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**Date:** 10 December 2024  
**To:**  
**Cc:**  
**From:** Brad Wilson, City Recorder  
**RE:** Minutes of the 3 December 2024 City Council Work Meeting

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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, 3 December 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 5:03 p.m. She excused Council Member Drury.

**Members Present:**

Celeste Johnson, Mayor  
Lisa Orme, Council Member  
Kevin Payne, Council Member  
Craig Simons, Council Member  
JC Simonsen, Council Member

**Staff Present:**

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

**Members Excused:**

Jeff Drury, Council Member

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

**2. Commercial Zones / Revisions** (City Planner – Approximately 60 minutes) – Discuss possible revisions to the commercial zones in Midway City.

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

- General Plan
- Zoning Map
- Objectives and characteristics of the commercial zones.
- Current uses
- Legal nonconforming uses
- Uses allowed in Park City's commercial zones.
- Car washes

Mr. Henke also made the following comments:

- Only uses would be discussed that night.
- Legal nonconforming uses could continue.
- The number of uses allowed in the commercial zones was reduced over the years.
- “Big box” retailers were prohibited.

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

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

- The Council previously discussed a new commercial zone, along a portion of south Center Street, that could include uses not in the other zones.
- Owners of commercial properties depended upon the allowed uses not changing.
- The maximum size of commercial buildings should be reduced from 25,000 sq. ft. to 22,000 sq. ft.
- The first six uses to be discussed should not be allowed in the C-3 zone. Allowing professional offices and clinics in both commercial zones created a synergy with restaurants, etc. They could be allowed in a new commercial zone or above another business.
- Large businesses should be prohibited around the Town Square. What about an antique mall?
- Antique shops should be added to recreational activity businesses.
- Auto detailing, gas stations, and carwashes should be prohibited in both zones.
- Rest homes, etc. should be prohibited in both zones.
- Daycares should be prohibited in the C-3 zone and a conditional use in the C-2.
- Recreational activity businesses should be limited in size.
- Service stores should be prohibited.
- Engraving, publishing, and printing should only be allowed if they had a retail component. Should the retail component have a square footage requirement? They should be prohibited in the c-3 zone.
- Mortuaries and wedding chapels should be prohibited in the C-3 zone.
- New and used vehicle sales and rentals should be prohibited in both zones.
- Certain rentals should be added to recreational activity businesses.
- Hospitals should be prohibited in both zones.
- Repair shops should be prohibited in the C-3 zone, be a conditional use in the C-2 zone, and a permitted use in the new commercial zone.
- Veterinarian and pet grooming services should be prohibited in the C-3 zone.
- Mixed use should be discussed further.
- Carpentry and woodworking shops should be prohibited in the C-3 zone.
- Electrician and plumbing shops should be prohibited in the C-3 zone, be conditional uses in the C-2 zone, and permitted uses in the new commercial zone.
- Commercial accessory structures should be prohibited in the C-3 zone.
- Should houses that had been converted to commercial then be allowed to return to residential?
- Could internal accessory dwelling units be on the upper floors of commercial buildings?
- Event centers should only be allowed in the resort zone.

### 3. Adjournment

The meeting was adjourned at 6:04 p.m.

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Celeste Johnson, Mayor

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Brad Wilson, Recorder

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