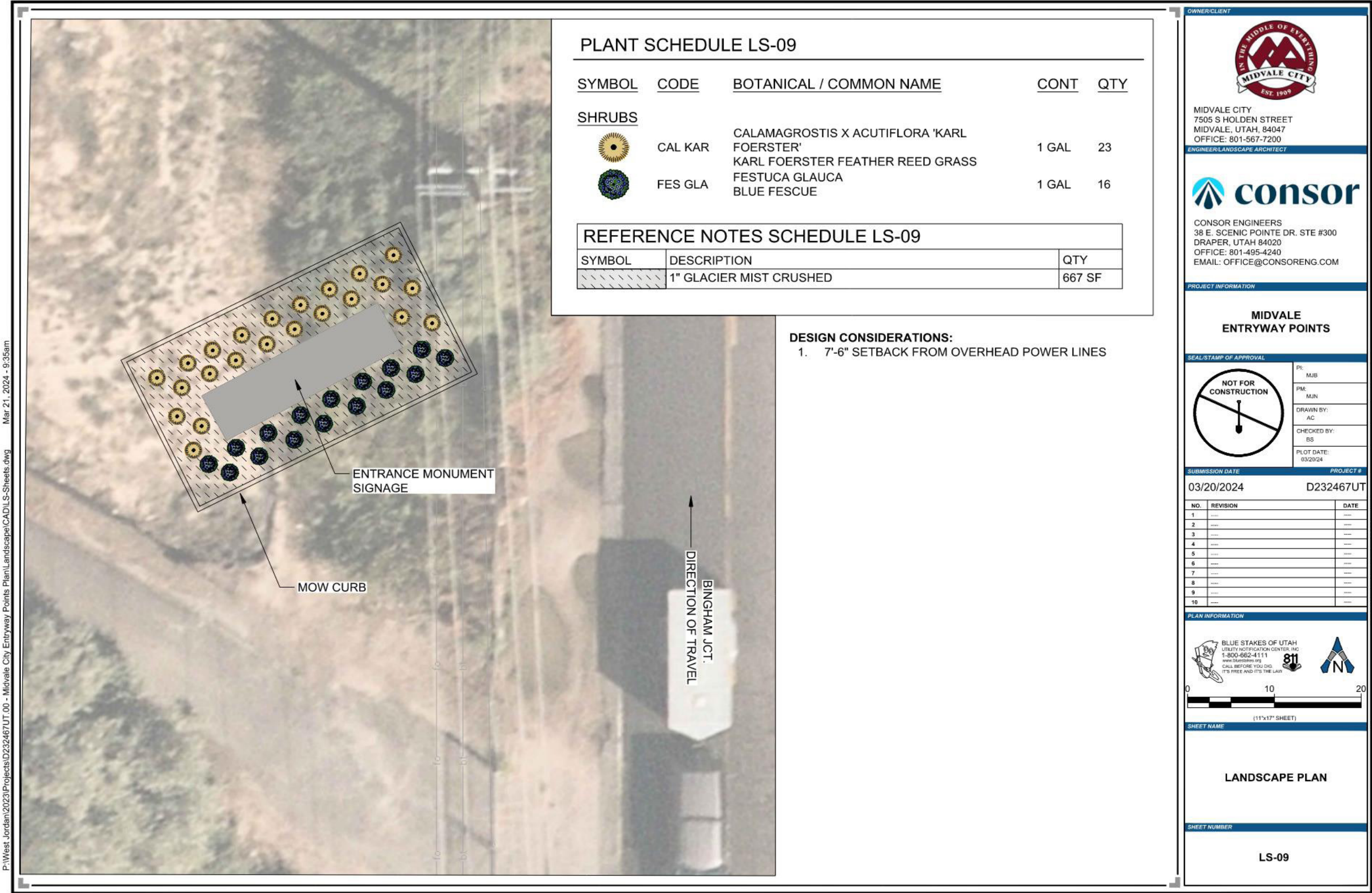
LANDSCAPE PLAN

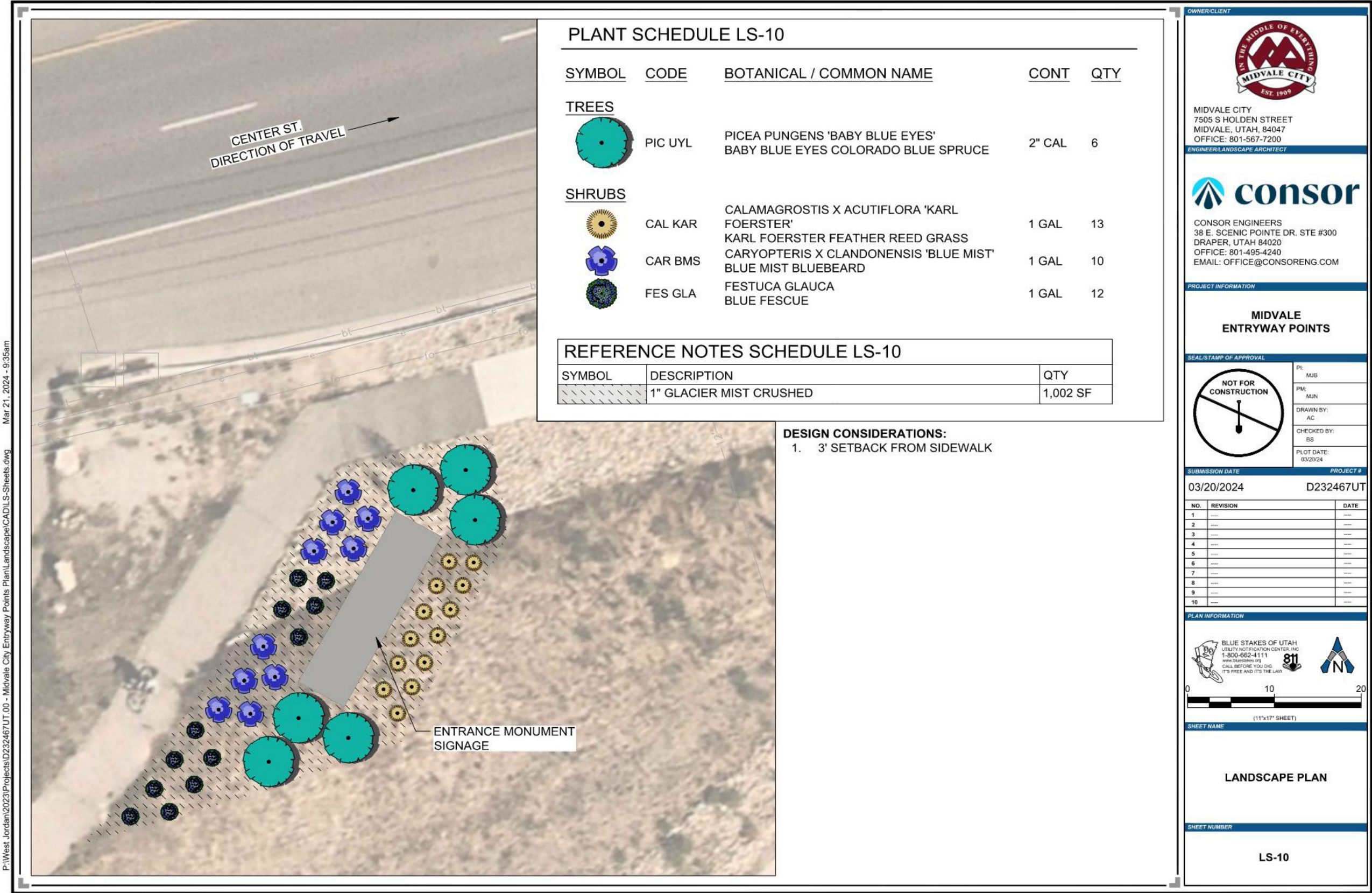
SHEET NUMBER

LS-06









Midvale City Engineer's Probable Cost Estimate													
ITEM NO.	ITEM DESCRIPTION	UNIT PRICE	QUANTITY										UNIT
SITE			LS-01	LS-02	LS-03	LS-04	LS-05	LS-06	LS-07	LS-08	LS-09	LS-10	
			JR Blvd.	700 W.	State St. (N)	900 E.	Union Park	Fort Union	700 E.	State St. (S)	Bingham Jct	Center St.	
1	SITE DEMOLITION (CLEARING & GRUBBING)	\$ 0.75	300	450	800	575	575	250	800	275	700	1250	SQFT
2	CONSTRUCTION STAKING	\$ 1,250.00	1	1	1	1	1	1	1	1	1	1	LUMP
3	EROSION CONTROL & SWPPP	\$ 750.00	1	1	1	1	1	1	1	1	1	1	LUMP
4	EARTHWORK	\$ 0.85	300	450	800	575	575	250	800	275	700	1250	SQFT
5	CONSTRUCTION ENGINEERING	\$ 7,500.00	1	1	1	1	1	1	1	1	1	1	LUMP
LANDSCAPE & AMENITIES													
6	PRIMARY SIGN	\$ 30,000.00		1		1	1		1	1	1	1	LUMP
7	SECONDARY SIGN	\$ 22,000.00	1		1			1					LUMP
8	6" CONCRETE MOW CURB	\$ 12.00	50	85		103	103	60	110	70	112		LNFT
9	1-2" GLACIER MIST COBBLE @ 4" DEPTH	\$ 95.00	4	5	5	7	7	3	9	3	9	13	CUYD
10	TOP SOIL @ 4" DEPTH	\$ 55.00	4	5	5	7	7	3	9	3	9	13	CUYD
11	1 GAL SHRUB	\$ 35.00	26	19	34	39	39	12	27	22	39	35	EACH
12	5 GAL SHRUB	\$ 60.00			18			3	10				EACH
13	6-8' EVERGREEN TREE	\$ 525.00										6	EACH
14	IRRIGATION	\$ 2.50	275	800	800	575	575	200	715	275	675	1002	SQFT
SITE SUB TOTAL			\$ 34,777.50	\$ 44,655.00	\$ 37,800.00	\$ 45,508.50	\$ 45,508.50	\$ 34,170.00	\$ 46,782.50	\$ 42,687.50	\$ 46,366.50	\$ 50,330.00	
10% MOBILIZATION			\$ 3,477.75	\$ 4,465.50	\$ 3,780.00	\$ 4,550.85	\$ 4,550.85	\$ 3,417.00	\$ 4,678.25	\$ 4,268.75	\$ 4,636.65	\$ 5,033.00	
20% NON ESTIMATED CONTINGENCY			\$ 6,955.50	\$ 8,931.00	\$ 7,560.00	\$ 9,101.70	\$ 9,101.70	\$ 6,834.00	\$ 9,356.50	\$ 8,537.50	\$ 9,273.30	\$ 10,066.00	
