

MIDA Board Meeting

September 18, 2026 @ 9:00 am

Held via Zoom

Board Members:

President Stuart Adams
Senator Jerry Stevenson
Commissioner Gage Forerer
Mayor Mark Shepherd
County Councilman Erik Rowland
Mike Ostermiller
Gary Harter
Jefferson Moss (non-voting)

AGENDA

1. Approval of August 20, 2026, meeting minutes for the MIDA Board meeting.
2. Resolution 2026-21: A Resolution of the Military Installation Development Authority (“MIDA”) Amending the Military Recreation Facility Project Area Development Standards and Guidelines Related to the Plane of Influence and Signage
3. Resolution 2026-22: A Resolution of the Military Installation Development Authority (“MIDA”) Designating Individuals Authorized to Act on Behalf of MIDA with Respect to the Public Treasurers’ Investment Fund (“PTIF”)
4. Project Area Updates:
 - Falcon Hill
 - Mountain Veteran Program
 - Military Recreation Facility
5. Adjourn. The next scheduled meeting is October 20, 2026, at 9:00 am.

Military Installation Development Authority

MIDA Board Meeting

DRAFT Minutes

Thursday, August 20th, 2026 @ 9:00 AM

Zoom Teleconference

Listen to the audio recording here: [Public Notice Website](#)

Board Members Present: President Stuart Adams (Chair), Senator Jerry Stevenson (Vice-Chair), Commissioner Gage Froerer, County Council Member Erik Rowland, Gary Harter, Mike Ostermiller

Board Members Excused: Mayor Mark Shepard, Jefferson Moss (non-voting)

The complete official audio recording is available at the link above. A summary of the discussions is presented as follows:

Agenda Item 1: Approval of June 26, 2026, Meeting Minutes for the MIDA Board Closed and Open Meetings. (6:01 - 6:44)

- Motion: Gary Harter moved to approve the June 26, 2026, closed and open meeting minutes as submitted.
- Second: Gage Froerer seconded.
- Vote: The motion passed unanimously.

Agenda Item 2: Consideration of Resolution 2026-18: A Resolution of the Military Installation Development Authority ('MIDA') Adopting the Utah National Guard Project Area Development Standards and Guidelines That Will Control the Development of Property Within the Project Area. (6:45 - 26:45) & (30:34 – 33:10)

Presentation by: Richard Catten

Richard Catten presented the proposed Utah National Guard Project Area Development Standards and Guidelines. He explained that the National Guard Project Area is unique because it consists primarily of National Guard properties located throughout the state rather than one contiguous geographic area, with some private property also included within Tooele City. The standards establish MIDA's land-use framework for future development, including processes for site plans, subdivisions, grading permits, building permits, and infrastructure permits. Richard emphasized that adoption of the standards does not approve any particular development or grant development rights, but instead establishes the process through which future applications may be reviewed and approved..

The Board discussed public comments received regarding the proposed standards, including concerns related to water rights, environmental regulation, and data centers. Richard clarified that water rights are governed by the State Engineer and are not within MIDA's jurisdiction. MIDA would nevertheless require confirmation that a proposed development has access to necessary water and sewer service before granting applicable development approvals. Dan Hemmert similarly noted that matters such as air emissions are regulated through state agencies such as the Division of Air Quality and that MIDA's land-use authority does not supersede state or federal regulatory requirements.

The Board also discussed language in the proposed standards relating to data centers. Senator Jerry Stevenson recommended that MIDA avoid establishing additional data-center-specific standards while the Utah Legislature continues considering statewide legislation on the issue. The Board ultimately clarified its action on Resolution 2026-18 by removing the identified highlighted data-center language from the proposed standards. Richard noted that future amendments to the standards would proceed through the DRC process, including applicable public hearings and recommendations to the Board.

- **Initial Motion:** Jerry Stevenson moved to approve Resolution 2026-18 as presented.
- **Second:** Erik Rowland.
- **Vote:** The motion passed unanimously.

Following the presentation and approval of Resolution 2026-19, Legal Counsel Richard Catten requested clarification to ensure the record accurately reflected that the approved resolution included striking the highlighted introductory sentence regarding data centers from Chapter 3.

- **Motion to Reconsider:** Jerry Stevenson moved to reconsider Resolution 2026-18 with the specific amendment to strike and remove the highlighted data-center text from Chapter 3 of the proposed standards.
- **Second:** Gary Harter.
- **Vote:** The motion to reconsider passed unanimously.
- **Amended Motion:** Jerry Stevenson moved to approve Resolution 2026-18 with the specific amendment to strike and remove the highlighted data-center text from Chapter 3 of the proposed standards.
- **Second:** Gage Froerer.
- **Vote:** The amended motion passed unanimously.

Agenda Item 3: Consideration of Resolution 2026-19: A Resolution of the Military Installation Development Authority ('MIDA') Approving and Authorizing the Execution of the First Amendment to the Interlocal Cooperation Agreement Between MIDA and the North Davis Fire District. (27:13 – 30:34)

Presentation by: Hilary Venable

Hilary Venable presented the First Amendment to the Interlocal Cooperation Agreement between MIDA and the North Davis Fire District. She explained that the original agreement was entered into in July 2016 and provides fire protection, emergency rescue and medical services, fire-code enforcement, and development-plan review services for the Falcon Hill Project Area.

Hilary explained that Falcon Hill has expanded considerably since the original agreement was executed and that the amendment makes three principal changes. First, it extends the agreement for an additional ten years, through June 30, 2036. Second, it expands the service area to encompass the entire Falcon Hill Enhanced Use Lease boundary. Third, it replaces the original compensation structure with an annual base fee plus a per-call fee. The North Davis Fire District Board of Trustees reviewed and approved the amendment in June 2026.

- Motion: Gary Harter moved to approve Resolution 2026-19.
- Second: Mike Ostermiller seconded.
- Vote: The motion passed unanimously.

Agenda Item 4: Consideration of Resolution 2026-20: A Resolution of the Military Installation Development Authority ('MIDA') Board Approving a Donation of \$100,000 to the USS Utah Commissioning Committee, a 501(c)(3) Nonprofit Organization, in Support of the Commissioning of the USS Utah (SSN-801). (33:34 – 45:21)

Presentation by: Dan Hemmert

Executive Director Dan Hemmert presented Resolution 2026-20, authorizing a \$100,000 donation to the USS Utah Commissioning Committee. Hemmert explained that the USS Utah is a Virginia-class, nuclear-powered fast-attack submarine that is currently undergoing testing and is anticipated to be commissioned into the United States Navy in the first half of 2027.

Gary Harter provided additional background on the USS Utah and Utah's longstanding involvement with the vessel. The submarine was named in 2015 and carries hull number SSN-801, which Harter noted corresponds with Utah's 801 area code. The vessel honors the USS Utah battleship sunk during the attack on Pearl Harbor on December 7, 1941. Harter explained that commissioning committees help establish an enduring connection between a ship's crew and its namesake state, including supporting commissioning activities and incorporating elements of Utah into appropriate spaces aboard the submarine.

The Board discussed opportunities to strengthen the relationship between Utah residents and the USS Utah crew and expressed interest in increasing public awareness of the submarine and its upcoming commissioning. Senator Stevenson emphasized that MIDA's contribution should be communicated publicly because supporting military personnel and installations throughout the state is central to MIDA's mission.

Motion: Gary Harter moved to approve Resolution 2026-20.

Second: Senator Jerry Stevenson.

Vote: The motion passed unanimously.

Agenda Item 5: Project Area Updates

Falcon Hill (45:39 -1:02:26)

Presentation by: Hilary Venable, Brett Christensen, and Jason Pryzbyla

Hilary highlighted the Aerospace Museum Gateway Project, which will complete the museum gift shop, new gateway entrance, and additional office space. Brett reported continued progress on the 1800 North Gate, Building 1573, and demolition of the aging 1200-series facilities. Jason provided construction updates on Building 1573, the flex-office buildings, the Roy Innovation Center expansion, and other planned infrastructure and development projects throughout Falcon Hill.

Mountain Veteran Program (1:02:49 – 1:07:47)

Presentation by: Ashley Burr, and Christine Russ

Christine Russ provided an update on the Mountain Veteran Program's first summer season at Sundance Mountain Resort. The program has expanded its offerings to include couples, caregivers, women veterans, and fly-fishing programs. MVP continues to strengthen its referral partnership with the VA and has established a new relationship with the HERO program at Hill Air Force Base, with the first program scheduled for October. The program is also continuing coordination with the Utah Department of Veterans and Military Affairs and exploring the possibility of hosting Ukrainian military personnel in summer 2027.

Military Recreation Facility (1:07:57 – 1:46:24)

Presentation by: Heather Kruse, Tyler Aldous, and Kurt Krieg

Heather reported continued success with military stays and events at the Grand Hyatt Deer Valley and the Salute to Service program. Tyler highlighted significant residential construction and recreational development at SkyRidge, including the PAR1 golf course and upcoming clubhouse opening. Kurt provided an update on Deer Valley East Village, including ongoing construction, infrastructure improvements, skier services, and preparations for future ski seasons as the resort continues its major expansion.

