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

MIDVALE CITY COUNCIL REGULAR MEETING
AGENDA
July 21, 2026

Public Notice Is Hereby Given that the **Midvale City Council** will hold a regular meeting on **July 21, 2026** at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

Electronic & In-Person City Council Meeting
This meeting will be held electronically and in-person. **Public comments may be submitted electronically to the City Council at Midvale.Utah.gov/PublicComment by 5:00 p.m. on July 20, 2026.**

The meeting will be broadcast on **You-Tube (Midvale.Utah.gov/YouTube)**

6:30 p.m. - REGULAR MEETING

I. GENERAL BUSINESS
- A. WELCOME AND PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. Unified Fire Authority Report — ***[Chief Nathan Kay]***

II. PUBLIC COMMENTS
Any person wishing to comment on any item not otherwise scheduled for a public hearing on the agenda may address the City Council at this point by stepping to the microphone and giving their name for the record. Comments should be limited to not more than three (3) minutes unless additional time is authorized by the City Council. Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on issues not scheduled for public hearing. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.

III. COUNCIL REPORTS
- A. Council Member Bonnie Billings
- B. Council Member Paul Glover
- C. Council Member Heidi Robinson
- D. Council Member Bryant Brown
- E. Council Member Denece Mikolash

IV. MAYOR REPORT
- A. Mayor Dustin Gettel

V. CITY MANAGER REPORT
- A. Matt Dahl

VI. PUBLIC HEARINGS

A. **CANCELLED – WILL BE RESCHEDULED AND RENOTICED** Receive Public Comment Regarding Ordinance No. 2026-O-24 Authorizing a Zone Map Amendment Located at 7250 S Halelani Dr from Single Family Residental-1/Duplex Overlay to Multifamily Residential – Medium Density zone. — ***[Elizabeth Arnold, Senior Planner]***

ACTION: Consider Ordinance No. 2026-O-24 Authorizing a Zone Map Amendment Located at Located at 7250 S Halelani Dr from Single Family Residental-1/Duplex Overlay to Multifamily Residential – Medium Density zone.

B. Receive Public Comment Regarding Ordinance No. 2026-O-25 Authorizing a Zone Map Amendment Located at 620 E Greenwood Ave and 7500 S 700 E to Add the Duplex Overlay to the Existing Single Family Residential-1 zone. — ***[Elizabeth Arnold, Senior Planner]***

ACTION: Consider Ordinance No. 2026-O-25 Authorizing a Zone Map Amendment Located at Located at 620 E Greenwood Ave and 7500 S 700 E to Add the Duplex Overlay to the Existing Single Family Residential-1 zone.

VII. CONSENT

A. Consider Minutes of July 7, 2026 — ***[Rori Andreason, H.R. Director/City Recorder]***

B. Consider **Resolution No. 2026-R-41** Authorizing the Mayor to Execute a Purchase and Installation Agreement with Mountain West Precast for a 6-Room Restroom Building — ***[Jerimie Thorne, Public Works Director]***

VIII POSSIBLE CLOSED SESSION

The City Council may, by motion, enter into a Closed Session for:

A. Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual;
B. Strategy sessions to discuss pending or reasonably imminent litigation;
C. Strategy sessions to discuss the purchase, exchange, or lease of real property;
D. Discussion regarding deployment of security personnel, devices, or systems; and
E. Investigative proceedings regarding allegations of criminal misconduct.

IX. ADJOURN

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working days advance notice of the meeting. TTY 711

The agenda was posted in the City Hall Lobby, on the City's website at Midvale.Utah.gov and the State Public Notice Website at pmn.utah.gov. Council Members may participate in the meeting via electronic communications. Council Members' participation via electronic communication will be broadcast and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication.

Date Posted: July 16, 2026

Rori L. Andreason, MMC
H.R. Director/City Recorder

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

MIDVALE CITY COUNCIL
STAFF REPORT
7/21/2026

SUBJECT

Receive Public Comment Regarding Ordinance No. 2026-O-25 Authorizing a Zone Map Amendment Located at 620 E Greenwood Ave and 7500 S 700 E to Add the Duplex Overlay to the Existing Single Family Residential-1 zone.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND OVERVIEW

The proposal is a request to add the Duplex Overlay zone to two parcels totaling approximately 4.08 acres. The applicant's justification and supporting materials for the rezone are included in the attachments.

Midvale City Code 17-3-1(E.) outlines the criteria necessary for granting a rezone as follows:

17-3-1 Criteria/Required Findings. …rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the planning commission may recommend, and the city council may grant, a rezoning application only if it determines, in written findings, that the proposed rezoning is consistent with the policies and goals of the general plan and that the applicant has demonstrated that the:

1. Proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption of the general plan;
2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to, steep slopes, flood plain, unstable soils, and inadequate drainage; or
3. Land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

Staff has reviewed the proposal against the required findings and finds that the request satisfies Criterion 1 because it would provide additional housing opportunities that address an identified community need.

Staff also finds that the proposal satisfies Criterion 3. The subject property contains a former Church of Jesus Christ of Latter-day Saints meetinghouse that is no longer being used for its original purpose, creating an opportunity for redevelopment.

Public notice has been sent to property owners within 500 feet of the subject area. No written objections have been received as of the writing of this report.

STAFF RECOMMENDATION

Staff proposes the City Council approve the rezone with the following finding:

1. The amendment complies with Midvale City Code 17-3-1(E)(1&3).

PLANNING COMMISSION RECOMMENDATION

This item was heard during the July 8, 2026 Planning Commission meeting and the Planning Commission unanimously recommended approval.

During the public hearing, residents acknowledged the need for additional housing opportunities and redevelopment of the property; however, many expressed concerns regarding the potential impacts of future development. Primary concerns included traffic circulation, existing roadway conditions, pedestrian and child safety, parking availability, infrastructure capacity, water rights, and potential impacts from construction activities. Several residents requested that any traffic study evaluate existing conditions during the school year and consider impacts beyond the immediate development area.

Residents also expressed concerns regarding neighborhood character and compatibility with surrounding properties. Some residents stated a preference for single-family residential development rather than duplexes or townhomes, citing concerns related to owner occupancy, potential rental impacts, privacy, and preserving the existing community atmosphere.

Commissioners acknowledged the concerns raised by residents, particularly regarding traffic and safety, and discussed the potential benefits of providing additional homeownership opportunities within Midvale City. The Planning Commission also discussed that future development would be required to comply with applicable zoning requirements. Commissioners noted that the primary source of existing traffic impacts within the neighborhood is associated with Hillcrest High School and that existing traffic concerns may extend beyond the impacts of the proposed development alone.

RECOMMENDED MOTION

I move that we approve Ordinance No. 2026-O-25 authorizing a zone map amendment located at 620 E Greenwood Ave and 7500 S 700 E to add the Duplex Overlay to the existing Single Family Residential-1 zone as provided in the attachments, with the finding noted in the staff report.

ATTACHMENTS

1. Draft Ordinance
2. Justification for Rezone
3. Supporting Documents

MIDVALE, UTAH
ORDINANCE NO. 2026-O-25

AN ORDINANCE AUTHORIZING A ZONE MAP AMENDMENT LOCATED AT 620 E GREENWOOD AVE AND 7500 S 700 E TO ADD THE DUPLEX OVERLAY TO THE EXISTING SINGLE FAMILY RESIDENTIAL-1 ZONE.

WHEREAS, pursuant to Utah Code Annotated Sections 10-8-84 and 10-20-501 through 10-20-503, Midvale City ("the City") has authority to make and amend any regulation of or within zoning districts or any other provision of the land use ordinance to promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of the municipality; and

WHEREAS, a request has been made for a change of zoning on the property described in Exhibit A; and

WHEREAS, the Planning Commission held a public hearing on July 8, 2026 to review the request for rezone and, after considering all the information received, made a recommendation to approve the rezone request thereon to the City Council; and

WHEREAS, the City Council of Midvale City, Utah held a public hearing on July 21, 2026 and after taking into consideration citizen testimony, planning and demographic data, the desires of the owners of the property, and the Planning Commission's recommendation as part of its deliberations, the City Council finds the following:

1. The proposed zone map amendment complies with Midvale City Code 17-3-1(E)(1&3).

NOW, THEREFORE, BE IT ORDAINED by the City Council of Midvale City, Utah as follows:

Section 1. The zoning ordinance, which sets forth the zone districts within Midvale City which portion of the said zoning ordinance is established by a zoning map, is hereby amended as follows:

The property described in Exhibit A attached hereto and by this reference made a part hereof, which property is located at 620 E Greenwood Ave and 7500 S 700 E Midvale, Utah, and is currently zoned Single Family Residential-1, shall be zoned Single Family Residential-1/Duplex Overlay zone.

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

Single Family Residential-1.

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

Single Family Residential-1/Duplex Overlay.

Section 2. This ordinance shall take effect upon the date of first publication.

PASSED AND APPROVED this 21st day of July, 2026.

_____
Dustin Gettel, Mayor

ATTEST:

_____
Rori Andreason, MMC
City Recorder

Voting by City Council	"Aye"	"Nay"
Bonnie Billings	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Denece Mikolash	_____	_____

Date of first publication: _____

Attachment A:

BRAD REYNOLDS
CONSTRUCTION

June 11th 2026

Midvale City Planning Department
7505 S Holden Street
Midvale, UT 84047

Brad Reynolds Construction has been building quality custom homes in the Salt Lake Valley for over 40 years. For many years we focused primarily on large estate homes. In recent years we have seen the need for a high quality but more affordable product for home buyers.

Brad Reynolds Construction is proposing a zoning change for the property located at 700 E. 7500 S. The property is currently an LDS meetinghouse and parking lot. The acreage of the property is 4.08 acres, and the parcel is currently zoned SF-1. We are proposing that the zoning be changed to SF-1 DO. The zoning change will allow for duplex residential units to be built with a minimum of 3,500 SF lots for each unit. The proposed duplex community will meet all requirements for a planned community in the duplex overlay zone. We will provide the required 25% active/improved open space for the community, as well as a variety of units types and elevations to meet the architectural requirements of the duplex overlay zone.

The proposed duplex units will be a mix of one and two-story units, each unit will have an attached 2-car garage and a full basement. The exterior finishes will be an attractive mix of masonry and fiber cement siding, with architectural grade asphalt shingles. The interior of the units will be nicely finished with 2-tone paint, painted cabinetry, quartz countertops, and laminate wood flooring on the main floor. The units are designed to be offered as an individually owned "for sale" product. The size, scale, and design of the homes will have a feel that is compatible with nearby residential areas.

The property is bordered by Greenwood Avenue (7500 S) on the north, with a mix of one and two-story single family homes on the north side of Greenwood Avenue. To the east, the property is bordered by 700 E., with a group of duplex residential units on the east side of 700 E. To the south, the property is bordered by single family homes. To the west, the property is bordered by a mostly vacant lot (1.3 acres) and a single family home. Multi family residential units can be found near the parcel. Duplex units are located directly across the street to the east. 4-plex and duplex units are located directly northeast of the parcel on the north side of Hillcrest High Drive. Duplex units are also located nearby to the southeast on Zekes Court.

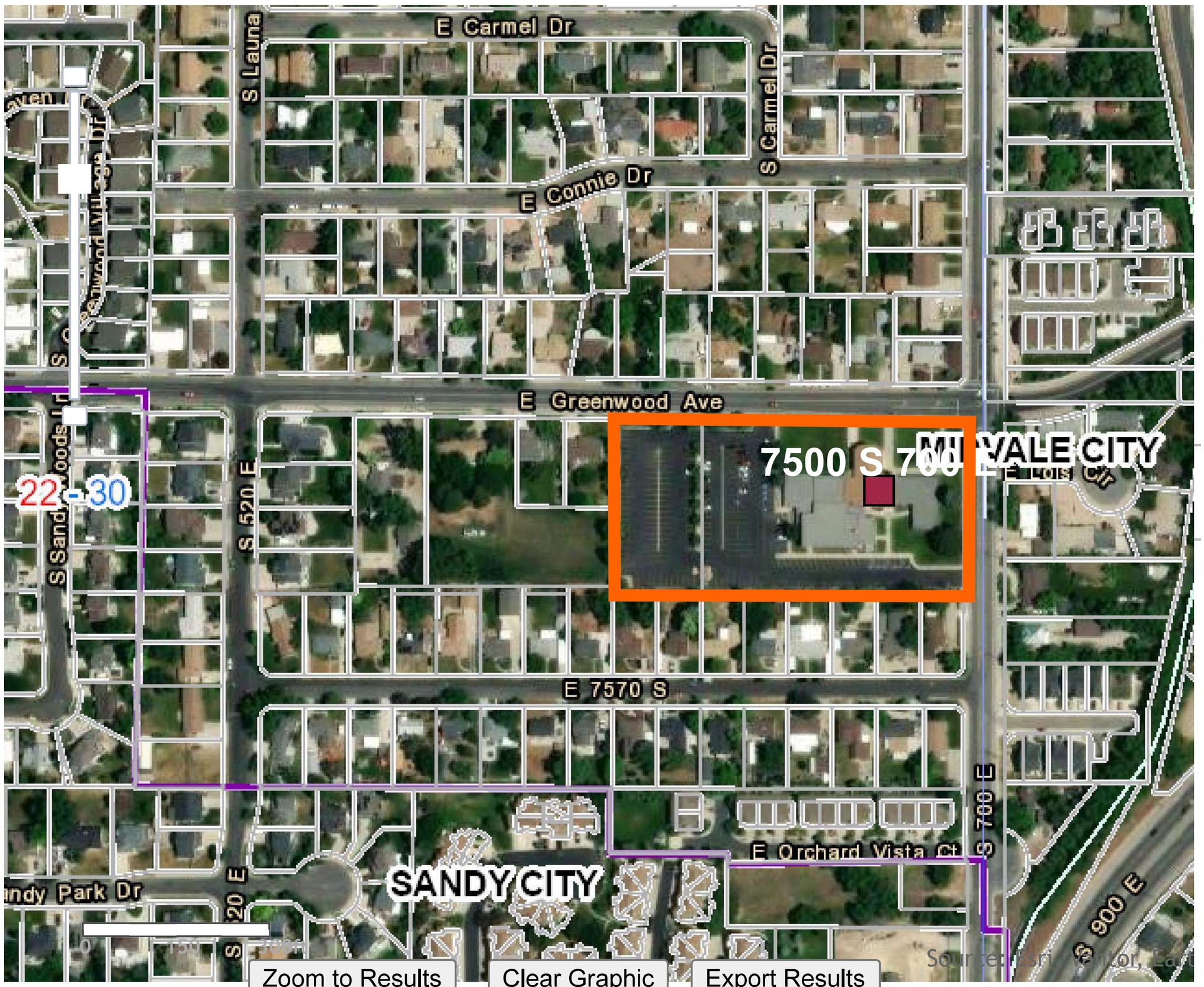
We feel that a rezone of this property to allow for duplex residential units will support and promote the objectives of the City's General Plan. The General Plan promotes a diversified housing stock that is integral to the City's sustainability, and encourages housing choices that are appropriate for all life stages, income levels, and lifestyles. Our proposed duplex units are a mix of one and two-story homes. The one-story homes have bedrooms on the main floor and could accommodate buyers that are at a later stage of life. The two-story homes have 3 bedrooms and 2.5 bathrooms and could accommodate young and growing families. The General Plan states that with new developments, a proper balance of housing affordability is encouraged. In today's economy, single family homes on individual lots are not within reach financially for many potential home buyers. Duplex units allow us to provide a high quality home at a more affordable price. The City's Housing Plan encourages home ownership rather than increasing the number of rental units in the City. Our units are designed to be a "for sale" product that will add stability and value to the existing neighborhood.

