

Midway City Planning Commission Regular Meeting Minutes August 13, 2024

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 6:00 p.m., August 13, 2024, at the Midway City Community Center
160 West Main Street, Midway, Utah

Attendance

Jeff Nicholas - Chairman
Andy Garland – Vice Chair
Travis Nokes
Andrew Osborne
Laura Wardle
Kelly Lineback
Genene Miles
Craig Knight (Alt)
Kim Facer (Alt)

Staff

Michael Henke – City Planner
Katie Villani – Planner
Wes Johnson – City Engineer
Craig Simons – City Council

Excused

Melannie Egan – Planning

Liaison Report

6:00 P.M. Regular Meeting

Call to Order

- Welcome and Introductions; Opening Remarks or Invocation; Pledge of Allegiance

Item 1:

Review and possibly approve the Planning Commission Meeting Minutes of July 9, 2024, with the corrections noted.

Motion: Commissioner Garland: I make a motion that we approve the Planning Commission Meeting Minutes of July 9, 2024.

Seconded: Commissioner Wardle

Commissioner Nicholas Any discussion on the motion?

Commissioner Nicholas: All in favor.

Ayes: Commissioners: Garland, Nokes, Osborne, Wardle, Lineback, Miles

10. Feather Flags.
11. Flashing Signs and any lights that flash or move.
12. Fluorescent Signs.
13. Home Occupation Signs.
14. Illuminated: Backlit, interior lit, side lit, edge lit, and shadow lighting signs are not allowed in any zone.
15. Inflatable Signs.
16. Neon and/or Luminous Tube Signs (with the exception of non-animated, interior "open" and "closed" signs which otherwise comply with the Code).
17. Off-premises Signs.
18. Pennants.
19. Plastic Signs, Plexiglass Signs, Flat Signs (i.e., signs with no depth).
20. Portable Signs (includes A-frames).
21. Pole Signs.
22. Projected Signs.
23. Reflective signs, surfaces, and reflective colored materials that give the appearance of changing colors.
24. Right-of-way. No signs shall be placed in the public right-of-way.
25. Roof Signs.
26. Signs which violate the Clear View Triangle.
27. Searchlights and/or spotlights.
28. Vacancy Signs.
29. Vehicle signs advertising off-premises events.
30. Wind Signs.

- The Commission members were unanimous in supporting prohibition of A frame signs in Midway.
- Commissioner Lineback suggested including human signs/sign spinners in the category of prohibited signs.
- The Commission members spent time debating the merits of metal signs with cutout letters, which would not be permitted under the proposed amendments.
- Design Requirements: Michael Henke reviewed the design requirements for signs, which in essence require depth (incorporating elements such as raised lettering or engraved/carved/routed lettering). He showed slides of several sign examples, including many in Midway, to demonstrate these concepts.
- The proposed amended sign ordinance prohibits sheet metal, painted or unpainted, metal signs with cutout letters, and plastic signs.
- Sign Area: the proposed revision significantly amends the method of computing allowable sign area which will be proportional to the size of the building. Sign area would be calculated based upon the total area of the front building elevation (including roof) multiplied by the total area of an adjoining side building elevation (including roof), divided by two, then multiplied by 4%. Michael Henke reviewed examples. Commissioner Nokes raised Springer Farms as an example and Michael Henke reviewed the permissible signs and sign area for this new development.
- The Commission discussed allowing monument signs for each side of the entrance to developments like Springer Farms, but since it is a driveway, not a road, anticipate it would set a difficult precedent and did not include this in its recommendation.
- The sections for Temporary Event Signs and Street Pole Banners have been completely redrafted to comply with City practices.

Adjournment

Motion: Commissioner Garland

Second: Commissioner Miles

All in favor

8:10 PM



Vice Chairman – Jeff Nicholas



Planner – Katie Villani