National Guard (1:46:42 – 1:50:24)

Presentation by: Erin Madsen

The National Guard update included the initiation of the Tooele Armory restroom remodel, which is currently in design and anticipated to be completed in 2027. The project will modernize the facility and add restroom and shower accommodations for female service members. The update also included the introduction of Jason Boal, the National Guard's new Director of Military Development and Strategic Partnerships, recognition of Major General Daniel Boyack

following his departure for a national position, and the introduction of Brigadier General Michael Kerr as Utah's 22nd Adjutant General.

Agenda Item: Adjourn. (1:50:25 – 1:51:28)

- Motion: Erik Rowland moved to adjourn.
- Second: Senator Jerry Stevenson seconded the motion.
- Vote: The motion passed unanimously.

The meeting was adjourned at approximately 10:47 AM

Meeting Attendees:

1. President Stuart Adams (Chair - Board Member)
2. Senator Jerry Stevenson (Vice Chair - Board Member)
3. Commissioner Gage Froerer (Board Member)
4. County Council Member Erik Rowland (Board Member)
5. Gary Harter (Board Member)
6. Mike Ostermiller (Board Member)
7. Derek Brenchley
8. Dan Hemmert
9. Morgan Nebeker
10. Tyler Aldous
11. Dan Schoenfeld
12. Fox 13
13. Jeff Benson
14. Natalie Shutt-Banks
15. Michelle Jensen
16. Selina Hadfield
17. Jonathan Spira
18. Paula Eldredge
19. Douglas DeVore
20. Paula Jensen
21. Patsy Holmes
22. Brett Christensen
23. Jason Boal
24. Derek Herndon
25. Kristin Kenney Williams
26. Alison Evans
27. Josh Dzieza
28. Hilary Venable
29. Jason Pryzbyla
30. Ashley Burr

31. Cory Shupe
32. Grace Doerfler
33. Maran Mascaro
34. Jeremy Blickenstaff
35. Linda Spira
36. Erin Madsen
37. Heather Kruse
38. Brent Hall
39. Nate Carlisle
40. Richard Catten
41. J Thomas
42. Val Oveson
43. Mitch Park
44. RJ Adler
45. Jim Steitz
46. Kurt Krieg
47. Shane Cohen
48. Rob Donigan
49. Karli Branch
50. Erin Clarke
51. Tia Willin
52. C Smith
53. Tom Patton
54. Christine Russ
55. Kristi Wilson
56. Michonne Terry
57. Katie DeGrey
58. Annette Wheeler
59. Kellie Horrocks
60. Rebecca Smith
61. Emily Summers
62. Nancy Lee
63. Alan Williams
64. Jennifer Pulou
65. Richard Breitenbeker
66. Jeff Clifton
67. Glen Clement
68. Rebecca Dall
69. Hayden Smith

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026-21

A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY (“MIDA”) AMENDING THE MILITARY RECREATION FACILITY PROJECT AREA DEVELOPMENT STANDARDS AND GUIDELINES RELATED TO THE PLANE OF INFLUENCE AND SIGNAGE

WHEREAS, on September 8, 2026, the the Military Recreation Facility Development Review Committee (the “MRF DRC”) recommended certain amendments to the Military Recreation Facility Project Area Development Standards and Guidelines (“Development Standards”) in order to clarify guidelines related to the plane of influence and signage, which amendments are attached to this resolution and incorporated by reference herein; and

WHEREAS, the MIDA Board does hereby determine that it is in the best interest of MIDA and the Military Recreation Facility Project Area to adopt the revisions to the Development Standards that have been recommended by the MRF DRC.

NOW, THEREFORE, BE IT RESOLVED by the MIDA Board that the amendments to the MRF Development Standards recommended by the MRF DRC are hereby approved in substantially the final form attached to this Resolution.

PASSED AND APPROVED this 18th day of September, 2026.

Military Installation Development Authority

J. Stuart Adams
Chair

Attest:

Morgan Nebeker
MIDA Records Officer

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
September 8, 2026

STAFF REPORT

Agenda Item: #2
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: Revisions and additions to Development Standards and Guidelines – Section 1.01 Terms, Tenses, and Definitions, 2.07(D) – Infrastructure Improvement Permit Submittal Requirements, 2.08 – Encroachment Permit, 2.09 – Sign Permits, 4.06(B) – Lighting Design Standards, and 4.07 – Signage Design Standards.

Recommendation: Staff recommends the MIDA DRC recommend to the MIDA Board approval of the revisions and additions to Section 1.01 Terms, Tenses, and Definitions, 2.07(D) – Infrastructure Improvement Permit Submittal Requirements, 2.08 – Encroachment Permit, 2.09 – Sign Permits, 4.06(B) – Lighting Design Standards, and 4.07 – Signage Design Standards.

Background/Description:

The most recent approved version of the Development Standards and Guidelines (Standards) for the MIDA Control Area was approved by the MIDA Board on April 24, 2026. As time passes, different circumstances arise, and conditions change, it is necessary on occasion to update the Standards. The proposed revisions and additions that are the subject of this staff report include two key additions: the addition of the term Plane of Influence and procedures and measures to protect this Plane of Influence; and a total replacement of Section 4.07 – Signage Design Standards.

Analysis:

The proposed change to Section 1.01 Terms, Tenses, and Definitions includes adding a definition for Plane of Influence.

The proposed change to 2.07(D) – Infrastructure Improvement Permit Submittal Requirements adds a requirement to identify any construction activities that may encroach on the Plane of Influence as part of the permit submittal package.

The proposed changes to Section 2.08 – Encroachment Permit include requiring an Encroachment Permit for work within the Plane of Influence, providing detailed procedures when working within the Plane of Influence, and providing a graphic diagram illustrating what the Plane of Influence is.

Section 2.09 – Sign Permits is a new section describing the process and requirements to obtain a Sign Permit. Sign Permits are an Administrative Approval.

Section 4.07 – Signage Design Standards fully replaces the previous section which was half a page in length with much more complete standards which are 19 pages in length. The new section includes signage specific definitions and standards for numerous types of signs from Promotional Signs to Bench Signs. Prohibited Signs are also listed.

The proposed change to Section 4.06(B) – Lighting Design Standards adds to the definition of Nighttime Hours defining Nighttime Hours for areas designated as Lighting Zone LZ-0 as the time between sunset and sunrise or 7:00 AM (whichever comes earlier).

If the DRC recommends approval on the proposed revisions to the Standards and Guidelines, all formatting and numbering will be reviewed and appropriately adjusted to match the existing Standards and Guidelines.

RECOMMENDED ACTION:

Staff recommends the MIDA DRC recommend to the MIDA Board approval of the revisions and additions to Section 1.01 Terms, Tenses, and Definitions, 2.07(D) – Infrastructure Improvement Permit Submittal Requirements, 2.08 – Encroachment Permit, 2.09 – Sign Permits, 4.06(B) – Lighting Design Standards, and 4.07 – Signage Design Standards.

Attachments:

MRF August 2026 S&G Amendments

CHAPTER 1 DEFINITIONS

1.01 Terms, Tenses, and Definitions

For the purpose of these MIDA Development Standards, certain terms and words are to be used and interpreted as defined hereinafter. Words used in the present tense shall also include the future tense; words used in the masculine gender shall also include the feminine gender; words used in the singular number shall also include the plural number; and words in the plural number shall also include the singular number, except where the natural construction of the writing indicates otherwise. The word "shall" is mandatory and not discretionary. For any term or use not defined herein, the APA publication entitled *Planner's Dictionary* and *Webster's Dictionary* (latest editions) shall be consulted and the definition used will be determined by the Executive Director.

Plane of Influence - an area adjacent to public infrastructure, such as Mountain Village PID rights of way, in which excavation or other construction activities may cause damage to the public infrastructure. Any excavation or construction activities which encroach into the Plane of Influence requires Encroachment Permit. A detailed description and diagram of the Plane of Influence is found in Section 2.08(B) of these Standards.

CHAPTER 2 REVIEW PROCEDURES

- 2.01 Master Development Plan
- 2.02 Subdivision Plat
- 2.03 Site Plan
- 2.04 Conditional Use
- 2.05 Building Permit
- 2.06 Grading Permit
- 2.07 Infrastructure Improvement Permit
- 2.08 Encroachment Permit~~Ski Facilities~~
- 2.09 Sign Permit~~Procedural Matters~~
- 2.10 Ski Facilities~~Variances~~
- 2.11 Procedural Matters~~Approval of Non-Complying Applications~~
- 2.12 Variances
- 2.13 Approval of Non-Complying Applications

2.07 Infrastructure Improvement Permit

- D. **Infrastructure Improvement Permit Submittal Requirements:** A PDF copy of the Infrastructure Plans and other information, required as part of the Infrastructure Permit Application, shall be shown graphically and by note on plans. All sheets shall contain general identification data such as; a title that includes the name of the development, parcel name and/or number and its location by number of section, township, range and county; name, address and official seal of the registered professionals preparing the Plans; scale, north arrow and date of the Site Plan preparation; legend showing all symbols, line types, hatching and abbreviations; and the “Call Before You Dig” symbol and telephone number where appropriate. All mapped data for the same plan shall be drawn accurately at the same standard engineering scale, having no more than one hundred (100) feet to an inch.
- 2. Proposed Conditions Data (as applicable):
 - a. Proposed Site Plan Layout:
 - 1. Street layout, right-of-way easement width(s), utilities, utility easements, street cross-sections, proposed names of streets, street numbers, alleys, pedestrian ways, easements, roads to be dedicated to the County and connections to adjoining properties.
 - 2. The identification of snow storage, garbage storage, access and screening, fire access/lanes around buildings.
 - 3. The identification of service areas including loading docks.

