

MIDWAY CITY COUNCIL REGULAR MEETING

Wednesday, 28 March 2018, 6:00 p.m.
Midway Community Center, City Council Chambers
160 West Main Street, Midway, Utah

Our vision for the City of Midway is to be a place where citizens, businesses and civic leaders are partners in building a city that is family-oriented, aesthetically pleasing, safe, walkable and visitor friendly. A community that proudly enhances its small town Swiss character & natural environment, as well as remaining fiscally responsible.

1. Call to Order

a. Flag Ceremony / Pledge of Allegiance by the LDS Fort Midway Ward

b. Prayer and/or Inspirational Message by Tom Hill

(Any Midway resident interested in giving a prayer or an inspirational message may contact the City Recorder at bwilson@midwaycityut.org or 435-654-3223 x118.)

2. Consent Calendar

Be it hereby moved that the following consent calendar items stand approved:

a. Agenda for the 28 March 2018 City Council Regular Meeting

b. Warrants

c. Minutes of the 14 March 2018 City Council Work Meeting

d. Minutes of the 14 March 2018 City Council Regular Meeting

e. Release the construction bond, minus 10%, and begin the one-year warranty period for Phases I and II of the Deer Creek Estates Subdivision located at 300 East Michie Lane.

3. Announcements

4. Public Comment (Approximately 15 minutes)

This is the public's opportunity to comment on items not on the agenda. Please state your name and address.

5. Department Reports (Approximately 30 minutes)

a. Heber Valley Tourism and Economic Development, Midway Business Alliance and Legislative.

b. Midway Boosters, Ice Rink, Open Space, and the Swiss Days Committee.

c. Heber Light & Power Company, Heber Valley Railroad, Heber Valley Special Service District, and the Midway Sanitation District.

6. Resolution 2018-11 / Transmission Lines (City Planner – Approximately 30 minutes) – Discuss and possibly approve Resolution 2018-11 noticing a pending ordinance regarding transmission lines.

7. Remund Farms / Master Plan (Berg Engineering – Approximately 30 minutes) – Discuss and possibly grant master plan approval for the Remund Farms PUD, formerly known as the Midway Springs PUD, located at 200 East and 600 North (Zoning is R-1-15). Recommended with Conditions by the Midway City Planning Commission.

8. **Resolution 2018-08 / Remund Farms Master Plan Agreement** (City Attorney - Approximately 5 minutes) – Discuss and possibly approve Resolution 2018-08 adopting a master plan agreement for the Remund Farms PUD, formerly known as the Midway Springs PUD, located at 200 East and 600 North (Zoning is R-1-15).
9. **Remund Farms, Phase I / Preliminary Approval** (Berg Engineering - Approximately 5 minutes) – Discuss and possibly grant preliminary approval for Phase I of the Remund Farms PUD, formerly known as the Midway Springs PUD, located at 200 East and 600 North (Zoning is R-1-15). Recommended with conditions by the Midway City Planning Commission.
10. **Whitaker Farm / Master Plan** (Luster Development - Approximately 15 minutes) – Discuss and possibly grant master plan approval for the Whitaker Farm Subdivision located at 455 North River Road (Zoning is RA-1-43). Recommended with conditions by the Midway City Planning Commission.
11. **Resolution 2018-10 / Whitaker Farm Master Plan Agreement** (City Attorney - Approximately 5 minutes) – Discuss and possibly approve Resolution 2018-10 adopting a master plan agreement for the Whitaker Farm Subdivision located at 455 North River Road (Zoning is RA-1-43).
12. **Ordinance 2018-09 / Conflicts of Interest** (City Attorney - Approximately 10 minutes) – Discuss and possibly adopt Ordinance 2018-09 amending Chapter 2.17 of the Midway City Municipal Code regarding conflicts of interest.
13. **Ordinance 2018-06 / Setbacks** (City Attorney – Approximately 10 minutes) – Discuss and possibly adopt Ordinance 2018-06 amending Sections 16.16.8, 16.16.9 and 16.17.7 of the Midway City Municipal Code regarding setbacks in developments. Recommended without conditions by the Midway City Planning Commission.
14. **Open and Public Meetings / Training** (City Recorder – Approximately 20 minutes) – Receive training on the Utah Open and Public Meetings Act.
15. **Adjournment**

Published on the Utah Public Notice Website on 23 March 2018 at 11:30a.m. by Becky Wood (Deputy City Recorder)
Posted on 23 March 2018 at 1:00 p.m. by Becky Wood (Deputy City Recorder)
Amended on 24 March 2018 at 5:00 p.m. by Brad Wilson (City Recorder)

The order of individual items on this agenda is subject to change up to 24 hours in advance.
All times are approximate.

For those individuals needing special assistance in accordance with the Americans with Disabilities Act, please contact Brad Wilson at the Midway City Office Building, at 75 North 100 West, Midway, UT 84049, 1-435-654-3223 x104, or by email at: bwilson@midwaycityut.org.

Midway City Council
28 March 2018
Regular Meeting

Warrants

Report Criteria:

