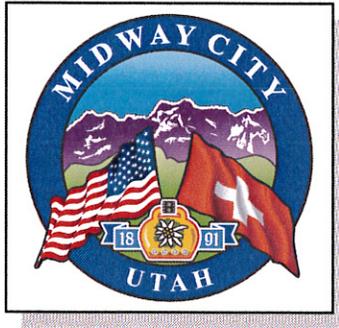


Midway City Council
5 May 2020
Regular Meeting

Ordinance 2020-13 /
Identification of Streets



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: May 5, 2020

NAME OF APPLICANT: Midway City

AGENDA ITEM: Code Text Amendment of Title 16.5: Commercial C-2 and C-3 Zones

ITEM: 6

Midway City is proposing a code text amendment of Ordinance No. 96-6. The amendment would either modify or eliminate the requirements of the ordinance that requires road numbering instead of street names and addresses on dwellings.

BACKGROUND:

Midway City is proposing to amend Ordinance No. 96-6 regarding street numbering and dwelling addresses. The current code was adopted on September 5, 1996 but it was never added to the current code when the Municipal Code was compiled in 2007. This ordinance does two things:

1. It requires that all new public roads use a numerical system even if they have a name.
2. All dwellings have an address posted on the exterior of the structure.

The ordinance states the following:

An ordinance requiring that all streets be identified with a number and not just a name and that all homes have a house identification number on the exterior of the structure.

Section I: It is hereby required that all streets in the City of Midway be identified using a numerical system as defined by the City of Midway. All subdivisions shall use numbers to identify new public streets.

Section II: In the opinion of the City Council of Midway City, it is necessary for the immediate preservation of the peace, health, and safety of the inhabitants of the Midway City that this Ordinance be approved and become effective and be in force upon the passage and posting.

Staff has found the language of the ordinance to be confusing and is proposing to modify the language so that it is clearer and more concise.

Regarding the section of the ordinance that requires all new public roads to use a numerical system even if the street has a name, first private roads need to be included in the ordinance. Second, the City must decide if we would like to continue to use names when a number can be assigned to a street or if the streets should only have a number. Wasatch County only allows a street number, and not a street name, if the street is straight, and runs directly north and south or east and west (streets that curve and change direction or are on angle must have a street name because they cannot be numbered). This has been a long-standing policy and the Fire District and EMS have both supported this policy. They claim that it is a health and safety issue and if there is an emergency and technology, such as GPS or a cell phone, cannot be used to find an address then they need a grid system to locate the home. With how accessible technology is currently, it is unlikely that a situation would arise that technology couldn't be used to find an address, but the situation is still possible. The County also claims that it is becoming more difficult to find unique names so that multiple streets in the County don't have the same name. If streets have the same name in the County, even if they are in different municipalities, it becomes confusing for dispatchers and first responders.

If the City does decide to continue to allow names on streets, then the County advises that Midway's street signs show the name as the prominent text on the sign and the numbers as secondary as show in the following graphic:



The second part of the ordinance requires that all dwellings have an address on the exterior of the structure. This is an important item and staff would like to make the ordinance language clearer. Staff is proposing, as part of final inspection, that the number identification is on the dwelling before the Certificate of Occupancy is granted. If the dwelling on the address is not visible from the street, because of distance or another object blocks its view, then another house number identification must be placed at the access to the driveway from the public or private road. This will make it easier for

emergency services, deliveries, or anyone to find the access to the home. Also, the numbers on the address identification must be at least 3” inches in height. Staff has found information for one county (Wasatch) and four cities (Alpine, Provo, Heber, and Sandy) and all four have similar requirements. Wasatch County’s ordinance states the following:

7.10.01: HOUSE AND ROAD NUMBERING

A. Identification Required: A number shall be affixed to each dwelling unit or business or industrial building for all existing buildings; hereinafter, all buildings shall receive an address designation at the time a development lot is created or a building permit is issued for the structure, whichever is sooner. All dwellings or buildings with street addresses shall display their numerical designation prominently on the front of the building in numbers at least three inches (3") in height.

