

MINUTES OF THE MIDWAY CITY COUNCIL

(Work Meeting)

Tuesday, 7 June 2022, 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 5:03 p.m.

Members Present:

Celeste Johnson, Mayor
Steve Dougherty, Council Member
Jeff Drury, Council Member
Lisa Orme, Council Member
Kevin Payne, Council Member
JC Simonsen, Council Member (Arrived at
5:09 p.m.)

Staff Present:

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

2. **Springer Village / Concept Plan** (Atlas Holdings, LLC – Approximately 40 minutes) – Receive and discuss a concept plan for Springer Village located at 65 North 200 West (Zoning is C-3).

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

- Land use summary
- Location of the development
- Zoning
- Reasons for the zone boundaries
- Concept plan
- Phasing

Mr. Henke also made the following comments:

- The Municipal Code would have to be amended to allow the proposed affordable housing.

- Affordable housing needed a high aesthetic standard, but parking and open space increased its cost.
- The amount of required parking had not yet been calculated. There would be sufficient room for parking. There could be a combined parking plan.
- The road through the project would not be a named city street.
- The second floors of the buildings would be nightly rentals, but they could be any permitted use for the zone.

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

David and Kayla Springer, applicants, gave a presentation regarding the proposed development and reviewed the following items:

- Family history
- Exterior of the new house on 200 West
- Interior of the house
- Concept plan
- Exterior of the other buildings
- Gardner Village
- Architectural inspirations
- Midway mice

They also made the following comments:

- Their family owned the property since the 1880's.
- Wanted to create a legacy.
- It was too expensive to renovate the existing house.
- Promised The Midway Bakery at Main a space in the house.
- Wanted it to be a gathering place and to look like an old European square.
- Wanted affordable housing or commercial in the back. The housing would have four to eight units per building.
- The porch on the house, along 200 West, would not be raised. A raise porch decreased accessibility.
- The project would have history plaques.

Note: A copy of their presentation is contained in the supplemental file.

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

- Parking could be an issue for the affordable housing and the events center.
- The entrance should be as inviting as possible.
- Some people did not like franchise businesses.
- The project should have year around businesses.
- There needed to be adequate snow storage.
- The City should have attainable housing not just more housing.
- Nightly rentals competed with affordable housing.

- The rentals would be good for the retail if the workers could live in them.
- Rents would need to be monitored or restricted.

3. Animals on the Town Square / Discussion (City Attorney – Approximately 20 minutes) – Discuss sections 5.03.070(A)(5) and 6.04.010(B) of the Midway City Municipal Code regulating animals on the Midway Town Square located at 150 West Main Street.

Corbin Gordon gave a presentation regarding the issue and reviewed the following items:

- State criminal process
- Administrative civil process
- Civil infractions

Mr. Gordon also made the following comments:

- Should the punishment be criminal or civil?
- The City would act when there was a formal complaint. It would investigate the complaint. The complaint would then be heard by the City's administrative law judge.
- The Mayor could grant enforcement powers to a city employee or someone else.
- Currently, having animals on the Town Square was a crime.

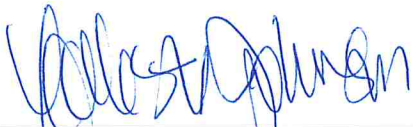
The Council, staff, and meeting attendees discussed the following items:

- Did service animals need to be addressed?
- The City actively enforced its zoning code including signs and fences.
- It did not actively look for unlicensed vehicles and lights that were too bright.

The Council agreed that the issue should be pursued.

4. Adjournment

The meeting was adjourned at 6:03 p.m.



Celeste Johnson, Mayor



Brad Wilson, Recorder