

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

**Tuesday, 17 January 2023, 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

Staff Present:

Corbin Gordon, Attorney (Arrived at 5:07 p.m.)
Michael Henke, Planning Director
Wes Johnson, Engineer
Brad Wilson, Recorder

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

2. Open Space / Document Regarding Small Parcels (Open Space Committee – Approximately 60 minutes) – Receive a presentation from the Midway City Open Space Advisory Committee and discuss a document regarding the preservation of small parcels of open space.

Courtland Nelson, Midway City Open Space Advisory Committee Chair, and committee members Steve Stevens, Natalie Streeter, and Glen Lent gave a presentation regarding preserving small parcels and reviewed the following items:

- History
- Deadlines
- Remaining funds
- Applying Chapter 10 of the General Plan
- Purpose
- Background
- Process

- Evaluation criteria

They also made the following comments:

- The Committee was seeking the Council's guidance.
- Had received a lot of comments regarding preserving smaller parcels of land.
- Sought the input of open space conservation groups.
- Wanted to create an open feeling in local neighborhoods.
- Both Utah Open Lands and Summit Land Conservancy were cautious about managing small parcels because they had fixed costs.
- What would the City be willing to do? Legal work, etc.?
- What could the City legally do to assist?
- There was a small but important group that wanted to preserve their small parcels but did not want to incur any costs.
- What if a preservation project failed after some upfront costs were paid?

Note: Corbin Gordon arrived at 5:07 p.m.

- Met with Preserve Midway and might work closer with them in the future.
- Wanted a document that was clear and could be given to a landowner.
- Preserving small parcels was a new area for the Committee.
- What recourse would the City have if someone walked away from a conservation easement?
- A lot would be learned as small parcels were preserved.
- Some landowners did not want to do the paperwork associated with conservation.

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

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

- Timing
- Order of adopting the related documents.
- Proposed changes to Chapter 10.

Note: Council Member Drury indicated that he would not participate in the discussion because one of his relatives might participate in the proposed program.

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

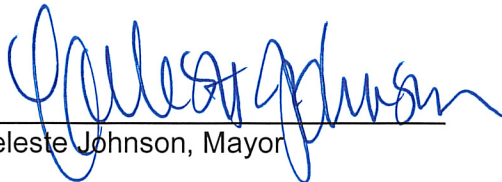
- Helping pay for upfront costs was important.
- The process should be simple.
- The dialogue with a landowner was important.
- The priority should be updating the General Plan.
- Agriculture was painted with too broad a brush.

- Open space should not be tied just to agriculture.
- Affordable housing should be encouraged.
- Certain small parcels should be used for affordable housing.
- Certified land trusts did not want to deal with small parcels because they took too much time.
- The City should not own or manage any of the preserved small parcels.
- Who would manage the parcels?
- Would water be needed for the parcels?
- The public should be able to see the parcels.
- How accessible should the parcels be?
- Which parcels could be included in greenbelt.
- Parcels should not be disqualified because of a need for affordable housing.
- Small parcels could be more costly to maintain than larger ones.
- A property owner still had to obey all applicable laws.
- The Council should understand all the issues related to small parcels before any money was invested.
- A small parcel could be used as a pocket park.
- Each opportunity would be unique.
- The City should not be too rigid.

Mr. Nelson asked to work with Council Member Payne and come back with a proposal regarding paying upfront costs.

3. Adjournment

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



Celeste Johnson, Mayor



Brad Wilson, Recorder