

# MIDWAY CITY COUNCIL REGULAR MEETING

Wednesday, 11 April 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. Pledge of Allegiance

### b. Prayer and/or Inspirational Message

Any Midway resident interested in giving a prayer or an inspirational message may contact the City Recorder at [bwilson@midwaycityut.org](mailto: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 11 April 2018 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 28 March 2018 City Council Work Meeting
- d. Minutes of the 28 March 2018 City Council Regular Meeting

## 3. Announcements (Approximately 5 Minutes)

## 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 40 Minutes)

- a. Legislative
- b. Buildings and Cemetery
- c. Shop/Public Works, Water Board and Weed Board
- d. Roads, Sidewalks, Parking, Parks & Trails, and Animal Control

## 6. Memorial Hill / American Legion (Danny Hofheins - Approximately 10 Minutes) – Receive a Presentation on the Memorial Hill from the American Legion.

## 7. Ordinance 2018-12 / Treatment Facilities (City Planner - Approximately 30 Minutes) – Discuss and possibly adopt Ordinance 2018-12 amending Title 16 of the Midway City Municipal Code regarding residential treatment facilities, residential facilities for elderly persons, rest homes, nursing, and convalescent facilities. Recommended without conditions by the Midway City Planning Commission. **Public Hearing.**

## 8. Ordinance 2018-13 / Permitted and Conditional Uses (City Planner - Approximately 15 Minutes) – Discuss and possibly adopt Ordinance 2018-13 amending Title 16 of the Midway City Municipal Code regarding permitted and

conditional uses. Recommended without conditions by the Midway City Planning Commission. **Public Hearing**.

9. **Ordinance 2018-14 / Master Plan Water Rights** (City Planner - Approximately 20 Minutes) – Discuss and possibly adopt Ordinance 2018-14 amending Section 16.16.4 of the Midway City Municipal Code regarding water rights to be tendered during master plan approval. Recommended without conditions by the Midway City Planning Commission. **Public Hearing**.
10. **Vehicle Building / Award Contract** (Public Works Assistant Crew Chief – Approximately 10 Minutes) – Discuss and Possibly Award a Contract for the Construction of a Vehicle Building at the Midway City Maintenance Yard.
11. **Adjournment**

Published on the Utah Public Notice Website on \_\_\_\_\_ 2018 at \_\_\_\_\_ p.m. by Becky Wood (Deputy City Recorder)  
Posted on \_\_\_\_\_ 2018 at \_\_\_\_\_ p.m. by Becky Wood (Deputy City Recorder)  
Amended on \_\_\_\_\_ 2018 at \_\_\_\_\_ p.m. by Becky Wood (Deputy 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](mailto:bwilson@midwaycityut.org).