- Detail report.
- Invoices with totals above \$0 included.
- Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
565								
565	HORROCKS ENGINEERS INC	45555-2	Main Street Soda & Fries (Missed	01/15/2018	387.40	.00		
565	HORROCKS ENGINEERS INC	46141	Cascade Meadows PUD (Constru	03/20/2018	156.20	.00		
565	HORROCKS ENGINEERS INC	46141	Sunburst Ranch, Phase 2 (Constr	03/20/2018	201.14	.00		
565	HORROCKS ENGINEERS INC	46141	Indian Summer (Planning)	03/20/2018	856.00	.00		
565	HORROCKS ENGINEERS INC	46141	Alder Meadows (Construction)	03/20/2018	235.54	.00		
565	HORROCKS ENGINEERS INC	46141	Deer Creek Estates (Construction	03/20/2018	2,547.82	.00		
565	HORROCKS ENGINEERS INC	46141	Saint-Prex Subdivision (Planning)	03/20/2018	577.50	.00		
565	HORROCKS ENGINEERS INC	46141	Cascades at Soldier Hollow, 2 (PI	03/20/2018	247.50	.00		
565	HORROCKS ENGINEERS INC	46141	Kelson Subdivision (Planning)	03/20/2018	411.00	.00		
565	HORROCKS ENGINEERS INC	46141	Remund Farms (Planning)	03/20/2018	2,696.00	.00		
565	HORROCKS ENGINEERS INC	46141	Scotch Fields, 2 (Construction)	03/20/2018	1,125.34	.00		
565	HORROCKS ENGINEERS INC	46141	Beaugency (Planning)	03/20/2018	610.00	.00		
565	HORROCKS ENGINEERS INC	46141	Lime Canyon Subdivision (Plannin	03/20/2018	1,137.96	.00		
565	HORROCKS ENGINEERS INC	46141	Lucerne Estates Subdivision (Plan	03/20/2018	940.00	.00		
565	HORROCKS ENGINEERS INC	46141	Pine Canyon Estates (Planning)	03/20/2018	168.00	.00		
565	HORROCKS ENGINEERS INC	46141	Whitaker Farm Subdivision (Plann	03/20/2018	2,154.00	.00		
565	HORROCKS ENGINEERS INC	46141	Cascades at Soldier Hollow, 2 (Co	03/20/2018	891.00	.00		
565	HORROCKS ENGINEERS INC	46141	Update Construction Standards	03/20/2018	111.00	.00		
565	HORROCKS ENGINEERS INC	46141	Attend Council Meetings	03/20/2018	1,350.00	.00		
565	HORROCKS ENGINEERS INC	46141	General Engineering Tasks	03/20/2018	801.50	.00		
565	HORROCKS ENGINEERS INC	46141	Attend Planning Commission Mee	03/20/2018	150.00	.00		
565	HORROCKS ENGINEERS INC	46141	Update WATER GIS SYSTEM	03/20/2018	824.26	.00		
565	HORROCKS ENGINEERS INC	46141	Michie Lane (Center to Fox Den)	03/20/2018	257.50	.00		
565	HORROCKS ENGINEERS INC	46141	Cari Lane Water Line	03/20/2018	37.10	.00		
565	HORROCKS ENGINEERS INC	46141	Homestead Trail	03/20/2018	103.00	.00		
565	HORROCKS ENGINEERS INC	46141	Drinking Water Source Protection	03/20/2018	1,566.00	.00		
565	HORROCKS ENGINEERS INC	46141	Probst Way Improvements (Desig	03/20/2018	4,864.00	.00		
Total 565:					25,406.76	.00		
845								
845	MOUNTAINLAND SUPPLY, LLC	S102455754.0	Supplies	03/08/2018	77.74	77.74	03/15/2018	
845	MOUNTAINLAND SUPPLY, LLC	S102482682.0	Sensus Bottom Plate Liner	02/27/2018	23.44	23.44	03/15/2018	
845	MOUNTAINLAND SUPPLY, LLC	S102537662.0	Supplies	03/08/2018	552.89	552.89	03/15/2018	
845	MOUNTAINLAND SUPPLY, LLC	S102537861.0	CLAVAL	03/08/2018	2,764.80	2,764.80	03/15/2018	
845	MOUNTAINLAND SUPPLY, LLC	S102538723.0	3/4 Ball Corp Stop	03/12/2018	222.49	.00		
845	MOUNTAINLAND SUPPLY, LLC	S102543479.0	Control Valve - Parks	03/14/2018	1,053.28	.00		
845	MOUNTAINLAND SUPPLY, LLC	S102543479.0	Parks	03/14/2018	462.90	.00		
845	MOUNTAINLAND SUPPLY, LLC	S102543614.0	Bushing Spigot	03/14/2018	3.09	.00		
Total 845:					5,160.63	3,418.87		
875								
875	OFFICE DEPOT	103129424001	SUPPLIES	01/31/2018	193.15	.00		
875	OFFICE DEPOT	111777391001	SUPPLIES	03/01/2018	12.86	12.86	03/15/2018	
875	OFFICE DEPOT	114086465001	SUPPLIES	03/08/2018	7.26	7.26	03/15/2018	
875	OFFICE DEPOT	114086465001	SUPPLIES	03/08/2018	202.87	202.87	03/15/2018	
875	OFFICE DEPOT	114086465001	SUJPLIES	03/08/2018	33.28	33.28	03/15/2018	
875	OFFICE DEPOT	116070497001	Binder, D-Ring 2"	03/15/2018	14.61	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 875:					464.03	256.27		
930								
930	Dominion Energy	2731063797 03	2731063797 COMMUNITY CENT	03/12/2018	660.95	660.95	03/15/2018	
930	Dominion Energy	5770020000 03	5770020000 TOWN HALL	03/12/2018	761.18	761.18	03/15/2018	
930	Dominion Energy	6558550000 3-	6558550000 Maintenance Shop	03/12/2018	879.97	879.97	03/15/2018	
930	Dominion Energy	6801020000 3-	6801020000 Admin Office	03/12/2018	192.21	192.21	03/15/2018	
Total 930:					2,494.31	2,494.31		
945								
945	CENTURYLINK - 435-654-3223 2	269 B 3-7-18	435-654-3223 269B	03/07/2018	435.56	435.56	03/15/2018	
Total 945:					435.56	435.56		
1170								
1170	TIMBERLINE ACE HARDWARE	116569	SUPPLIES	03/09/2018	34.15	34.15	03/15/2018	
1170	TIMBERLINE ACE HARDWARE	116606	SUPPLIES	03/12/2018	105.57	105.57	03/15/2018	
1170	TIMBERLINE ACE HARDWARE	116648	Rugged Vest, Active Vest, Mens 8	03/13/2018	177.97	177.97	03/15/2018	
Total 1170:					317.69	317.69		
1305								
1305	VERIZON WIRELESS	9802608342	385-224-8803 Jetpack	03/01/2018	45.19	45.19	03/15/2018	
1305	VERIZON WIRELESS	9802608342	435-315-5218 Ice Rink Jetpack	03/01/2018	45.19	45.19	03/15/2018	
1305	VERIZON WIRELESS	9802608342	435-315-5910 Wendy Tablet	03/01/2018	45.19	45.19	03/15/2018	
1305	VERIZON WIRELESS	9802608342	435-503-5612 S. Roads Tablet	03/01/2018	53.59	53.59	03/15/2018	
1305	VERIZON WIRELESS	9802608342	435-503-5707 Steve's Tablet	03/01/2018	40.01	40.01	03/15/2018	
1305	VERIZON WIRELESS	9802608342	435-503-5739 S.Owens Phone	03/01/2018	66.73	66.73	03/15/2018	
1305	VERIZON WIRELESS	9802608342	435-503-7156 P.Broadhead Phon	03/01/2018	31.38-	31.38-	03/15/2018	
1305	VERIZON WIRELESS	9802608342	435-671-0501 C.Lott Jetpack	03/01/2018	40.15	40.15	03/15/2018	
1305	VERIZON WIRELESS	9802608342	435-671-6905 M.Henke Phone	03/01/2018	60.58	60.58	03/15/2018	
1305	VERIZON WIRELESS	9802608342	435-671-7205 C.Lott Phone	03/01/2018	66.73	66.73	03/15/2018	
1305	VERIZON WIRELESS	9802608342	435-671-7387 On Call Phone	03/01/2018	38.56	38.56	03/15/2018	
1305	VERIZON WIRELESS	9802608342	435-671-7760 L.Taylor	03/01/2018	38.27-	38.27-	03/15/2018	
1305	VERIZON WIRELESS	9802608342	435-671-7762 D.Bunker Phone	03/01/2018	64.96	64.96	03/15/2018	
1305	VERIZON WIRELESS	9802608342	435-671-8855 W.Johnson Phone	03/01/2018	53.59	53.59	03/15/2018	
1305	VERIZON WIRELESS	9802608342	Balance Forward from MSD	03/01/2018	.02	.02	03/15/2018	
1305	VERIZON WIRELESS	9802627069	Cellular Service	03/01/2018	334.39	334.39	03/15/2018	
Total 1305:					885.23	885.23		
1310								
1310	WASATCH AUTO PARTS	133848	FLOOR MATS	02/01/2018	35.81	35.81	03/15/2018	
1310	WASATCH AUTO PARTS	135601	DIFFUSER	02/26/2018	8.34	8.34	03/15/2018	
1310	WASATCH AUTO PARTS	137473	Mini Ex	03/21/2018	17.70	.00		
1310	WASATCH AUTO PARTS	137563	FLOOR MATS	03/22/2018	117.12	.00		
Total 1310:					178.97	44.15		
1340								
1340	WASATCH COUNTY SHERIFFS	118	LAW ENFORCEMENT (January 2	01/01/2018	8,928.92	8,928.92	03/15/2018	
1340	WASATCH COUNTY SHERIFFS	218	Law Enforcement February (2018)	02/01/2018	8,928.92	8,928.92	03/15/2018	
Total 1340:					17,857.84	17,857.84		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1365								
1365	WAVE PUBLISHING	33118	2 year subscription	03/12/2018	55.00	55.00	03/15/2018	
1365	WAVE PUBLISHING	C 60265	Add for cleaning services	02/28/2018	21.75	21.75	03/15/2018	
1365	WAVE PUBLISHING	L 15963	Public Notice	02/21/2018	25.44	25.44	03/15/2018	
1365	WAVE PUBLISHING	L 15968	Public Notice	02/28/2018	60.14	60.14	03/15/2018	
1365	WAVE PUBLISHING	L 15972	Public Notice	02/28/2018	203.50	203.50	03/15/2018	
1365	WAVE PUBLISHING	L 15975	Public Notice	03/07/2018	138.76	.00		
Total 1365:					504.59	365.83		
1423								
1423	NICKERSON COMPANY, INC	012139	SS IMPELLER	03/06/2018	4,002.10	4,002.10	03/15/2018	
Total 1423:					4,002.10	4,002.10		
1556								
1556	WASATCH COUNTY SPEC SRV	03152018	M & I Water Lease (2018)	03/15/2018	5,290.83	.00		
Total 1556:					5,290.83	.00		
1821								
1821	WEX BANK	53328033	FUEL	02/28/2018	610.07	610.07	03/15/2018	
Total 1821:					610.07	610.07		
1966								
1966	ELECTRICAL WHOLESAL SUP	914822397	SUPPLIES	03/06/2018	146.65	146.65	03/15/2018	
Total 1966:					146.65	146.65		
1989								
1989	BANKCARD CENTER	4717 BN 03022	Food	03/02/2018	5.32	5.32	03/15/2018	
1989	BANKCARD CENTER	4717 BN 03022	Drinks	03/02/2018	15.75	15.75	03/15/2018	
1989	BANKCARD CENTER	4717 MC 0302	Travel	03/02/2018	180.29	180.29	03/15/2018	
1989	BANKCARD CENTER	4717 MC 0302	Travel	03/02/2018	434.00	434.00	03/15/2018	
1989	BANKCARD CENTER	4717 MC 0302	Travel	03/02/2018	682.00	682.00	03/15/2018	
1989	BANKCARD CENTER	4717 MC 0302	Travel	03/02/2018	682.00	682.00	03/15/2018	
1989	BANKCARD CENTER	4717 MC 0302	Hotel	03/02/2018	122.63	122.63	03/15/2018	
1989	BANKCARD CENTER	4717 MC 0302	Hotel	03/02/2018	122.63	122.63	03/15/2018	
1989	BANKCARD CENTER	4717 MC 0302	Hotel	03/02/2018	122.63	122.63	03/15/2018	
1989	BANKCARD CENTER	4945 3-2-18	D&A Truck Equipment	03/02/2018	72.92	72.92	03/15/2018	
1989	BANKCARD CENTER	4945 3-2-18	Bldg Keys	03/02/2018	120.70	120.70	03/15/2018	
1989	BANKCARD CENTER	4945 3-2-18	Bldg Keys	03/02/2018	38.25	38.25	03/15/2018	
1989	BANKCARD CENTER	4945 3-2-18	Supplies	03/02/2018	16.16	16.16	03/15/2018	
1989	BANKCARD CENTER	4945 3-2-18	Comp Cables	03/02/2018	64.08	64.08	03/15/2018	
1989	BANKCARD CENTER	4945 3-2-18	Supplies	03/02/2018	9.60	9.60	03/15/2018	
1989	BANKCARD CENTER	4945 3-2-18	Pens	03/02/2018	168.54	168.54	03/15/2018	
1989	BANKCARD CENTER	4945 3-2-18	Shovel	03/02/2018	10.59	10.59	03/15/2018	
1989	BANKCARD CENTER	5219 03-02-18	Rewards Fee	03/02/2018	25.00	25.00	03/15/2018	
1989	BANKCARD CENTER	5219 03-02-18	Annual Fees	03/02/2018	30.00	30.00	03/15/2018	
1989	BANKCARD CENTER	6014 3-2-18	Subscription	03/02/2018	167.34	167.34	03/15/2018	
1989	BANKCARD CENTER	6014 3-2-18	Postage	03/02/2018	167.55	167.55	03/15/2018	
1989	BANKCARD CENTER	6014 3-2-18	Membership	03/02/2018	45.00	45.00	03/15/2018	
1989	BANKCARD CENTER	6014 3-2-18	Membership	03/02/2018	35.00	35.00	03/15/2018	
1989	BANKCARD CENTER	6014 3-2-18	Council Food	03/02/2018	41.28	41.28	03/15/2018	
1989	BANKCARD CENTER	6014 3-2-18	Council Food	03/02/2018	15.44	15.44	03/15/2018	
1989	BANKCARD CENTER	6215 03022018	Water	03/02/2018	9.63	9.63	03/15/2018	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1989	BANKCARD CENTER	6215 03022018	Supplies	03/02/2018	58.27	58.27	03/15/2018	
1989	BANKCARD CENTER	6215 03022018	Holiday Oil	03/02/2018	6.30	6.30	03/15/2018	
1989	BANKCARD CENTER	6215 03022018	Supplies	03/02/2018	12.77	12.77	03/15/2018	
Total 1989:					3,481.67	3,481.67		
2147								
2147	CHEMTECH-FORD LABORATO	18C0152	1st quarter monitoring samples 20	03/06/2018	120.00	120.00	03/15/2018	
2147	CHEMTECH-FORD LABORATO	18C0155	WATER SAMPLES	03/13/2018	1,253.00	.00		
Total 2147:					1,373.00	120.00		
2264								
2264	GRAINGER	9727635261	Eric's truck	03/14/2018	434.00	.00		
Total 2264:					434.00	.00		
2269								
2269	REDMOND MINERALS INC.	271008	ICESLICER RS - Bulk	03/06/2018	725.28	725.28	03/15/2018	
Total 2269:					725.28	725.28		
2418								
2418	FINAL COMPLETION DEPOSIT	17-137 FCD	17-137 Final Completion Deposit	03/12/2018	1,500.00	1,500.00	03/15/2018	
2418	FINAL COMPLETION DEPOSIT	17-166 FCD	17-166 Final Completion Deposit	03/21/2018	1,500.00	.00		
Total 2418:					3,000.00	1,500.00		
2443								
2443	WASATCH COUNTY COMMUNI	03222018	2 PORTABLE RADIOS (CY2018)	03/08/2018	1,378.80	.00		
Total 2443:					1,378.80	.00		
2520								
2520	Staker Parson Companies	4564577	Commercial Road Base	03/08/2018	136.45	.00		
Total 2520:					136.45	.00		
2561								
2561	CENTURYLINK -435-654-3924 4	453B 0307201	435-654-3924 453B	03/07/2018	133.49	133.49	03/15/2018	
Total 2561:					133.49	133.49		
2562								
2562	CENTURYLINK 435-654-4204 77	775B 3-7-18	435-654-4204 775B	03/07/2018	46.27	46.27	03/15/2018	
Total 2562:					46.27	46.27		
2563								
2563	CENTURYLINK 76612167	1434577455	4356543227	02/28/2018	8.64	8.64	03/15/2018	
Total 2563:					8.64	8.64		
2614								
2614	Executech Utah, Inc.	46635	Monthly Maintenance Agreement	03/01/2018	910.00	.00		
2614	Executech Utah, Inc.	46635	Monthly Licenses and Subscriptio	03/01/2018	573.85	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2614:					1,483.85	.00		
2627								
2627	Gordon Law Group, P.C.	3398	Lundin Annexation	03/01/2018	409.50	.00		
2627	Gordon Law Group, P.C.	3399	Sunburst, Phase 3 (Litigation)	03/01/2018	1,033.50	.00		
2627	Gordon Law Group, P.C.	3400	Monthly Flat Fee	03/01/2018	5,000.00	.00		
2627	Gordon Law Group, P.C.	3400	Additional Hours	03/01/2018	4,584.50	.00		
2627	Gordon Law Group, P.C.	3402	Midway Springs Subdivision	03/01/2018	195.00	.00		
Total 2627:					11,222.50	.00		
2636								
2636	CenturyLink 435-654-4120	1435409438	435-654-4120 Phone Services	03/11/2018	855.00	855.00	03/15/2018	
Total 2636:					855.00	855.00		
2666								
2666	MARKETING VIDEOS CLUB	INV-0603	Live Stream - 2-28-18	02/28/2018	225.00	225.00	03/15/2018	
2666	MARKETING VIDEOS CLUB	INV-0612	Live Stream - 3-7-18	03/12/2018	225.00	225.00	03/15/2018	
2666	MARKETING VIDEOS CLUB	INV-0619	City Council Live Stream 3-14-201	03/14/2018	225.00	225.00	03/15/2018	
Total 2666:					675.00	675.00		
Grand Totals:					88,709.21	38,379.92		

