

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

**Tuesday, 21 March 2023, 6:00 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; Pledge of Allegiance; Prayer and/or Inspirational Message**

Mayor Johnson called the meeting to order at 6:03 p.m.

**Members Present:**

Celeste Johnson, Mayor  
Steve Dougherty, Council Member  
Jeff Drury, Council Member (Participated  
Electronically)  
Lisa Orme, Council Member  
Kevin Payne, Council Member  
JC Simonsen, Council Member

**Staff Present:**

McKay Murdock, Attorney's Office  
Michael Henke, Planning Director  
Wes Johnson, Engineer  
Brad Wilson, Recorder

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

Mayor Johnson led the Council and meeting attendees in the pledge of allegiance. Council Member Drury gave the prayer and/or inspirational message.

**2. Consent Calendar**

- a. Agenda for the 21 March 2023 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 7 March 2023 City Council Work Meeting
- d. Minutes of the 7 March 2023 City Council Regular Meeting
- e. Minutes of the 9 March 2023 City Council Meeting
- f. Release the construction bond, minus 10% and any amount for landscaping, and begin the one-year warranty period for Phase 4 of the Watts Remund Farms PUD located at 280 East Rockwell Circle (Zoning is R-1-15).

**Note:** Copies of items 2a through 2f are contained in the supplemental file.

**Motion:** Council Member Simonsen moved to approve the consent calendar as presented.

**Second:** Council Member Payne seconded the motion.

**Discussion:** None

**Vote:** The motion was approved with the Council voting as follows:

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

**3. Public Comment** – Comments were taken for items not on the agenda.

Mayor Johnson asked if there were any comments from the public for items not on the agenda. No comments were offered.

**4. Department Reports**

Grant / Parking

Council Member Orme reported that the City received a \$175,000 grant to provide additional public parking.

Alpenhof Park / Improvements

Council Member Simonsen reported that improvements to Alpenhof Park were moving forward.

Parks Committee / Burgi Hill Park / Budget Recommendations

Council Member Simonsen reported that the Parks, Trails, and Trees Committee recommended a better entrance to Burgi Hill Park and better parking for the dog park. The Committee also made recommendations for the FY 2024 budget.

Courts / Wasatch County

Wes Johnson recommended that the City use the same contractor, installing new pickleball courts at Southfield Park, to repair its tennis courts at Burgi Hill Park.

Streets / Maintenance Plan

Wes Johnson reported that he was finalizing the streets maintenance plan for the year.

#### 100 South / Puddling

Council Member Simonsen reported that there was puddling along 100 South. Wes Johnson suggested repairing the road when 100 South was built in Bonner Meadows.

#### Road Damage / River Road Roundabouts

Council Member Dougherty reported that potholes had developed at the same place on each of the roundabouts on River Road.

#### Vaping / Community Service Announcement

Mayor Johnson reported that she would record a community service announcement regarding the dangers of vaping.

#### HVRR / Engine 618

Mayor Johnson reported that the Heber Valley Railroad was continuing repairs to its steam engine number 618.

#### HVSSD / Odor

Mayor Johnson reported that the Heber Valley Special Service District would be more aggressive in controlling the odor from its sewer treatment plant.

#### **5. Farmers' Market / Presentation** (Athina Koumarela / Chris Piper – Approximately 15 minutes) – Receive a presentation regarding the Midway Farmer's Market.

Chris Piper gave a presentation regarding the Midway Farmers' Market and reviewed the following items:

- New location
- Vendors
- Pictures
- Products
- Overview
- Community support
- Information booths
- Updates for the 2023 season
- Supplemental Nutrition Assistance Program

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

Issac Hardy reported on his My Brother’s Pastries booth and being awarded \$20,000 from Invest Nest.

The City Council said that it would continue to allow the Market to use the Town Square at no charge.

**6. Resolution 2023-09 / Notice of Pending Ordinance** (City Planner – Approximately 30 minutes) – Discuss and possibly approve Resolution 2022-08 adopting a notice of pending ordinance regarding the maximum height provisions for all buildings.