B: Official Map: The Wasatch County GIS department shall assign addresses and maintain a map that shall list street names and address range designations. These designations shall be regarded as the official county street and address range designations map.

Staff is proposing language for Midway that is not as strict as Wasatch County’s policy and allows the developer to choose a street name. If the developer chooses a street name, and the name can have a number then both will be assigned but addressing for the lots will be from the street name. Staff is proposing the following language:

CHAPTER 12.14 STREET AND HOUSE NUMBERING

A. It is hereby required that all homes in the City of Midway be clearly identified by a house identification number on the exterior of the structure which number shall be approved by the City. The numbering shall be of a size and style which can be clearly seen from the road. At the discretion of the Building Inspector, if there is a situation where the identification number on the exterior of the structure is not visible from the road (i.e. flag lots, rural preservation lots, lots of record, etc.), the Building Inspector may require the lot to have an identification number posted on the street in front of the lot, as well as on the structure itself before issuing a certificate of occupancy.

B. It is hereby required that all streets in the City of Midway be identified using a City-wide numerical system. New public and private roads may be given a common name but will also have a numerical identifier if possible and signage as approved by the City. In order to avoid confusion, any proposed names for new private or public streets shall be approved by the Planning Department to assure no other streets within Wasatch County share the identical or similar name.

POSSIBLE FINDINGS:

- The proposed language allows developers to choose a street name for their development as long as the name is not identical or similar to another street in Wasatch County
- All dwellings will be required to have an address visible from the street
- Private roads are included in the ordinance instead of the language in the current ordinance that only applies to public streets

ALTERNATIVE ACTIONS:

1. Approval. This action can be taken if the City Council finds that the proposed language is an acceptable addition to the City's Municipal Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)

2. Continuance. This action can be taken if the City Council would like to continue exploring potential options for the amendment.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

3. Denial. This action can be taken if the City Council finds that the proposed amendment is not an acceptable revision to the City's Municipal Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial



ORDINANCE 2020-__

AN ORDINANCE AMENDING TITLE 12 OF THE MIDWAY CITY CODE REGARDING STREET AND HOUSE NUMBERING IN MIDWAY CITY, AND RELATED MATTERS

WHEREAS, the City Council of Midway City desires to amend Title 12 of the Midway City Code by adding a new section that requires the numbering of streets and houses as set forth hereinbelow; and

WHEREAS, the City has examined the issue and has determined that the amendments contained herein are in the best interest of the City and the health and safety of its citizens and visitors; and

WHEREAS, the City Council has determined that it is necessary for the immediate preservation of peace, health, and safety of the inhabitants of Midway City that this Ordinance be approved and become effective and be in force upon passage and posting; and

WHEREAS, the City Council now desires to amend Title 12 of the Midway City Municipal Code to accomplish these purposes.

NOW THEREFORE, be it ordained by the City Council of Midway City, Utah, as follows:

Section 12 of the Midway City Code is hereby amended to add subsection 14, which shall read as follows:

CHAPTER 12.14 STREET AND HOUSE NUMBERING

A. It is hereby required that all homes in the City of Midway be clearly identified by a house identification number on the exterior of the structure which number shall be approved by the City. The numbering shall be of a size and style which can be clearly seen from the road. At the discretion of the Building Inspector, if there is a situation where the identification number on the exterior of the structure is not visible from the road (i.e. flag lots, rural preservation lots, lots of record, etc.), the Building Inspector may require the lot to have an identification number posted on the street in front of the lot, as well as on the structure itself before issuing a certificate of occupancy.

B. It is hereby required that all streets in the City of Midway be identified using a City-wide numerical system. New public and private roads may be given a common name but will also have a numerical identifier if possible and signage as approved by the City. In order to avoid confusion, any proposed names for new private or public streets shall be approved by the Planning Department to assure no other streets within Wasatch County share the identical or similar name.

This ordinance shall take effect upon publication as required by law.

PASSED AND ADOPTED by the City Council of Midway City, Wasatch County, Utah this ____ day of _____, 2020.