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Midway City Council
28 March 2018
Regular Meeting

Minutes of the
14 March 2018
Work Meeting



Memo

Date: 21 March 2018
To:
Cc:
From: Brad Wilson, City Recorder/Financial Officer
RE: Minutes of the 14 March 2018 City Council Work Meeting

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

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

**Wednesday, 14 March 2018, 10:00 a.m.
Midway City Office Building, Old City Council Chambers
75 North 100 West, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, Ridley's Express, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the City Council, City Engineer, City Attorney, Planning Director, Public Works Assistant Crew Chief, 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 10:06 p.m.

Members Present:

Celeste Johnson, Mayor
Lisa Christen, Council Member
Bob Probst, Council Member
JC Simonsen, Council Member
Ken Van Wagoner, Council Member

Staff Present:

Corbin Gordon, Attorney (Left at 12:54 p.m.)
Michael Henke, Planning Director
Wes Johnson, Engineer
Brad Wilson, Recorder/Financial Officer

Members Excused:

Jeff Drury, Council Member

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

2. Additional Pickle Ball Courts / Southfield Park (Council Member Simonsen) – Receive a presentation on building additional pickle ball courts at Wasatch County's Southfield Park.

Council Member Simonsen gave a presentation regarding the proposal and reviewed the following items:

- What is pickleball?
- What makes pickleball great
- Why Southfield Park
- Proposed location in Southfield Park
- Intergovernmental cooperation
- Wasatch County Recreation District
- Master Plan

- General Plan
- Financial considerations
- Summary

Council Member Simonsen also made the following comments:

- He was a member of the Trails and Parks Advisory Committee.
- The Heber Valley Pickleball Club brought him a proposal to build additional pickleball courts at Wasatch County's Southfield Park.
- The proposal should be considered because the Club had put a lot of work into it.
- Pickleball tournaments could generate revenue.
- Asked that Midway City donate \$50,000 to the project.
- It included eight additional courts.
- Southfield Park was close to Midway.
- The proposal would increase tourism to Midway and other area communities.
- The Recreation District would provide the land and operate and maintain the courts.
- It would be cheaper to build the courts at Southfield Park because of the existing infrastructure.
- The City would not be responsible for operations and maintenance (O&M).
- The Southfield Park was in a good location.
- Received letters of support from Heber Valley Tourism and Development and the Pickleball Club.
- A draft interlocal agreement was not yet ready.
- The Trails and Parks Advisory Committee recommended the proposal with one dissenting vote.
- The dissenting member felt that the City might want the courts in its boundaries in the future.

Note: Copies of Council Member Simonsen's presentation and the letters of support are contained in the supplemental file.

Corbin Gordon indicated that it was legal for the City to donate money for the project but an interlocal agreement would be needed.

Mayor Johnson made the following comments:

- Any agreement would be contingent upon the participation of Wasatch County and Heber City.
- Marketing would be an important part of the proposal, especially to encourage players to come to Midway.
- The City had additional money for capital projects but not for O&M.
- Residents were anxious to know what the City would do with its trails and parks.

Council Member Probst made the following comments:

- Was surprised that Wasatch County did not make the proposal.
- The previous city council decided against the proposal because the money should be used for facilities in the City.

- Did not want to sent people to Heber where they would spend their money.
- Recreation facilities should not be just for pickleball players.
- The courts should be in the City.
- Wasatch County had money that it could use for the proposal. It had provided \$750,000 to the Heber Valley Railroad.

Council Member Christen made the following comments:

- Any tournaments could be held on courts at Southfield Park and in Midway.
- The tennis courts at the Valais Park needed to be repaired or moved.

Council Member Van Wagoner made the following comments:

- Was not opposed to the proposal, but all options needed to be considered and current facilities better utilized.
- The ice rink could be striped for pickleball and other summer sports.
- Had a house which was next to pickleball courts. Could hear people playing but it was not distracting.
- The City's portion of the proposal would be \$1,000 per member of the Pickleball Club.

Ken Mickelsen made the following comments:

- Putting pickleball courts in the Valais Park would eliminate visual corridors.
- The proposal would avoid O&M for the City.
- The ice rink was not a great surface for courts.
- Tournament players had disposable income.
- Recreational facilities, like baseball fields and tennis courts, met the needs of special interests.
- Pickleball was good for both young and old players.
- The Southfield Park would also be a social venue.

Council Member Simonsen made the following comments:

- Liked the proposal because there were no O&M costs for the City.
- The question was where would be the best location that met the needs of residents.

Several members of the Council indicated that public input and a comprehensive plan for parks was needed before a decision could be made.

3. Remund Farms / Master Plan (Berg Engineering) – Discuss granting master plan approval for the Remund Farms PUD located at 200 East and 600 North (Zoning is R-1-15). Recommended with Conditions by the Midway City Planning Commission.