Midway City Council  
11 April 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
<b>200</b>								
200	Blue Stakes of Utah 811	UT201801225	BILLABLE E-MAIL NOTIFICATIO	03/31/2018	53.01	.00		
Total 200:					53.01	.00		
<b>305</b>								
305	COLONIAL FLAG & SPECIALTY	0165704-IN	FLAG rotation	03/27/2018	112.00	.00		
305	COLONIAL FLAG & SPECIALTY	0165712-IN	FLAG rotation	03/27/2018	112.00	.00		
305	COLONIAL FLAG & SPECIALTY	0165713-IN	FLAG rotation	03/27/2018	45.00	.00		
305	COLONIAL FLAG & SPECIALTY	0165719-IN	FLAG rotation	03/27/2018	112.00	.00		
Total 305:					381.00	.00		
<b>545</b>								
545	HICKEN OXYGEN @ PLAZA	R022818-59	OXYGEN	02/28/2018	24.00	24.00	03/29/2018	
Total 545:					24.00	24.00		
<b>760</b>								
760	LOWRY DOORS	96738	Ice Rink Chiller House	03/26/2018	140.00	.00		
Total 760:					140.00	.00		
<b>845</b>								
845	MOUNTAINLAND SUPPLY, LLC	S102550215.0	Supplies	03/20/2018	1,324.97	1,324.97	03/29/2018	
845	MOUNTAINLAND SUPPLY, LLC	S102550215.0	Credit Memo	03/20/2018	472.27-	472.27-	03/29/2018	
845	MOUNTAINLAND SUPPLY, LLC	S102550215.0	Nipple Welded and Plug Square H	03/20/2018	23.42	23.42	03/29/2018	
Total 845:					876.12	876.12		
<b>1060</b>								
1060	STATE ENGINEER	2018 WATER	2018 Water Assessment	03/22/2018	151.04	151.04	03/29/2018	
Total 1060:					151.04	151.04		
<b>1170</b>								
1170	TIMBERLINE ACE HARDWARE	116896	SUPPLIES	03/26/2018	53.95	53.95	03/29/2018	
1170	TIMBERLINE ACE HARDWARE	116909	SUPPLIES	03/27/2018	3.84	3.84	03/29/2018	
1170	TIMBERLINE ACE HARDWARE	116937	Silicone	03/28/2018	17.18	17.18	03/29/2018	
1170	TIMBERLINE ACE HARDWARE	116968	Key Schlage	03/29/2018	3.98	.00		
Total 1170:					78.95	74.97		
<b>1240</b>								
1240	UTAH DEPT OF WORKFORCE S	R 3-910239-0	Unemployment Insurance	04/02/2018	50.00	.00		
Total 1240:					50.00	.00		
<b>1360</b>								
1360	WASATCH COUNTY SOLID WA	72000	Dump Fee	03/26/2018	37.00	37.00	03/29/2018	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 1360:					37.00	37.00		
<b>1365</b>								
1365	WAVE PUBLISHING	L 15985	Ordinance Adoptions	03/14/2018	46.25	46.25	03/29/2018	
1365	WAVE PUBLISHING	L 15988	Public Notice	03/21/2018	37.00	37.00	04/04/2018	
1365	WAVE PUBLISHING	L 15989	Public Notice	03/21/2018	74.00	74.00	04/04/2018	
Total 1365:					157.25	157.25		
<b>1421</b>								
1421	HEBER LIGHT & POWER	18153001 0330	18153001 Gerber Water Tank	03/30/2018	142.72	.00		
1421	HEBER LIGHT & POWER	18153002 0330	18153002 75 N 100 W	03/30/2018	353.93	.00		
1421	HEBER LIGHT & POWER	18153003 0330	18153003 Cemetery FG PL Light	03/30/2018	249.94	.00		
1421	HEBER LIGHT & POWER	18153004 0330	18153004 Cottages 3 Pump	03/30/2018	1,226.87	.00		
1421	HEBER LIGHT & POWER	18153006 0330	18153006 Maintenance Shop	03/30/2018	258.88	.00		
1421	HEBER LIGHT & POWER	18153007 0330	18153007 850 E Main-Hamlet	03/30/2018	64.00	.00		
1421	HEBER LIGHT & POWER	18153008 0330	18153008 Town Hall	03/30/2018	544.37	.00		
