

Vision Architectural Committee Ordinance 2026-22

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Midway
C.A.R.E.S.

Proposed VAC Changes

- VAC will be a recommending committee to the City Council, instead of to staff, for commercial building permits
- Language will be added to the code so two alternate members will be appointed to the committee that will vote if a regular member is not present



Current Code

- Commercial Building Permits. The VAC and Town Architect shall be responsible to act pursuant to any City ordinance standard or policy that requires review and approval of commercial building plans and/or designs for compliance with the City's Vision Statement and/or other architectural guidelines. The VAC shall make a recommendation on any such building permit application and forward its recommendation to the Planning Director, who is the City's land use authority for building permit decisions.



Proposed Code

- Commercial Building Permits. The VAC and Town Architect shall be responsible to act pursuant to any City ordinance standard or policy that requires review and approval of commercial building plans and/or designs for compliance with the City's Vision Statement and/or other architectural guidelines. The VAC shall make a recommendation on any such building permit application and forward its recommendation to the ~~Planning Director~~ **City Council**, ~~who is~~ **which shall serve as** the City's land use authority for building permit decisions.



Current Code

- There is hereby established a Vision Architectural Committee (hereinafter known as the “VAC”) for Midway City. The VAC shall consist of five members appointed by the Mayor, with the advice and consent of the City Council. Two consecutive four-year terms shall be the limit for membership. Partial terms shall not be considered in determining whether a person has served two consecutive terms. A Town Architect will also be appointed by the Mayor, with the advice and consent of the City Council. The Town Architect will be appointed for a four-year term. There are no term limits for the Town Architect.



Proposed Code

- There is hereby established a Vision Architectural Committee (hereinafter known as the “VAC”) for Midway City. The VAC shall consist of five **regular** members and **two alternate members**, appointed by the Mayor, with the advice and consent of the City Council. Two consecutive four-year terms shall be the limit for membership **for regular members**. **Alternate members only vote when appointed by the Chair when a regular member is absent.** **Alternate members do not have term limits.** Partial terms shall not be considered in determining whether a person has served two consecutive terms. A Town Architect will also be appointed by the Mayor, with the advice and consent of the City Council. The Town Architect will be appointed for a four-year term. There are no term limits for the Town Architect.



Possible Findings

- The proposal changes the final approval authority for commercial building permits and major remodels from city staff to the City Council, granting the City Council direct oversight over commercial aesthetics.
- By routing commercial design reviews to the City Council, the amendment allows the city's governing body to directly ensure new development matches the vision outlined in the Midway City General Plan.
- The amendment formally establishes two alternate positions on the committee, aligning the Vision Architectural Committee's structure with all other city recommending bodies and codifying current practice into law.