BRAD REYNOLDS
CONSTRUCTION

A zoning change to this parcel would allow for duplex homes that are compatible with both the existing multi-family neighborhoods that are near the parcel, as well as existing single-family homes in the area. The proposed units will bring greater affordability and diversity to the housing stock of the City, and provide additional housing units for that will help meet future housing needs as the City continues to grow. The architectural design and quality of the units, along with improved open space will help to maintain and improve the quality of the community in the area. Thank you for your consideration.

Sincerely,

Brad Reynolds
Brad Reynolds Construction



Zoom to Results | Clear Graphic | Export Results

Source: Esri, Maxar, Ea

GLENWOOD AVENUE (7500 SOUTH)

(PUBLIC STREET)



700 EAST STREET

(PUBLIC STREET)

Think

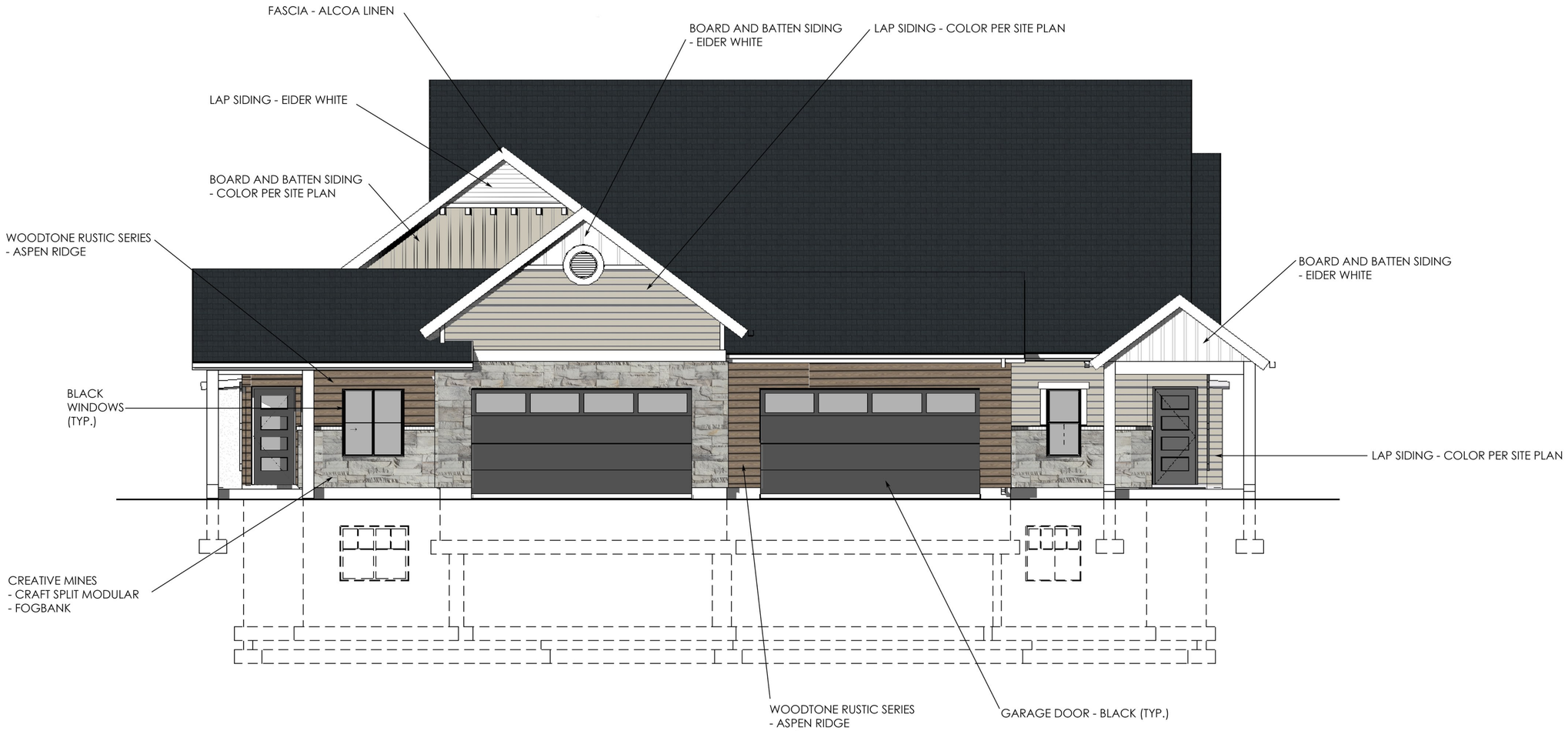
Architecture

JUNE 9, 2026

0 10 20 40 60

Concept Plan

700 EAST PROPERTY, MIDVALE, UT



SOUTH ELEVATION- PRESENTATION
1/4" = 1'-0"
1
D203

Think
Architecture

The designs shown and described herein including all technical drawings, graphic representation & models thereof, are the copyrighted work of Think Architecture, Inc. and & cannot be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from THINK Architecture, Inc.

DIMPLE DELL - 14TH EAST TOWNHOMES - BUILDING TYPE 3

1405 EAST 10600 SOUTH, SANDY, UTAH

SOUTH ELEVATION -
PRESENTATION

D203

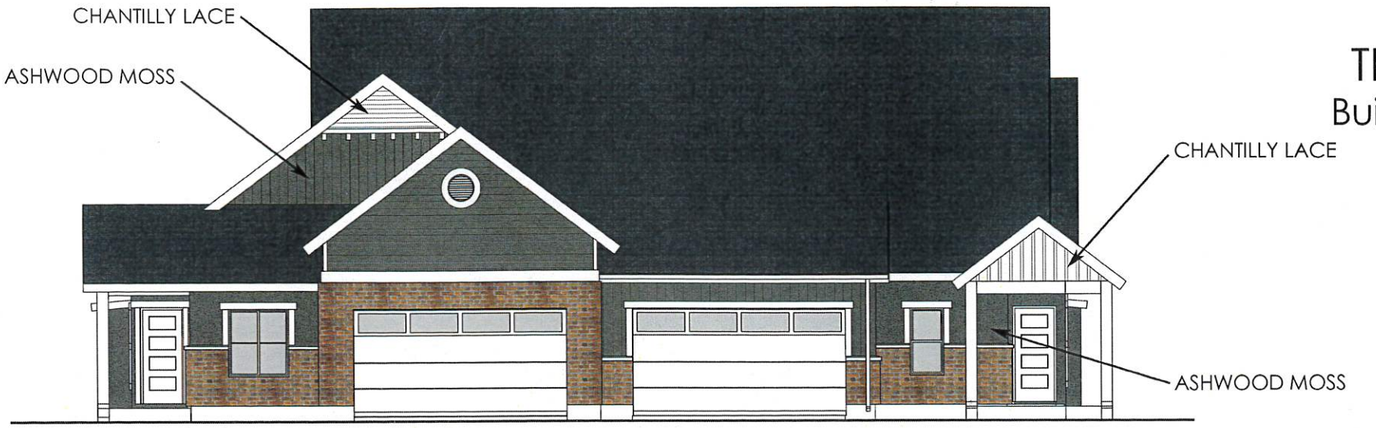
JUNE 30, 2021

THE MEADOWS AT WINCHESTER

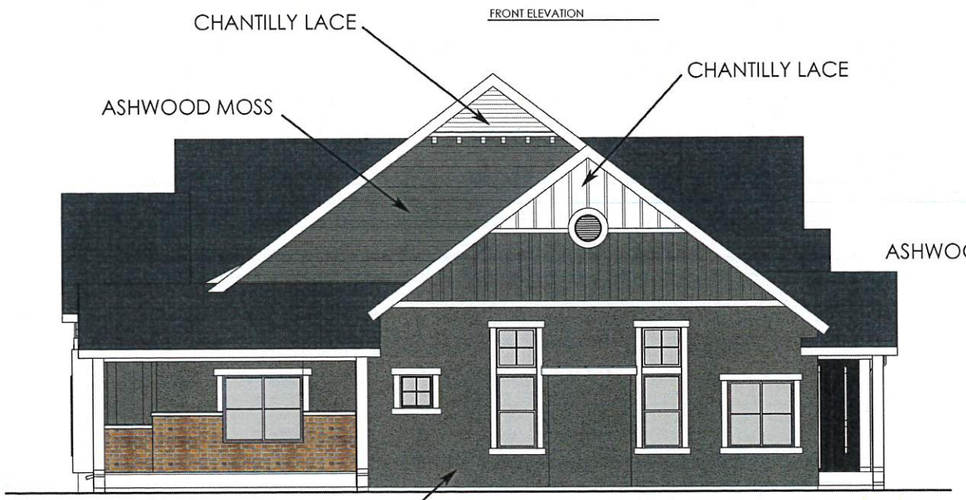
Buildings 107,108,113,114,117,118,123,124