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

- Land use summary
- Sensitive lands
- Master plan review
- Off-site open space and landscaping plan

- Location
- Access points
- Sensitive lands map
- Water table
- Master park plan
- Linear park trail
- Proposal to the Planning Commission that was not recommended
- Open space for the proposal that was not recommended
- Proposal recommended by the Planning Commission
- Detention ponds
- Amenities
- Open space plan
- Phasing plan
- Topsoil placement
- Site studies
- Hydrology study
- Water Advisory Board recommendation
- Possible findings
- Proposed conditions
- Alternate access points

Mr. Henke also made the following comments:

- The proposal was a couple of years old.
- There had been a lot of public comment about it.
- The proposal showed a paved public trail going south to north.
- It would be nice to have all the land, around the River Road/Burgi Lane roundabout, landscaped.
- The City Council agreed to except the open space around the roundabout.
- The landscaping would be reviewed by the Vision Architecture Committee (VAC).
- A wetlands delineation had been done for the entire project but only the portion for the first phase had been submitted to the United States Army Corp of Engineers.
- The proposal, not recommended by the Planning Commission, did meet the requirements of the Municipal Code. It included a lot of units next to the property boundaries which was a concern for the neighbors.
- The proposal recommended by the Planning Commission moved the units away from the property boundaries. It created less disturbance. The City Engineer had to allow encroaching into the 25-foot buffer zone around wetlands. The City Council would have to approve a cul-de-sac longer than 500 feet.
- The City's length limitation on cul-de-sacs was arbitrary. Wasatch County's limit was 1,300 feet.
- Open areas on the edge of a development could count towards the required open space.
- Roads along the edge of a development could create light pollution. This pollution could be blocked by landscaping. Full cutoff streetlights could be used.
- There was not a Federal Emergency Management Agency (FEMA) flood plain in the development.
- The required amount of water could change based on the wetlands delineations approved by the Corp of Engineers.
- Harold Remund did not want one of the accesses next to his house. The alternative

access points could put more traffic on River Road.

- There was not room in front of Mr. Remund's house for a trail. It was suggested that the trail go behind the house. This route which would be a nicer.
- Did the Council want the proposal, with the revised access points, to go back to the Planning Commission?

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

The Council and meeting attendees made the following comments:

- There had been a lot of comments about trails.
- Different types of trails could be built.
- The right landscaping needed to be next to trails.
- Should the Trails and Parks Committee review the landscaping, instead of the VAC, for the off-site open space?
- The off-site open space should not be a destination because of the lack of parking. It could be a rest area for people using the trail.
- Cul-de-sacs should be short.
- Vehicle headlights could be a problem with roads along a development boundary.
- Piezometers had been installed, to measure ground water, and would be monitored for several years.
- The units would be slab-on-grade and not have basements or crawlspaces.
- Each building site would be raised by three feet, but the height of the home would be measured from the original grade.
- The applicant and the City had both done traffic studies for the project.
- The level of service, for traffic on 600 North, would still be Level "A" if the project was built.
- The applicant visited most of the neighbors.
- The latest proposal had large buffers between the neighbors and the units.
- The project included four park areas.
- It would include forest fences for livestock, but none would be along the exterior.
- The length of the driveways met the City's standards, but they were not long enough for some pick-up trucks.
- The traffic studies were still valid with the new access points.
- The east access might be better further to the east.
- Should the width of the road asphalt be reduced to avoid the modified curb attaching directly to the sidewalk?
- The applicant could use the money saved, from narrowing the asphalt, to build extra trails etc.
- The varying of setbacks in PUD's could be counterproductive.
- The road width used to be narrower.
- A narrower road was problematic for emergency services.
- There needed to be a barrier between the road and sidewalk.

The Council approved of the new access points.

4. Lucerne Estates / Preliminary Approval (Berg Engineering) – Discuss granting

preliminary approval for the Lucerne Estates Subdivision located at approximately 100 South and 100 East (Zoning is R-1-9). Recommended without conditions by the Midway City Planning Commission.

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

- Land use summary
- Location
- Possible recommendations
- Possible findings

Mr. Henke also made the following comments:

- The developer would build 100 South from 100 East to 200 East.
- The City built Michie Lane and agreed to vacate and give 185 South to the Wasatch County School District. The small section on the east side of the road, that accessed a driveway, would not be vacated. Did not know what the District would do with the road. The small section, retained by the City, would access the detention pond in the proposed development.
- All the lots would have single family homes and did not meet the requirements for duplexes.
- There would be a sidewalk access from the planned cul-de-sac to 185 South and the school.
- Received one call from a resident regarding the project.
- The City owned the short, unbuilt section of 100 South from 200 East to the proposed development. Sent a letter to those using that section, for gardening and storage, and informed them that it would be used for the new road.

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

The Council and meeting attendees made the following comments:

- A sidewalk was planned on the east side of 100 East. This could encourage unwanted road crossings by children at 100 South.
- The school principal and PTA president thought that the current traffic safety measures were working.
- 200 East was still a problem because it did not have any sidewalks.
- A midblock crosswalk, on 185 South, could solve several problems.

5. Pine Canyon Paradise / Preliminary and Final Approval (Summit Engineering) – Discuss granting preliminary and final approval for the Pine Canyon Paradise Subdivision located at 521 North Pine Canyon Road (Zoning is R-1-15). Recommended without conditions by the Midway City Planning Commission.

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

- Land use summary
- FEMA floodplain

- Previous development plans
- Plat map
- Discussion items
- Bike lane along Pine Canyon Road
- Possible findings

Mr. Henke also made the following comments:

- The water rights for the project had already been turned over to the City.
- There might be a guest house on the second lot.
- Recommended that the applicant not build the bike lane but give the City the money instead. This could be used to help build the entire bike lane in the future. The applicant agreed with the recommendation.

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

Motion: Without objection, Mayor Johnson recessed the meeting at 12:21 p.m. She reconvened the meeting at 12:27 p.m.

6. Whitaker Farm / Master Plan (Luster Development) – Discuss granting master plan approval for the Whitaker Farm Subdivision located at 455 North River Road (Zoning is RA-1-43). Recommended with conditions by the Midway City Planning Commission.

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

- Land use summary
- Location
- Approved concept plan
- Trails
- Sensitive lands
- Development plan approved with the annexation
- Alternate plan
- View analysis
- Annexation requirements
- Road widening
- Planning commission recommendations
- The 12 additional units on the property that would remain with Tom Whitaker
- HOA amenities
- Building renderings
- View shed analysis
- Water board recommendation

Mr. Henke also made the following comments:

- The development was 80 acres of a 100-acre annexation.
- Memorial Hill would have a new access as part of the development. Wasatch County needed to be part of planning for the access.

- The applicant requested the rural cross-section for the roads.
- The south stub road should tie into the Ballstaedt property. Hylton Haueter did not want to develop his property to the east.
- Would River Road look better if it was widened? Traffic calming features could be used to slow traffic.
- Any changes to the annexation agreement would have to be made through an amendment.
- Drawings would also have to be provided for any changes.
- The proposed location of the barn had changed.
- The north entrance road to the project would align with 600 North but the rights-of-way would be somewhat offset.

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

Dan Luster, applicant, made the following comments:

- The Utah Reclamation Mitigation and Conservation Commission did not want a formal trail along the Provo River, although an informal trail already existed.
- The alternate plan created a better sense of open space with the same density.
- Midway was the amenity that he was selling with the project.
- Did not want to pave River Road from fence to fence. Suggested shorter turn lanes on the road. Did not want the road to become a bypass between Jordanelle to Provo.
- The focus on equestrian facilities had changed to a focus on ponds and streams.

The Council and meeting attendees made the following comments:

- There should be greater access to the Provo River.
- There could be a roundabout at River Road and 600 North. This would slow traffic.
- There would now be lots next to Memorial Hill which was unfortunate.

Note: Corbin Gordon left at 12:54 p.m.

- A gate would be needed for the new entrance to Memorial Hill.
- A decision on the roundabout was not needed for master plan approval.

Mr. Luster indicated that waiting until the next council meeting, for approval, would force him to miss the next planning commission meeting. He asked if the project could be on the next planning commission agenda to be removed if the Council did not approve the master plan. The Council agreed.

Pine Canyon Paradise / Preliminary and Final Approval (Continued)

Mike Johnston, Summit Engineering and representing the applicant, explained that the applicant questioned paying for both trail impact fees and a bike lane. Michael Henke responded that the impact fee paid for trails on the Trails Plan. He noted that the bike lane was not on the Plan. Wes Johnson added that all other developers had to do the same.

- 7. Ordinance 2018-11 / Parking Requirements in Commercial Zones** – Discuss adopting Ordinance 2018-11 amending Title 16 of the Midway City Municipal Code regarding parking requirements in the C-2 and C-3 zones. Recommended without conditions by the Midway City Planning Commission.

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

- Current code
- Commercial zones
- Race Horse Lane
- Tarahumara restaurant
- Proposed code
- Proposed restaurant and parking based on current and proposed codes

Mr. Henke also made the following comments:

- Parking separated from a road was safer.
- The proposed code, with direct access parking, preserved open space in the commercial zones.
- Direct access parking would only be allowed on non-collector roads.
- The Planning Commission recommended a seven-foot wide sidewalk along the parking stalls.
- Some on-street parking would be lost because of the proposal.