TOTAL			\$ 45,210.75	\$ 58,051.50	\$ 49,140.00	\$ 59,161.05	\$ 59,161.05	\$ 44,421.00	\$ 60,817.25	\$ 55,493.75	\$ 60,276.45	\$ 65,429.00	

MIDVALE ENTRY SIGNS FAQ'S

Thank you to those who took the time to complete our survey and provide feedback on the design concept for the Midvale Entry Point Monument Signs. The project team has reviewed each comment, and made changes accordingly, in order to present the community with the final concept shown in the following attachments. Using the information collected through the survey, we have answered some of your most frequently asked questions below:

What were the design objectives given to the consulting team?

Midvale City was looking to create a cohesive and aesthetically pleasing visual identity for key city entry points, reflecting Midvale's historical significance and its contemporary role as a thriving arts and cultural center.

We asked our consultants to design signs with a distinct theme, unique to Midvale, that would be feasible for use in multiple locations, of different sizes.

Which entry point locations are considered a priority for getting signage installed?

The prioritization plan involved a thorough analysis of various factors to determine the most suitable locations for implementing the monument signs. At this time, the priority locations are as follows:

- 1 - Jordan River Boulevard
- 2 - State Street (North Border)
- 3 - South Union Park Avenue
- 4 - Center Street
- 5 - State Street (South Border)

How much will the signs cost to manufacture and install?

At this time, we only have a probable cost estimate. Actual costs will only be known once the City moves forward to get the signs made.

We anticipate the total cost for each sign to fall between \$44,000 and \$66,000, depending on the location, the size of the sign, and associated landscaping costs.