BM 1484 Ashwood Moss

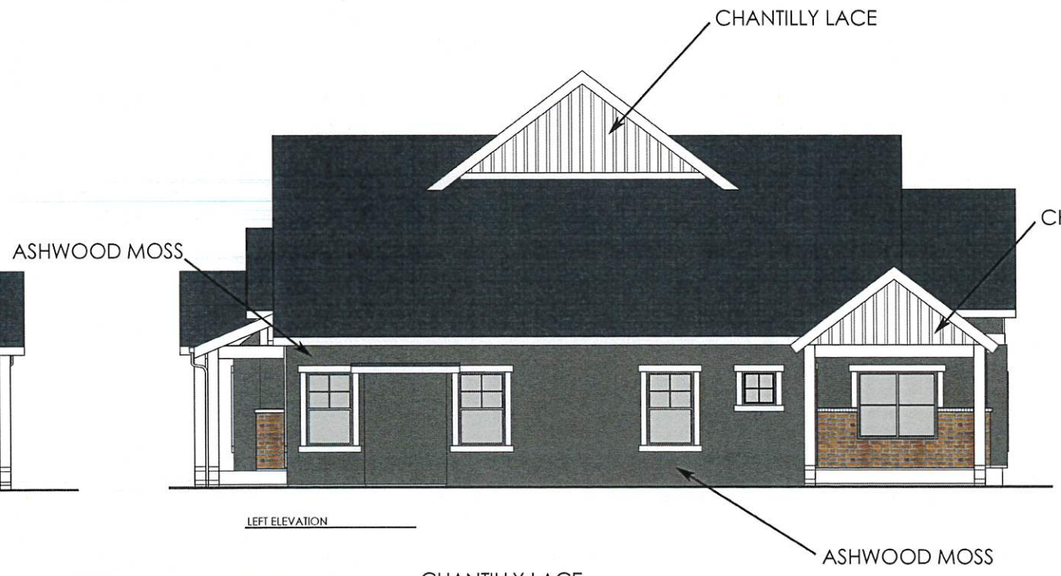
BM OC-65 Chantilly Lace



FRONT ELEVATION



RIGHT ELEVATION



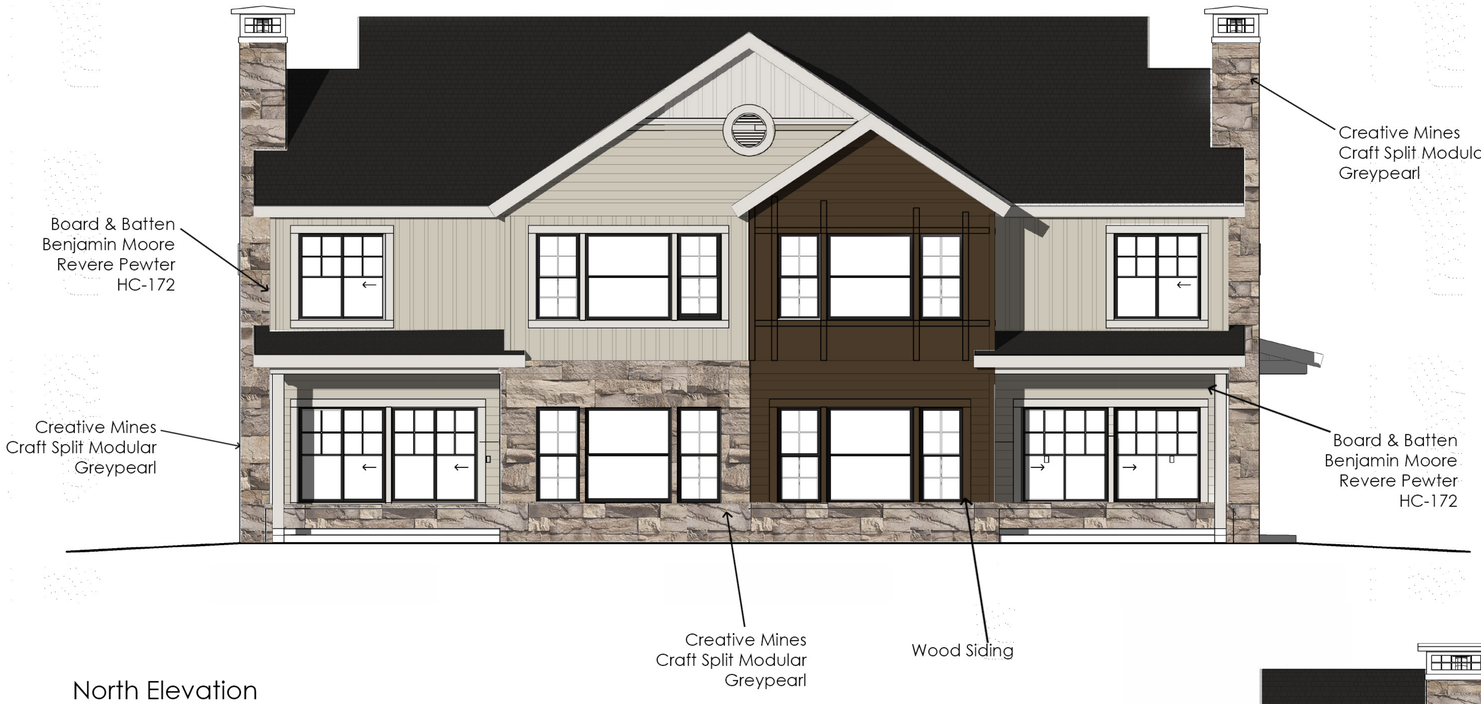
LEFT ELEVATION



REAR ELEVATION

MICHELE DUNKER

INTERIOR & EXTERIOR DESIGN



North Elevation

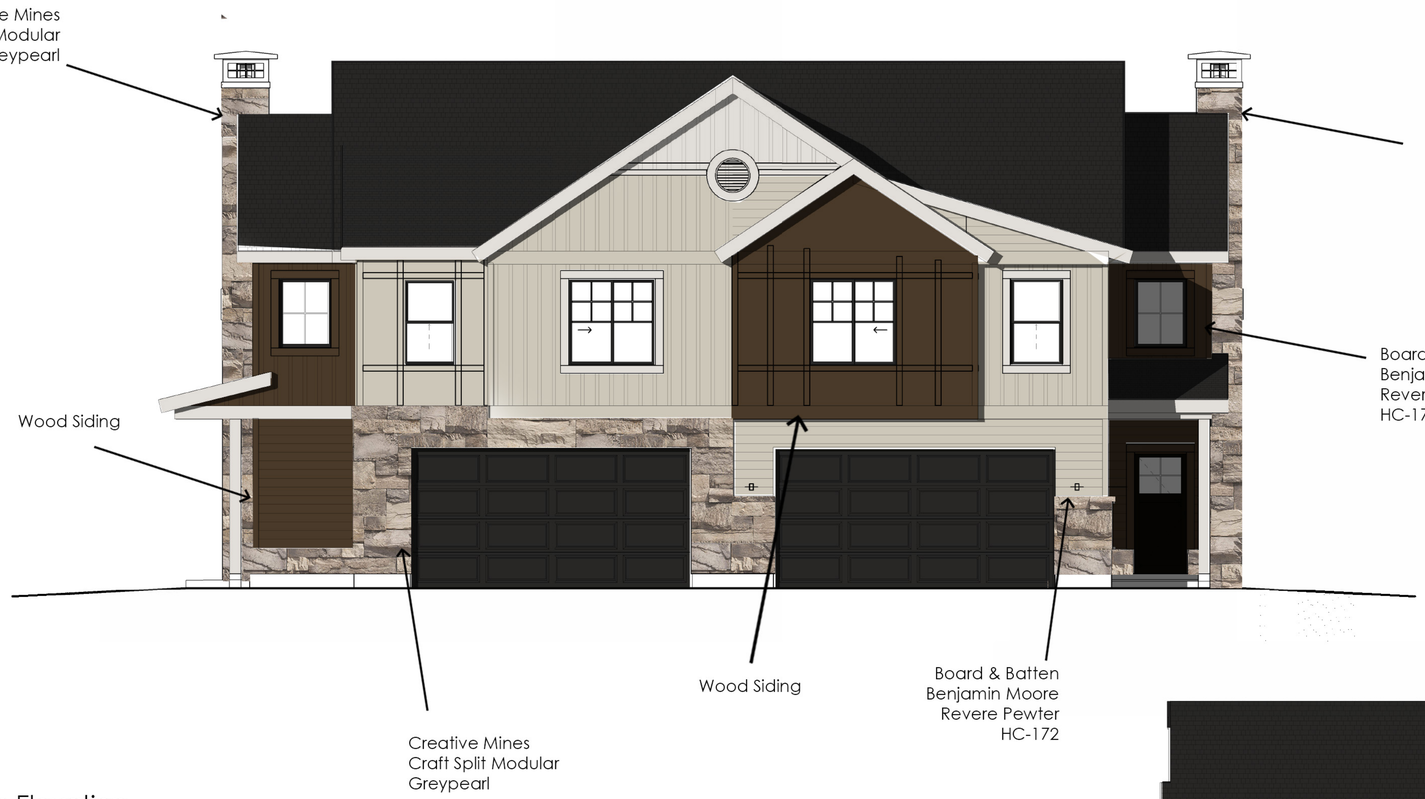


West Elevation

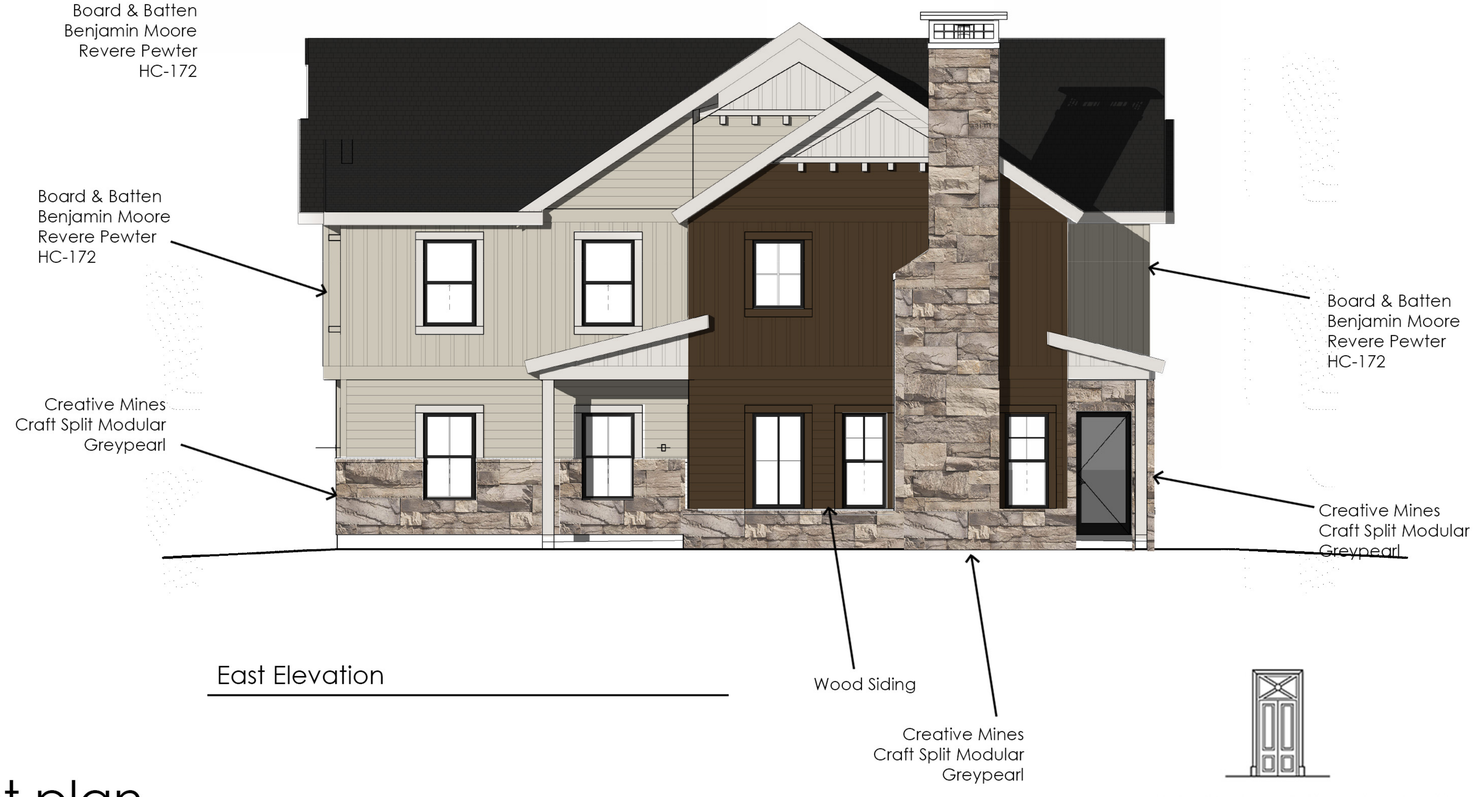
*all trim to be Sherwin Williams
Eider White SW7014

The Ridges at Murray - Duplex (FF) - Paint plan

MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN



South Elevation

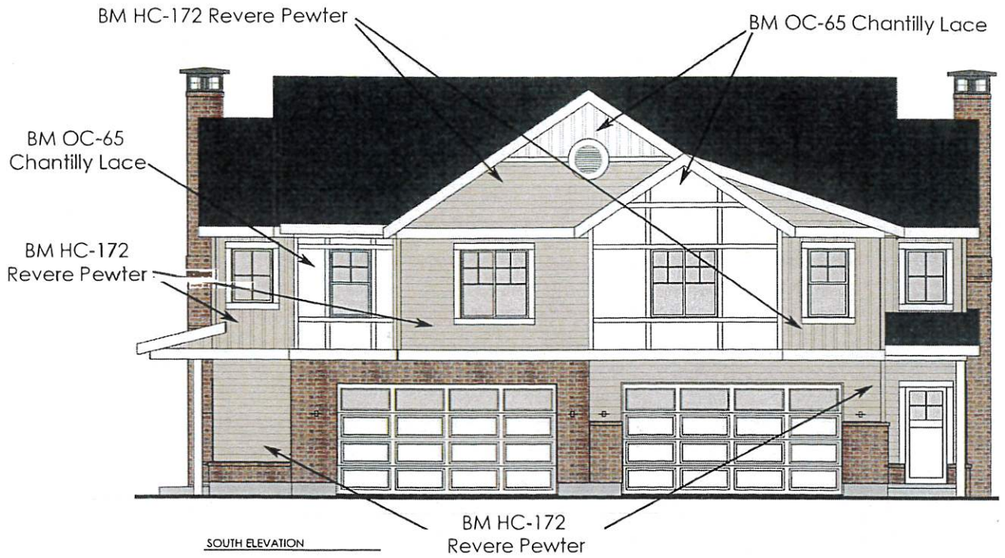


East Elevation

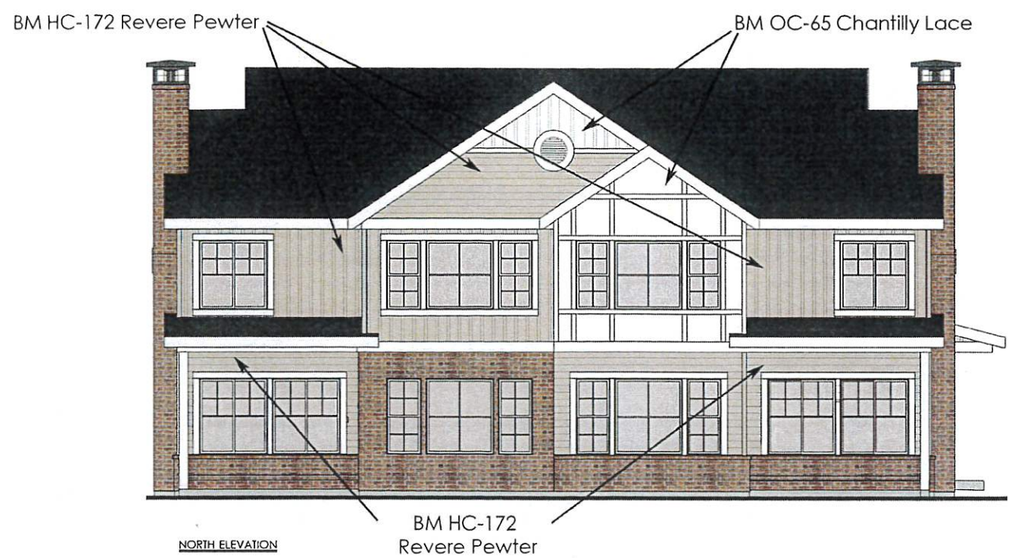
*all trim to be Sherwin Williams
Eider White SW7014

