



Memo

Date: 16 October 2024
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 1 October 2024 City Council Work Meeting

Please note that the following minutes await formal approval and are in draft or unapproved form.

**MINUTES OF THE
MIDWAY CITY COUNCIL
(Work Meeting)**

**Tuesday, 1 October 2024, 5:00 p.m.
Midway Community Center, Council Chambers
160 West Main Street, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, The Market Express, the United States Post Office, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the City Council, City Engineer, City Attorney, Planning Director, and The Wasatch Wave. The public notice/agenda was published on the Utah State Public Notice Website and the City’s website. A copy of the public notice/agenda is contained in the supplemental file.

1. Call to Order

Mayor Johnson called the meeting to order at 5:05 p.m.

Members Present:

Celeste Johnson, Mayor
Jeff Drury, Council Member
Lisa Orme, Council Member
Craig Simons, Council Member
JC Simonsen, Council Member

Staff Present:

Corbin Gordon, Attorney
Michael Henke, Planning Director
Wes Johnson, Engineer
Katie Villani, Planner
Brad Wilson, Recorder

Members Excused:

Kevin Payne, Council Member

Note: A copy of the meeting roll is contained in the supplemental file.

2. Ordinance 2024-14 / Signs (City Planner – Approximately 60 minutes) – Discuss proposed Ordinance 2024-14 amending Chapter 16.21 (Signs) of the Midway Municipal Code regarding signs. Recommended for adoption with conditions by the Midway City Planning Commission.

Mayor Johnson reported that the Midway Business Alliance (MBA) held a meeting regarding the proposed ordinance. She indicated that Michael Henke attended.

Michael Henke gave a presentation regarding the proposed ordinance and reviewed the following items:

- Discussion at the previous council meeting.
- History

- Sign code amendment
- Reasons for the amendment
- Examples of signs
- Decorative signs
- Depth on signs
- Permitted materials
- Prohibited signs
- A-frame signs
- Monument signs and examples
- Standards for size and materials
- Fence signs
- Teardrop signs
- Scale of signage for properties with multiple businesses

Mr. Henke also made the following comments:

- Received two emails from business owners regarding the proposal. Copies of the email are contained in the supplemental file.
- Some MBA members were concerned about stricter regulations on A-frame signs.
- The proposal would change the Vision Architecture Committee (VAC) to a recommending body with staff making the final decision on signs.
- Beljar's signs were not reviewed by the VAC.
- The proposal was a chance to reset and begin full enforcement.
- A compromise would be allowing A-frame signs within so many feet of a business's entrance.
- Monument signs were meant to be permanent.
- Signs in the park strip had to be moved to maintain the landscaping.
- Signs should be on the owner's property.
- The City should be able to confiscate temporary signs.
- What signage should be allowed for multiple businesses on one property?
- Teardrop signs would only be allowed during special events.

Note: A copy of Mr. Henke's presentation is contained in the supplemental file.

The Council, staff, and meeting attendees discussed the following items:

- Some MBA members were concerned about requiring depth on signs and the associated cost.
- The depth was based on the size of the sign.
- Sign companies indicated that the cost for depth was not dramatically higher.
- The City's signs should be examples.
- Raised lettering was significantly more expensive.
- Depth increased the character of a sign, but did it increase its effectiveness?
- Raised letters were sometimes more difficult to read.
- Sign quality added to the entire community.
- Metal with cutout letters was a good alternative.
- Existing signs should not have to be replaced.

- All current signs could remain.
- The Planning Commission recommended waiting a year to fully implement the ordinance.
- Communities looked better without A-frame signs.
- Painted signs could look good.
- Some businesses had four to five signs and looked cluttered.
- The sign approval process should not be difficult.
- An owner usually thought about a sign at the end of opening their business when they did not have much money.
- A variety of signs should be allowed.
- A committee should review the proposal.
- The City could not be subjective and had to approve a sign if it complied with the Municipal Code.
- The proposal allowed signs that were painted on a building without depth.
- Criteria was needed for painted signs to ensure that they looked good.
- The proposal if adopted could always be amended in the future.
- Allowing existing nonconforming signs could be a problem because new business owners would ask why they could not do something similar.
- The Code needed to be enforced.
- Sometimes the design that was approved was not what was installed.
- Regulations would be a waste of time if they were not enforced.
- The existing regulations had loopholes.
- Some owners used cheap A-frame signs. They wanted to leave them out all the time.
- A-frame signs should not be in the street right-of-way and over three feet tall.
- The number of signs should be limited.
- A sign might not be seen if it was right next to a building.
- Businesses that were tucked back needed to advertise on Main Street.
- Sign regulations could hinder businesses.
- A monument sign which showed multiple businesses was difficult to read.
- There were good and bad locations for businesses.
- Allowing a lot of A-frame signs was not a good answer.
- The regulations should vary based on the amount of frontage.
- The proposal should include a compromise on A-frame signs.
- No members of the MBA advocated for banner signs or opposed the regulations on signs for multiple businesses on the same property.
- Temporary banners looked nice but should not be permanent.
- Banners were currently allowed for up to seven months. The proposal would allow them only on kiosks and in certain situations when they were temporary.
- Standards were good but regulations should stay out of people's way.
- Council Member Payne was in Europe and indicated that he was not seeing any A-frame signs.
- The proposal was not necessary because there was not a problem, and other issues were more pressing.
- Business owners thought that the current regulations were vague and needed clarity.
- Costs were important to a business that was just starting.
- Staff could come back with more specific costs for signs with depth.
- Signs would not be regulated if there were not any requirements.
- Signs with depth had been required for many years.

3. Adjournment

The meeting was adjourned at 6:01 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

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