	AYE	NAY
Council Member Steve Dougherty	_____	_____
Council Member Jeff Drury	_____	_____
Council Member Lisa Orme	_____	_____
Council Member Kevin Payne	_____	_____
Council Member JC Simonsen	_____	_____

APPROVED:

Celeste Johnson, Mayor

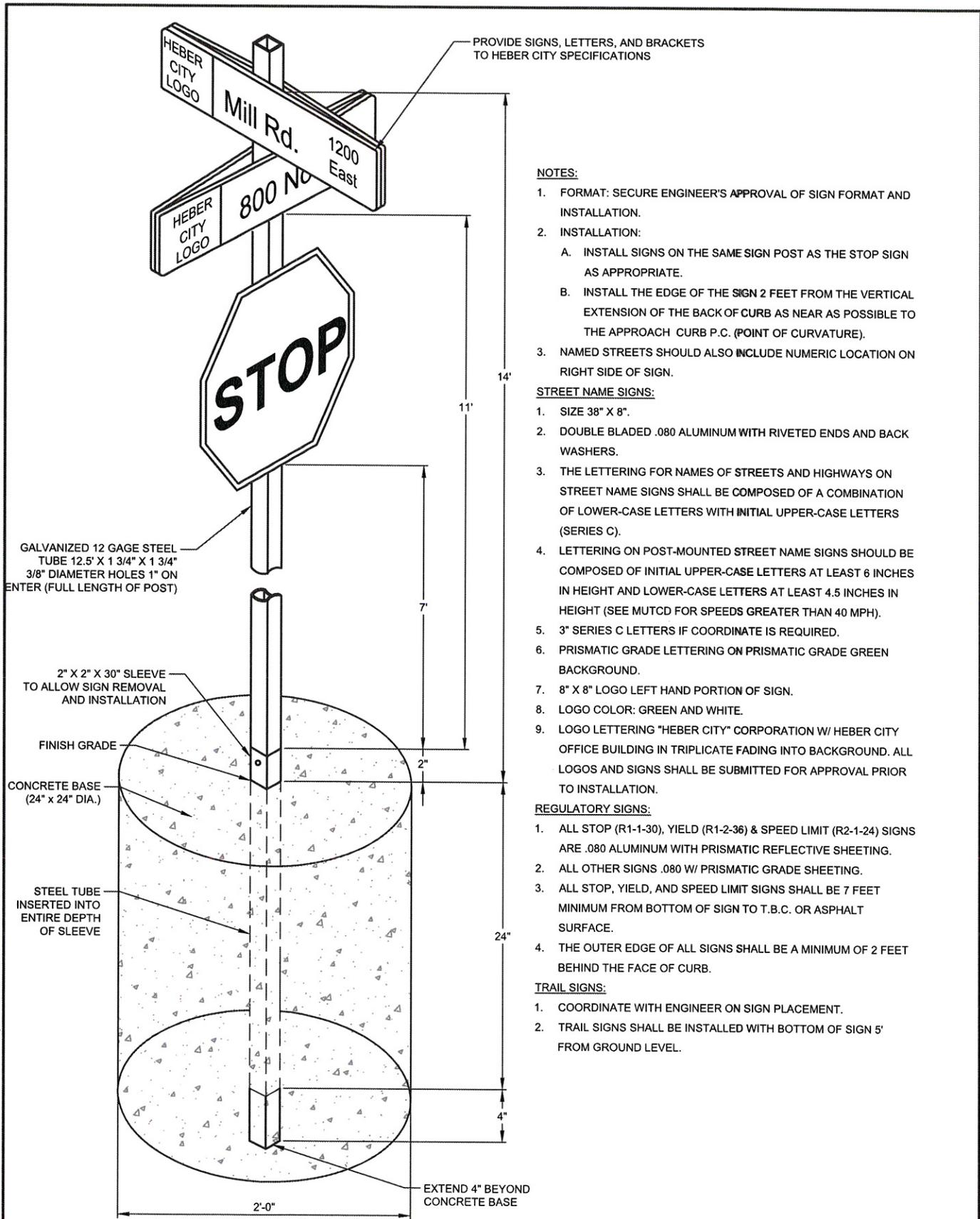
ATTEST:

