



Memo

Date: 8 November 2022
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 1 November 2022 City Council Work Meeting

Please note that the following minutes are awaiting formal approval and are in draft or unapproved form.

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

**Tuesday, 1 November 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 Pro Tempore Drury called the meeting to order at 5:04 p.m. He excused Mayor Johnson.

Members Present:

Jeff Drury, Mayor Pro Tempore
Steve Dougherty, Council Member
Lisa Orme, Council Member (Participated
Electronically)
Kevin Payne, Council Member (Arrived at
5:08)
JC Simonsen, Council Member

Staff Present:

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

Members Excused:

Celeste Johnson, Mayor

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

2. Midway Arts Center / Homestead Resort (The Homestead Group LLC – Approximately 60 minutes) – Discuss High Valley Arts locating its proposed Midway Arts Center (MAC) at the Homestead Resort located at 700 North Homestead Drive (Zoning is resort).

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

- Approved master plan
- Current proposal for the area
- New proposal for the area
- Discussion items
- Homestead Master Plan

- Amended parking plan

Mr. Henke also made the following comments:

- An application had not been submitted requesting to amend the master plan for the Homestead Resort.
- The pond, conference center, and restaurant planned for the Resort would be removed to make space for the MAC. The tennis courts would remain.
- Would some of the seating for the MAC amphitheater violate the required 100-foot setback from Homestead Drive?
- A theater was a permitted use in the resort zone, but an amendment would still be needed for the Master Plan if the Council wanted to move forward with the proposal. This would have fewer requirements than a new master plan.
- The Municipal Code required full cutoff lights, but the Resort was vested under a previous version of the Code. Did not know how the Code applied to theatrical lighting. The Council had discretion on the lighting issues.
- The MAC amphitheater would be a little further from The Kantons than the previously planned amphitheater. The new amphitheater might be closer to the houses to the northwest.
- The new amphitheater faced more to the west.
- The proposal had more than the required amount of commercial.
- It would include a lot of cross-over parking.
- The Resort was vested under a previous Code and did not need at least 20% open space.

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

Paul Berg, Berg Engineering Resource Group and representing the applicants, made the following comments:

- The trail design did not change.
- The pond was not needed for water storage. It received water from a spring in Lime Canyon.
- The restaurant might be moved to another location.
- The changes to the parking would be minimal.
- The new amphitheater would face the retention pond, tennis courts, and a parking lot for the Zermatt Resort.
- The square footage did not exceed the square footage limit.
- The total capacity of the performing arts center and the amphitheater was a best guess.
- There were grass areas that could be used for parking. They could be paved if needed.
- The architect would revise the design for the MAC based on the location.

Scott Jones, owner of The Homestead Resort, made the following comments:

- The wedding barn would remain.
- The indoor theater and the amphitheater would not be used at the same time.
- 150 people typically attended concerts held at the Resort.

Larry Myler, owner of The Homestead Resort, made the following comments:

- The Resort would lease the land to the MAC.
- The MAC would be self-sufficient.
- The MAC would need to host some of the meetings planned for the conference center.
- Wanted the parking to always function well.
- Wanted the MAC and other buildings to be under construction the following year.
- Wanted this to be the last change to the Master Plan.

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

- The Council should see the worst-case scenario for parking.
- Grass had not been counted as parking before.
- The idea was decent and should be considered.
- Traffic, parking, noise, and light were potential issues.
- The Resort was a better location than others proposed.
- Parking was better addressed at the Resort.
- The size of the MAC was still a concern.
- The proposal avoided a zone change.
- Amending the master plan agreement should not be treated as a CUP when a theater was a permitted use in the zone.
- Additional information and clarification were needed for the parking.
- Height, setbacks, architectural design were other potential issues.
- UDOT should be included in the planning process.
- Planned heights could be visualized by using balloons.
- Was the pond considered sensitive land?

3. Adjournment

The meeting was adjourned at 5:59 p.m.

Jeff Drury, Mayor Pro Tempore

Brad Wilson, Recorder