1421	HEBER LIGHT & POWER	18153009 0330	18153009 Ice Rink TS Lights	03/30/2018	491.27	.00		
1421	HEBER LIGHT & POWER	18153010 0330	18153010 Ice Rink Chiller	03/30/2018	4,768.13	.00		
1421	HEBER LIGHT & POWER	18153012 0330	18153012 ROUNDABOUT	03/30/2018	13.77	.00		
1421	HEBER LIGHT & POWER	18153013 0330	18153013 Community Center	03/30/2018	208.25	.00		
1421	HEBER LIGHT & POWER	18153014 0330	18153014 Valais Park	03/30/2018	8.77	.00		
1421	HEBER LIGHT & POWER	18153015 0330	18153015 Centennial Park	03/30/2018	12.46	.00		
1421	HEBER LIGHT & POWER	18153016 0330	18153016 Ball Park Lights	03/30/2018	8.64	.00		
1421	HEBER LIGHT & POWER	18153017 0330	18153017 Swiss Days Trailer	03/30/2018	307.97	.00		
1421	HEBER LIGHT & POWER	18153018 0330	18153018 Alpinhof Tank	03/30/2018	9.46	.00		
1421	HEBER LIGHT & POWER	18153019 0330	18153019 Town Square Shelter	03/30/2018	557.52	.00		
1421	HEBER LIGHT & POWER	18153021 0330	18153021 Restrooms	03/30/2018	96.97	.00		
1421	HEBER LIGHT & POWER	18153022 0330	18153022 Mahogany Well	03/30/2018	162.72	.00		
1421	HEBER LIGHT & POWER	18153033 0330	18153033 Pedestal for Swiss Day	03/30/2018	14.88	.00		
1421	HEBER LIGHT & POWER	18153034 0330	18153034 1295 W 310 N	03/30/2018	1,507.69	.00		
Total 1421:					11,009.21	.00		
<b>1440</b>								
1440	POSTMASTER	04022018 SE	2018 2nd quarter Sewer billings	04/02/2018	656.60	656.60	04/02/2018	
1440	POSTMASTER	04022018 WAT	2018 2nd quarter water billings	04/02/2018	598.15	598.15	04/02/2018	
Total 1440:					1,254.75	1,254.75		
<b>1603</b>								
1603	ROCKY MOUNTAIN POWER	03222018	MAhogany Well	03/22/2018	12.18	12.18	03/29/2018	
Total 1603:					12.18	12.18		
<b>1813</b>								
1813	REFUND	04032018	Cancelled building rental	04/03/2018	100.00	.00		
Total 1813:					100.00	.00		
<b>1818</b>								
1818	CASH	04032018	PC Packets	04/03/2018	22.40	22.40	04/04/2018	
1818	CASH	04032018	PC Packets	04/03/2018	20.37	20.37	04/04/2018	
1818	CASH	04032018	PC Packets	04/03/2018	11.04	11.04	04/04/2018	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 1818:					53.81	53.81		
<b>1931</b>								
1931	KW ROBINSON CONSTRUCTIO	03312018	Meter Water Sources (Pay Reque	03/31/2018	10,267.40	.00		
1931	KW ROBINSON CONSTRUCTIO	04042018	Cari Lane (Pay Request #4)	04/01/2018	3,330.66	.00		
Total 1931:					13,598.06	.00		
<b>1950</b>								
1950	MORETON & COMPANY	265457	Crime Policy Renewal	12/26/2017	510.00	.00		
1950	MORETON & COMPANY	269921	INSURANCE	03/29/2018	294.00	.00		
Total 1950:					804.00	.00		
<b>2075</b>								
2075	MIDWAY CITY	04012018	Office Building 100002	04/01/2018	84.00	.00		
2075	MIDWAY CITY	04012018 1000	100004 Townhall Kitchen	04/01/2018	84.00	.00		
2075	MIDWAY CITY	04012018 1000	100005 Town Square Shelter	04/01/2018	84.00	.00		
2075	MIDWAY CITY	04012018 1000	100007 South Side Park Strip on	04/01/2018	84.00	.00		
2075	MIDWAY CITY	04012018 1000	100010 Cemetery Restroom	04/01/2018	84.00	.00		
2075	MIDWAY CITY	04012018 1000	100013 Shop Wash Room	04/01/2018	84.00	.00		