4. Designation of all land to be dedicated or reserved for public use with the use indicated.
5. Common Site elements: ski racks, bike racks, benches, trash receptacles, streetlights, street signs and other amenities.
6. Materials: hardscapes, plazas, Retaining Walls and other site elements.
7. Typical Project area dimensions to scale; dimensions of all corner Project areas and Project sections of streets; each phase numbered individually; total number of phases;
8. Location, width, and use of easements;
9. Identification of any construction activities, specifically including excavations, that may encroach into the Plane of Influence and thereby require an Encroachment Permit.

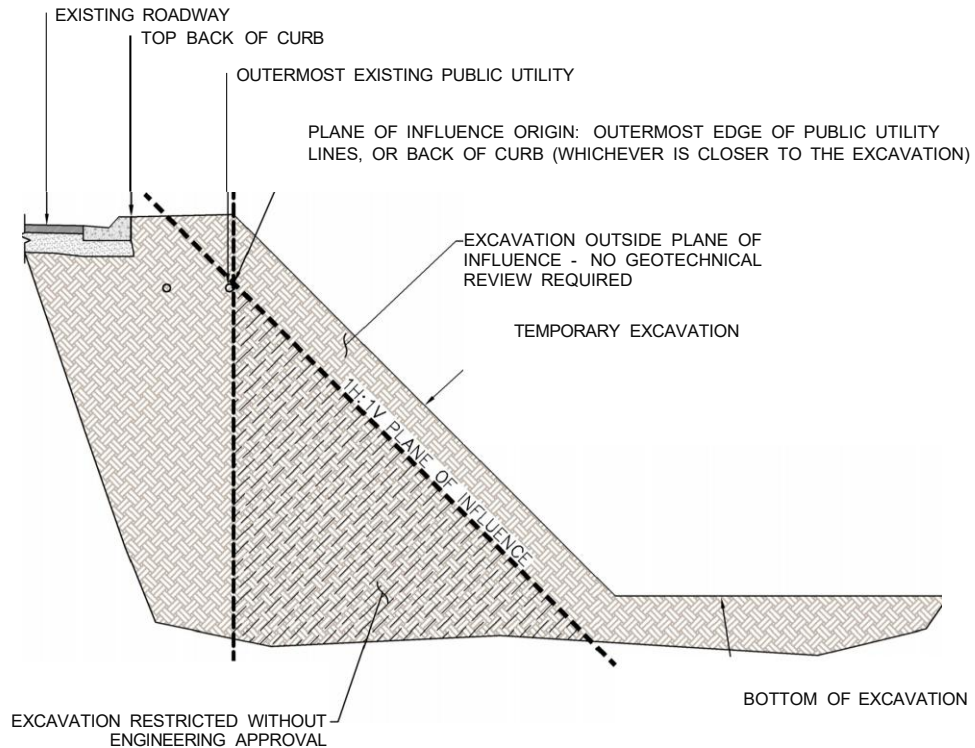
- b. Demolition Plan: Indicate structures, vegetation, site elements and other facilities to be removed or abandoned. Illustrate area of impact.

2.08 Right of Way Encroachment Permits

A. **Administrative Approval of Encroachment Permits.** The Administrative Approval of MIDA is required in connection with all work performed within the Public Right of Way ,or within the Plane of Influence, that may include but are not limited to construction, excavation, penetration or cutting of a Public Road or Street, maintenance and repair work.

B. Plane of Influence.

1. To protect MMV PID infrastructure, MIDA restricts excavation adjacent to MMV PID assets. Temporary excavation within a Plane of Influence where the Plane of Influence is defined as the region within the soil where the stresses caused by a surface or subsurface load are considered significant enough to affect settlement, strength, or other geotechnical behavior. Based on the global geotechnical reports for the project site, temporary slopes should not be steeper than 1H:1V (45°). For the MIDA area the plane of influence is based on the 1H:1V slope, see figure below.
2. The plane of influence starts at either an existing dry or wet utility or at the back of the curb. Construction traffic such as parked vehicles, loaders, dump trucks are considered live loads that essentially would push the plane of influence out. Such construction activity cannot occur inside the defined plane of influence. Any excavation or construction activity that falls under the plane of influence will require a signed licensed Geotechnical Engineer's recommendations. Temporary excavation may require shoring.
3. The MIDA Engineer is authorized to issue stop work orders as may be necessary to stop or prohibit work, excavation, or construction activities within the Plane of Influence without a valid Encroachment Permit, or for work, excavation, or construction activities outside the scope of an approved Encroachment Permit, or which may endanger the integrity of public infrastructure.
4. The Plane of Influence is shown in the following diagram:



NOTES:

EXCAVATIONS SHALL NOT EXTEND BELOW A 1H:1V (45°) PLANE PROJECTED DOWNWARD FROM THE OUTERMOST EDGE OF EXISTING UNDERGROUND PUBLIC UTILITIES OR FROM THE BACK OF CURB, WHICHEVER IS CLOSER TO THE EXCAVATION, UNLESS ONE OF THE FOLLOWING HAS BEEN REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO EXCAVATION:

1. A TEMPORARY SHORING SYSTEM DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH; OR
2. WRITTEN RECOMMENDATIONS PREPARED BY A LICENSED GEOTECHNICAL ENGINEER DEMONSTRATING THAT THE PROPOSED EXCAVATION WILL NOT ADVERSELY AFFECT THE STABILITY OF THE EXISTING ROADWAY, PUBLIC UTILITIES, ADJACENT PUBLIC IMPROVEMENTS, OR SUPPORTING SOILS.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE STABILITY OF THE EXISTING ROADWAY AND ALL ADJACENT PUBLIC IMPROVEMENTS THROUGHOUT CONSTRUCTION.

THIS DETAIL ESTABLISHES MINIMUM REQUIREMENTS. OSHA EXCAVATION SAFETY REQUIREMENTS REMAIN APPLICABLE.

PER MASTER GEOTECHNICAL REPORT TEMPORARY EXCAVATED SLOPES SHOULD NOT BE STEEPER THAN A 1H: 1V

B. Encroachment Permit Application. Applicant shall submit a MIDA Encroachment Permit Application form and pay the applicable fee as established by MIDA.

C. Encroachment Permit Submittal Requirements:

1. The application must be by the person or company responsible for the work.
2. Provide a Blue Stakes of Utah ticket number.
3. Provide a drawing, to scale, showing the location and dimensions of the work. Specifically including any work, construction activity, or soil disturbance that may take place within the Plane of Influence.

4. Indicate if and what asphalt is being cut, and why alternatives are not practical.
5. Indicate how APWA T-patch requirements, and minimum patching requirements will be met.
6. When impacting traffic provide a Traffic Control Plan in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
7. Provide an Erosion Control and Re-Vegetation Plan as required.
8. Provide plans for restoring soils, landscaping, and replacing disturbed shoulders where required, including with minimum 4" compacted road base.
9. Any permits from the State of Utah required, including from the Utah Division of Water Rights for FEMA floodplains and Water Quality Division permits.
10. Evidence of insurance as follows:
 - a. Provide evidence of insurance in an amount typical of such construction projects in Utah, but not less than \$1,000,000 general commercial liability per occurrence and \$2,000,000 per aggregate, and which lists MIDA and the Mountain Village Public Infrastructure District as an additional insureds and which is required to give MIDA 30-days notice in the event of cancellation and 10 days for non-payment of premium.
 - b. The required insurance coverages shall remain in effect for a minimum of the term of the work and permit.
 - c. All insurance shall be licensed in Utah and have an A- or greater rating by A.M. Best.
11. Payment of applicable fees.
12. The submission of a Completion Assurance as set forth in Section 3.09 of these Standards.
13. Proof of meeting any other requirements under applicable law or under the APWA Utah Chapter.
14. The applicant, if not the property owner, shall demonstrate they have permission from the property owner.
15. Any additional information the MIDA engineering staff reasonably requests.

D. Certification of Complete MIDA Encroachment Permit Application. Upon receipt of the MIDA Encroachment Permit Application with all required data as provided herein, the MIDA Engineer shall place the application in the queue for review. If the MIDA Engineer determines that application is incomplete, the MIDA Engineer shall provide the applicant with notice that the MIDA Encroachment Permit is incomplete and identify in reasonable detail those items that the MIDA Engineer determines to be incomplete.