What material will the signs be made out of?

The signs will be made out of a polished aluminum. This will give the signs a reflective shine, while also reducing the effort required for maintenance, including removing graffiti.

Why all the colors?

The variety of colors were a nod to our identity as a stronghold for arts and culture in the Salt Lake Valley. However, one common request from the survey responses was to reduce the number of colors used in the lettering to eliminate the "rainbow" effect, and create a more cohesive visual impact.

This final design reduced the number of colors used in the original concept, and held to colors directly from Midvale's Branding and Theming Guide.

Primary City Colors: Black, White, Maroon
Secondary City Colors: Orange, Yellow, Baby Blue, Gray

What was the thought process behind the lighting decisions?

The final design utilizes warm tone lighting, to accent the color selection and create a comfortable, home-like feel.

What were the overall results of the public feedback survey?

Based on survey results, 74.1% of respondents loved, liked, or were neutral toward the original design concepts.

When will you use the Primary Sign versus the Secondary Sign? Why have two different options?

It's all about space. Some of our desired entry point locations have more space to work with than others. Having a secondary sign with a smaller footprint gives us the ability to keep our entry point signage cohesive, while also allowing flexibility in tighter areas.

If you have questions that have not been answered here, or you wish to provide additional feedback, please reach out to the Midvale City Project Manager, using the contact information below.



Midvale City

May 2024

Midvale Entry Points Plan Comprehensive Final Report

