



Memo

Date: 16 November 2023
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 7 November 2023 City Council Work Meeting

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

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

**Tuesday, 7 November 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 5:00 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

Technician
Corbin Gordon, Attorney
Michael Henke, Planning Director
Wes Johnson, Engineer
Katie Villani, Planner
Brad Wilson, Recorder

Staff Present:

Preston Broadhead, Public Works

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

2. Burgi Hill Park / Landscaping Plan (Parks, Trails, and Trees Committee – Approximately 20 minutes) – Receive and discuss a landscaping plan, from the Midway City Parks, Trails, and Trees Advisory Committee, for the southeast corner of Burgi Hill Park.

Katie Villani updated the Council on improvements to the City’s parks. She indicated that improvements to Centennial Park would be completed that year, while improvements to Alpenhof Park and Hamlet Park would be completed the following year.

Carl Berg, Berg Landscaping, gave a presentation regarding a landscaping plan for the southeast corner of Burgi Hill Park. He made the following comments regarding the plan:

- There would be a small berm, which would prevent parking along Interlaken Drive. It

would be a couple of feet high.

- Water backing up because of a culvert would be addressed.
- The area along Burgi Lane would have sage brush and other natural vegetation. There would be a milkweed garden for monarch butterflies. This would be the primary landscaping for that area.
- The landscaping around the park sign would be improved.
- Temporary irrigation was needed to establish the proposed landscaping.
- The Parks, Trails, and Trees Committee wanted open views without large trees.
- The fence along Interlaken Drive would be replaced after the landscaping was installed.
- Dirt had been brought in from Alpenhof Park.
- Sagebrush would grow on the berm.

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

Mayor Johnson made the following comments:

- Funding was available for pollinating gardens.
- The south section of the park had a lot of potrock and was not good for vegetation.
- The City did not have much additional water for the park.

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

- Replacing the tennis court in the park was \$400,000.
- The southeast corner of the park was just supposed to be a split rail fence without additional landscaping.
- Paying for the fence and a landscaping design for the corner had been approved by the Council.
- The proposed plan was good and would blend traditional park landscaping with natural landscaping as it moved south.
- The plan was decent.
- There could be Karl Foerster grass in the park. This type of grass might die with a drip system.
- The City should not try to change the south part of the park.
- Could some of the water diverted from the irrigation ditch be used in the park?
- The money should be used on a trail along the north section of Center Street instead of the parks. No progress had been made on the trail. That section of road was dangerous for pedestrians. Residents had been complaining about safety on the road for years.
- Money paid to the Wasatch County Sheriff's Department, for traffic enforcement, was a waste.
- Traffic signs had not reduced speeding.
- A trail was being built along 200 North which was recommended by the Parks, Trails, and Trees Advisory Committee. Money was available for the trail from the Utah Department of Transportation (UDOT). The project was delayed because all the necessary materials were not available during the pandemic.
- Pine Canyon was also a road where children lived and needed a trail.
- All projects needed to be considered with the budget in mind.
- Center Street could not be closed, to build a trail, while River Road was under construction.

- An approximate cost was needed for the proposed landscaping.
- Several years had been spent focusing on the construction of trails.
- The Committee focused first on closing gaps in existing trails.
- The work in the parks was not at the expense of trails.
- Not a lot of money should be spent on the landscaping.
- It would only take a few hours to estimate the landscaping cost.
- The landscaping should not be done just because a cost was determined.
- The City had to deal with 50 years of growth in 10 years. Wished it had more time to deal with the growth.
- The City's budget had increased without having to raise taxes.

The Council agreed that a cost should be estimated for the landscaping.

3. Code Text Amendments (City Planner – Approximately 40 minutes) – Discuss possible code text amendments based on the recent revisions to the Midway City General Plan and changes to the Utah State Code.

Michael Henke gave a presentation regarding possible code text amendments and reviewed the following items:

- Housing and mobility study
- Amendments based on the recently updated General Plan
- Expanding the City's annexation area
- Current land use map
- Reasons for expanding the annexation area
- Heber City annexation map

Mr. Henke also made the following comments:

- The housing and mobility study included traffic calming. It would be completed in the spring of 2024.
- The State Code discouraged overlapping of municipal annexation areas.
- An owner could choose which municipality to be in if their property was in multiple annexation areas.
- How far should the City expand to the east? It should at least expand to 1750 West.

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

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

- Affordable housing was a priority for the Council.
- Residents opposed annexations because they thought that they encouraged growth. Actually, they helped a municipality control growth.
- When would the City address the changes required by State Senate Bill 174? The deadline to make the changes was December 2024. This deadline was still difficult. The State Legislature was considering more related restrictions. Should the City wait until after the next legislative session? Should the City first use its energy on fighting the

additional restrictions? The deadline for Wasatch County and Heber City to make the changes was February 2024. Should the City wait to see how those governments implement the changes? The City should be over prepared and allow itself time to make adjustments if needed.

- The City should consider a performance based land use code.
- It would be expensive to provide utilities and services across the Provo River.
- Expanding the annexation area should at least be studied.
- The code for commercial zones needed to be revised.

4. Adjournment

The meeting was adjourned at 6:13 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

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