2075	MIDWAY CITY	04022018 1000	100006 North Park Strip on Main	04/01/2018	84.00	.00		
Total 2075:					588.00	.00		
<b>2080</b>								
2080	NATIONAL BENEFIT SERVICES	643753	FSA PLAN ADMIN FEE March 20	03/31/2018	75.00	75.00	04/04/2018	
2080	NATIONAL BENEFIT SERVICES	CP184185	FSA	03/31/2018	1,104.19	1,104.19	04/04/2018	
Total 2080:					1,179.19	1,179.19		
<b>2166</b>								
2166	HARBOR FREIGHT TOOLS	838064	Tools for new truck	03/28/2018	675.62	.00		
Total 2166:					675.62	.00		
<b>2377</b>								
2377	RIDLEY'S FAMILY MARKETS	04012018	SALES and Use Tax	04/01/2018	3,190.68	.00		
2377	RIDLEY'S FAMILY MARKETS	04012018	RESORT TAX	04/01/2018	1,699.39	.00		
Total 2377:					4,890.07	.00		
<b>2418</b>								
2418	FINAL COMPLETION DEPOSIT	16-030 FCD	16-030 Final Completion Deposit	03/26/2018	1,500.00	1,500.00	03/29/2018	
2418	FINAL COMPLETION DEPOSIT	17-111 FCD	17-111 Final Completion Deposit	04/04/2018	1,500.00	.00		
Total 2418:					3,000.00	1,500.00		
<b>2422</b>								
2422	STATE OF UTAH	04012018	2018 First quarter Building Permit	04/01/2018	89.43	.00		
Total 2422:					89.43	.00		
<b>2466</b>								
2466	INTERNATIONAL CODE COUNC	1000886063	'17 NEC Soft & Tab Combo, '17 N	03/27/2018	300.55	300.55	04/04/2018	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2466:					300.55	300.55		
<b>2527</b>								
2527	Pam Fredericks	814492	Janitorial Service March 2018	03/28/2018	1,000.00	1,000.00	03/29/2018	
Total 2527:					1,000.00	1,000.00		
<b>2539</b>								
2539	Burton Lumber	547663	Chalk line set & OSB Square Edg	03/26/2018	217.43	217.43	03/29/2018	
Total 2539:					217.43	217.43		
<b>2631</b>								
2631	Jacklyn Jackson	04012018	Travel Expense Reimbursement	04/01/2018	67.10	.00		
2631	Jacklyn Jackson	04012018	Per Diem	04/01/2018	44.00	.00		
Total 2631:					111.10	.00		
<b>2641</b>								
2641	Crescent Electric Supply Compan	S504816446.0	Supplies	03/22/2018	374.38	374.38	03/29/2018	
Total 2641:					374.38	374.38		
<b>2644</b>								
2644	Semi Service	W114180	Bed of truck	03/13/2018	50,162.15	50,162.15	03/29/2018	
Total 2644:					50,162.15	50,162.15		
<b>2666</b>								
2666	MARKETING VIDEOS CLUB	INV-0623	Live Stream 3/28/2018	03/28/2018	225.00	225.00	03/29/2018	
Total 2666:					225.00	225.00		
<b>2683</b>								
2683	NORCO INC	27580995816	Supplies	03/22/2018	685.75	685.75	03/29/2018	
Total 2683:					685.75	685.75		
<b>2695</b>								
2695	Epic Engineering	20100648-2	Public Works Building	03/22/2018	11,400.00	11,400.00	03/29/2018	
Total 2695:					11,400.00	11,400.00		
<b>2696</b>								
2696	Cicero Research	543101-MWC	Resident Survey	03/26/2018	12,000.00	.00		
Total 2696:					12,000.00	.00		
<b>2697</b>								
2697	Wasatch Auto Repair	10-1493	Towing and Impound Fees	03/19/2018	267.00	.00		
Total 2697:					267.00	.00		
<b>2698</b>								
2698	Promo Ink LLC	10-1493	Uniforms	03/22/2018	1,307.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2698:					1,307.00	.00		
Grand Totals:					117,253.05	69,685.57		