E. Review of Completed Application.

1. Review of the Encroachment Permit Application the MIDA Engineer or designee. Such Reviewer(s) have fifteen (15) Working Days to review the MIDA Encroachment Permit Application and submit the Reviewers' initial report of findings for approval or a request for more information. Reviewers must include all comments to the MIDA Encroachment Permit Application in the initial report, which review shall be limited to a determination that the Encroachment with respect to which the permit is sought comply with the APWA standards and the construction and design standards set forth in these Standards and correction of apparent engineering errors or safety concerns.
 - a. If required, Applicant shall complete all corrections and re-submit plans and additional documentation to the MIDA Engineer. The MIDA Engineer shall then distribute the information to the Reviewers within one (1) Working Day of receipt.
 - b. Reviewer(s) have ten (10) Working Days for each subsequent review of the MIDA Encroachment Permit Application and shall upon completion of each such re-review, submit the Reviewers' comments to the Applicant.
2. MIDA Encroachment Permit approvals are Administrative Approvals under the MIDA Development Standards. The MIDA Engineer shall issue a MIDA Encroachment Permit to the Applicant within one (1) Working Day of granting final approval of the Permit. Upon receipt of an approved MIDA Encroachment Permit, the applicant may initiate the work permitted by the Permit.
3. The MIDA Engineer shall schedule an inspection of MIDA Encroachment Permit work as soon as possible, but in any event not more than three (3) Working Days after Applicant's request.

2.09 Sign Permits

A. Administrative Approval of Sign Permits. The Administrative Approval of MIDA is required prior to the construction, installation or modification of all signs, which require a permit, as set forth in Section 4.07 of these Standards.

B. Sign Permit Application. Applicant shall submit a MIDA Sign Permit Application form and pay the applicable fee as established by MIDA.

C. Sign Permit Submittal Requirements:

1. Application Form.
2. Fee, as established by MIDA.
3. Digital (pdf) file of signage site plan. All sheets shall contain the following information:
 - a. Project title that includes the name of the development
 - b. Parcel information and address
 - c. Information of the registered professionals preparing the plans
 - d. Scale, north arrow and date of preparation.
4. Existing Conditions Data:
 - a. Existing topography
 - b. Existing surrounding improvements including buildings, roads, utilities, any and all easements, property boundaries, and any and all other existing features within or adjacent to the Signage Site Plan area
 - c. Geotechnical report if structural design required.
5. Proposed Signage Site Plan:
 - a. Signage plan identifying locations and types of signs being proposed and proximity to adjacent properties and uses
 - b. Clear view triangles
 - c. Architectural design and details for proposed Signage including dimensions showing compliance, proposed materials, colors, finishes, etc.
 - d. Structural design for Signage (if applicable)
 - e. Grading and Drainage plan (if applicable)
 - f. Utility plan of any necessary utilities (if applicable)
 - g. Lighting for proposed Signage (if applicable)
 - h. Landscaping and Irrigation for proposed Signage (if applicable)
 - i. Provide a Blue Stakes of Utah ticket number, if applicable.
6. The applicant, if not the property owner, shall demonstrate they have permission from the property owner to construct, install or modify the sign.
7. Any additional information the MIDA staff reasonably requests.

D. Review and Approval of Sign Permit.

1. Completeness: Upon receipt of the Sign Permit Application with all required data as provided herein, the Executive Director shall within ten (10) Working Days of receipt:(i) determine the Application as complete; or (ii) provide the Applicant with written notice that the Sign Permit Application is incomplete and identifying in reasonable detail those items that the Executive Director determines to be incomplete.
2. Reviewer's Action: The Executive Director shall transmit the Sign Permit Application to the Reviewer(s) for their review and recommendations within one (1) Working Day of certification of completion. Reviewers have fifteen (15) Working Days to review the initial Sign Permit Application and submit the Reviewers' Initial Report of findings for approval or a request for more information to the Executive Director. Reviewers must include all comments to the Sign Permit Application in the Initial Report.
 - a. The Executive Director shall notify Applicant if the Sign Permit has been approved or if corrections are required, within one (1) Working Day.
 - b. If required, the Applicant shall complete all corrections and re-submit plans and additional documentation to the Executive Director. The Executive Director shall then distribute the information to the Reviewers within one (1) Working Day of receipt.
 - c. Reviewers have ten (10) Working Days for each subsequent re-review of the Sign Permit Application and shall upon completion of each such re-review, submit the Reviewers' report of findings to the Executive Director, who shall then submit any comments to the Applicant within one (1) Working Day.
3. Approval. Sign Permit approvals shall be deemed Administrative Approvals under the MIDA Development Standards. The Executive Director shall issue a Sign Permit to the Applicant within one (1) Working Day of receipt of the Reviewer's approval. Upon receipt of an approved Sign Permit, the Applicant may initiate the work permitted by the approved Sign Permit. Any modification to the signage plans as set forth in an approved Sign Permit shall be made by submitting an new Sign Permit application.

CHAPTER 4 DESIGN STANDARDS

- 4.01 Purpose and Intent
- 4.02 General Design Standards
- 4.03 Architectural Design Standards
- 4.04 Landscape Design Standards
- 4.05 Parking Design Standards
- 4.06 Lighting Design Standards
- 4.07 Signage Design Standards
- 4.08 Infrastructure Improvements Design Standards
- 4.09 Other Design Standards

4.07 Signage Design Standards

~~A. Objective: All exterior signage must be consistent with the Materials and Design Standards Handbook prepared for each development project and approved on a case by case basis by the Executive Director. Any modifications to or variances from these signage standards and regulations will be approved by the MIDA Board during the Site Plan Application. All signs shall incorporate and enhance the Mountain Resort look. Signs shall relate to the building architecture with exterior down lighting.~~

~~B. General Signage Design Standards: The following are signage Design Standards for the MIDA Control Area. Additional details regarding signing shall be addressed in the Materials and Design Standards Handbook prepared for each development project. MIDA may amend or supplement these guidelines from time to time.~~

~~1. Entrance Signs: Each of these signs (or gateways) shall have consistent designs and be constructed of consistent materials.~~

~~2. Directional Signs: These standard signs should also reflect the image of the MIDA Control Area, but at the same time should provide very clear way finding elements. Visitors should never feel lost or disoriented. The directional signage should be very clear and prominent in the entire MIDA Control Area.~~

~~3. Trail Signs: Signage related to trails should be consistent in design and appearance to existing trail signage in the area.~~

4.07 Signage Design Standards

New Sections:

A. Objective and Applicability

1. The purpose of these Signage Design Standards is to ensure that all Signs in the MIDA Control Area contribute positively to the Mountain Resort Look by:
 - a. preserving the natural beauty and architectural character of the MIDA Control Area;
 - b. enhance visual harmony;
 - c. provide clear information and wayfinding for residents and guests;
 - d. protect view shed and dark sky;
 - e. promote safety; and
 - f. comply with applicable regulations.
2.
 - a. Except as provided in this Section 4.07 and these Standards, a Sign shall not be erected, raised, moved, place, reconstructed, extended, enlarged, or altered unless in conformity with these Standards.
 - b. Except for Signs not regulated by these Standards, Sign alterations that increase Sign face square footage shall require conformance with these Standards
 - c. Sign copy may be changed at any time without any additional approvals or permitting, provided the Sign is not prohibited, no structural or electrical alterations are made to the Sign, and the Sign complies with the applicable requirement of these Standards
 - d. Any Sign allowed under these Standards may contain Sign copy that occupies the allowed Sign Area or any portion hereof, and may be suitable for, or may include a logo.

B. Definitions: Terms defined in Section 1.01 or elsewhere in these Standard apply to these Sign standards and in addition, the following words and phrases shall be defined as follows:

A-Frame Sign - any Sign or structure composed of two (2) Sign faces mounted or attached back-to-back and forms a vertical A and the base rests on the ground.

Abandoned Sign - a Sign that no longer correctly directs or influences a person, advertises a bona fide business, lessor, owner, product or activity conducted or available on the premises where the Sign is displayed.

Advertisement - any copy, letters, logos, symbols, or other form of communication that attracts or directs attention to a commercial use, product, or activity.

Animated Or Flashing Sign - a Sign that includes motion or rotation of any part by mechanical or artificial means or a Sign that displays flashing or intermittent lights.

Awning Sign - an awning having copy or a logo that attracts or directs attention to a use, product, or activity.

Banner, Advertising - a flag or banner constructed of cloth, canvas, or light fabric that is used for Advertising or promotional purposes and is temporary in nature.

Banner, Non-Advertising - a flag or banner constructed of cloth, canvas, or light fabric that is displayed for cultural events and holidays or seasons. The flag or banner shall not contain commercial advertising except for the cultural event, holiday or season.

Blade/Projecting Sign – a Sign that projects from, and is supported by, the wall of a building or structure (excluding wall Signs).

Building Face - the visible outer surface of the main exterior wall of a building defined as the wall that contains the primary entrance to the structure. The area of the face of the building shall be the total area of such surface including the area of doors and windows that open into a surface.

Canopy Sign - a Sign on or attached to a canopy or marquee such as a canopy over gasoline islands or drive-up tellers.

Changeable Copy - a Sign on which the copy is changed manually such as a message center or reader boards with changeable letters or changeable pictorial panels. This definition does not include poster panels or painted bulletins.

Development Sign - a Sign used to advertise the sale of units or parcels within an approved development or indicate the entrance to a development. The three (3) types of Development Signs are:

1. Directional Development Sign. A Sign intended to direct potential buyers to a particular development or to navigate within a particular development.
2. Development Promotional Sign. A Sign intended to advertise the future sale of units or parcels in a development, contemplated improvements or announcing the name of the builder, owner, designer, or developer of the project.
3. Development Entrance Sign. A permanent Sign indicating the name of the development together with associated aesthetic improvements.