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

The Council and meeting attendees made the following comments:

- Islands in the direct access parking, as recommended by the Planning Commission, were problematic when plowing snow. They also reduced parking and increased areas where snow had to be stored.
- Snow could be stored on the island.
- Angled parking was the most dangerous.
- The proposed parking stall length of 18 feet was not long enough.
- 200 West, from Main Street to 100 South, was more like a collector road because it had a lot of traffic.
- The traffic speed on 200 West was low.
- A wider buffer was needed between the road and the parking stalls.
- The width of the stalls might need to be increased.
- Stalls that were 18 feet long and nine feet wide were an industry standard that limited liability.
- There could be a three-foot-wide planter strip between the stalls and the sidewalk. This would provide for the overhang of the front of a vehicle.
- The sidewalk could be five feet wide.
- The sidewalk on the south side of Main Street was five feet wide.

The Council preferred a five-foot wide sidewalk, 3-foot park strip with low landscaping and no islands.

8. Adjournment

Motion: Council Member Christen moved to adjourn the meeting. The motion passed unanimously.

The meeting was adjourned at 2:01 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

DRAFT

Midway City Council
28 March 2018
Regular Meeting

Minutes of the
14 March 2018
Regular Meeting



Memo

Date: 24 March 2018
To:
Cc:
From: Brad Wilson, City Recorder/Financial Officer
RE: Minutes of the 14 March 2018 City Council Regular Meeting

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

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

**Wednesday, 14 March 2018, 6:00 p.m.
Midway Community Center, City Council Chambers
160 West Main Street, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, Ridley's Express, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the City Council, City Engineer, City Attorney, Planning Director, Public Works Assistant Crew Chief, 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 6:01 p.m. She excused Council Member Drury.

Members Present:

Celeste Johnson, Mayor
Lisa Christen, Council Member
Bob Probst, Council Member
JC Simonsen, Council Member
Ken Van Wagoner, Council Member

Staff Present:

Corbin Gordon, Attorney
Michael Henke, Planning Director
Wes Johnson, Engineer
Brad Wilson, Recorder/Financial Officer

Members Excused:

Jeff Drury, Council Member

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. Chad Hendry gave the prayer and/or inspirational message.

2. Consent Calendar

- a. Agenda for the 14 March 2018 City Council Regular Meeting.
- b. Warrants
- c. Minutes of the 28 February 2018 City Council Work Meeting.
- d. Minutes of the 28 February 2018 City Council Closed Meeting.
- e. Minutes of the 28 February 2018 City Council Regular Meeting.

Note: Copies of items 2a, 2b, 2c, and 2e are contained in the supplemental file.

Motion: Council Member Van Wagoner moved to accept the consent calendar.

Second: Council Member Simonson seconded the motion.

Discussion: None

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

Council Member Christen	Aye
Council Member Drury	Excused from the Meeting
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

3. Announcements

Mayor Johnson gave the following announcements:

Food Bank Donations

Donations to the local food bank could be made at the Midway City Office Building.

Trails and Parks Public Meeting

A public meeting regarding trails and parks would be scheduled before the FY 2019 budget was finalized.

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

Mayor Johnson asked if there were any comments from the public.

Parks Funding

Jacklyn Jackson made the following comments:

- The City should not have to pay for all the improvements to its parks.
- A committee could be formed to organize fundraisers like baseball tournaments and bike rodeos.
- Businesses could sponsor events.
- There could be donation boxes at events such as concerts, breakfasts, etc.
- Fundraising had work in other communities.
- People felt invested and watch over the parks when they helped raise money for them.

Mayor Johnson responded that the suggestions would be discussed at the public meeting on

trails and parks.

No further comments were offered.

- 5. Additional Pickle Ball Courts / Southfield Park** (Council Member Simonsen) – Discuss and possibly approve helping fund additional pickle ball courts, at Wasatch County's Southfield Park, subject to approval of an interlocal agreement.

Council Member Simonsen gave a presentation regarding the proposal and reviewed the following items:

- Vision
- What is pickleball?
- What makes pickleball great
- Why Southfield Park
- Intergovernmental cooperation
- Financial considerations
- Summary

Council Member Simonsen also made the following comments:

- The Heber Valley Pickleball Club brought him a proposal to build additional pickleball courts at Wasatch County's Southfield Park.
- They wanted a commitment from local governments.
- Asked that Midway City contribute \$50,000.
- Many on the City's trails and parks committee supported the proposal.
- Liked that there would be no operations and maintenance (O&M) costs for the City.
- It was suggested at that day's work meeting that an overall parks plan be prepared before committing to the proposal.

Note: A copy of Council Member Simonsen's presentation is contained in the supplemental file.

Mayor Johnson indicated that the proposal would be discussed at the public meeting on trails and parks.

- 6. Midway Springs (New Name: Remund Farms) / Master Plan** (Berg Engineering) – Discuss granting master plan approval for the Remund Farms PUD, formerly known as the Midway Springs PUD, located at 200 East and 600 North (Zoning is R-1-15). Recommended with Conditions by the Midway City Planning Commission. **Public Hearing.**

- 7. Midway Springs (New Name: Remund Farms), Phase I / Preliminary Approval** (Berg Engineering) – Discuss granting preliminary approval for the Remund Farms PUD, formerly known as the Midway Springs PUD, Phase I located at 200 East and 600 North (Zoning is R-1-15). Recommended with conditions by the Midway City Planning Commission. **Public Hearing.**

Mayor Johnson indicated that the master plan and first phase for Remund Farms would be considered together. Mayor Johnson pointed out that the items were on the agenda only for public input and discussion.

Michael Henke gave a presentation regarding the master plan and reviewed the following items:

- History of the proposal
- Land use summary
- Master plan review
- Off-site open space and landscaping plan
- PUD Location
- Sensitive lands
- Master park plan with trail corridor
- Proposal not recommended by the Planning Commission
- Density appeal
- Open space for the proposal that was not recommended
- Proposal recommended by the Planning Commission
- Open space for the recommended proposal
- Landscaping plan
- Amenities
- Open space plan by phase
- Wetlands delineation
- Phasing plan
- Access
- Traffic plan with every unit as a primary residence.
- Topsoil placement
- Site studies
- Water advisory board recommendation
- Possible findings
- Proposed conditions

Mr. Henke also made the following comments regarding the master plan:

- The proposal was a couple of years old.
- The proposal, not recommended by the Planning Commission, pushed the units to the edges of the project.
- Trails had been moved to the edges of the development in the proposal recommended by the Planning Commission.
- The City Council would have to approve a cul-de-sac longer than 500 feet.
- Light from the development could be shielded from the neighbors.
- A wetlands delineation had been done for the entire project but only the portion for the first phase had been submitted to the United States Army Corp of Engineers. It had been reviewed by a consultant for the City.
- Traffic would still be at a level "A".
- The developer would improve a section of 600 North with the City improving the rest.
- New topsoil could be no higher than three feet above original grade and had to be graded out within one week.
- 24 piezometers would be installed throughout the development.
- The required amount of water could change based on the wetlands delineations

approved by the Corp of Engineers.

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

Michael Henke gave a presentation regarding Phase I and reviewed the following items:

- Land use summary
- Location
- Phasing plan
- Temporary cul-de-sacs
- Trails
- Amenities
- Sensitive lands
- Site plan
- Landscaping plan
- Open space area
- Water Board recommendation
- Possible findings
- Proposed conditions
- Alternative option for access
- New trail alignment

Mr. Henke also made the following comments regarding Phase I:

- The plan presented for final approval would show the units staggered from the roads.
- The new option for access and trail alignment would be nicer, eliminate one unit and avoid an existing house. The Planning Commission had not reviewed the new option. It met the requirements for circulation and distances between intersections.

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

Public Hearing for Master Plan and Phase I

Mayor Johnson opened the hearing and asked if there were any comments from the public.

Star Stratford

Ms. Stratford made the following comments:

- Traffic was bad on Center Street.
- Worried that the proposed development would create more traffic.
- Trails could help.
- The City should not wait until there was an accident to address the traffic problems.

Mayor Johnson noted that two studies had been done and although there would be more

vehicles the traffic would remain at a level “A”. She eventually wanted traffic cameras in the City.

Julie Salazar

Ms. Salazar asked if there were any underground voids in the project. Wes Johnson responded that was difficult to know. He said that there would be a mitigation plan which would include filling any voids with drain rock so that underground water could continue to flow.

Amanda Peterson

Ms. Peterson made the following comments:

- Requested additional access points for the perimeter trail.
- The development would have a significant impact because it was in the middle of existing neighborhoods.
- The cost to preserve open space was less than the cost to develop it.
- The City should consider transfer of development rights.
- It should also consider the value of sensitive lands.
- Property values were higher in less dense areas.
- The proposed development would devalue surrounding property values.
- Any agreement should exclude motorized vehicles on the trails in the project.
- Setbacks should be reviewed. Longer setbacks were better for view corridors.
- The City should consider land banks that would buy down density.

Mayor Johnson made the following comments:

- It cost the City \$0.35 to \$0.60 in services for open space.
- It cost \$1.17 in services for every \$1.00 received in taxes for residential development. Some people said it was \$1.35 for every \$1.00.
- The City was considering larger setbacks and lower density.
- Scarcity would help property values.
- The latest plan for the proposed development was better.
- Many cities had a large commercial base to offset the burden of residential development.

Council Member Simonsen said that it was really the residents that paid the cost for services or maintaining open space.

Cathy Philpot

Ms. Philpot made the following comments:

- There were many good things about the proposed development.
- Thanked the Planning Commission and the applicant for resolving some problems. That did not mean that all the neighbors approved of the project.
- The City Council could not do much if the development met all the City's requirements.
- Many people spoke with the applicant to have the density reduced.