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  
11 April 2018  
Regular Meeting

Minutes of the  
28 March 2018  
Work Meeting



# Memo

---

**Date:** 4 April 2018  
**To:**  
**Cc:**  
**From:** Brad Wilson, City Recorder/Financial Officer  
**RE:** Minutes of the 28 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, 28 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; Pledge of Allegiance; Prayer and/or Inspirational Message**

Mayor Johnson called the meeting to order at 10:08 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

**Members Excused:**

Jeff Drury, Council Member

**Staff Present:**

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

**Others Present:**

Paul Berg, Berg Engineering Resource Group  
Dan Luster, Luster Development  
Russ Watts, Watts Enterprises

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

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

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

- Code proposal
- Transmission lines in Midway
- Transmission lines in Wasatch County
- General Plan
- Proposed code

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

Corbin Gordon reviewed the resolution and recommended its approval.

Mayor Johnson, who was a member of the HL&P Board of Directors, explained the status of proposed transmission lines, pending studies, solar power and battery storage, and a citizens' advisory board.

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

- Standards for existing transmission lines
- Discussion of the issue by the Planning Commission
- Questions asked by residents
- Who would benefit from the proposed transmission lines
- The condition of existing transmission lines and the cost to repair or replace them
- Easements needed for transmission lines
- Effects of transmission lines including on property values, view corridors, etc.
- Power redundancy
- Future changes in technology

**3. 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.

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

- Land use summary
- Master plan review
- Planning Commission recommendation
- Site studies
- Potential water recommendation
- Possible findings
- Proposed conditions

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

The Council, staff and meeting attendees discussed the following items related to the proposed development:

- Landscaping near trails
- Landscaping and signs at the River Road/Burgi Lane roundabout
- Wetlands studies
- Groundwater monitoring

- Placement of topsoil
- Landowner rights
- Development regulations vs. regulations on agriculture
- Entryways for the proposed development
- Trails and the composition of trails
- Setbacks
- Proposed structures near the entryways
- Water

- 4. Resolution 2018-08 / Remund Farms Master Plan Agreement** (City Attorney) – Discuss approving 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).

The proposed resolution was not discussed.

- 5. 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.

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

- Land use summary
- Water board recommendation
- Possible findings
- Proposed conditions

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

- 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 proposed master plan and reviewed the following items:

- Land use summary
- Location
- Sensitive lands
- Site plans
- Rural cross-section
- Vacating the north access
- Possible findings

- Proposed condition

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

The Council, staff and meeting attendees discussed the following items related to the proposed development:

- Wildlife
- Sensitive lands
- Use of roads in the development including as a shortcut to Heber City
- Vacating the north access when the south stub road connected to Main Street
- Roundabouts on River Road
- Entrance to Memorial Hill
- Street cross-section
- Trails and the composition of trails

**7. Resolution 2018-10 / Whitaker Farm Master Plan Agreement (City Attorney)** – Discuss approving Resolution 2018-10 adopting a master plan agreement for the Whitaker Farm Subdivision located at 455 North River Road (Zoning is RA-1-43).

The proposed agreement was not discussed.

**Motion:** Without objection, Mayor Johnson recessed the meeting at 12:05 p.m. She reconvened the meeting at 12:15 p.m.

**8. Sunburst Ranch PUD, Phase III / Master Plan Amendment** – Discuss an amendment to the master plan for Phase III of the Sunburst Ranch PUD Located at Ranch Way and Swiss Alpine Road (Zoning is R-1-22 and RA-1-43).

Mayor Johnson reported that she spoke with Bob Condie who wanted to develop the third phase of the Sunburst Ranch PUD. She reiterated to him that he needed to develop it under the approved master plan or get the approval of the HOA for any changes.

**9. Swiss Mountain Estates / Runoff**

Mayor Johnson indicated that runoff from Swiss Mountain Estates also needed to be addressed.

**10. Heber Valley Medical Center / Tour**

Mayor Johnson indicated that the City Council had been invited to tour the Heber Valley Medical Center. She asked the Council to let her know when a good time would be to do so. Council Member Van Wagoner suggested during the Council's next work meeting.

## 11. Old Council Chambers / Storage Room

Mayor Johnson updated the Council on converting a portion of the old council chambers into a storage room.

## 12. Remund Farms PUD / Road Cross-Section

The Council, staff and meeting attendees discussed the following items related to the street cross-section for the proposed Remund Farms PUD:

- Width of the asphalt
- Less asphalt with park strips and detached sidewalks
- Pedestrian safety
- Traffic speed
- Driveway lengths
- Use of money saved from using less asphalt
- Access by emergency services
- Snow removal
- On-street parking
- Midway City Standard Specifications and Drawings
- Parking enforcement

## 13. Ordinance 2018-06 / Setbacks (City Planner) – Review 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.

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

- Proposed code
- Ambiguous language

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

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

- Fencing
- Determining the required amount of open space
- Front vs. rear setbacks
- Avoiding a "tunnel" effect
- Distances between houses
- Council discretion
- Staggering of setbacks

#### **14. Intersection of River Road and Main Street / Signal Lights**

Council Member Christen asked the status of signal lights at the intersection of River Road and Main Street. Mayor Johnson responded that public input was needed before a decision could be made. She supported a four-way stop at the intersection.

Council Member Christen opposed a four-way stop and worried that the City would lose state funding for a signal light.

#### **15. Intersection of Michie Lane and Midway Lane (Hwy 113) / Turn Lane**

Council Member Probst reemphasized that a turn lane was needed on Midway Lane (Hwy 113) to safely turn onto Michie Lane.