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

- Municipal Code Section 16.13.100
- State Code regulations for a notice of pending ordinance

Mr. Henke also made the following comments:

- Public buildings and churches could exceed 35 feet in height on large lots.
- The Municipal Code was contradictory on this issue.
- No applications were pending that would be affected by the proposal.

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

Council Member Dougherty indicated that the notice would become effective upon publication.

**Motion:** Council Member Simonsen moved to approve Resolution 2023-09 adopting a notice of pending ordinance regarding the maximum height provisions for all buildings with the following conditions:

- The resolution would state that it would be effective immediately upon passage.
- Staff was allowed to correct anything in the staff report to match the language in the resolution.

**Second:** Council Member Drury seconded the motion.

**Discussion:** None

**Vote:** The motion was approved with the Council voting as follows:

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye

**Motion:** Without objection, Mayor Johnson recessed the meeting at 7:00 p.m. She reconvened the meeting at 7:12 p.m.

## 7. Judge Transmission Line / Improvements (City Planner)

Michael Henke made the following comments:

- Rocky Mountain Power had submitted a conditional use application to improve the Judge Transmission Line.
- Metal poles would be used because the line was in a potential wildfire area.
- The voltage would not be increased.

## 8. General Plan / Update (City Planner – Until 10:00 p.m.) – Review and discuss the update to the Midway City General Plan.

### Main Street

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

- The City wanted businesses.
- Main Street needed variation and wiggle room.
- Boutique shopping had been successful on Main Street.
- Most parking should be behind the businesses.
- Main Street was not unique because of the City's codes and policies. The City should not get in the way of that uniqueness which included primary residences and pastures.
- Fort Collins, Colorado was an active community that had a homey feel.
- Homes that had been converted to commercial should be allowed to return to residential.
- Residential and commercial uses could conflict.
- A 10,000 square foot house should not be allowed on Main Street.
- The City should protect its commercial base.
- A business did better when it was with other businesses.
- The eastern section of Main Street was primarily residential.
- The Council should walk Main Street.
- The proposed general plan was too specific and could preclude some good solutions.
- Open space on Main Street should instead be discussed in the chapter on open space.
- The preservation of historic structures should be encouraged.
- Open space on Main Street was more expensive and harder to administer.
- The Main Street Committee included parking structures in the proposed plan, but the Planning Commission removed them.

### Historic Preservation

There were no comments on the chapter regarding historic preservation.

## Parks, Trails, Trees, and Recreation

Michael Henke reviewed the maps showing parks and trails. The Council, staff, and meeting attendees discussed the following items:

- The City did not need any more parks.
- Pocket parks should be encouraged.
- Town Square should not be listed as a park.
- More parks might be needed as the City grew.
- The focus should be on neighborhood parks.
- Less park impact fees could be collected if fewer parks were planned.
- It would be difficult to show tot lots on the map because the City did not know where they would be.
- The City should continue to coordinate parks with surrounding communities. Specific communities should not be mentioned.
- Guidelines #6 and #7 should be removed.
- Larger parks should be built regionally in conjunction with Wasatch County.

## Open Space

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

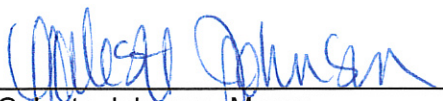
- The chapter addressed small parcels of open space.
- It encouraged another open space bond in the future.
- There was a difference between true open space, which the public could access, and open areas that were not accessible by everyone. Should open areas be counted as open space?
- A better definition of open space would be included in the Municipal Code.
- The term “crops” should be used instead of “alfalfa”.

Mayor Johnson indicated that the issues, deferred during the discussion of the proposed general plan, would be revisited at the following council meetings. Council Member Payne requested a list of those items.

## **9. 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 8:49 p.m.

  
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Celeste Johnson, Mayor

  
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Brad Wilson, Recorder