The Ridges at Murray - Duplex (FF) - Paint plan

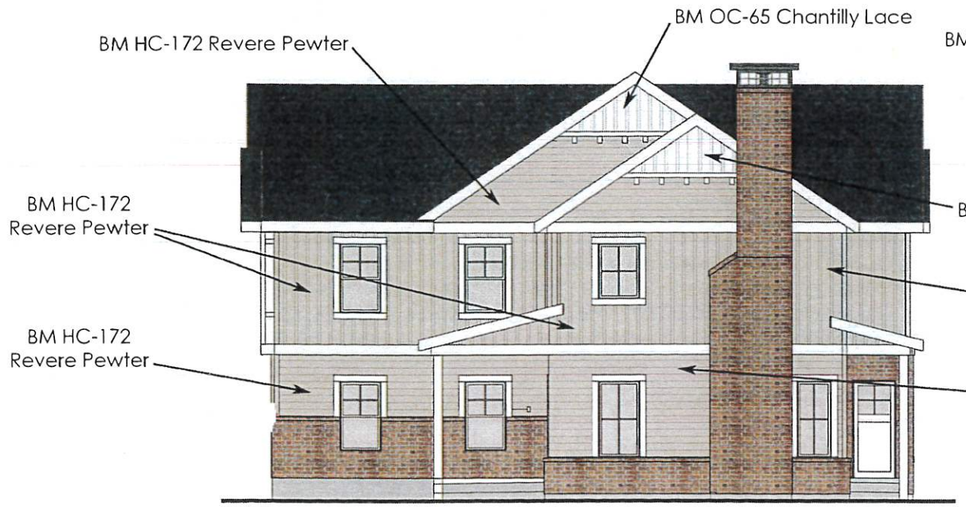
MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN



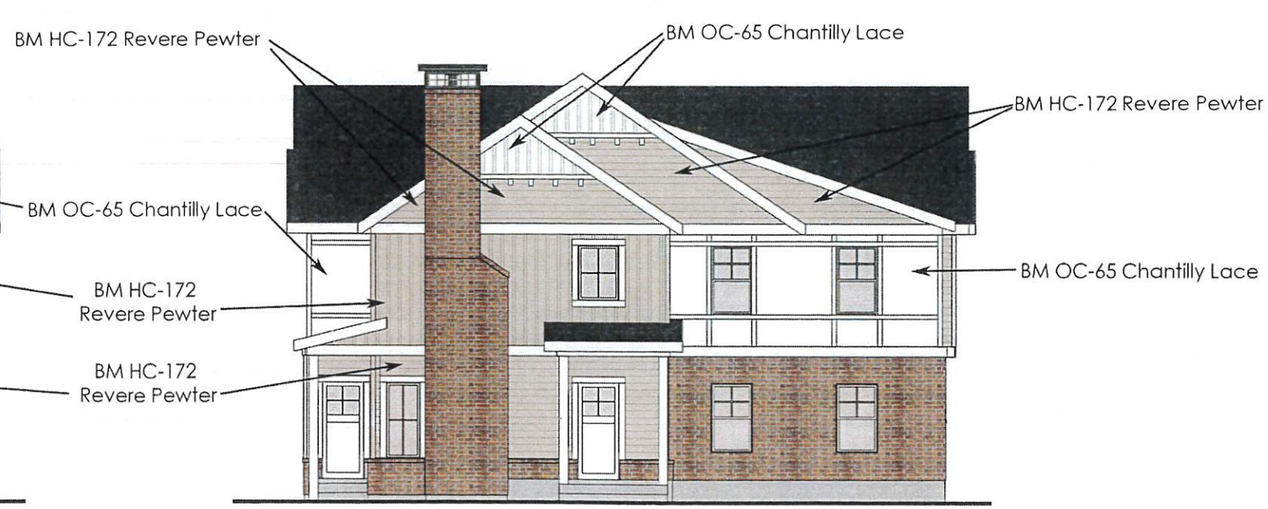
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

THE TOWNHOMES AT MILL FARM

MICHELE DUNKER
INTERIOR & EXTERIOR DESIGN

CITY COUNCIL MEETING
Minutes
Tuesday July 7, 2026

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Dustin Gettel

COUNCIL MEMBERS: Council Member Paul Glover
Council Member Bonnie Billings
Council Member Denece Mikolash
Council Member Bryant Brown
Council Member Heidi Robinson

STAFF: Matt Dahl, City Manager; Rori Andreason, HR Director/City Recorder; Charlie Cressall, Deputy City Recorder; Garrett Wilcox, City Attorney; Jerimie Thorne, Public Works Director; Nate Rockwood, Assistant City Manager; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Wendelin Knobloch, Planning Director; Kate Andrus, RDA Director; Moira Gray, RDA Project Manager; Aubrey Christensen, RDA Program Manager; Laura Magness; Communications Director; Chief April Morse, UPD; Chief Nathan Kay, UFA; and Josh Short, Network Administrator.

.

6:00 p.m. – WORKSHOP

- **Recreation Funding Discussion — *[Matt Dahl, City Manager]***

Matt Dahl presented information on the Union Park Recreation Center. Midvale City is requesting $33 million dollars from the County to build this recreation center. He reviewed the financial facts and said the final presentation is scheduled for Friday. He introduced Greg Walker who put together some visual renderings with costs totaling $45 million dollars. He said the aquatics is the largest portion of the center.

Matt Dahl asked for input from the Council on the presentation visuals and the costs.

Council Member Heidi Robinson said her district wants a full rec center not just a pool. The other Council Members said they would like a full rec center as well.

Council Member Paul Glover said he would like to see a pool now and add the rec center later if the County won't fund full request. He said he wants the committee to know how much it will cost to fix up and run Copperview Community Center.

Mayor Gettel was concerned that the City won't receive the full $33 million dollars because it is over the amount the County indicated they would award. He is concerned

PENDING

they will only award $27 million dollars and the City will be left scrambling to come up with the remaining funds.

Council Member Bonnie Billings said she is frustrated about some other cities being granted money to fully cover their centers and Midvale could possibly not get the full funding.

- **Discuss City Hall Safety —*[Matt Dahl, City Manager]***

The Council and staff toured city hall to discuss ideas and possible safety improvements to primary customer greeting areas.

7:00 p.m. – REGULAR MEETING

Mayor Dustin Gettel called the business meeting to order at 7:03 p.m.

I. GENERAL BUSINESS

A. Welcome and Pledge of Allegiance

B. Roll Call - Council Members Heidi Robinson, Denece Mikolash, Bryant Brown, Bonnie Billings, and Paul Glover were present at roll call.

C. Unified Police Department Report — *[Chief April Morse]*

Chief April Morse began with a story of Midvale Crossing Guard Kim Watson. Kim was on her way home when she saw a West Jordan Crossing Guard giving aid to someone that had collapsed. Kim stopped and continued the West Jordan crossing while the West Jordan crossing guard gave aid to the individual. Kim Watson was recognized for her service by the UPD Board last month.

Chief Morse said in June the department assisted and supported IHC with training by putting on a large-scale bomb drill for the employees.

The Chief reported that their IT contract with Salt Lake County has ended and they are now with UPD IT. She apologized for the email and landline phone interruptions during the transition.

Chief Morse said that due to the fireworks ban, the department had increased staffing and just from July 3rd through the 5th, there were 139 calls regarding fireworks. A few required enforcement but they saw a lot of compliance in the community. She thanked the community for their help.

Chief Jason Mazuran introduced the new position of Assistant Chief, Chief Justin Hoyal. Chief Mazuran said Chief Hoyal is here to work for Midvale City. He has a history in Holladay and has been in law enforcement for 30 years. He is looking forward to serving Midvale City in this new role.

II. PUBLIC COMMENTS

PENDING

Angela Micklos, St James Episcopal Church, said they have a charity car show event coming up on September 19th. They offer a safe space for a variety of groups to meet, and they also have a food bank. They partner with Utah Food Bank and distribute food across Salt Lake County two Sundays a month; they are one of two food banks that distribute food on Sunday. Last month they distributed over 20,000 pounds of food to 227 households representing 833 clients. So far this year they've distributed 114,605 pounds of food, serving 1,351 households, and just under 5,000 clients. She said 100% of the car show proceeds go to the outreach missions of the church. She asked the Council to help spread the word about the car show and the fundraiser.

III. COUNCIL REPORTS

A. Council Member Bonnie Billings — Thanked UPD for the extra fireworks enforcement.

B. Council Member Paul Glover — Also thanked UPD.

C. Council Member Heidi Robinson — Echoed appreciation for UPD and UFA in regard to fireworks enforcement. She also thanked Adam Olson and Wendelin Knobloch for presenting the Active Transportation Master Plan to the Active Transportation Committee last night.

D. Council Member Bryant Brown — Shared a story of meeting some South Salt Lake firemen at a Denver baseball game. The firemen said our Midvale Main Street is the coolest thing happening right now. He thanked UFA and UPD for the fireworks enforcement.

E. Council Member Denece Mikolash — Thanked the first responders and the community for following the fireworks ban. It's really hot outside and local schools, senior centers, and rec centers have cool centers set up for the community to use.

IV. MAYOR REPORT

A. Mayor Dustin Gettel thanked the residents for heeding the fireworks ban. The rec center bid has taken up a lot of staff time, and he is hoping for a positive determination from the County. He said the County is planning to withdraw from SLVLESA (Salt Lake Valley Law Enforcement Service Area). They are working on messaging for that and there will be a discussion at the UPD Board Meeting next week. He reported that he attended a Circles Program at Lifestart Village with Council Member Heidi Robinson. The program helps people involved in domestic violence and substance use situations get back on track. He said he and Council Member Robinson handed out diplomas to the program graduates. He appreciates the work Lifestart Village puts in on behalf of the people in the program. He also attended an America 250 event that the city co-sponsored with the library last week. The parade Grand Marshall was City Manager Matt Dahl. He said Matt shared the Grand Marshall honor with a pup named Xerox. Hotdogs were served and all leftover food was donated to the Connie Crosby Family Resource Center. The parade will be an annual event on the 4th of July.

PENDING

V. CITY MANAGER REPORT

A. Matt Dahl reported that Midvale City is taking steps to use water efficiently and as an organization has reduced water usage by 35%. The City had a goal of reducing city wide usage by 10%, but fell short and only reached a 5.9% reduction. Staff will look into usage patterns to see where we can improve. Matt introduced Ben Gustafson as our new Emergency Management Planner.

Ben Gustafson gave a brief history of his background. He has a long background in emergency services beginning with dispatch for the Salt Lake City Fire Department, Emergency Manager for Taylorsville City, the American Red Cross, and the Church of Jesus Christ of Latter Day Saints.

Matt Dahl introduced Vanessa Guevara who gave a brief recap of previous and upcoming events the Uplift Midvale Coalition is trying to achieve in the community. The recent Block Party Street Mural was a success, and they exceeded the metrics they set to measure a successful event. She explained the demographics of the area and how they relate to the goals of neighborhood and community commitment and involvement that is the Uplift Midvale Coalition.

Council Member Bryant Brown said he thought the new mural was great and he drives through the area a lot; his kids love the snake.

Matt Dahl announced that Levi McNeil is the new Deputy Public Works Director and will be attending an upcoming meeting to be properly recognized.

VI. PUBLIC HEARING

A. RECEIVE PUBLIC COMMENT REGARDING AUTHORIZING A ZONE MAP AMENDMENT LOCATED AT 7036 S HIGH TECH DRIVE FROM REGIONAL COMMERCIAL TO CLEAN INDUSTRIAL.

Jonathan Anderson said the project proposal involves a rezone of one parcel totaling approximately 7.30 acres. The applicant's justification for the request and supporting documents are included in the attachments.

The Regional Commercial (RC) zone is primarily intended to accommodate retail, office, and other commercial uses. The Commercial Industrial (CI) zone accommodates a broader mix of commercial and light industrial uses, such as warehousing and manufacturing.

Midvale Municipal Code 17-3-1(E) outlines the criteria necessary for granting a rezone as follows:

> *E. Zoning Map Amendment Criteria. The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. A zoning map amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment promotes the purposes outlined in Utah Code Annotated 10-9a-102 [Renumbered 10-20-101] and demonstrates one or more of the following:*

1.Proposed rezoning promotes objectives of the general plan.

2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to steep slopes, floodplain, unstable soils, and inadequate drainage; or

3. Land or its surrounding environs have changed or are changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

Staff has reviewed the proposal against the criteria listed above and finds that the rezone request satisfies the first criterion which is promotion of general plan objectives.

The property in the application is underutilized with a large, mostly vacant commercial building (approximately 114,000 sq ft) with a massive parking lot.

The Midvale City General Plan identifies nine Opportunity Areas. Opportunity Areas anticipate changes in the types and/or intensities of current land uses. In these areas, denser residential uses, mixed residential and commercial uses, and larger, taller buildings are projected to take advantage of the transportation infrastructure and generate more tax revenue for the City.