Directional Or Guide Sign - an on-premises Sign that contains directional information to facilitate or control the efficient or safe movement of pedestrians or vehicles on or into a site. A directional or guide Sign may include the name of the business but shall not be used for advertising purposes and shall not exceed six (6) square feet in area.

Director - the MIDA Military Recreation Facility Project Area Director or the Director's designee.

Electronic Message Center - see definition for Reader Board.

Freestanding Sign - a Sign supported by two (2) or more poles or posts or similar uprights permanently affixed to the ground and not attached to any other structure, and which is not more than 10 feet in height measured from ground level at its base.

Garage Or Yard Sale – an informal on-site event where private individuals sell unwanted personal or household items directly from their residential property.

Hanging/Suspended Sign – a Sign that is suspended parallel or perpendicular to a building roof, façade, porch or other structural element by bracket, hooks or chains.

Interior Sign - a Sign located in a building visible only within the building in which the Sign is located.

Kiosk – a small, freestanding physical structure or stand along digital device placed in high traffic public areas designed to provide directions, dispense tickets, and/or share information, including Advertising

Menu Sign - a Sign used to advertise the product available at a fast-food restaurant or convenience store.

1. **Freestanding Menu Sign.** A Sign located along the driveway to the drive-up window of a fast-food restaurant or convenience store that does not contain a noise emitting device for communication.
2. **Freestanding Menu Noise Emitting Sign.** A Sign located along the driveway to the drive-up window of a fast-food restaurant or convenience store that contains a noise emitting device for communication.
3. **Wall Mounted Menu Sign.** A Sign either attached or painted on a wall that displays the product available at a fast-food restaurant or convenience store.

MIDA MMV PID - the MIDA Mountain Village Public Infrastructure District, a political Subdivision of the State of Utah and a subsidiary of MIDA. The MIDA MMV PID owns and operates certain public infrastructure within the MIDA Control Area.

Monument Sign - a Sign where the horizontal bottom of the Sign surface is attached to the ground, a foundation in the ground, or where the horizontal bottom of the Sign is no more than eighteen (18) inches from the ground and where there are no poles, braces, or other visible means of support other than attachment to the ground. A Monument Sign may be expanded to become part of a fence surrounding a project such as an entrance feature.

Movable or Portable Sign - a Sign that is designed to be moved from place to place either by vehicle or manually and not permanently affixed to the ground. Handheld Signs are considered Moveable or Portable Signs. For the purposes of these Standards, trailers, automobiles, and other movable objects used for advertising are not considered Moveable Signs and are not an allowable means of advertising in the MIDA Control Area.

Off-Premises Sign. A Sign that advertises products, services, or business establishments that are not located, conducted, manufactured, or sold at the premises upon which the Sign is erected.

Permanent – as used in this section, mean an immovable structure, support, building or other feature designed or anticipated to remain in place for ten (10) years or more without moving.

Permitted Sign – a Sign which requires a Sign Permit or for which MIDA has issued a Sign Permit as set forth in these Standards.

Poster Panels or Painted Bulletins - an advertising device used as a promotional display inside of a transparent faced container or painted on a transparent surface. Poster panels or painted bulletins include coming attraction displays and window advertising.

Project Sign - a Sign in a large multi-building commercial development used to advertise multi-tenant projects.

Promotional Signs - advertising devices including Banners, inflatable displays, streamers, pennants, valance, or other similar devices intended to draw attention to a building, use, product, or activity. In addition, displays constructed of paper, cloth, canvas, fabric, cardboard, wallboard or other materials with or without frames, intended to be displayed in or out of doors for a short period of time leading up to and during Special Events or temporary activities on a property.

Pole Sign – a freestanding outdoor Sign mounted on a single pole advertising for a business or businesses.



Example of a Pole Sign

Public Information Sign - a Sign intended to provide information or directions to the general public such as locations of parking lots and restrooms.

Reader Board or Electronic Message Center - a portion of a Sign used to electronically display lettering or other symbols upon which it is possible to change the copy or message.

Real Estate Sign - a temporary Sign related to the sale or lease of the property upon which the Sign is located.

Residential Area - any area within the MIDA Control Area that is within 150 feet of a Dwelling, except for Condominium Units.

Roof Sign - a Sign erected on the roof of a building or structure.

Sign - every message, announcement, declaration, demonstration, display, illustration, insignia, trade names, trademarks, surface or space erected or maintained in view of the observer thereof for information, direction, identification, Advertisement, or promotion of the interest of any person, entity, product, or service whether placed on the ground, rocks, trees, stumps, or other natural objects, or on a building, wall, roof frame, support, fence, or other man-made structure, visible from any adjoining parcel or public right-of-way. The definition of Sign shall also include the Sign structure, supports, lighting system and any attachments, ornaments or other features used to draw the attention of observers. It does not include any official notice issued by any court, public body or officer, directional warning or information Sign or structure required or authorized by law.

Sign Area - the area of a Sign that is used for display purposes, excluding the frame and supports. In computing Sign Area only one (1) side of a back-to-back or double-face Sign covering the same subject shall be computed when the Sign faces are parallel or diverge from a common edge by an angle of not more than forty-five (45) degrees. In relation to Signs that do not have a frame or a separate background or are of irregular shape, Sign Area shall be measured on the basis of the least rectangle, triangle, or circle large enough to frame the Advertisement.

Sign Dimensions - the Sign Area shall be measured for compliance with these Standards as follows:

1. **Height Of Sign.** The height of a Sign is the vertical distance measured from the ground plane to the top uppermost portion of the Sign including Sign supports.
2. **Width Of Sign.** The width of a Sign is the horizontal distance measured from the outermost edges of the Sign on a vertical plane.
3. **Complete Sign Area.** Signs that do not have a frame or a separate background shall be measured on the basis of the least rectangle, triangle, or circle large enough to frame the Advertisement.

Sign Lighting- a Sign made legible in the absence of daylight by devices which reflect or project light upon the Sign. Sign Lighting standards are found in Section 4.06 of these Standards.

Sign Permit – a permit issued by MIDA that allows for the construction and/or use of certain permanent or temporary Signs as set forth in these Standards.

Snipe Sign - a Sign for which a permit is required and has not been obtained, and which is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or other objects with advertising appearing thereon.

Special Event – a planned, out of the ordinary temporary occurrence that deviates from standard

Temporary Sign. A Sign, poles, posts, or other structure or apparatus intended to be erected for a short period of time and not fastened to a foundation or other permanent structure.

Village Core – The “Village Core” is defined as those properties located within Deer Valley East Village and identified as the “Village Core” in the depiction below.



Wall Sign - a Sign with messages or copy erected parallel to and attached to or painted on the outside wall of a building.

1. Wall Signs affixed to the Building Face shall not extend more than eighteen (18) inches from the Building Face with messages or copy on the face side only.
2. A painted wall Sign is defined as a Sign on the Building Face painted in a manner that gives the visual appearance of being painted on the Building Face by not having a frame or separation from the Building Face.

Window Sign - a Sign or lettering either attached to a window or door or located within six (6) inches of said building or window face that is visible through a window or door from outside the building.

C. Administration and Interpretation

1. The MIDA MRF Project Area Director, is hereby authorized and directed to enforce all provisions of this Ordinance.
2. In applying the provisions of this Ordinance, the Director shall make a determination of :

- a. That the application is complete and the provisions of these Standards have been satisfied.
- b. That any proposed Sign has been reviewed and authorized by the appropriate staff members for compliance with the adopted building code, and these Standards.

D. Sign Permit and Fees: Except as otherwise specifically set forth in these Standards, all Temporary and Permanent Signs that contain Advertising require a Sign Permit from MIDA prior to construction, installation or use. Construction, installation or use of a Permitted Sign shall not commence until a Sign Permit has been issued. All Permitted Signs shall be inspected during reasonable times during or after construction. A Sign Permit issued by MIDA for a Permanent Permitted Sign shall be valid for a period designated in the Sign Permit at which time the Sign Permit shall become null and void if the Sign has not been erected or Significant construction completed. Sign Permits for Temporary Permitted Sign shall begin and expire upon the date set forth in the Sign Permit, which shall not exceed a period of ninety (90) days.

The applicant for a Sign Permit shall submit payment of all appropriate fees adopted by MIDA and shall comply with the Sign Permit process set forth in Chapter 2 of these Standards.

All prohibited or non-permitted Signs may be removed at the discretion of the Director.

E. General Requirements: Any Sign not expressly allowed by these Standards is prohibited. The following general requirements shall apply to Signs.

- 1) **Promotional Signs.** The following devices used to attract the attention of pedestrians or drivers of vehicles are allowed for a period not to exceed fifteen (15) days, which may, for good cause, be extended for an additional fifteen (15) days upon the approval of the Director. Promotional Signs must be placed on site and may not be placed within a public right-of-way, except as provided herein. Promotional Signs are limited to two (2) of the following:
 - a) Promotional Signs shall not be more than six (6) feet in width and twenty-five (25) feet in length. Promotional Signs may be affixed to the business building and shall be temporary in nature.
 - b) One (1) inflatable display but shall not be placed on any structure.
 - c) One (1) temporary Sign may be placed above a public right-of-way; said Sign shall be subject to the review and approval of the MIDA MMV PID and Wasatch County Fire District to assure clearance for fire apparatus.
 - d) One (1) Movable or Portable Sign is allowed as an advertising device for promotional purposes only in accordance with the following:
 - i) The Sign must be an on-premise Sign.
 - ii) The Movable or Portable Sign shall not be displayed, placed or held on public property or within a public right-of-way.
 - iii) The Moveable or Portable Sign shall not exceed thirty-six (36) square feet and may not be more than six (6) feet in height.
 - iv) An Electronic Message Center cannot be used as a promotional Sign.