Brad Wilson, City Recorder

APPROVED AS TO FORM:

Corbin Gordon, City Attorney

(SEAL)



PROVIDE SIGNS, LETTERS, AND BRACKETS TO HEBER CITY SPECIFICATIONS

NOTES:

1. FORMAT: SECURE ENGINEER'S APPROVAL OF SIGN FORMAT AND INSTALLATION.
2. INSTALLATION:
 - A. INSTALL SIGNS ON THE SAME SIGN POST AS THE STOP SIGN AS APPROPRIATE.
 - B. INSTALL THE EDGE OF THE SIGN 2 FEET FROM THE VERTICAL EXTENSION OF THE BACK OF CURB AS NEAR AS POSSIBLE TO THE APPROACH CURB P.C. (POINT OF CURVATURE).
3. NAMED STREETS SHOULD ALSO INCLUDE NUMERIC LOCATION ON RIGHT SIDE OF SIGN.

STREET NAME SIGNS:

1. SIZE 38" X 8".
2. DOUBLE BLADED .080 ALUMINUM WITH RIVETED ENDS AND BACK WASHERS.
3. THE LETTERING FOR NAMES OF STREETS AND HIGHWAYS ON STREET NAME SIGNS SHALL BE COMPOSED OF A COMBINATION OF LOWER-CASE LETTERS WITH INITIAL UPPER-CASE LETTERS (SERIES C).
4. LETTERING ON POST-MOUNTED STREET NAME SIGNS SHOULD BE COMPOSED OF INITIAL UPPER-CASE LETTERS AT LEAST 6 INCHES IN HEIGHT AND LOWER-CASE LETTERS AT LEAST 4.5 INCHES IN HEIGHT (SEE MUTCD FOR SPEEDS GREATER THAN 40 MPH).
5. 3" SERIES C LETTERS IF COORDINATE IS REQUIRED.
6. PRISMATIC GRADE LETTERING ON PRISMATIC GRADE GREEN BACKGROUND.
7. 8" X 8" LOGO LEFT HAND PORTION OF SIGN.
8. LOGO COLOR: GREEN AND WHITE.
9. LOGO LETTERING "HEBER CITY" CORPORATION W/ HEBER CITY OFFICE BUILDING IN TRIPLICATE FADING INTO BACKGROUND. ALL LOGOS AND SIGNS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

REGULATORY SIGNS:

1. ALL STOP (R1-1-30), YIELD (R1-2-36) & SPEED LIMIT (R2-1-24) SIGNS ARE .080 ALUMINUM WITH PRISMATIC REFLECTIVE SHEETING.
2. ALL OTHER SIGNS .080 W/ PRISMATIC GRADE SHEETING.
3. ALL STOP, YIELD, AND SPEED LIMIT SIGNS SHALL BE 7 FEET MINIMUM FROM BOTTOM OF SIGN TO T.B.C. OR ASPHALT SURFACE.
4. THE OUTER EDGE OF ALL SIGNS SHALL BE A MINIMUM OF 2 FEET BEHIND THE FACE OF CURB.

TRAIL SIGNS:

1. COORDINATE WITH ENGINEER ON SIGN PLACEMENT.
2. TRAIL SIGNS SHALL BE INSTALLED WITH BOTTOM OF SIGN 5' FROM GROUND LEVEL.

SIGNS

H:\Heber City\Std Dwg\2015 STANDARD DWGS\STREETS-10.dwg - 85x11 - 2/29/2016 08:52am, natallier



DATE: APRIL 2015
 SCALE: N.T.S.
 728 WEST 100 SOUTH #2
 HEBER CITY, UTAH 84032
 (435) 654-2226



75 NORTH MAIN STREET
 HEBER CITY, UTAH 84032
 (435) 654-0757

HEBER CITY STANDARD DRAWING

STREETS-10