- Supported moving the road away from Harold Remund's house.
- The property was problematic for development especially because of groundwater.
- Felt for landowners trying to sell their property.
- Mistakes had previously been made on the property.

Sheila Siggard

Ms. Siggard read a statement from Rene Holm regarding the project. She also indicated that Natalie Streeter, a member of the Midway City Planning Commission, said that the project could be stopped if there were hydrological problems.

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

Mayor Johnson indicated that the project would include dark sky lighting. She also indicated that it would only be approved if it was supported by the needed infrastructure.

Jim Graves

Mr. Graves made the following comments:

- The Council could stop the project.
- The project was part of the community and would affect other properties with runoff, etc.
- It would especially affect the properties to the south and west.
- There needed to be a west access to the perimeter trail.
- In the past had water in the crawl space of his house.
- Traffic was active in the area and would increase because of the project.
- Did not accept that the City could not afford additional law enforcement to police traffic.

Mayor Johnson responded that the City would work hard to connect its trails. She welcomed any advice on traffic control and indicated that the City might have to increase its law enforcement contract.

Athina Koumarela

Ms. Koumarela asked who would monitor the groundwater? Wes Johnson responded that the engineer hired by the applicant and the engineer hired by the City would do the monitoring.

Ms. Koumarela asked where the City had previously mitigated underground voids? Mr. Johnson reviewed those locations.

Ms. Koumarela asked how pollution of any aquifers would be prevented. Mr. Johnson responded that clay dams would be used as needed during excavation. He added that information would be public.

Ms. Koumarela asked if boardwalks would be used in the wetlands. Mr. Johnson responded that boardwalks would be used for trails or that portion of the wetlands would be mitigated.

Ms. Koumarela asked if wildlife studies had been done including during the nesting season? Mr. Johnson responded that wildlife studies had been done for endangered species. She indicated that studies should be done for all species.

Ms. Koumarela disapproved of the proposed units being so close to the wetlands.

Ms. Koumarela said that the setbacks should not be counted towards the required open space. Council Member Simonsen pointed out that the Council did increase the setbacks in PUD's.

Conner Oleary

Mr. Oleary's lot was next to the trail, in the Swiss Paradise Subdivision, that would connect to the proposed development. He like the revised plan but felt there were too many PUD's in Midway.

Mr. Oleary asked if anything else was planned for the lot with the trail next to his property. Michael Henke responded that the sewer line for the project would run through the lot, but it could still be built upon.

Chad Hendry

Mr. Hendry recommended a development that was compatible with the rest of the area. He indicated that the buildings should not be too high. Mr. Henke responded that the houses could not be over 35 feet high and would probably be 30 feet from the original grade.

Mr. Hendry asked if the current fencing around the project would be replaced. Mr. Henke responded that there would not be new fencing. He said that this would preserve an open feel. He added that fencing was not required.

Mr. Hendry asked if the trails would be lighted. Mr. Henke responded that lighting was not planned, and that it was not a requirement.

Mr. Hendry indicated that the impact of increased traffic needed to be addressed. He specifically recommended a sidewalk on Center Street and an improved intersection at 600 North and River Road.

Liz Blackner

Ms. Blackner, who owned a parcel of land just to the south of the proposed development, asked what the blue area was on the south boundary of the plan. Mr. Henke responded that was a detention pond. She asked if there would be berms. Wes Johnson responded that the City required a one-foot high berm around detention ponds. He did not know if there would be higher berms.

Ms. Blackner worried about disruption of underground water. She asked how she could determine a baseline for the water on her property. Mr. Johnson responded that there would be a piezometer near the property line. He said that information from the piezometer would be public. He suggested that Ms. Blackner work with the applicant to have a piezometer installed

on her property.

Ms. Blackner did not want to sell her property to a developer. She wanted to build a house and a barn on it.

Harry Weyandt

Mr. Weyandt made the following comments:

- The development had a lot of density for its size.
- The applicant did good work and was an asset to the community.
- 600 North needed to be improved.
- Other streets would be impacted by the project.
- Other developers had been required to improve impacted roads.
- Elk herds wintered on the property.
- Cities could deny development or require more of developers.
- A public park should be part of the project.
- The development should not have an impact on residents.

Council Member Simonsen made the following comments:

- The developer would improve the portion of 600 North along the project. The City would upgrade the rest of the road.
- Was researching ways to mitigate increased traffic.
- The two traffic studies for the project indicated that the service level would remain the same.
- The trail was moved to increase accessibility.
- The project now had a greater buffer with the neighbors.

Wes Johnson explained that the City would pay the cost to up-size any utilities beyond what was required for the project. Mayor Johnson added that impact fees would be received from the project.

Mayor Johnson explained that a city had to approve a project if it met all requirements. She emphasized the importance of updating those requirements. Mr. Henke explained the difference between legislative and administrative decisions by the Council.

Alison Hart

Ms. Hart asked what the grey area was next to her property on the proposed plan. Mr. Henke responded that it was a detention pond. Mr. Johnson added that the detention ponds would be landscaped.

Ms. Hart asked if plants would be used to hold the soil together. Mr. Johnson responded that would be considered with the landscaping plan.

Ms. Hart asked if the ditch in the project would look natural. Council Member Van Wagoner responded that would be a decision made by the Midway Irrigation Company.

Jennifer Brewer

Ms. Brewer asked how the demolition of the existing houses would be handled. Mr. Henke responded that the demolition permit had to be followed, a storm water pollution prevention plan (SWPPP) approved, and the area watered down.

Ms. Brewer asked if the trails would be made of slag. Russ Watts, applicant, responded that slag had been used on trails in the Valais PUD and in Dutch Canyon. Mr. Henke responded that the trail along 600 North would be paved.

Kent Kohler

Mr. Kohler made the following comments:

- People had complained about the smell when there was a dairy on the property.
- People opposed greenhouses on the property when they were proposed.
- Roy Remund moved because people opposed him doing something with the property.
- This was the third proposal for the property.
- Everything related to the proposed development had been discussed.
- The applicant did a good job meeting the wants of the neighbors.
- The project could have more density, but the previous council limited it to 97 units.
- The applicant had gone above and beyond other developers.
- The proposed plan was a good one.

Gary Hendry

Mr. Hendry made the following comments:

- Was concerned about the traffic especially on Sundays.
- People with babies walked on Center Street.
- An officer should be hired to enforce traffic laws.

Council Member Simonsen made the following comments:

- There was a high probability that many of the proposed units would be second homes.
- The definition of a PUD had changed.
- The units could not be nightly rentals.

Clint Coleman

Mr. Coleman made the following comments:

- Suggested dummy police officers in cars parked along the side of the roads to control speeding.
- The Council should consider all sides of the issue.
- No longer needed a sump pump at his house.

- Those who might buy in the proposed development had just as much right to live in Midway as anyone else.
- It was difficult to stop speeding.
- If development was limited to save everyone's view, then there would only be one home in the City.
- The elk started coming to the property only recently.

Mayor Johnson closed the hearing when no further public comment was offered.

Motion: Without objection, Mayor Johnson recessed the meeting at 8:33 p.m. She reconvened the meeting at 8:43 p.m.

Council Member Van Wagoner made the following comments:

- Appreciated everyone attending.
- The Swiss Paradise Subdivision was build on land that was wet.
- Other land along Center Street use to be wet.
- The wetness of property varied from year to year.
- Sold the parcel to Liz Blackner and was now leasing it from her.
- There had not been any deer or elk in Midway until Interlaken was built, which took away their winter habitat.
- Landowners had property rights. They had the right to develop their property.
- The applicant had been more patient than he would have been.
- The proposed development fit the property and the zoning.
- Several landowners no longer lived in Midway because of the way they were treated by those who opposed development. That was not the spirit of Midway.
- Had received some unkind emails from those opposed to development.
- His career had been in law enforcement.
- It was expensive to have a police department.
- One police officer cost \$100,000 a year.
- It took five officers to provide 24-hour coverage.
- The City's contract with the Wasatch County Sheriff's office included 40 hours a week and 24/7 response to any emergency calls.
- Just the law enforcement for Swiss Days would use four months of the contract.
- The City should consider increasing the contract.
- When he started his career, 10% of law enforcement's time was answering calls. It was 90% when he retired.
- Trails should be lighted.
- It would cost \$250,000 a year to maintain all the trails planned by the City.
- Some trails were in dire need of repair.
- 600 North was on the City's 10-year plan for road repair or replacement. The portion improved with the proposed development was that much less the City had to do.
- There would be a signal light on River Road. Property on all four corners of the intersection would be needed for a roundabout.
- Four-way stops were the most dangerous type of intersection.
- Encouraged residents to be kind to each other.

Council Member Probst made the following comments:

- Agreed with Council Member Van Wagoner's comments.
- Worked at the dairy farm on the property and did not remember seeing any deer or elk there.
- People opposed the greenhouses proposed for the property. They might have been better than a subdivision.
- Another developer would not have been so accommodating.
- Hoped that animosity would not cause others to move away.
- The water problems could be resolved.
- The proposed development had been discussed enough.
- Buying a piece of property was the only way to stop it from being developed.
- Somebody would develop the property.

Corbin Gordon explained that the City could be sued if it denied a development that met its requirements.

Council Member Simonsen made the following comments:

- No one should be sent hate mail.
- Citizens should work together.
- A balance was needed.
- Midway was the main amenity for developments.
- The applicant did improve the proposal.