The 2016 Midvale City General Plan identifies the subject property as being in the 7200 S East Gateway Opportunity Area and lists seven goals for the area:

East Gateway Goals:
Future land use goals for the East Gateway Opportunity Area include:

1. Provide for higher density housing options and taller buildings in the area around the TRAX station

2. Develop a small area plan for the development near the TRAX station

3. Strengthen the retail areas by diversifying the mix of retail and adding more destination and experience shops

4. Enhance 7200 South with urban design standards and safer pedestrian crossings

5. Provide and implement new bike routes to complete transportation connections to other areas in the City

PENDING

6. Support redevelopment of underutilized properties to provide attractive commercial/light industrial flex spaces.

7. Work with UDOT to provide enhanced pedestrian access and improvements along 7200 South near the I-15 interchange.

The proposed rezone is consistent with goals for the 7200 S East Gateway Opportunity Area because it would facilitate the redevelopment of an underutilized property to create attractive commercial/light industrial flex spaces (Goal 6). It also promotes the objectives of Utah State Code 10-20-101 (renumbered from 10-9a-102) by “promoting prosperity” and “protecting the tax base” by allowing commercial uses to exist in a variety of attractive forms by redeveloping underutilized properties.

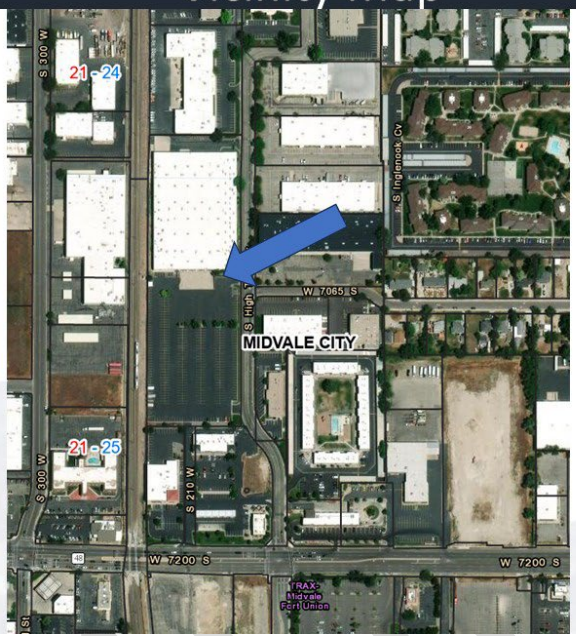
Staff find that the proposal also satisfied the third criterion. The property used to be a large, big box retail store, but has largely stayed vacant since that time due to its size and limited accessibility. This suggests that market conditions and the property's commercial viability have changed to a degree that it is in the public interest to encourage redevelopment into a use that can better utilize the site.

The second criterion is not met. The existing zone is not a clerical error, and the land doesn’t create development constraints by being in that zone.

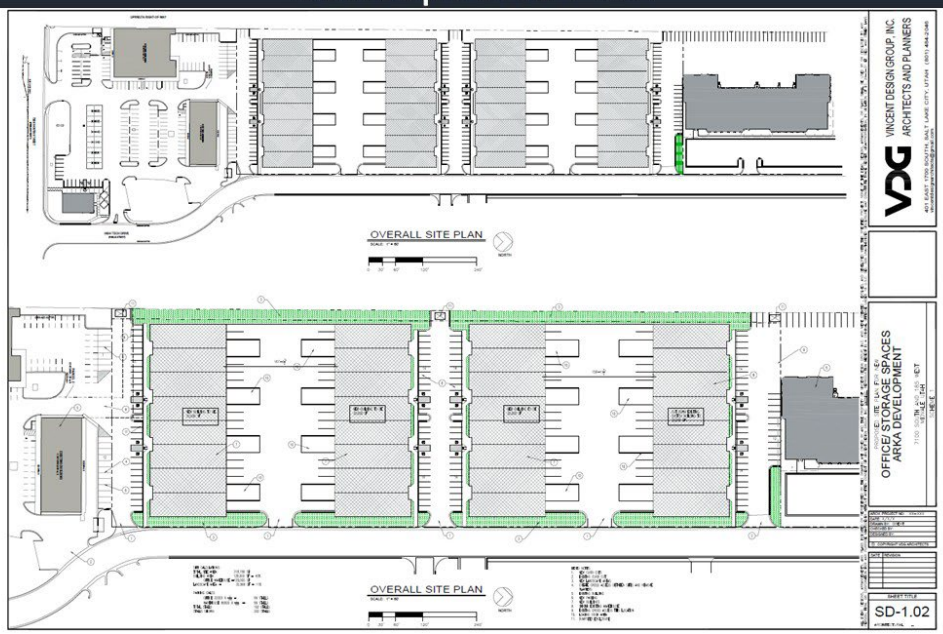
Public notice has been sent to property owners within 500 feet of the subject area, posted on the City Website, the Utah Public Notice website, advertised at City Hall, and a notice was placed on the property. No written public comments have been received as of the writing of this report.



Vicinity Map



Concept Site Plan



Rezone Criteria

Midvale City Code Section 17-3-1(E)

E. Zoning Map Amendment Criteria. The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. A zoning map amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment promotes the purposes outlined in Utah Code Annotated 10-9a-102 and demonstrates one or more of the following:

1. Proposed rezoning promotes objectives of the general plan;

2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to steep slopes, floodplain, unstable soils, and inadequate drainage; or

3. Land or its surrounding environs have changed or are changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

Criterion #1

The 2016 Midvale City General Plan identifies the subject property as being in the **7200 S East Gateway Opportunity Area** and lists seven goals for the area: The proposed rezone is consistent with the following:

6. Support redevelopment of underutilized properties to provide attractive commercial/light industrial flex spaces.

Criterion #3

The property used to be a large, big box retail store, but has largely stayed vacant since that time due to its size and limited accessibility. This suggests that market conditions and the property's commercial viability have changed to a degree that it is in the public interest to encourage redevelopment into a use that can better utilize the site.

Council Member Paul Glover said he's concerned about outdoor storage, old cars and junk. He asked how the outdoor storage would be handled. He said he won't vote for the zone change if they can't resolve the storage component.

Jonathan Anderson said they would need to have a staff review and if they can meet screening requirements it can move forward.

Council Member Bryant Brown said the area is so convenient that he would like to see some mixed use go in. He said he's not a fan of light industrial.

Jonathan Anderson read what the current zone permits.

Adam Olson gave some additional information about the zoning and the property. He said the planning commission recommended approval.

MOTION: Council Member Paul Glover MOVED to open the public comment section of the hearing. The motion was SECONDED by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

Brent Vincent, Representative of the property owner, said nobody is interested in a building that large. The owners envision small offices and a factory type environment with 500 square foot bays; more of an industrial fabrication use.

MOTION: **Council Member Paul Glover MOVED to close the public comment section of the hearing. The motion was SECONDED by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.**

ACTION: **Consider Ordinance No. 2026-O-23 Authorizing a Zone Map Amendment Located at 7036 S High Tech Drive from Regional Commercial to Clean Industrial.**

MOTION: **Council Member Bryant Brown MOVED to Deny Ordinance No. 2026-O-23 Authorizing a Zone Map Amendment located at 7036 S High Tech Drive from Regional Commercial to Clean Industrial due to the fact that it does not meet the standards or goals of the City Council related to the TODO Overlay. The motion was SECONDED by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote.**

The voting was as follows:

Council Member Paul Glover	**Aye**
Council Member Heidi Robinson	**Aye**
Council Member Bryant Brown	**Aye**
Council Member Denece Mikolash	**Aye**
Council Member Bonnie Billings	**Aye**

The motion passed unanimously.

VII. CONSENT AGENDA

A. CONSIDER MINUTES OF JUNE 16, 2026.

MOTION: **Council Member Paul Glover MOVED to Approve the Consent Agenda. The motion was SECONDED by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote.**

The voting was as follows:

Council Member Bryant Brown	**Aye**
Council Member Denece Mikolash	**Aye**
Council Member Bonnie Billings	**Aye**
Council Member Paul Glover	**Aye**
Council Member Heidi Robinson	**Aye**

The motion passed unanimously.

VIII. ACTION ITEM

A. CONSIDER RESOLUTION NO. 2026-R-40 APPROVING CHANGE ORDERS WITH NOLAND AND SON CONSTRUCTION COMPANY, INC. FOR THE 2025 SEWER REHABILITATION PROJECT

PENDING

Branden Anderson said the City entered into a contract with Noland & Son Construction Co. Inc. for the execution of the 2025 Sewer Rehabilitation Project on September 2, 2025. During the contracted work it came to the City's attention that we were having troubles on another sections of sewer pipe on Rio Grande, Grant and Wilson Streets. It was also determined that the desired work would be performed based on existing contract pricing. The following are summaries of the proposed change orders.

- **Rio Grande Street**
  - Replace approximately 314 feet of existing sewer main from manhole to manhole.
- **Grant Street**
  - Cured-in-place pipe (CIPP) Approximately 237 feet to be installed Beginning at Park Street
- **Wilson Street**
  - Cured-in-place pipe (CIPP) Approximately 437 feet to be installed Beginning at Columbia Street headed South

This work was reviewed by City Staff and the Design Engineer for the project and found to be acceptable and needed. The proposed schedule will change to finish in **August 2026**. It is dependent on fitting the CIPP sub-contractor back on the schedule.

Staff recommended City Council approve the contract amendment with Noland & Son Construction Co. Inc. A suspension of the rules is requested so staff may proceed with scheduling the completion of the work this summer.

FISCAL IMPACT

Additional impact will be **$213,966.00.** This will be paid for out of the same bond proceeds set aside for the sewer rehab project.




LEGEND
Existing Sewer Manhole
Additional Work
CIPP
Replace
SCALE
0
50
100
feet
NORTH
AREA MAP
RIO GRANDE
2025 VARIOUS SEWER REHAB PROJECTS
MIDVALE CITY
BOWEN COLLINS & ASSOCIATES
FIGURE NO.
1
Midvale
MH Depth: 6'2"
MH Depth: 7'2"
~314 ft
LEGEND
Existing Sewer Manhole
Additional Work
CIPP
Replace
7500 S
Point Repair
Hole Soil Visible
(Near Lateral)
MH Depth: 8'2"
~237 ft
MH Depth: 8'3"
AREA MAP
GRANT
2025 VARIOUS SEWER REHAB PROJECTS
MIDVALE CITY
BOWEN COLLINS & ASSOCIATES
FIGURE NO.
1



MOTION: Council Member Heidi Robinson MOVED to Suspend the Rules and Approve Resolution No. 2026-R-40, a Resolution Authorizing the Mayor to Approve the Change Orders with Noland & Son Construction Co. Inc. for the 2025 Sewer Rehabilitation Project. The motion was SECONDED by Council Member Bonnie Billings. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote.

The voting was as follows:

Council Member Bonnie Billings	**Aye**
Council Member Paul Glover	**Aye**
Council Member Heidi Robinson	**Aye**
Council Member Bryant Brown	**Aye**
Council Member Denece Mikolash	**Aye**

The motion passed unanimously.

IX. DISCUSSION ITEMS

A. DISCUSS THE SECOND AMENDMENT TO THE AARON BY SIGNATURE DEVELOPMENT AGREEMENT.

Elizabeth Arnold said The Aaron by Signature is a 27-unit townhome development located at 7444 S State St. A rezone request was brought before the City Council on September 17, 2024, and was tabled pending the negotiation of a development agreement. The rezone request, together with the negotiated development agreement, was subsequently approved by the City Council on March 18, 2025. The original development agreement is included in the attachments.

The executed development agreement included specific provisions governing the

maximum building height for structures located near the western property line. The agreement states:

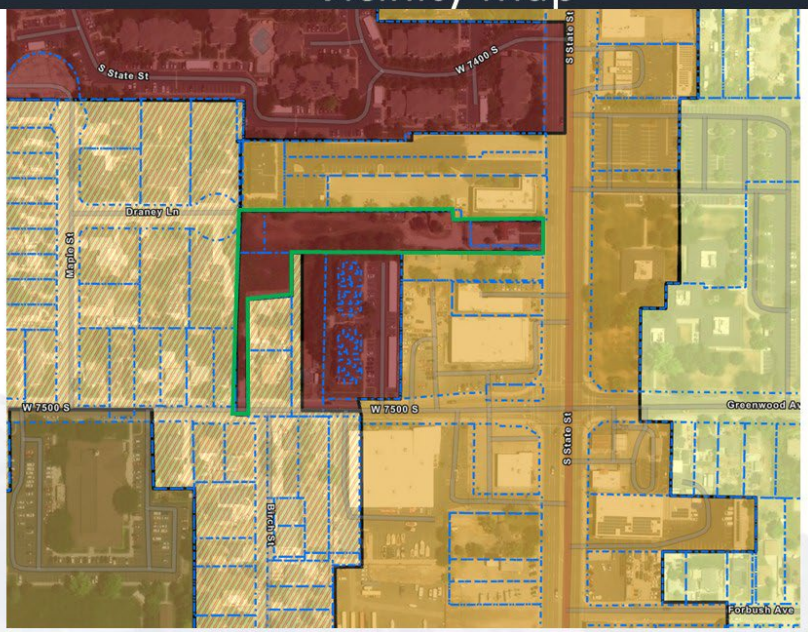
“Developer agrees to limit the height of any structure within sixty (60) feet of the west property line of the Project to thirty-three (33) feet, as measured from the lowest existing grade point within the structure’s footprint to the highest point of the structure (the “Height Limit”). Developer shall ensure that no structure within sixty (60) feet of the west property line of the Project exceeds the Height Limit under any circumstances.”

