

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

**Tuesday, 7 September 2021, 5:00 p.m.
Midway Community Center, Council Chambers
160 West Main Street, Midway, Utah**

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

1. Call to Order

Mayor Johnson called the meeting to order at 5:06 p.m.

Members Present:

Celeste Johnson, Mayor
Steve Dougherty, Council Member
Jeff Drury, Council Member (Participated
intermittently and electronically beginning
at 5:36 p.m.)
Lisa Orme, Council Member
Kevin Payne, Council Member

JC Simonsen, Council Member

Staff Present:

Corbin Gordon, Attorney
Michael Henke, Planning Director
Wes Johnson, Engineer
Brad Wilson, Recorder/Financial Officer

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

2. Resolution 2021-26 / Fees for Public Buildings (Mayor Johnson – Approximately 45 minutes) – Discuss Resolution 2021-26 amending the Midway City Fee Schedule regarding fees for the use of public buildings.

Mayor Johnson presented the proposed fees.

Note: A copy of Mayor Johnson’s presentation is contained in the supplemental file.

Council Member Orme explained the fees for consecutive days. The fees would be per day for a total of two additional consecutive days. The fees would reset after the full amount for the first day and the lower amount for the following two days.

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

- There would no longer be a half day rate.
- Should the fees cover the costs of operating and maintaining the buildings? Should they at least cover the costs to clean the buildings? Should they cover maintenance but not capital costs?
- The Council could waive the fees.
- Groups that rented a building for multiple days could develop a sense of ownership.
- It had been discussed that the Community Center should be available to the community and have low rental fees.
- The fees should be low enough so that people would use the buildings.
- Organizations were using the buildings for storage. Should they be charged a fee? There were agreements with these organizations. They had historically not been charged because they were local entities.
- An organization could request that the fees be waived if it benefited the community.
- Who should approve waivers? The Mayor should not have to deal with all the requests. It would take a lot of the Council's time to consider them. The Mayor could consider all requests with the Council considering those for more than three consecutive days or six days in a year. The Council could consider waivers for storage and for rental amounts of \$500 or more. The Mayor could decide with appeals going to the Council.
- The quilters' group worried that they would not be able to rent a building on a regular basis if the fees were increased.
- Storage leases should be reconsidered each year. Should other leases also be reconsidered each year? These reviews should happen during the budget process.
- Care of the buildings would improve if a city employee checked a renter in and then out.
- Rental policies, waivers, and the concerns raised by non-profits should be considered at the same time as the fees.
- The City should be able to see an organization's finances if it requested a fee waiver.

Note: Council Member Drury began participating intermittently at 5:36 p.m. He did so electronically.

- Some renters felt they were not heard if just the Mayor considered their request.
- The Midway City Policies and Procedures would have to be amended to change any rental policies.
- The rental process should not be combative.
- Some organizations did not have any alternatives to renting the City's buildings.
- Any changes should be approved and become effective on 1 January 2022.

3. Ordinance 2021-31 / Gross Square Footage (Midway Heritage Development – Approximately 15 minutes) – Discuss Ordinance 2021-31 amending Section 16.5.3.i2c of the Midway City Municipal Code regarding gross square footages in structures. Recommended without conditions by the Midway City Planning Commission.

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

- Current code
- Proposed amendments
- Applicant's justifications for the change

Mr. Henke also made the following comments:

- The applicant for The Village development had requested the change.
- A third category had been suggested for large mixed-use developments on 25 or more acres.
- The density in The Village with the requested zone change was 146 units or 5.3 units per acre.
- A garage was not included in the square footage for a building permit, but it was included in several other instances.

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

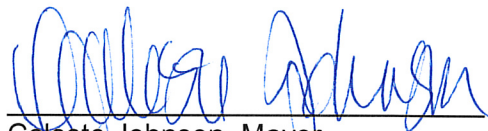
The Council, staff and meeting attendees discussed the following items:

- The current allowance of 20 units per acres in the commercial zones should be lowered. Developers could not get that many units because of other criteria.
- There was no distinction between covered and uncovered parking.

4. Adjournment

Motion: Council Member Dougherty moved to adjourn the meeting. Council Member Payne seconded the motion. The motion passed unanimously.

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



Celeste Johnson, Mayor



Brad Wilson, Recorder