Council Member Christen made the following comments:

- Grew up on a dairy farm in Midway.
- It was difficult to see the area develop but that could not be avoided.
- Wished that she could buy the property, proposed for the development, and leave it as open space.
- The applicant had worked to make the project better.
- Liked the idea of a roundabout at River Road and 600 North.

Mayor Johnson made the following comments:

- It was sad that the project had become so controversial.
- The controversy was not the first dispute within the family that owned the property.
- Liked that the project had been discussed and compromises made.
- Was working to amend the Municipal Code so that development was in keeping with the character of Midway.

Russ Watts, applicant, made the following comments:

- Was grateful to live in Midway and work with families to develop their property.
- Set aside a portion of Burgi Hill.
- He and the Wilson family provided the Valais Park to the City.
- Wanted to protect the Remund family whose property was proposed for development that night.
- Always tried to listen and to do the best projects that he could.
- The neighbors would use the trails.

Sheila Siggard said that the neighbors opposed to the project should not feel scolded. She said they were good people fighting for what was right.

- 8. Lucerne Estates / Preliminary Approval** (Berg Engineering) – Discuss and possibly grant preliminary approval for the Lucerne Estates Subdivision located at approximately 100 South and 100 East (Zoning is R-1-9). Recommended without conditions by the Midway City Planning Commission. **Public Hearing.**

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

- Land use summary
- Location
- Plat map
- Street cross-section
- Discussion items
- Water Board recommendation
- Possible findings

Mr. Henke also made the following comments:

- The developer would build 100 South.
- The zone allowed duplexes, but the development would only have single-family homes. That restriction would be noted on the plat map.
- The detention pond would be on Lot #11.
- The City would deed 185 South to the Wasatch County School District when 100 South was completed. That section of road would likely be a drop-off area for Midway Elementary School.

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

Mayor Johnson made the following comments:

- The City facilitated a meeting with the applicant and the School District to purchase the property.
- The asking price was too high for the School District.
- The proposed development met all the City's requirements.

Council Member Simonsen made the following comments:

- The Council had talked a lot about children walking to school and how that would be affected by the development.
- Children's safety was the greatest concern. Thought that had been addressed by the Council's discussion in the work meeting.

Public Hearing

Mayor Johnson opened the hearing and asked if there were any comments from the public.

Cindy Jensen

Ms. Jensen liked the development plan and that it would have single-family homes instead of duplexes.

Ms. Jensen said that she had water in the crawlspace of her home. She asked if the ditch, along the east side of the development, would be moved. Wes Johnson responded that he would meet with her regarding the ditch when he received the construction plans.

Ms. Jensen asked the location of the street lights. Mr. Johnson responded that they would be at the intersections and the end of the cul-de-sac.

Ms. Jensen indicated that she had been planting a garden where 100 South would intersect with 200 East. Wes Johnson indicated that the road would be built during the growing season and that she should not plat the garden.

Ms. Jensen asked if businesses would be allowed in the proposed homes. Wes Johnson responded that only home offices and cottage industries would be allowed.

Harry Weyandt

Mr. Weyandt asked what would happen to the parcel between the development and his property to the north. Mr. Henke responded that the parcel was separate from the project and would not be developed at that time. Mr. Johnson added that utilities for four lots would be stubbed to that parcel.

Mr. Weyandt liked the plan more than what had previously been proposed.

Ross Wright

Mr. Wright owned some of the apartments on the west side of 100 East. He asked if there would be curb and gutter on the east side of 100 East. Mr. Henke responded that there would be curb and gutter. Mr. Wright asked the planned width for 100 East. Wes Johnson responded 30 feet preliminarily.

Mr. Wright wanted on-street parking along 100 East. He said this would provide visitor parking for the apartments. He noted that parking was a problem along the road when school children were dropped off or picked up. Council Member Van Wagoner responded that the City would work with the School District to have the best possible safety plan.

Mr. Wright asked if there would be on-street parking on the east side of 100 East. Mr. Henke responded that would be considered.

Jacqui Jespersen

Ms. Jespersen noted that the property, proposed for development, was the only area where the school could expand. She said that there were serious problems associated with traffic around the school. She indicated that a street had to be closed for the school busses to load. She noted that there were six signs on 200 East prohibiting dropping off school children.

Ms. Jespersen also worried about construction and construction vehicles near the school. She added that the Municipal Code prohibited the storage of commercial vehicles in residential zones. Mr. Henke explained that someone could call the City if that law was being violated.

Mr. Henke explained that the City had tried to facilitate the purchase of the property by the School District. He also explained that the property owner purchased the land when values were high and wanted to sell the property at a high price.

Wes Johnson indicated that the School District did not object to the proposed development.

Robby Stout

Mr. Stout, who lived next to Lot #11 in the proposed project, asked the size and scope of the planned detention pond. Mr. Johnson responded that it would have a five to one slope, be three feet deep, have a one-foot berm, and be grass.

Mr. Stout indicated that developments needed to connect with pedestrian infrastructure. He asked for better bike and pedestrian connectivity. Council Member Simonsen responded that the City was reviewing its trails and sidewalks and different construction materials.

Mr. Stout asked about the home sizes in the project. Mr. Henke responded that the proposed homes met the requirements, including setbacks, of the City.

Joe Carlington, Representing the Applicant

Mr. Carlington said that he was available to answer any questions.

Mayor Johnson closed the hearing when no further public comment was offered.

Council Member Probst was concerned about people backing out onto 100 East from the new development. Council Member Van Wagoner responded that was allowed. Council Member Simonsen added that people could also back out on the other side of the street. Council Member Van Wagoner thought a "U" shaped road, instead a cul-de-sac, would have been better for the development.

Mr. Johnson explained the history of 200 East, that it did not have any sidewalks and that using it to drop off for the school was prohibited. He noted that people dropping off children had to use 100 East.

Mr. Johnson also explained that the School District rejected the City's offer of bus drop-offs on Michie Lane.

Council Member Simonsen wondered if more time was needed to address the issues raised.

Mr. Henke asked if 100 East needed to be wider. Mr. Johnson did not think that would solve the problems raised. Mr. Wright said that the road was not wide enough for two-lane traffic during the drop-off and pick-up times. Council Member Van Wagoner suggested striping the road and prohibit parking during drop-off and pick-up times. He pointed out that more restrictions required more enforcement. Mr. Weyandt suggested widening the road and a solid white line on the east side.

Motion: Council Member Simonsen moved to grant preliminary approval, for the Lucerne Estates Subdivision, based upon what was presented and discussed that evening and subject to further review.

Second: Council Members Van Wagoner seconded the motion.

Discussion: None

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

Council Member Christen	Aye
Council Member Drury	Excused from the Meeting
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

9. Pine Canyon Paradise / Preliminary and Final Approvals (Summit Engineering) – Discuss and possibly grant preliminary and final approvals for the Pine Canyon Paradise Subdivision located at 521 North Pine Canyon Road (Zoning is R-1-15). Recommended without conditions by the Midway City Planning Commission. **Public Hearing.**

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

- Land use summary
- Location
- Plat map
- Possible findings

Mr. Henke also made the following comments:

- The proposed development was being considered for both preliminary and final approvals.
- There was a 50-foot setback from the FEMA floodplain.
- There was a 50-foot setback from Pine Canyon Road.
- There would be an attached bike lane on Pine Canyon Road instead of a detached trail.
- The trail had to be built with the subdivision or the equivalent paid to the City.
- The water rights for the project had already been turned in to the City.

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

Corbin Gordon indicated that the applicant requested not to build or pay for the attached bike lane. Mr. Henke responded that the lane was required by the Municipal Code and was not part of the trail impact fee that also had to be paid. Mr. Johnson added that all developments had to meet the same requirements.

Public Hearing

Mayor Johnson opened the hearing and asked if there were any comments from the public. She closed the hearing when no public comment was offered.

Motion: Council Member Probst moved to grant preliminary and final approvals for the Pine Canyon Paradise Subdivision subject to the following findings and conditions:

- The proposed lot met the minimum requirements for the R-1-15 zoning district.
- The proposal met the intent of the General Plan for the R-1-15 zoning district.
- The developer would contribute to the master trails plan by adding funds to the general trails fund instead of building the attached bike lane.
- The funds would then be used to help complete the master trails plan.

Second: Council Member Van Wagoner seconded the motion.

Discussion: None

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

Council Member Christen	Aye
Council Member Drury	Excused from the Meeting
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

10. Whitaker Farm / Master Plan (Luster Development) – Discuss granting master plan approval for the Whitaker Farm Subdivision located at 455 North River Road (Zoning is RA-1-43). Recommended with conditions by the Midway City Planning Commission. **Public Hearing.**

Mayor Johnson noted that action would not be taken on the proposed master plan that night.

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

- Land use summary
- Location
- Concept plan submitted with the annexation
- Parking area for Memorial Hill
- Sensitive lands
- Alternate plan
- View analysis

- Views into the property
- Widening of River Road
- Water
- Traffic circulation
- Proposed conditions

Mr. Henke also made the following comments:

- The entrance and parking for Memorial Hill would have to be finalized with Wasatch County.
- The Planning Commission recommended the alternate plan.
- The annexation agreement allowed for the units to be moved.
- The applicant recommended turn lanes on River Road only for intersections.
- All the open space would be deeded to the HOA when the first phase was built.

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

Council Member Simonsen emphasized that the applicant was working with Utah Open Lands, to protect the open space in the project, but any agreement had not been finalized.

