



Memo

Date: 25 September 2024

To:

Cc:

From: Brad Wilson, City Recorder

RE: Minutes of the 17 September 2024 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, 17 September 2024, 5:00 p.m.
Midway Community Center, Council Chambers
160 West Main Street, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, The Market 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 5:02 p.m.

Members Present:

Celeste Johnson, Mayor
Jeff Drury, Council Member
Craig Simons, Council Member
JC Simonsen, Council Member

Staff Present:

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

Members Excused:

Lisa Orme, Council Member
Kevin Payne, Council Member

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

2. Midway Arts Center / Code Text Amendment (Rich and Kim Clifton – Approximately 60 minutes) – Discuss amending the Midway City Municipal Code to allow performing arts centers in certain zones.

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

- History of proposals for the Midway Arts Center (MAC).
- Previously proposed code text amendment.
- Previously proposed zone map amendment.
- Zoning map with proposed overlay zone
- Benefits of a code text amendment.
- MAC size and height

- Parking concerns

Mr. Henke also made the following comments:

- The previously proposed height increase had been withdrawn.
- The City recommended an overlay zone for the MAC.
- A code text amendment allowing the MAC could be adopted and then rescinded once High Valley Arts' application was approved.
- The proposal for the MAC at the Homestead Resort was withdrawn.
- The applicants were back with a code text amendment.
- The Council would consider amendments to the commercial zones once sign and annexation area changes were concluded.

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

Rich and Kim Clifton, applicants, gave a presentation regarding the proposed amendment and reviewed the following items:

- Proposed code changes
- Frontage comparisons
- Building size with two venues
- Building size with one venue
- Parking
- Layout

They also made the following comments:

- The proposed MAC was smaller than previously discussed.
- Wanted to work with the City.
- The MAC would be within the City's height restrictions.
- The proposed code text amendment would not allow movie theaters.
- The MAC footprint was limited.
- The proposed text was restrictive enough that it might preclude other performing arts centers.
- The footprint would be limited to 26,000 square feet with the possibility to increase to 28,000 square feet.
- Needed to know that the proposal was approved before commissioning a full design.
- Proposed 450 seats per venue.
- Did not want to proceed with a proposal that the Council would reject.
- The MAC would be smaller than some homes being built in Midway.
- Considered curb appeal.
- A certain space was needed for a functional venue.
- The MAC would help the community and families.
- The parking data was based upon the City's current requirements.

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

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

- Only a portion of the MAC's width was shown in the comparison. This was deceiving.
- A little less than four people per vehicle attended HVA's recent production of Fiddler on the Roof.
- The applicants were working with the business owner to the east to lease an additional 80 parking spaces.
- After watching the traffic from the recent performance, traffic should not be an issue with the MAC.
- The MAC would have two accesses.
- There should be an access, behind the existing structures, from the MAC to the additional parking at Olde Swiss Square.
- Left hand turns from the MAC onto Main Street would be difficult. The east exit would have righthand turns.
- The new signal light at Main Street and River Road would break up traffic but would also cause it to back up. Turn lanes would be added with the signal light.
- UDOT required a 150-foot separation between accesses.
- Normal traffic would be light when the performances ended.
- Traffic would be less for practices.
- Impatient drivers were dangerous drivers.
- The proposed site would be a traffic problem.
- Each ticket would have parking directions.
- Signage for parking could be used.
- The building would have a basement which would preclude underground parking.
- The Municipal Code prohibited stacked parking because of how it impacted the look of Midway. The City should determine how to make parking structures less imposing.
- Traffic was the greatest concern with the MAC.
- An overlay zone was still preferred over a code text amendment.
- A legislative agreement was an alternative. Wasatch County used this with a project, but it was now being litigated.
- The City should not amend the Code then change it back again.
- The City could not limit performing arts centers to just one.
- The proposal tried to fit an arts center into a small space in a busy part of Midway.
- The MAC did not have a Swiss look.
- A discussion of an overlay zone might not meet the applicants' timeline.
- The MAC should be smaller.
- Parking and traffic could be solved if the Council felt that the MAC would be good for Midway.
- The MAC could happen if the size and zone language were addressed.
- The Council had discussed the MAC in various forms multiple times and not come to a resolution.
- The MAC would be the largest building in Midway.
- The Council was willing to discuss an overlay zone, but the applicants should not purchase any property based on that willingness.

3. Adjournment

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

Celeste Johnson, Mayor

Brad Wilson, Recorder

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