Council Member Simonsen asked if the City owned property at the intersection that could be used for a roundabout. Michael Henke responded that the City did not own any property around the intersection.

Council Member Van Wagoner indicated that roundabouts were not pedestrian friendly. Mayor Johnson responded that for that reason pedestrians in Europe crossed in the middle of the block.

#### **16. Budget Process** (Financial Officer) – Introduce and discuss the budget process for FY 2019.

Brad Wilson reviewed the calendar and timeline for considering and approving the FY 2019 budget.

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

#### **17. Making Motions** (City Recorder) – Receive a presentation on making motions.

Brad Wilson gave a presentation regarding making motions and reviewed the following items:

- Municipal Code
- Parts of a motion
- Example

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

#### **18. 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 1:36 p.m.

---

Celeste Johnson, Mayor

---

Brad Wilson, Recorder

DRAFT

Midway City Council  
11 April 2018  
Regular Meeting

Minutes of the  
28 March 2018  
Regular Meeting



# Memo

---

**Date:** 5 April 2018  
**To:**  
**Cc:**  
**From:** Brad Wilson, City Recorder/Financial Officer  
**RE:** Minutes of the 28 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, 28 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 6:00 p.m. She noted that Council Member Drury was participating electronically.

**Members Present:**

Celeste Johnson, Mayor  
Lisa Christen, Council Member  
Jeff Drury, Council Member (Participated Electronically)  
Bob Probst, Council Member  
JC Simonsen, Council Member  
Ken Van Wagoner, Council Member

**Staff Present:**

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

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

Troop 2017, Golden Eagle Patrol, of The Boys Scouts of America, presented the flags of the United States of America and the State of Utah and led the Council and meeting attendees in the pledge of allegiance. Tom Hill gave an inspirational message and prayer.

**2. Consent Calendar**

- 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.

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

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

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

**Discussion:** None

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

Council Member Christen	Aye
Council Member Drury	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

### 3. Announcements

Mayor Johnson made the following announcements:

#### River Road and Main Street Intersection / Traffic Signal

No decision had been made on a traffic signal at the intersection of River Road and Main Street. Further study would be done with involvement from the public.

#### Midway Lane and Michie Lane Intersection / Turn Lane

Would have the Utah Department of Transportation (UDOT) immediately look at a turn lane on Midway Lane (Hwy 113) to enter onto Michie Lane.

#### FY 2019 Budget

The City was beginning its budget for FY 2019.

#### Parks and Trails / Public Meeting

A public meeting would be held on April 10<sup>th</sup> at 7:00 p.m. to receive public input on the City's parks, trails and the new Michie Lane Park.

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

Mayor Johnson asked if there were any comments from the public. No comments were offered.

### 5. Department Reports

### HVTD / Wayfinding Signs

Council Member Christen updated the Council on the wayfinding signs being coordinated by Heber Valley Tourism and Development (HVTD).

### Dine-About

Council Member Christen reported that local restaurants were holding a “dine-about” with specials that week.

### US Biathlon Championships

Council Member Christen reported that the United States Biathlon Championships were being held that week at Soldier Hollow.

### Midway Business Alliance / Town Square Activities

Council Member Christen reported that the Midway Business Alliance might hold activities, at the Town Square, to increase traffic at local businesses.

### Legislative

Council Member Christen reported that the City’s lobbyist would give a report, at the next council meeting, on the 2018 session of the Utah State Legislature.

### Ice Rink / Chillers

Council Member Drury reported that he and the City Engineer were working on the chillers at the City’s ice rink.

### Ice Rink / Budget

Council Member Drury reported that he would work with the operator of the ice rink on a budget for the next season.

### Open Space Advisory Committee / Presentation by Wendy Fischer

Council Member Drury reported on the presentation given by Wendy Fischer, Utah Open Lands Executive Director, to the Midway City Open Space Advisory Committee.

### Swiss Days Committee

Council Member Drury reported that he was trying to meet with the Midway Boosters Swiss Days Committee.

#### HL&P / Transmission Line Studies

Mayor Johnson reported that Heber Light & Power Company (HL&P) had commissioned studies regarding proposed transmission lines.

