

# MINUTES OF THE MIDWAY CITY COUNCIL

## (Work Meeting)

Tuesday, 18 April 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 Pro Tempore Drury called the meeting to order at 5:02 p.m.

#### Members Present:

Jeff Drury, Mayor Pro Tempore  
Steve Dougherty, Council Member  
Lisa Orme, Council Member  
Kevin Payne, Council Member  
JC Simonsen, Council Member

#### Staff Present:

Corbin Gordon, Attorney (Arrived at 5:12 p.m.)  
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. Open and Public Meetings Training (City Recorder – Approximately 20 minutes) – Receive training on the Utah Open and Public Meetings Act.

The Council, staff, and meeting attendees watched training, prepared by the Office of the Utah State Auditor, regarding the Open and Public Meetings Act.

**Note:** Corbin Gordon arrived at 5:12 p.m.

### 3. General Plan / Update (City Planner – Approximately 40 minutes) – Review and discuss the update to the Midway City General Plan.

Michael Henke gave a presentation regarding previously postponed issues with the General Plan.

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

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

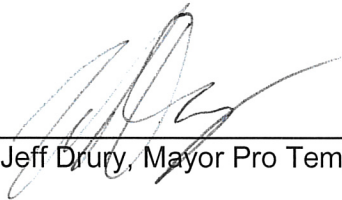
- Was the basic language for dark skies sufficient?
- The Council was not prohibited from acting on something that was not referenced in the General Plan.
- Something in the Plan did not bind future councils.
- The Plan was almost ready to be adopted.
- Detached accessory dwelling units (ADUs) should be allowed by the City and encouraged in the Plan. ADUs were mentioned in the Plan but not specifically as indoor or outdoor.
- Most of the Council did not support external ADUs.
- The Plan was a high-level overview. Affordable housing, including ADUs, should be addressed.
- External ADUs should be deed restricted as affordable housing. They should not be used to get revenue by people who didn't need it. They should not be guest houses.
- The City should not write a blank check for ADUs.
- The applicable general plan committee recommended limiting the size of dwellings. Large houses were a strain on electricity providers. This would be the case for other utilities. Resources should be conserved.
- Midway was not Beverly Hills. Large houses sent the wrong message about Midway and to its children.
- Large houses could be a problem when on small lots.
- Prohibiting large houses could force large lots to be subdivided.
- Setbacks should determine the size of houses.
- Large houses could be energy efficient.
- Large houses did have a social impact.
- The core of Midway was changing.
- Code from other cities, regarding house size, should be reviewed.
- Government's role was not to impinge on property owners' rights by limiting the size of a house on a large lot.
- The committee language, regarding large houses and removed by the Planning Commission, should be reviewed at the next meeting.
- A lot of cities on the west coast limited large houses on small lots.
- No cities limited large houses on large lots.
- Vail limited houses by volume.
- Sandy had a square foot limitation by zone.
- More information should be provided on Vail's limitations.
- Language regarding open space on Main Street had been revised to support the idea but no longer indicated how it would be accomplished.
- Main Street open space could not be preserved without using open space funds. These funds would be more efficiently used on open space away from Main Street.
- Midway's main street should not be like Heber City's.
- There should be a more thorough review of residential in commercial zones for the next

meeting.

#### 4. Adjournment

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

The meeting was adjourned at 6:02 p.m.



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Jeff Drury, Mayor Pro Tempore



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Brad Wilson, Recorder