A Conditional Use Permit and Small Scale Master Plan were approved by the Planning Commission on April 9, 2025. A Site Plan was then approved on June 25, 2025. During those reviews, building height was evaluated based on the grading information and finished floor elevations shown on the submitted plans. However, the executed development agreement has always required the building height to be measured from the lowest existing grade point within the structure's footprint to the highest point of the structure. No building permit has been issued for the westernmost building, and compliance with the development agreement would be verified during the building permit review process prior to construction.

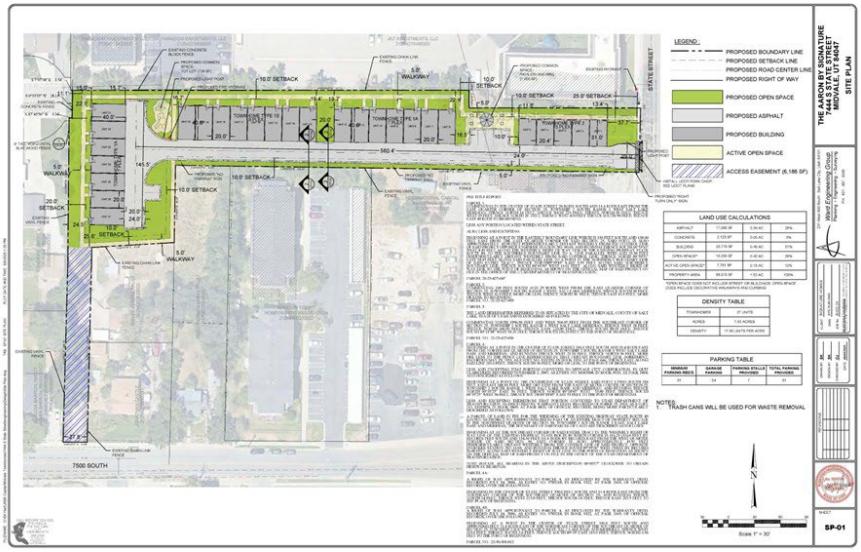
The applicant is now requesting an amendment to the development agreement to increase the maximum permitted height for structures within 60 feet of the western property line from 33 feet to 35 feet. This request is because, when measured in accordance with the existing Development agreement from the lowest existing grade point within the structure’s footprint, the proposed western building exceeds the current 33-foot height limitation. The proposed height change would still comply with current zoning, which allows building height up to 35 feet. The proposed Second Amendment to the Development Agreement is included in the attachments. (The First Amendment to The Aaron by Signature Development Agreement dealt with changing the project from a condominium project to a planned residential unit development).



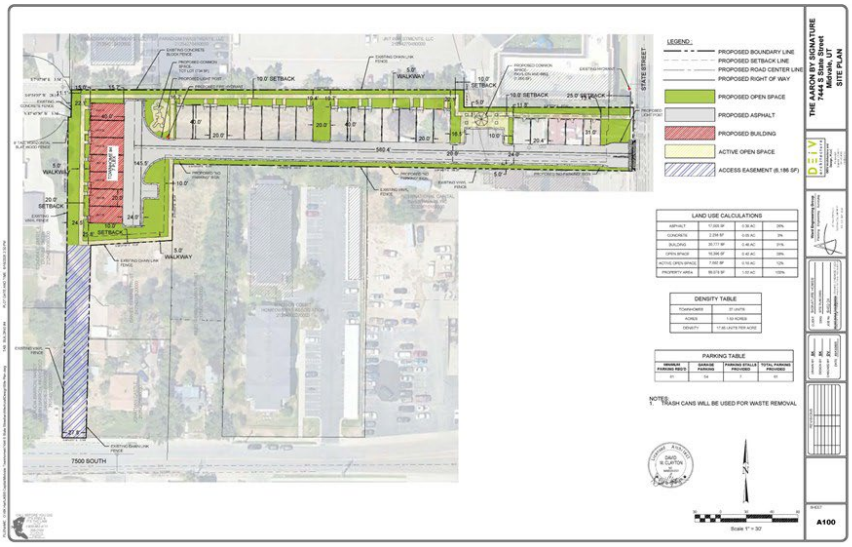
Vicinity Map



Site Plan



Site Plan



Building Elevation



Building Height - Existing

Developer agrees to limit the height of any structure within 60 ft of the west property line of the Project to 33 ft, as measured from the lowest existing grade point within the structure's footprint to the highest point of the structure. Developer shall ensure that no structure within 60 ft of the west property line of the Project exceeds the Height Limit under any circumstances.

Building Height - Amendment

- Change maximum height from 33' to 35'

Council Member Paul Glover said he would like to see bigger trees to enhance the look of the building and camouflage the height of the building.

Ellizabeth Arnold said the tree height wasn't specified and asked for guidance from the council.

John Semnani, Signature Homes, said he doesn't know the exact size of the trees they are considering. He said the amendment would require them to reduce the height of the building by 6 inches. He is willing to adjust the landscaping in the site plan to larger caliber trees.

Matt Dahl said there will be some discussion on the tree size and then we will lock that into the site plan. He said he would like all considerations to be brought up before the next meeting with this project.

Elizabeth Arnold said the original trees in the site plan are 15 gallon size.

B. DISCUSSION OF FINAL DESIGN AND CONTRACT COSTS FOR MIDVALE CITY RESTROOM REPLACEMENT.

Jerimie Thorne said the Public Works Department has received a proposal from Mountain West Precast under Utah State Contract #MA543 for the Main Park restroom replacement project. The purpose of this memo is to review and discuss the final design elements and basic contract costs prior to any approval decisions.

Vendor Information: Mountain West Precast

Project: Midvale City Main Park Restroom Replacement

Design Highlights & Inclusions:

- Building dimensions: 20' x 16'-10" x 10'-6" (total height)
- Construction: 4" walls, 5" floor, 5" roof using 5,000 psi concrete and grade 60 non-epoxy reinforcement
- (7) 3'-0" x 6'-8" painted steel single doors with latch, deadbolt, holder, threshold, sweep/seal, and weather strip
- (6) 10"x10" aluminum wall louvers
- Complete electric package: 4' LED light fixture, switch, 1 LED exterior light (photocell controlled), 100-amp breaker panel, louvered exhaust fan with intake hood, and GFI
- (6) toilets, (6) sinks, and (6) hand dryers
- Standard exterior finish: Brick-looking walls and Cedar Shake roof
- Stamped engineering by licensed P.E., submittals, and shop drawings included
- Block-outs for penetrations/anchoring included
- Building delivered complete with walls, floor, and roof (floor extent matches building footprint)
- Area to be at finished grade for placement

Basic Contract Costs (Bid #262007) $207,170

PENDING

Parks Restroom

Midvale City Council
July 7, 2026

Park Restroom Replacement

Vendor: Mountain West Precast
Project: Midvale City Main Park Restroom Replacement

- Building dimensions: 20’ x 16’-10” x 10’-6” (total height)
- Construction: 4” walls, 5” floor, 5” roof - 5,000 psi concrete
- 7 painted steel doors with hardware
- 6 aluminum wall louvers
- Complete electric package: LED lights, exhaust fan, 100-amp panel, GFI
- 6 toilets, 6 sinks, 6 hand dryers (stainless)
- Brick-look walls, Cedar Shake roof
- Stamped engineering, submittals, shop drawings included
- Delivered complete with walls, floor, roof



Basic Contract Cost (Bid #262007) **$207,170**

Updates

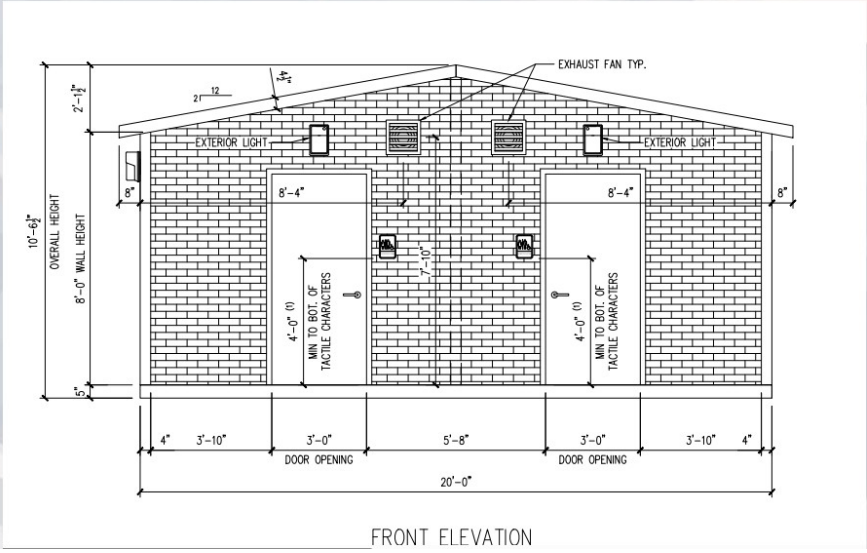
Design Changes-

- Cedar shake roof
- Brick Walls





Park Restroom-Design



FRONT ELEVATION

The Council agreed to place this item on the Consent Agenda at the next meeting, July 21st.

Council Member Paul Glover asked when this project would be completed.

Jerimie Thorne said this would be done by Memorial Day 2027.

C. STATEWIDE FIREWORKS BAN DISCUSSION.

Matt Dahl said on June 26, 2026, the Utah State Forester issued an order banning the discharge of fireworks statewide, including within municipal boundaries, from July 2 through July 5, 2026, citing extreme drought conditions and Governor Cox's Executive Order 2026-04. The order allowed a municipality to exempt itself by designating a "municipally designated area" for fireworks discharge — a decision the order places jointly with the Mayor and Fire Chief. A designation may specify where fireworks can be launched, and potentially the time period for discharge, but not the type of fireworks that may be used. The order restricts the use of fireworks only. Fireworks sales are allowed to continue during the ban. Midvale opted to keep the ban in place city-wide through July 5, and it is staff's understanding that the same decision was made by all municipalities in Salt Lake County.

A Council Member has requested that the City Council discuss the ban, how the Independence Day holiday went with respect to compliance and enforcement, and whether there is interest in a designated fireworks area for the Pioneer Day holiday should the ban be extended through July 24th. The current Order expires July 5, so an extension covering Pioneer Day would require further state action. The City Council discussion is expected to occur before the State takes such action, so that Midvale is prepared to respond quickly if a new order is issued. If the State does not extend the ban, the fireworks restrictions map approved by the City Council in April 2026 would be applied for Pioneer Day. Additionally, the ban does not prohibit professional fireworks displays, and if extended would not affect the City's Harvest Days fireworks display.

Staff was prepared to discuss whether the Council has interest in allowing fireworks in Midvale if the ban is extended and, if so, where their use should be designated. Because any formal designation rests with the Mayor and Fire Chief, the purpose of this item is to gauge Council sentiment and provide direction to inform that decision.



2026 Fireworks Ban Overview

- Utah State Forester banned fireworks discharge statewide July 2–5 due to drought conditions, with some exceptions.
- Midvale maintained the state fireworks ban citywide through July 5. All other Salt Lake County cities took the same approach.
- The fireworks ban gave the authority to designate fireworks discharge areas jointly to Mayors and fire chiefs. All other elements of the law regarding fireworks remain in effect.

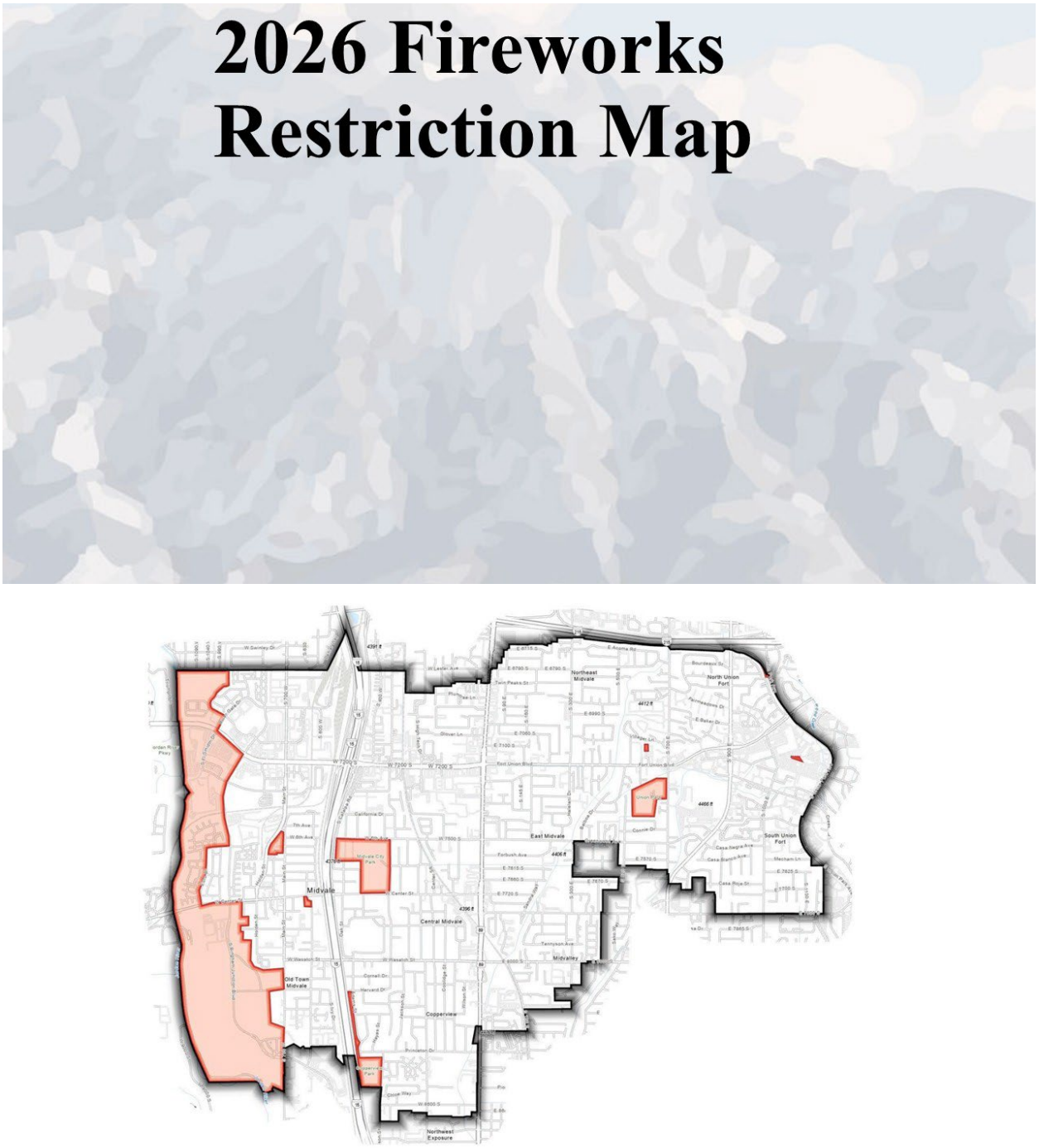
Midvale's Response & July 4th Compliance

- Fireworks sales and professional displays are allowed as normal.
- Council requested a discussion of how compliance and enforcement went over the July 4th weekend, as well as how to proceed for the Pioneer Day holiday.