#### Soldier Hollow / Activities and Revenue

Mayor Johnson reported that Soldier Hollow wanted to expand its activities and revenue. The activities could include electric mountain bikes, summertime tubing hill, etc.

#### Wasatch Community Foundation / Hunger

Mayor Johnson reported on the Wasatch Community Foundation and its efforts to reduce hunger. She added that food donations could be made at the City Office Building.

#### Open Space Advisory Committee / Public Forums

Dave Carson and Natalie Streeter explained the public forums that would be held by the Midway City Open Space Advisory Committee. Bonding for open space and an open space survey would be the focus of the meetings. The Committee would make a recommendation to the Council in June 2018.

- 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.

Michael Henke made the following comments regarding the proposed resolution:

- Staff was working on an ordinance that would regulate transmission lines.
- The Planning Commission held a public hearing on the ordinance at its last meeting.
- A draft of the ordinance was on the City's website.
- The resolution would give official notice of the pending ordinance.

Mayor Johnson explained that the City did not have any regulations regarding transmission lines. She added that the Council had discussed the issue at its work meeting that day.

**Motion:** Council Member Simonsen moved to approve Resolution 2018-11, noticing a pending ordinance regarding transmission lines, because the City did not regulate them and needed time to consider the issue.

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

**Discussion:** Blake Myers asked about overhead transmission lines and their cost. He asked if the proposed lines were a need or a want of Rocky Mountain Power. He also asked if some of the proposed lines would have the same poles as along north Hwy 40. Mayor Johnson responded that Heber Light & Power Company (HL&P) was doing feasibility and needs & assessment studies. She said that the same poles were planned for the rest of the lines. She added that a public meeting would be held in a couple of months after the studies were completed.

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

Council Member Christen	Aye
Council Member Drury	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

**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.

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

- Land use summary
- Master plan review
- Off-site open space with landscaping plan
- Location
- Parks plan
- Plan recommended by the Planning Commission.
- Open space plan
- Phasing plan
- Modified plan
- Setbacks
- Wetlands
- Runoff plan and detention ponds
- Building pad sizes
- Building heights
- Amenities
- Access
- Site studies
- Water recommendations
- Possible findings
- Proposed conditions

Mr. Henke also made the following comments:

- The Vision Architecture Committee (VAC) reviewed and recommended the landscaping plan for the off-site open space.

- A trail would now go straight south from the development to 250 North.
- Public access would be allowed on the trail going south to north, on the west side of the project, and the peripheral trail.

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

Russ Watts, applicant, said that there would be a kids' zone barn and fruit stand. He added that the barn would be open to the community.

Council Member Simonsen asked if the traffic studies for the development also included the effect of developments proposed nearby. He noted that 200 new homes were planned along River Road. Mr. Henke responded that the studies were specific to the project. He indicated that the traffic study for the Whitaker Farm Subdivision did include area development. He added that impact fees were collected to mitigate the impacts of increased traffic.

Mayor Johnson noted that the number of piezometers, which monitored ground water in the development, had been doubled.

**Motion:** Council Member Van Wagoner moved to approve the Remund Farms PUD with the following conditions and findings:

- No dirt or overburden would be placed in the areas of Phases II or III until those areas received final approval except for in the designated park area. Any material placed in the designated park area would be graded within a week of being placed in the area and would have a maximum elevation of three feet.
- A hydrology study would be continued on site and the areas of Phases II or III would be monitored to determine potential impacts or disturbance of those areas. If any impacts were discovered, then a plan would be presented to mitigate those impacts.
- The location of infrastructure and building pads in Phases II or III would not be determined until the hydrology study was concluded and a wetlands delineation had been approved by the Army Corps of Engineers.
- The linear park public trail and the perimeter trail would be built, in their entirety, as part of Phase I.
- Off-site open space and water would be deeded to the City with Phase I. The open space landscape plan would be approved by the Visual and Architectural Committee and the landscaping would be completed with Phase I. The Remund Farms HOA would maintain the landscaped area as part of the open space for the development.
- All three phases of the Master Plan would be part of one HOA as described in the Master Plan agreement.
- The proposed master plan appeared to meet the requirements of the Municipal Code for PUDs.
- The public trails system in the development would benefit the entire community by creating trails away from collector roads.
- The development was in harmony with the General Plan, zoning for the area and the 50% open space requirement.
- Rights for 174.67 acre-feet of water would be turned over to the City, in phases, and credit would be given when the wetlands determination was completed for each phase.