- 2) **Special Purpose Signs.** In addition to any other permitted Sign(s), Signs for special purposes set forth below in this Section shall be permitted as provided herein:
- a) Signs associated with construction projects or the sale of units or parcels within an approved development as follows:
 - i) The following Signs are allowed for projects under construction or recently completed:
 - (1) Directional Development Signs on premise and off premises. Six (6) directional Signs that include only the name and direction to the development may be installed on private property to provide direction to the project. Each Sign may have a maximum area of nine (9) square feet of Sign Area.
 - (2) Development Signs on premise. One (1) development promotional Sign, not to exceed one hundred fifty (150) square feet of Sign Area, may be placed at each approved entrance of the development. Two (2) additional Signs, not to exceed seventy-five (75) square feet, may be allowed to show sponsorship/financing arrangements within the development.
 - b) Permanent Development Signs may be allowed at each entrance to the development provided the Sign does not exceed seventy-five (75) square feet in area or be more than six (6) feet in height. The Sign materials used must be low maintenance and consist of hard surface materials such as masonry, brick, stucco, and stone and must be approved by the Director.
 - c) Permanent Directional or Guide Signs may be erected on premise for the purpose of facilitating or controlling the efficient or safe movement of pedestrians or vehicles on or into private property and shall be located on the properties to which they pertain. No such Sign shall exceed sixty (60) square feet of Sign Area.
 - d) For temporary uses, which are allowed by these Standards as a Conditional Use or a Special Event, the temporary use shall be permitted to install one (1) Moveable or Portable on-premises Sign to identify the business and indicate the type of business being conducted provided:
 - i) The Sign shall not project over a public right of way, sidewalk, or parking surface.
 - ii) The Sign shall not exceed six (6) feet in height.
 - iii) The Sign Area shall not exceed sixteen (16) square feet of Sign Area.
 - iv) The Sign may be illuminated but shall not be an Animated Sign or contain any flashing lights or moving parts.
- 3) **Public Purpose Signs: Promotional or Informational and Civic Events.**
- a) MIDA may erect, or may permit, subject to the approval of the Director, Promotional or informational Signs, on or off premise, for the purpose of informing the general public of community activities or civic events. With respect to such Signs, MIDA shall comply with or, as applicable, enforce the provisions of these Standards. Signs located over a public right-of-way shall be subject to the review and approval of the MIDA MMV PID and Wasatch County Fire District to assure clearance for fire apparatus.
- 4) **Sign Placement.**
- a) All Signs shall be erected in the location approved by the Director and consistent with the approved Sign Permit. Director shall consider the following issues in the placement of Signs:

- i) Sign placement will not create an unsafe condition where the Sign blocks the view of drivers, impedes the flow of pedestrians, or is distracting to a point where the attention of drivers is negatively impacted.
 - ii) Signs shall complement the built environment by assisting patrons in identifying places of business, while limiting confusion of patrons not familiar with the area.
 - iii) Signs will not be placed in a location that will have a negative impact on a Residential Area, Condominium Project, or Hotel.
 - b) Affixed Signs shall be placed upon the primary structure of the business. Signs shall not be placed on any accessory structure, solid waste enclosure, fence, utility pole, or any other facility on site. Promotional Signs and other Signs that are temporary in nature shall not be attached to any utility pole, streetlight, or other publicly owned facility or public right-of-way, but may be affixed to poles/standards whose specific intent is for the hanging of banners.
 - c) The Director may approve the placement of a Monument Sign, in addition to other approved Signs, on a corner lot or parcel with two entrances if it can be shown that the Monument Sign will allow better identification of the business and improve traffic circulation. In approving the Monument Sign, the applicant may be asked to reduce the size of the other approved Signs. In no case shall two (2) Freestanding Signs be permitted.
- 5) **Streetscape And Design Criteria.** The streetscape of the MIDA Control Area is an important feature that is Significantly influenced by Signs and advertising devices. It is the intention of MIDA to create a streetscape that is safe, attractive and inviting. MIDA may impose specific design guidelines in a project if it can be reasonably shown that the materials, colors or design of the Sign could have a significant impact on the existing or future atmosphere of the area. The design criteria may include, but are not limited to, architectural controls, colors, material, size, theme or motif. A Project Sign for a multi-tenant large-scale commercial or residential development shall incorporate the approved architectural motif into the Sign through the placement of a Sign cap or other appropriate feature. MIDA encourages Signs to be used for more than a singular purpose. Under the right circumstances, benches (not used for advertising), lighting, landscaping and other features can be incorporated into the Sign.
- 6) **Signage In Multi-Tenant Projects (Non-Residential).** An applicant for a multi-tenant project will be required to submit a Sign package for all Signs proposed in the project, including directional Signs, which must be approved by the Director. The Sign package must indicate Signs that complement the building and other Signage in the project in terms of size, materials, lighting and other design features. As new tenants occupy the building, all new Signage must be consistent with the initially approved Sign package. A Sign Permit may be issued for the entire project, and an additional Sign Permit is not required provided the additional Sign(s) comply with the approved Sign package.
- a) Wall Signs for multi-tenant buildings may be allowed on more than one face of a building under the following conditions:
 - i) Each unit in a multi-tenant building is allowed to have one Wall Sign on the front and back of the unit; end-cap units may be allowed to have an additional Sign on the third wall face of the unit as calculated in accordance with the Sign regulations set forth in these Standards, provided the side and/or rear of the building does not abut residential structures.

- ii) If more than one (1) Wall Sign is requested, the size of the Signs must be proportional, and the additional Sign(s) must be at least five (5) percent of the square footage requirement.
 - iii) No other Signs will be allowed on the parcel including, but not limited to, Monument Signs, Freestanding Signs, and Portable Signs, except that a business may advertise on an approved Project Sign.
 - iv) Reader Boards are not permitted as Wall Signs in multi-tenant and condominium projects.
- b) Multi-tenant commercial projects are allowed to erect an on-premises directory Sign displaying the names of occupants of a building or buildings. The Signs shall be situated at least two (2) feet inside the property line and shall not exceed six (6) feet in height. The Sign structure shall not exceed an area of one hundred (100) square feet and shall not be placed within a clear view area. Such on-premises directory Signs may be structured as Kiosks and include advertising on not more than 25 percent of the Signage area.
- 7) **Changeable Copy Signs.** Changeable Signs may be allowed provided:
 - a) The changeable copy Sign is part of a larger Sign approved by the MIDA MMV PID.
 - b) The Sign face area of the changeable copy Sign is less than the Sign face area on the primary Sign.
 - c) The Sign face area of the changeable copy Sign is included in the calculation of the total Sign face area.
- 8) **Reader Board and Electronic Message Center.** Reader Boards and Electronic Message Centers are allowed as directional or informational Signs only and are not allowed to be used for advertising in the area west of Highway 40 within the MIDA Control Zone. East of the Highway 40 in the MIDA Control Zone, Reader Board and Electronic Message Centers may be used subject to the following provisions:
 - a) The message on the reader board or message center shall not change more than once every fifteen (15) minutes.
 - b) The reader board or message center shall not obstruct the view of, or be confused with any authorized traffic Signs, Signal or device, or which makes use of the words “stop,” “look,” “drive-in,” “danger” or other words, phrases, symbols, or characters in a manner that would interfere with, mislead or confuse traffic.
 - c) The area of the reader board or message center shall be included in the calculation of the allowable Sign face for the business or project.
- 9) **Bench Signs.** One (1) Sign is allowed on a bench donated for public use located on public or private property subject to the following:
 - a) No public hazard or nuisance shall be created.
 - b) The Sign shall only be located on the backrest of the bench.
 - c) The Sign shall not extend over the top, nor past the sides of the bench.
 - d) The Sign shall not contain any lights, moving parts, nor be in colors that would detract from the harmony of the district.
 - e) The Sign shall not contain any wording or picture(s) that could divert the attention of operators of motor vehicles.
- 10) **Prohibited Signs.**
 - a) The following devices used to attract the attention of pedestrians or drivers of vehicles are prohibited in the MIDA Control Area:

- i) Animated or Flashing Signs. No Sign shall be permitted which because of its intensity of light constitutes a hazard to vehicular traffic, pedestrians or adjacent properties.
- ii) Signs mounted or painted upon vehicles or trailers, on-premises or off-premise, that are parked in a location for advertising purposes. This Section is not intended to apply to standard advertising or identification practices where such Signs or advertising devices are painted on or permanently attached to a business or commercial vehicle that is operable, properly licensed and legitimately utilized in said operation or business.
- iii) Handbills, posters, Advertisement or notice of any kind or sort fastened, placed, posted, painted, or attached in any way on any curbstone, lamppost, utility pole, hydrant, fence, tree, sidewalk, or right-of-way.
- iv) All Off-Premise Signs are prohibited, except outdoor advertising (billboards) as allowed by state statute, Directional Signs erected by MIDA, Project Signs, and other Signs specifically allowed off-premises by these Standards.
- v) Snipe Signs
- vi) Graffiti
- vii) Signs which are located on the roof of a building or structure.
- viii) Abandoned Signs.
- ix) Pole Signs
- x) Garage and/or yard sale Signs.
- xi) Signs on vehicles parked within 20 feet of a public right of way if parked for advertising purposes.
- xii) No Sign shall be located on publicly owned land or inside a publicly owned right of way except Signed required or erected by permission of an authorized public agency. Prohibited Signs located on publicly owned lands or inside public rights of way include, but are not limited to, handbill, posters, Advertisements, or notices that are fastened, placed, posted, painted or attached in any way upon any object or structure located on publicly owned land or inside a public right of way.
- xiii) Searchlights located anywhere on private property.
- b) All prohibited Signs may be removed at the discretion of the Director

F. Signs Not Regulated By These Standards: No Permit shall be required for Signs used exclusively for the following activities:

- 1. Directional and way-finding Signs, warning, or Public Information Signs intended to inform the general public of potential hazard or danger relating to a public or private utility function containing no advertising.
- 2. Any Sign of a non-commercial nature when used to protect the health, safety or welfare of the general public.
- 3. Any official flag, pennant, or insignia of any nation, state, city, or other political unit
- 4. Project Identification Banners on Poles.
- 5. Political Campaign Signs.
- 6. Signs erected by a unit of government for control of traffic and other regulatory purposes including street Signs, danger and warning Signs, railroad crossing Signs,

hospital Signs, directional or warning Signs for public service companies or Signs erected by or on the order of a public officer in performance of public duty.

7. Real Estate Signs located on premises that does not exceed nine (9) square feet in size and four (4) feet in height. Real estate Signs are not allowed off premise.
8. Signs identifying public parks, trails and other public spaces and associated Signs that notify the public of specific regulations.
9. Building Directory Signs. Wall-mounted building directory Signs for pedestrian use, listing building tenants or occupants, provided that such directories do not exceed 10 square feet on any single building wall, nor a height of eight feet.
10. Interior Signs: Any Signs located on the interior of any building, or within an enclosed lobby of any building or group of buildings, which Signs are designed and located to be viewed by the patron of said use.
11. Holiday Decorations. Temporary holiday decorations containing no advertising copy are allowed without height limits, provided that decorations for a single holiday or season are not in place for more than 60 days.

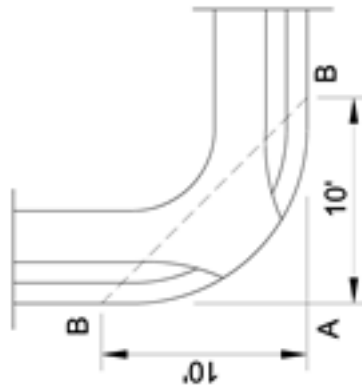
G. Wall Art and Murals: Wall art and murals may be allowed but must be approved by the DRC. Offensive or vulgar language or pictures will not be allowed. Furthermore, the DRC may place restrictions on the size and color of wall art or murals, and any lighting of such murals shall comply with the lighting requirements set forth in these Standards.

H. Standards Of Construction: The following construction standards shall apply to all Signs in the MIDA Control Area:

1. All Signs shall comply with the provisions of the National Electric Code, adopted building code, and these Standards in effect at the time the Sign Permit is issued.
2. All Signs, fixtures or devices involving electrical wiring or connections shall be erected or installed by a licensed and bonded contractor.
3. All Signs shall be engineered to demonstrate compliance with the applicable provisions of the adopted building codes. The Building Official may require the construction drawings to be stamped by a structural engineer licensed in the State of Utah attesting to the adequacy of the proposed construction of the Sign and associated supports. Where applicable, Signs shall be permanently mounted on foundations and footings that conform to the adopted building codes.
4. Signs or other advertising structures shall not be erected in a manner that may be confused with an official traffic Sign or Signal, or that includes words normally used in official traffic Signs, such as stop, go slow, caution, danger, or warning. Signs or advertising structures shall not be erected which by reason of size, location, shape, content, coloring, or manner of illumination might be confused as a traffic control device. Signs shall not have lighting that impairs the vision of anyone traveling upon a public street or distracts any driver creating a public nuisance. In no case will a Sign or Sign structure be permitted that constitutes a safety hazard.

- I. **Clear View Area:** In order to ensure the safety of pedestrians and patrons, and preserve the visual sightline necessary for vehicular traffic, Signs shall not be erected in a clear view zone.

Signs shall also not be erected in a clear view area of an intersection of a public or private right-of-way and a driveway. The dimensions shall be determined by extending a line ten (10) feet from the intersection of the driveway and the public/private right-of-way boundary in toward the property along the edge of the driveway, and by extending a line ten (10) feet from the intersection of the driveway and the public/private right-of-way line away from the driveway along the right-of-way boundary. Then a line is drawn connecting the two points,



creating a triangle.

- J. **Specific Clearance and Location Requirements:** The following clearance and location requirements shall apply to all Signs in all zones of the MIDA Control Area:

1. Signs erected over a public right-of-way shall be approved by the MIDA MMV PID and Wasatch County Fire District to assure that minimum clearance heights are maintained
2. Signs may not extend over an adjoining property line without permission of the adjoining owner.
3. Signs may not interfere with any fire escape, exit, required stairway, ventilation equipment, or window.
4. Signs may not encroach upon any public property, public right-of-way, or public easement except by permission of the authorized agency.
5. All Signs are required to be placed upon the premise where the product, service, or business establishment is located, conducted, manufactured or sold. Off Premise Signs are not allowed, except outdoor advertising (billboards) as allowed by state statute, directional Signs erected by MIDA or the MIDA MMV PID, and Project Signs installed in accordance with these Standards.

- K. **Maintenance:** Every Sign shall be kept in proper operating condition. Maintenance includes the repair of facades where Signs have been removed, and the painting, cleaning, and repairing of the Sign. All Sign related lighting fixtures shall be kept in operating condition and replaced when necessary. Banners, pennants, streamers, and other advertising devices allowed by these Standards shall be kept in good repair free

from torn or frayed lines or pennants. Banners, pennants, streamers and other advertising devices in poor repair shall be removed within two (2) days of notification by the Director.

L. Landscaping: Landscaping is an integral part of Sign design and streetscape of the Village Core. Each permanent non-affixed Sign erected in the MIDA Control Area must be landscaped, unless the Director determines, based upon a request for exception included in the Sign permit application, that such landscaping is not required due to the location of the Sign in a hardscape plaza, paseo, or other pedestrian friendly area. The landscaped area in which any Sign is placed shall be kept free from weeds, garbage, and debris.

1. **Monument Sign.** Unless excluded from the Landscaping requirement as set forth above, each Monument Sign shall be enclosed in a landscaped planter of at least one hundred (100) square feet. The planter areas shall be surrounded by a concrete barrier to protect the vegetation and the Sign. The planter shall be completely landscaped using appropriate vegetation such as plants, shrubs, flowers and low lying ground cover.
2. **Development Entrance Sign.** A development entrance Sign should be a predominant feature of the development. The landscaping associated with a development entrance Sign should complement the project in scale and aesthetics and shall include appropriate vegetation such as plants, shrubs, flowers and low-lying ground cover.

M. Lighting: All Signs shall comply with the lighting standards set forth in Section 4.06 of these Standards and any other restrictions or conditions imposed by a Conditional Use permit or the Sign permit.

N. Specific Sign Regulations

1. A-Frame Sign: One A-frame Sign per individual business shall be permitted, provided:
 - a. The A-frame Sign does not exceed eight (8) square feet on each of the two faces on the A-frame Sign and shall include weights on the bottom.
 - b. The A-frame Sign shall not block or partially block any public sidewalk, trail, fire escape, or any portion of a street or roadway, or road right of way and shall be located within 20 feet of the entrance to the business.
 - c. The A-frame Sign shall not be backlit or contain lighting fixtures, or light emitting devices.
 - d. The A-frame Sign shall be kept in good repair, protected from weather by an appropriate covering or lamination and free from graffiti.
 - e. The A-frame Sign shall be placed in a safe location. Any A-frame Sign determined by MIDA to create a safety hazard shall be removed or placed in a location approved by MIDA.

- f. The owner of each A-frame Sign shall obtain a Sign permit from MIDA. The approval of an A-frame Sign shall have a duration of one (1) year at which time, the owner of an A-frame Sign must apply for renewal of the Sign permit. If the owner of an A-frame Sign has violated any portion of this Section, the Sign permit for an A-frame Sign may not be renewed or may be revoked at any time and another permit may be denied for one (1) year.
- g. Only one (1) A-Frame Sign is permitted per business as determined by the issuance of a business license to the Sign owner, except if a business has two frontages, then one (1) A-Frame Sign may be permitted on each frontage.
- h. A-Frame Signs shall be taken indoors at night or at the close of business.