Pioneer Day Considerations

- Any fireworks ban extension would require additional State action.
- Fireworks remain banned under State Law until the July 22-25 Pioneer Day fireworks window. Without an extension, the April 2026 fireworks restrictions map approved by the City applies.
- Harvest Days professional fireworks display would not be affected.
- Council feedback will help inform any designation decision by the Mayor and Fire Chief if a ban occurs.





Mayor Dustin Gettel pointed out that the school districts are banning fireworks on their properties for the remainder of the year.

Matt Dahl asked how the Council felt about maintaining a ban if there is indeed a ban.

The Council all agreed to uphold a ban if the statewide ban is still in place.

Mayor Gettel asked if the City could implement a City wide ban if the state ban is lifted.

Chief Nathan Kay said the City could not implement a complete ban on their own.

X. ADJOURN

MOTION: Council Member Paul Glover MOVED to adjourn the meeting. The motion was SECONDED by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 8:27 p.m.

_____

Rori L. Andreason, MMC
H.R. DIRECTOR/CITY RECORDER

Approved July 21, 2026

PENDING

MIDVALE CITY COUNCIL
SUMMARY REPORT

July 21, 2026

SUBJECT: Consideration of Resolution No. 2026-R-41 Authorizing the Mayor to sign an agreement (Bid #262007) under State Contract MA4543 for Purchase and Installation of a 6-Room Restroom Building.

SUBMITTED BY: Jerimie Thorne, Public Works Director

SUMMARY:

Midvale City requires a new restroom facility to replace the existing facility in the Main City Park, which has reached the end of its useful lifecycle. The current facility suffers from frequent maintenance issues and ongoing repairs.

Mountain West Precast is an approved vendor on the State of Utah Cooperative Contract. Utilizing this contract provides significant cost savings, reduces administrative time, and ensures full procurement compliance with City policy.

The City received bids from two qualified vendors on the State contract list. Mountain West Precast submitted the lowest bid of $207,178 (Bid #262007) while also providing a design and materials package that best meets the City's project needs.

The proposed building is a high-quality precast concrete facility that includes 6 toilets (2 ADA accessible), 6 sinks, 6 hand dryers, an electrical service package, and all associated components. The design will be stamped by a licensed Professional Engineer in the State of Utah and meets current ADA accessibility standards and building codes.

Upon approval, the Mayor will be authorized to sign Bid #262007 with Mountain West Precast under State Contract MA4543.

Installation will be scheduled for the park's off-season (winter/spring) to minimize disruption to park visitors.

FISCAL IMPACT:

Total Project Cost: Building, Delivery & Crane- $**207,178.00**

ATTACHMENTS:

- Resolution No. 2026-R-41
- Mountain West Precast Bid #262007 (Agreement)

MIDVALE CITY, UTAH
RESOLUTION NO. 2026-R-41

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT TO PURCHASE AND INSTALL A 6-ROOM RESTROOM BUILDING WITH MOUNTAIN WEST PRECAST

WHEREAS, Midvale City requires a new restroom facility to replace the existing facility and better serve public needs in the Main City Park; and

WHEREAS, Mountain West Precast is an approved vendor on the State of Utah Cooperative Contract, which allows the City to utilize favorable state contract pricing and terms; and

WHEREAS, Mountain West Precast submitted Bid #262007 for the supply, delivery, and installation of a precast concrete Essex 6-Room Restroom Building under state contract MA4543; and

WHEREAS, the total bid amount is $207,178.00, which includes the building, lifting plates, delivery, and crane services for setting the building; and

WHEREAS, Mountain West Precast is a qualified and experienced provider of precast concrete buildings, maintains NPCA certification, and provides designs stamped by a licensed Professional Engineer in the State of Utah; and

WHEREAS, the City has reviewed the proposal, specifications, inclusions, exclusions, schedule, and terms, and determined that the bid is fair, reasonable, and in the best interest of the City; and

WHEREAS, the City Council desires to authorize the Mayor to execute the necessary Purchase and Installation Agreement with Mountain West Precast;

NOW, THEREFORE, BE IT RESOLVED by the Midvale City Council that the Mayor is hereby authorized to sign the Purchase and Installation Agreement with Mountain West Precast for the 6-Room Restroom Building in the amount of $207,178.00.

Passed and Approved this 21st day of July, 2026.

_____
Dustin Gettel, Mayor

ATTEST:

_____
Rori L. Andreason,
City Recorder

Voting by the City Council	"Aye"	"Nay"
Bonnie Billings	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Denece Mikolash	_____	_____

MOUNTAIN WEST
PRECAST & CONSTRUCTION

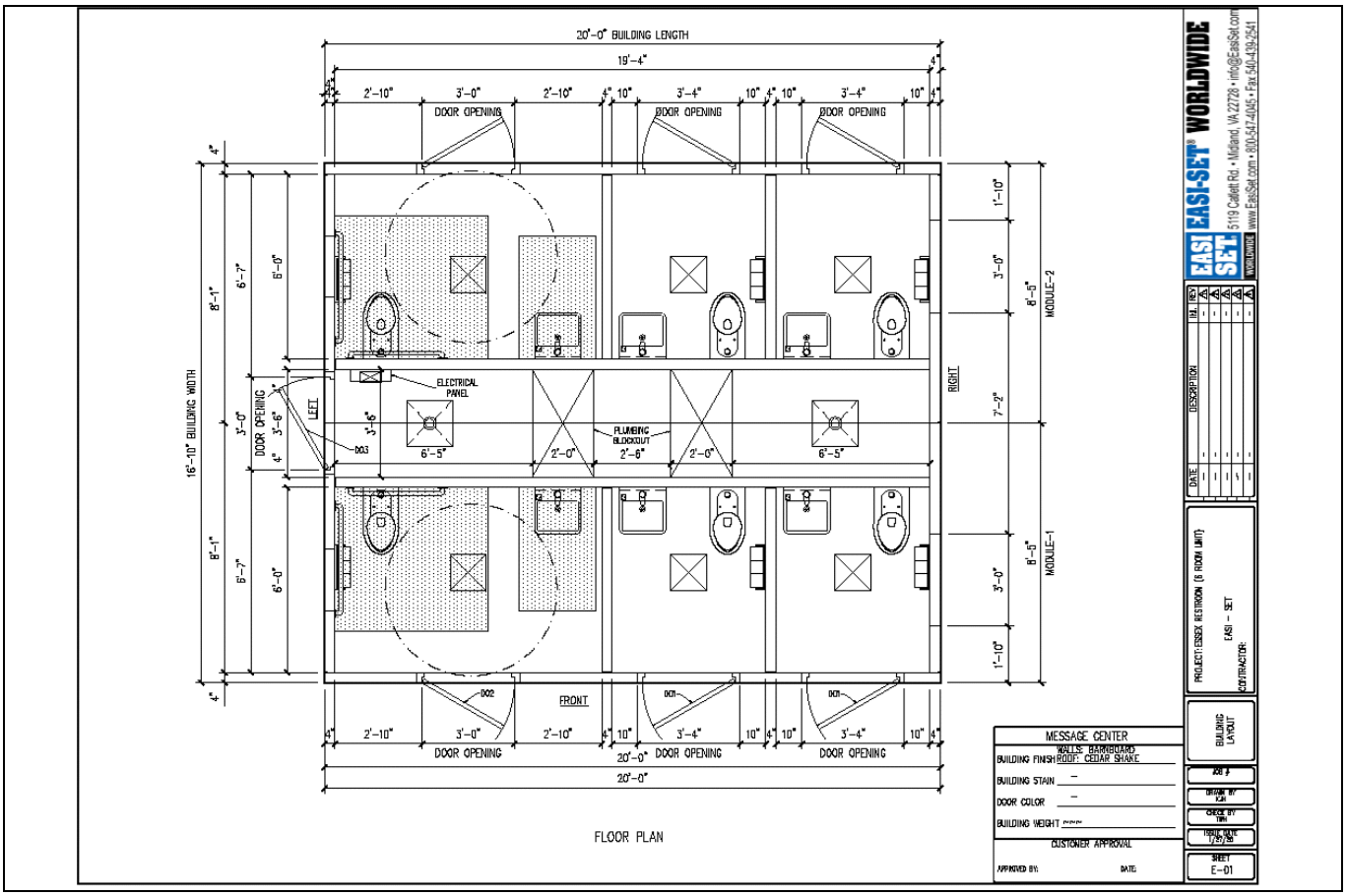
1047 W 600 N, SUITE B-1
BRIGHAM CITY, UT 84302
PHONE #: 435-239-7000

BID DATE:	7/8/2026	BID PREPARED BY:	Darin Smith
CONTACT PERSON:	Jerimie Thorne	BID #:	262007
ADDRESS:	Midvale, UT	END USER:	City of Midvale
PHONE #:	801-567-7237	JOB LOCATION:	Midvale, UT
EMAIL:	jthorne@midvaleut.gov	CONTRACTOR:	City of Midvale

UTAH STATE CONTRACT#:	MA4543
PROJECT NAME:	Midvale City Essex Restroom (6 Room)

MODEL PROPOSED:	CUSTOM 6 ROOM ESSEX

***Building rendering and floor plan layout are based on standard options. Building may look different based on options selected.**



FLOOR PLAN

SECTION #1, BUILDING BASE PRICE						
ITEM	**MW ID#**	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**TOTAL**
1	-	1	Bldg.	ESSEX **CUSTOM** 6 ROOM RESTROOM	$199,560	$199,560
SECTION #2, OPTIONAL BUILDING MODULES						
ITEM	**MW ID#**	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**TOTAL**
2	-	0	Bldg.	STORAGE MODULE ☐		$0
3	-	0	Bldg.	CONCESSIONS MODULE ☐		$0
4	-	0	Bldg.	ADDITIONAL RESTROOM MODULE ☐		$0
5	-	0	Bldg.	OTHER ☐		$0
					SUBTOTAL, SECTIONS #1 & #2	$199,560