Public Hearing

Mayor Johnson opened the hearing and asked if there were any comments from the public.

Julie Salazar

Ms. Salazar indicated that the north entrance for the proposed development would split her property in two. She thought that the road would become a new route to Heber City if the south stub road in the project was connected to Main Street. She asked that the north entrance be abandoned when the south stub road was connected.

Mr. Henke explained that the City's road plan had a north-south local street on that side of Memorial Hill. He said that this road would spread out traffic and its exact location was not specified. He also wanted to maintain connectivity with the development. Wes Johnson added that the road would not be straight and would include a roundabout which would discourage through traffic.

Council Member Van Wagoner approved of abandoning the north entrance when the stub road was connected.

Council Member Simonsen thought that the proposed road would be used because it connected to 600 North.

Mr. Henke indicated that the General Plan would have to be amended to eliminate the north-south street.

Mayor Johnson asked why 600 North needed to go east beyond River Road. Council Member

Van Wagoner responded that eventually all the property to the Provo River would be developed and the road would be needed.

Mayor Johnson asked why the north access was needed. Wes Johnson responded that the development needed to have two functioning accesses when it was built.

Council Member Simonsen suggested that the Salazars could decide, if the north access should be removed, when the south stub road was connected.

Dan Luster, applicant, made the following comments:

- Agreed with Ms. Salazar that the north access should be abandoned when the stub road was connected. Also agreed that the road would be an attractive route to Heber City.
- The General Plan allowed a lot of density on the property.
- Did not want the roads to become highways.
- There should be flexibility when considering the proposal.

Janice Kennedy

Ms. Kennedy made the following comments:

- Had grandchildren in Kamas and would prefer to use River Road, which would have a signal light, instead of the road in the proposed development.
- Liked that the view would be maintained through the project.
- Liked the trail going to the Provo River.

Mayor Johnson noted that the trail to the river would not be public.

Council Member Van Wagoner suggested that the associated trail remain if the north access was abandoned. Mr. Luster said that he and the Salazars supported the trail remaining.

Mayor Johnson closed the hearing when no further public comment was offered.

Council Member Probst said that Ms. Salazar's comments regarding abandoning the access should be considered. He supported the idea of the Salazars having the discretion to abandon the north road when the stub road connected.

Motion: Without objection, Mayor Johnson recessed the meeting at 10:45 p.m. She reconvened the meeting at 11:00 p.m.

11. Ordinance 2018-11 / Parking Requirements in Commercial Zones – Discuss and possibly adopt Ordinance 2018-11 amending Title 16 of the Midway City Municipal Code regarding parking requirements in the C-2 and C-3 zones. Recommended without conditions by the Midway City Planning Commission. **Public Hearing.**

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

- Current code
- Commercial zones
- Race Horse Lane
- Tarahumara
- Alternate plan for direct access parking
- Proposed code
- Revisions from the work meeting
- View angle with six feet from the stall to the road.

Mr. Henke also made the following comments:

- Hopefully the ordinance would preserve green space.
- The islands recommended by the Planning Commission were deleted from the proposal.

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

Council Member Christen asked the length from the stall to the road. Mr. Henke responded that the latest version had eight feet from the stall to the drive lane.

Council Member Simonsen thought that 200 West, where the first direct access parking could be, was high traffic but not high speed. Council Member Van Wagoner said that a 56-foot buffer was needed for a vehicle to stop.

Public Hearing

Mayor Johnson opened the hearing and asked if there were any comments from the public.

Berkley Probst

Mr. Probst asked what the parking depth was in front of the Community Center. Mr. Henke responded that it was 26 feet.

Harry Weyandt

Mr. Weyandt asked the purpose of the proposed ordinance. Mr. Henke responded that it was to preserve open space in the commercial zones. He added that direct parking would not be allowed if the green space was built upon.

Mr. Weyandt indicated that direct access parking would not be good on 100 East because it went to a school.

Mayor Johnson closed the hearing when no further public comment was offered.

Council Member Simonsen recommended that direct parking be prohibited on 100 East.

Council Member Christen said that the buffer between the stall and the road should be six feet instead of eight. Mayor Johnson, Council Member Simonsen and Council Member Probst agreed.

Motion: Council Member Christen moved to adopt Ordinance 2018-11 with the changes recommended that day including six feet between the parking stall to the road and 100 East excluded because it was the main access to the Midway Elementary School.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

Council Member Christen	Aye
Council Member Drury	Excused from the Meeting
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

12. Department Reports

Legislative

Council Member Christen reported the following items regarding the Utah State Legislature:

- Food truck legislation passed with local governments being able to restrict them.
- HB 175 did not pass.
- Legislation allowing legal fees when suing governments did not pass.

Cemetery / Report / Headstones

Council Member Probst reported the following items:

- There had been three burials in the cemetery that month.
- There had been seven requests to set headstones.

Council Member Probst indicated that some people were setting headstones after hours that did not meet the City's requirements. Mayor Johnson said that locking the cemetery gates after hours was being considered. Council Member Simonsen suggested monitoring the problem before deciding to lock the gates.

Harry Weyandt suggested notifying violators and giving them 30 days to correct the problem. He added that headstones should be removed after that time.

Cemetery / Roads

Council Member Probst reported that the roads in the Cemetery would be extended in the summer of 2019.

Town Hall / Treat Roof

Council Member Probst reported that the City was obtaining bids to treat the roof on the Town Hall. He noted that the roof was steep but hoped that the work would be done that summer.

Public Works / Wage Increases

Council Member Van Wagoner thanked the Council for approving wage increases for the Public Works Department.

Maintenance Building / Expansion

Council Member Van Wagoner reported that a contract would be let out to build the expansion to the City's maintenance building. He hoped that construction would start in April.

Maintenance Yard / Additional Asphalt

Council Member Van Wagoner indicated that there was money to asphalt the rest of the City's maintenance yard.

Weeds / Ordinance

Council Member Van Wagoner said that there was a significant problem with weeds in the City. He thought that the City's regulations needed to be revised because joint enforcement with Wasatch County did not materialize.

Public Works / Additional Employees

Council Member Van Wagoner noted that the Public Works Department had one less employee. Mayor Johnson responded that the process to replace that employee had begun. She added that a seasonal employee was also being considered.

Water / Overage Charges for Livestock Watering

Council Member Van Wagoner noted that several ranchers had to water their livestock with culinary water after the City started reading meters but before the pressurized irrigation system started operating each year. He noted that in the past the City had not charged the ranchers for overage during that period. He asked if the City would do the same that year.

Corbin Gordon suggested a formal policy regarding the issue. Mayor Johnson suggested

considering the policy at the next council meeting.

Council Member Van Wagoner indicated that the City could start reading meters each year only after the pressurized irrigation system was operational.

Roads / Probst Way

Council Member Simonsen reported that Probst Way needed to be repaired and a water collector added.

Sidewalks / Plan

Council Member Simonsen said that he wanted to review the City's plan for sidewalks.

Trails and Parks Committee

Council Member Simonsen reported on the Trails and Parks Advisory Committee and said that it was operating well. He indicated that the Committee would again inspect the City's parks.

Homestead Trail / Grant

Council Member Simonsen reported that the Trails and Parks Advisory Committee was working on a grant to build the Homestead Trail from the Wasatch Mountain State Park Visitor's Center to Cari Lane.

Michie Lane Park / Construction

Council Member Simonsen responded that the Trails and Parks Advisory Committee was working on the design and construction of the Michie Lane Park. Mayor Johnson indicated that the agreement with the developer would be reviewed and a landscape architect would be hired.

Valais Park / Repair Tennis Courts

Council Member Simonsen reported that the Trails and Parks Advisory Committee wanted the tennis courts in the Valais Park repaired including changing the surrounding landscaping. He said that the City Engineer would put out a request for bids for the work. He added that the money for the project had been included in the previous budget.

Council Member Christen questioned doing the work without the review and approval off the Council. She indicated that there were safety issues in the parks that might need to take precedence.

Brad Wilson indicated that a budget amendment would be needed for the project. Mayor Johnson suggested doing a request for bids then amending the budget.

Ice Rink / Chillers Running

Council Member Probst reported that the chillers were still running even though the ice rink was closed. Wes Johnson responded that they were operating until Commercial Mechanical could properly shut them down.

Main Street / Extend Improvements

Council Member Van Wagoner reported that UDOT would receive some additional road funds. He suggested contacting them to have some of the money used to extend the improvements to Main Street from 300 East to 400 East (River Road).

13. Adjournment

Motion: Council Member Van Wagoner moved to adjourn the meeting. Council Member Probst seconded the motion. The motion passed unanimously.

The meeting was adjourned at 11:58 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

Midway City Council
28 March 2018
Regular Meeting

Deer Creek Estates /
Construction Bond

Brad Wilson

From: Wes Johnson <Wes@horrocks.com>
Sent: Tuesday, March 06, 2018 8:05 PM
To: Brad Wilson; Becky Wood; Christopher Huffman
Cc: Pete.Sattaya@wellsfargo.com; david.burbidge@gmail.com; radams@bcpumping.org; Travis Smout; Kody Potter; Shawn Huffman; Michael Henke; Wendy Johnson
Subject: Deer Creek Estates Construction Final

Brad,
Would you please put the Deer Creek Estates subdivision on the March 14 agenda to receive Final Construction Approval, and begin the one year warranty period.

Thanks Wes

Wesley Johnson, P.E.
Principal
HORROCKS ENGINEERS

728 West 100 South | Heber, Utah 84032
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Email wes@horrocks.com www.horrocks.com