2. Awning Sign: Awning Signs, in place of Wall Signs, may be permitted, subject to the following:

- a. The Awning Sign may not extend more than eighteen (18) inches beyond each edge of a doorway or window. A single awning may be used to extend above both a door and window(s) across a business frontage, if appropriate.
- b. The height of the Awning Sign shall not exceed thirty (30) inches. The Awning Sign must project at least eighteen (18) inches but shall not exceed 48 inches as measured from the face of the building.
- c. The Sign copy may not exceed fifty (50) percent of the area of the front of the awning face. The words and logos on any Awning Sign shall not exceed nine (9) inches in height.
- d. Back-lighted awnings are prohibited.
- e. An Awning Sign shall not project above the roofline, defined as the highest point of the vertical wall. Furthermore, the entire area of an Awning Sign shall be backed by the Building Face.

3. Canopy Sign: The following provisions apply to Signs for canopies:

- a. Sign copy and corporate logo Signs shall not exceed fifty (50) percent of one face of the canopy. Two (2) sides of the canopy may be used for Signs provided the thirty (30) percent of one face regulation is not exceeded.
- b. The individual letters, logos, or symbols shall be painted or affixed to the canopy face.
- c. Gas price Signs are not allowed as canopy Signs. Changeable Copy, Reader Boards, and Electronic Message Centers are not allowed on canopy structures.
- d. Signs painted on or affixed to canopies that are attached to a building shall be considered part of the total allowed area of Wall Signs for the walls from which the canopy projects.

3. Changeable Copy Sign: The following provisions shall apply to changeable copy Signs:

- a. A changeable Sign must be a portion of a Freestanding, menu, or Monument Sign

- b. Changeable copy Signs affixed to a building as a message board or menu Sign shall be included in the calculation of a Wall Sign.
- 4. Menu Signs. Three (3) of the following types of menu Signs may be allowed, one Sign per parcel or business, and the following provisions shall apply to menu Signs:
 - a. Freestanding Menu Sign. Non-Noise Emitting: the Sign shall not exceed twenty (20) square feet nor be more than six (6) feet in height.
 - b. Freestanding Menu Sign. Noise Emitting: this type of Sign is only allowed as part of a drive through eating establishment.
 - c. Wall Mounted Menu Sign: the Sign shall not exceed twenty (20) square feet and the Sign Area shall be included in the calculation of the maximum area allowed for a Wall Sign.
- 6. Monument Sign: the following provisions shall apply to Monument Signs:
 - a. Only one Monument Sign may be allowed per parcel of property, except for the Village Core, where multiple Monument Signs per parcel may be permitted, subject to the review and approval of the Director.
 - b. The Monument Sign shall not exceed one hundred fifty (150) square feet in area nor be more than ten (10) feet in height.
 - c. The Monument Sign shall include architectural features and materials similar to those used in the construction of the primary building on at least fifty (50) percent of the Monument Sign. Said architectural features shall not be counted towards the sign area limitations.
 - d. Multi-tenant and commercial condominium projects are limited to one (1) Monument Sign that may include advertising for all tenants, except for parcels located within the Village Core, as addressed in Subsection a above.
 - e. If a Monument Sign is erected, no additional Monument or Freestanding Signs will be permitted on the parcel unless otherwise allowed in these Standards.
 - f. Each Monument Sign shall include a landscaping planter, unless excluded from the landscaping requirement by the Director, as set forth in Section L these Standards.
- 7. Poster Panel Sign: Poster Panel and Painted Bulletin Signs may be allowed provided that : No more than two (2) Poster Panels may be allowed on any building exterior and shall not exceed twelve (12) square feet per Sign, except that motion picture theaters may have one (1) Poster Panel Sign per theater screen, unless otherwise approved by the Director.
- 10. Wall Sign: the following provisions shall apply to Wall Signs:
 - a. The number of Wall Signs allowed per business will be calculated according to the following:

1. The Sign(s) shall not be more than fifteen (15) percent of Building Face not to exceed five hundred (500) square feet, whichever is less. If Wall Signs are implemented, a Wall Sign must be placed near the primary entrance to the structure. Additional Wall Signs may be placed in other locations on the structure but shall not exceed the square footage as calculated above. The Wall Sign placed at the primary entrance shall be equal to or larger than any other Sign placed on the structure. The maximum sign area for wall Signs shall be based on the lineal frontage of each store front. The maximum area of Signs is as follows:
 - 1) The maximum square footage of sign area allotted any store or restaurant is equal to 100 percent of the total linear footage of the store front, up to a maximum of 500 square feet:
 - a) Total area = (linear feet of store frontage) x 1.0
 - b) For example, a storefront 25 feet in length may have a total of 25 square feet of sign area.
 - c) The following sign area maximums shall be observed, independent of the above restrictions, for the following Sign types:
 - i) Blade/Projecting/Hanging/Suspended Signs – ten (10) square feet maximum on any one façade prior to and area reduction calculations. Blade/Projecting Signs shall not extend more the five (5) feet from a building face. Blade/Projecting/Hanging/Suspended Signs shall be located a minimum of eight (8) feet above the finished grade when located adjacent to, or above, any pedestrian corridor or public right-of-way. Blade/Projecting/Hangings Signs shall not extend above the eaveline of one-story buildings or above the finished floor of the second story.
 - b. Advertising painted on the wall of a building is prohibited.
 - c. A Wall Sign may contain changeable copy provided that the changeable copy Sign be part of the calculation in paragraph a above and not exceed thirty-six (36) square feet.
 - d. The Sign shall not extend above the top of a wall or the eave of a building.
11. Window Sign: the following provisions shall apply to Window Signs:
 - a. Permanent Window Signs shall be made from adhesive film and be used for privacy purposes or additional design for building facades.
 - b. Window Signs shall not cover more than 50 percent (50%) of any single window, nor more than thirty-three percent (33%) of the entire surface area of a group of windows on each Building Face.
 - c. Any interior Sign placed within six (6) inches of a window, and visible from the exterior of the building is considered a Window Sign.

- d. Window Signs are limited to the first story of a building.

O. Enforcement. MIDA may institute any appropriate legal action or proceeding in any case where any Sign is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or in any case where any Sign is used in violation of these Standards, to accomplish the following purposes:

1. To prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use;
2. To restrain, to correct or abate such violation;
3. To abate and remove unsafe or dangerous Signs. If an unsafe or dangerous Sign is not repaired or made safe within ten working days after giving notice as provided in subsection b of this section, the Project Area Director may at once abate and remove the Sign, and the person having charge, control or benefit of any such Sign shall pay to MIDA costs incurred in such removal within thirty calendar days after written notice of the costs is mailed to such person.

b. Notice by MIDA shall mean written notice sent by certified mail to persons having charge or control or benefit of any Sign found unsafe by the Project Area Director.

4.06 Lighting Design Standards

B. Terms and Definitions

The following are terms and definitions used in this section:

Nighttime Hours: The time between 10:00 PM and sunrise, or 7:00 AM (whichever comes earlier), except in those areas designated as Lighting Zone LZ-0 on the MIDA Control Area Lighting Zone Map, for which Nighttime Hours are the time between sunset and sunrise or 7:00 AM (whichever comes earlier).

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2026-22

A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY (“MIDA”) DESIGNATING INDIVIDUALS AUTHORIZED TO ACT ON BEHALF OF MIDA WITH RESPECT TO THE PUBLIC TREASURERS’ INVESTMENT FUND (“PTIF”)

WHEREAS, the Military Installation Development Authority (“MIDA”) maintains accounts with the Utah Public Treasurers’ Investment Fund (“PTIF”); and

WHEREAS, the Office of the State Treasurer requires public entities participating in PTIF to designate individuals authorized to manage and make certain changes with respect to their PTIF accounts; and

WHEREAS, such authority may include adding or deleting users authorized to access or transact with PTIF accounts; adding, deleting, or modifying bank accounts linked to PTIF accounts; opening or closing PTIF accounts; and executing forms or other documents necessary in connection with such actions; and

WHEREAS, the MIDA Board desires to designate certain MIDA officers as authorized to act on behalf of MIDA for such purposes, and to formally transmit such designation to the Office of the State Treasurer.

NOW, THEREFORE, BE IT RESOLVED by the MIDA Board as follows:

1. The following individuals are hereby designated and authorized to act on behalf of MIDA with respect to its PTIF accounts:
 - a. Dan Hemmert, MIDA Executive Director;
 - b. Ariana Farber, MIDA Deputy Director; and
 - c. Paula Eldredge, MIDA Chief Financial Officer.
2. Each individual designated above is authorized, on behalf of MIDA, to:
 - a. Add or delete users authorized to access and/or transact with PTIF accounts.
 - b. Add, delete, or make changes to bank accounts tied to PTIF accounts.
 - c. Open or close PTIF accounts.
 - d. Execute any necessary forms in connection with such changes on behalf of MIDA and its subsidiaries.

3. This Resolution shall take effect immediately upon its adoption, and MIDA staff is hereby authorized to execute and document MIDA's compliance with any necessary forms published by the Office of the State Treasurer, including the "Public Entity Resolution," a copy of which is attached to this Resolution in substantially final form and incorporated by reference.

PASSED AND APPROVED this 18th day of September, 2026.

Military Installation Development Authority

J. Stuart Adams
Chair

Attest:

Morgan Nebeker
MIDA Records Officer