MOUNTAIN WEST
PRECAST & CONSTRUCTION

1047 W 600 N, SUITE B-1
BRIGHAM CITY, UT 84302
PHONE #: 435-239-7000

SECTION #3, INCLUDED ITEMS/UPGRADE OPTIONS								
ITEM	**MW ID#**	**QTY**	**UNIT**	**DESCRIPTION**			**UNIT PRICE**	**TOTAL**
FINISH OPTIONS								
6	AL0010	0	EACH	WALL FINISHES	BROOM	☐	$0	$0
7	AL0010	0	EACH		SMOOTH/FORM FINISH	☐	$0	$0
8	AL0010	0	EACH		BARNBOARD	☐	$0	$0
9	AL0010	0	EACH		SPLIT FACE BLOCK	☐	$0	$0
10	AL0010	1	EACH		BRICK	☑	INCLUDED	INCLUDED
11	AL0020	0	EACH		ROCK WAINSCOT	☐	$0	$0
12	AL0010	0	EACH		BOARD & BATTEN	☐	$0	$0
13	AL0010	0	EACH		RIBBED METAL	☐	$0	$0
14	AL0010	0	EACH		OTHER	☐	$0	$0
15	AL0030	0	EACH	ROOF FINISHES	BROOM	☐	$0	$0
16	AL0030	1	EACH		CEDAR SHAKE	☑	INCLUDED	INCLUDED
17	AL0030	0	EACH		RIBBED METAL	☐	$0	$0
18	AL0030	0	EACH		OTHER	☐	$0	$0
BUILDING ENVELOPE								
19	40-91	0	EACH	STANDARD	VAULT FOR DRY VAULT RESTROOMS	☐	$0	$0
20	AC0016	0	EACH	UPGRADE	INSULATED WALL/ROOF, 2" FOAM BOARD (CAST-IN)	☐	$0	$0
21	AC0016	0	EACH	UPGRADE	INSULATED WALL/ROOF, 3" FOAM BOARD (CAST-IN)	☐	$0	$0
22	WN0040	4	EACH	STANDARD	1'X3' PLEXIGLASS WINDOW	☑	INCLUDED	INCLUDED
23	WN0050	0	EACH	STANDARD	TRAPEZOID PLEXIGLASS WINDOW	☐	$0	$0
DOORS/HARDWARE								
24	DR0040	7	EACH	STANDARD	3'-0" x 6'-8" SINGLE DOOR	☑	INCLUDED	INCLUDED
25	DR0040.7	7	EACH	STANDARD	3'-0" x 6'-8" FRAME 3"	☑	INCLUDED	INCLUDED
26	DR0040.9	0	EACH	STANDARD	3'-0" x 6'-8" FRAME 4"	☐	$0	$0
27	DR0081.1	0	EACH	UPGRADE	3'-0" x 7'-0 DOOR	☐	$0	$0
28	DR0082	0	EACH	UPGRADE	3'-0" x 7'-0" FRAME 4"	☐	$0	$0
29	DR0082.1	0	EACH	UPGRADE	3'-0" x 7'-0" FRAME 3"	☐	$0	$0
30	DR0080	0	EACH	UPGRADE	6'-0" x 6'-8" DOUBLE DOOR 4" FRAME	☐	$0	$0
31	DR0060.13	0	EACH	UPGRADE	6'-0"x 6'-8" DOUBLE DOOR FRAME 3"	☐	$0	$0
32	DR0081	0	EACH	UPGRADE	6'-0" x 7'-0" DOUBLE DOOR, 4" FRAME	☐	$0	$0
33	DR0081.3	0	EACH	UPGRADE	6'-0" x 6'-8" DOUBLE DOOR, 3" FRAME	☐	$0	$0
34		7	EACH	STANDARD	STANDARD RESTROOM DOOR HARDWARE PACKAGE*	☑	INCLUDED	INCLUDED
35		0	EACH	STANDARD	STANDARD SHED DOOR HARDWARE PACKAGE	☐	$0	$0
36	DR9010	0	EACH	UPGRADE	UPGRADE: TIMED ELECTRIC STRIKE(S) INCL.2 STRIKES, 1 PWR SUPPLY, 1 TIMER, LEVER LOCKS	☐	$0	$0
37	DR9030	0	EACH	UPGRADE	UPGRADE: DOOR CLOSER(S)	☐	$0	$0
38		0	EACH	UPGRADE	UPGRADE: PANIC BAR(S) (32D / 630 or Equivalent)	☐	$0	$0
BUILDING FIXTURES								
39	PL0020	0	EACH	STANDARD	VAULT TOILET w RISER, SEAT	☐	$0	$0
40		0	EACH	UPGRADE	VAULT TOILET RISER, STAINLESS STEEL	☐	$0	$0
41	PL0030	0	EACH	UPGRADE	VAULT TOILET WATERLESS URINAL	☐	$0	$0
42	PL0040	6	EACH	STANDARD	STAINLESS STEEL LAVATORY w PUSH BUTTON FAUCET	☑	INCLUDED	INCLUDED
43		6	EACH	STANDARD	PUSH BUTTON FAUCET	☑	INCLUDED	INCLUDED
44		0	EACH	UPGRADE	MOTION SENSOR FAUCET	☐	$0	$0
45	PL0010	6	EACH	STANDARD	STAINLESS STEEL TOILET w FLUSH VALVE, PUSH BUTTON, SEAT	☑	INCLUDED	INCLUDED
46	PL0060	0	EACH	UPGRADE	STAINLESS STEEL URINAL w FLUSH VALVE, PUSH BUTTON	☐	$0	$0
47		6	EACH	STANDARD	PUSH BUTTON FLUSH VALVE(S)	☑	INCLUDED	INCLUDED
48		0	EACH	UPGRADE	MOTION SENSOR FLUSH VALVES	☐	$0	$0
49		0	EACH	UPGRADE	PORCELAIN LAVATORY	☐	$0	$0
50		0	EACH	UPGRADE	PORCELAIN TOILET	☐	$0	$0
51		0	EACH	UPGRADE	PORCELAIN URINAL	☐	$0	$0
52	PL9055	0	EACH	UPGRADE	SINGLE DRINKING FOUNTAIN	☐	$0	$0
53	PL9050	0	EACH	UPGRADE	DOUBLE DRINKING FOUNTAIN	☐	$0	$0
54	PL9003	0	EACH	UPGRADE	SINGLE DRINKING FOUNTAIN W/ BOTTLE FILLER	☐	$0	$0
55	PL9004	0	EACH	UPGRADE	DOUBLE DRINKING FOUNTAIN W/ BOTTLE FILLER	☐	$0	$0
56	PL9005	0	EACH	UPGRADE	ECO 11 INSTANT WATER HEATER	☐	$0	$0
57	FF9020	0	EACH	UPGRADE	BABY CHANGING STATION (KOALA)	☐	$0	$0
58	HE0010	6	EACH	STANDARD	10X10 FIXED LOUVER	☑	INCLUDED	INCLUDED
59	EL0062	6	EACH	STANDARD	10X10 EXHAUST FAN	☑	INCLUDED	INCLUDED
60	EL0010	8	EACH	STANDARD	4' INTERIOR LIGHT	☑	INCLUDED	INCLUDED
61	EL9100	0	EACH	UPGRADE	4' VANDAL RESISTANT LIGHT	☐	$0	$0
62	EL0025	5	EACH	STANDARD	EXTERIOR WALL LIGHT	☑	INCLUDED	INCLUDED

MOUNTAIN WEST PRECAST & CONSTRUCTION

1047 W 600 N, SUITE B-1
BRIGHAM CITY, UT 84302
PHONE #: 435-239-7000

63	EL0020	0	EACH	UPGRADE	DOWNWARD (DARK SKY) EXTERIOR LIGHT(S)	☐	$0	$0
64	FF9005	0	EACH	STANDARD	STEEL RESTROOM PARTITIONS	☐	$0	$0
65	EL0063	0	EACH	STANDARD	BERKO HEATER	☐	$0	$0
66	EL9080	0	EACH	UPGRADE	QMARK HEATER / CHASE	☐	$0	$0
67	FF9036	6	EACH	UPGRADE	AIKE HAND DRYER (OR EQUAL TO)	☑	$0	$0
70	-	8	EACH	OTHER	LIFTING PLATES, REFUNDABLE UPON RETURN	☑	$177	$1,418
COATING								
71	CT0010	1	EACH	STANDARD	ARMORSEAL EPOXY FLOOR COATING	☑	INCLUDED	INCLUDED
72	CT0020	1	EACH	STANDARD	H&C COLORTOP SOLID CONCRETE STAIN	☑	INCLUDED	INCLUDED
73	CT0040	1	EACH	STANDARD	PRO INDUSTRIAL DTM ACRYLIC	☑	INCLUDED	INCLUDED
74	CT9010	0	EACH	UPGRADE	ANTI GRAFFITI COATING	☐	$0	$0
75	CT0090	1	EACH	STANDARD	POLYSPEC THIOKOL 2235M 1.5 GAL	☑	INCLUDED	INCLUDED
76	CT0090.1	1	EACH	STANDARD	POLYSPEC THIOKOL 5050 PRIMER 1 QT	☑	INCLUDED	INCLUDED
							SUBTOTAL SECTION #3	$1,418
				*SEE INCLUSIONS/EXCLUSIONS BELOW			Subtotal	$200,978
						TAX	6.65%	$0
		2	Ea.	DELIVERY TO: MIDVALE, UT			$1,000	$2,000
		1	Ea.	Crane For Setting Buildings			$4,200	$4,200
							TOTAL	***$207,178***

SECTION #4, INCLUSIONS/EXCLUSIONS, CONTRACTOR RESPONSIBILITIES, ANTICIPATED SCHEDULE, CONTRACT TERMS

INCLUSIONS:

- Submittals, shop drawings and engineering included.
- Engineering stamped by a licensed P.E.
- Building complete with walls, floor and roof, all precast concrete. Floor extent is the building footprint (No additional footage).
- 4" Walls, 5" floor, 5" roof
- Block outs for any penetrations or anchoring included
- Area for building is to be at finished grade.
- 5,000 psi concrete and grade 60 non-epoxy reinforcement
- The exterior walls and roof have a **broom finish** unless another Option is selected.
- Doors frames are cast into the walls. Doors and frames are painted steel with stainless steel hardware. Door color to be determined.
- Building finish to be standard finish unless stated in options.
- For Onsite Installation, access required for semi tractor and 48' trailer and a 200-ton mobile crane. Crane must be able to be positioned within 20' of Final Building Placement.
- Mountain West Precast is a NPCA Certified plant. Outside testing by others, if required.
- This is a multi-page proposal, our terms are a part of this proposal and cannot be severed.
- If Performance and Payment Bond is required, cost to be paid by the Customer. Bond Rate is 2.5%
- Crane and delivery scheduling requires a 10-Business day lead time.
- There is one mobilization included in this proposal.
- Costs are incurred after the Easi Set purchase has been awarded (such as drafting, submittal and production drawings, engineering).

EXCLUSIONS:

- Mechanical, Plumbing, and Electrical drawings excluded except as required for state permitting.
- All pumping systems excluded.
- Barricades, flagmen, traffic control, if required, site preparation and compaction, site grading or setting lines and grades, site plans drawings, site utilities permits.
- Site repair, and re-grading from delivery.
- Building Permit
- Final Utility Connection
- Taxes

CONTRACTOR/CUSTOMER RESPONSIBILITIES:

The building will come pre plumbed and wired. The customer will be responsible for the following:

1. Site preparation, stubbing utilities.
2. Final electrical connection into preinstalled panel.
3. Final sewer connection.
4. Final water connection.
5. Install floor drains and grouting around them.
6. Install of roof vent(provided) and sealing around vent.
7. Epoxy floor coating (coating material provided).
8. Exterior sidewalks, ext.

MOUNTAIN WEST
PRECAST & CONSTRUCTION

1047 W 600 N, SUITE B-1
BRIGHAM CITY, UT 84302
PHONE #: 435-239-7000

ANTICIPATED SCHEDULE:
Submittal Drawings will be delivered for approval by Owner within 30 calendar days of receipt and acceptance of purchase order. Owner has 5 business days to return Submittal.
Any resubmittal will be returned to Owner with corrections within 10 calendar days.
Building will be procured and manufactured for delivery to project site 120 calendar days from final approval of submittals, a notice to proceed, and state permit approval (if required).
If required, all warranty and As-build documentation will be delivered to Owner within four weeks of completion of the building.

CONTRACT TERMS		
Proposal: Proposal is valid for 30 days, based on Date shown above. By accepting this proposal and/or awarding a contract to Mountain West Precast, you agree that this proposal document will be a part of your formal contract whether or not such contract so provides or contains an integration clause.		
Geotechnical Report: Owner to provide a site soils report prior to design or indicate agreement to direct us to use US Geological Standard Survey Map information with a soil bearing pressure of 1500 psi. www.usgs.gov/ Changes in the foundation requirements not previously known or available at time of bid will result in a change order.		
Scheduling of delivery: Mountain West Precast may send a shipping confirmation for acceptance by the owner to be signed and returned three days prior to delivery. The shipping confirmation indicates that the site is prepared and compacted for acceptance of the building and that the crane and truck and trailer have proper and safe access to the site for unloading and setting the building.		
Shipping Terms: (Select One)	☑	FOB Destination - Mountain West will arrange delivery to job site and assume responsibilty of loss until building is set in place.
	☐	FOB Orignin - Customer will arrange delivery to job site and will assume responsitility of loss when the building is delivered to common carrier.
Delivery Standby Time: One installation set up is included in this proposal. Should Mountain West Precast be delayed because of corrections needed due to misplaced utilities, improper site preparation, site obstructions, or extra work not in our scope, the crew will be charged at $700 per hour. The crane will be charged at $600 per hour and trucking standby is charged at $175 per hour per truck.		
Delivery and Crane Charges: Prices given are subject to change at time of shipping if site access is not as outlined above.		
Payment Terms: Net 30 from invoice date upon approved credit. As a manufacturer and supplier of a product, retention is to be waived. If scheduled delivery is delayed by the customer for more than 30 days, Mountain West reserves the right to bill for storage fees. In the event that it becomes necessary to enforce the provisions of this agreement or to obtain redress for the breach or violation of any of its provisions, Mountain West Precast shall be entitled to recover from the other party all costs and expenses associated with such proceedings, including reasonable attorney's fees and		
Service Charge: Service Charge of 1.5% monthly will be assessed on all past due accounts.		
Dimensional/Structural Changes: This proposal assumes the above-mentioned building and panel dimensions. If different dimensional changes and/or specifications are required by the customer or engineer, may result in a change order.		
Deposit: Mountain West Precast requires a 50% deposit at the time of signature. (Initial)_____ Date_____		
Change Order Fee: Mountain West Precast will require a $500 change order fee for ANY changes made after submittal drawings are signed by the customer. (Initial)_____ Date_____		
Cancellation Fee: This order may only be cancelled upon written agreement between Mountain West and the Customer. Cancellation fees to be negotiated based on materials and labor costs incurred to the point of cancellation		
Utah State Contract Clause: In the event of any conflict between this proposal and Utah State Contract # MA4543, the terms of Utah State Contract # MA4543 will control.		

This proposal document must accompany all orders with the proper acknowledgement and acceptance of the above terms and conditions and are verified by the signature below. All precast products will be produced as per the approved Mountain West Precast shop drawings. It is the sole responsibility of the contractor to confirm that the Mountain West Precast shop drawings meet or exceed all plan and specification requirements. Should any terms of this proposal be changed in the customers proposed purchase order Mountain West Precast reserves the right to rescind the proposal.

Signature	Title	Date
Signature (Attest)	Title	Date