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

**Discussion:** None

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

Council Member Christen	Aye
Council Member Drury	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

**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).

Corbin Gordon reviewed the proposed master plan agreement. The following changes were made by the City Council and staff:

- Note that the required amount of water rights could vary based on the wetlands delineations.
- Specify where dirt could be placed.
- Weeds in the wetlands should not be trimmed.
- Clarify the open space credit with outside water.
- The street cross-section would have an asphalt width of 26 feet.
- Money saved from using less asphalt would be used as determined by the City.
- The west trail, as it went through the adjoining property to 250 North, would require an easement and be paved and fenced.
- The eastern perimeter trail would be made of slag or a material approved by the City Engineer.

Council Member Van Wagoner was concerned with reducing the asphalt width. He noted that driveways would be 20 feet long which would not accommodate some pick-up trucks without touching the garage door. Michael Henke responded that the City Council could approve greater setbacks. Paul Berg, Berg Engineering Resource Group and representing the applicant, noted that changes would affect the variable setbacks. He pointed out that the shortest setback would have to be greater than 25 feet. Council Member Van Wagoner supported that proposal. Mr. Gordon indicated that the variable setbacks would be 28, 32 and 35 feet.

**Motion:** Council Member Probst moved to approve Resolution 2018-08, adopting a master plan agreement for the Remund Farms PUD, subject to the conditions of the master plan approval and including the following changes:

- Changes discussed that evening regarding trails, wetlands, street width, and variable setbacks.
- There would be a park strip between the road and the sidewalk.
- The money saved, from narrowing the width of the asphalt, would be used at the discretion of the City.

- The front setbacks would be a minimum of 28 feet and determined for each phase.
- The trail, on the southwest corner of the development, would go through the Philpot property.
- The eastern perimeter trail could be slag or something other than pavement.

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

**Discussion:** None

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

Council Member Christen	Aye
Council Member Drury	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

**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.

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

- Land use summary
- Water requirements
- Possible findings
- Proposed conditions

**Motion:** Council Member Christen moved to grant preliminary approval for Phase I of the Remund Farms PUD with the following conditions and findings:

- Rights to 50.93 acre-feet of water be turned over to the City.
- A hydrology study would be continued on site for all three phases and the areas would be monitored to determine any potential impacts or disturbances. If any impacts were discovered, then a plan would be presented to mitigate those impacts.
- The linear park public trail and the perimeter trail would be built, in their entirety, as part of Phase I and would connect to 250 North.
- Off-site open space and water would be deeded to the City with Phase I. The open space landscape plan would be approved by the Visual and Architectural Committee and the landscaping would be completed with Phase I. The Remund Farms HOA would maintain the landscaped area as part of the open space for the development.
- The proposed phase of Remund Farms appeared to meet the requirements of the Municipal Code for PUD's.
- The public trail system in the development would benefit the entire community by creating a trails away from collector roads.

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

**Discussion:** None

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

Council Member Christen	Aye
Council Member Drury	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

**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.

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

- Land use summary
- Location
- Sensitive lands
- Concept plan approved with annexation
- Plan recommended by the Planning Commission
- Rural cross-section
- Public trails
- Possible findings
- Water

Mr. Henke also made the following comments:

- A public hearing was held at the previous council meeting.
- The developer needed to work with Wasatch County regarding the new entrance to Memorial Hill.
- The improvements to River Road, as specified in the annexation agreement, might change in the future.

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

Mayor Johnson indicated that the City and the applicant were trying to be creative to address traffic in the area.

Council Member Drury noted that several lots were proposed next to Memorial Hill and included slopes greater than 25%, which would be considered sensitive lands. Mr. Henke responded that the lots would have building envelopes to ensure that the sensitive lands were not disturbed. He also indicated that the lots would be adjusted during later approvals to meet all Municipal Code requirements.

Council Member Christen asked if the improvements to River Road were still being decided. Mr. Henke responded that the applicant might request turn lanes only at the entrances to the project.

**Motion:** Council Member Simonsen moved to grant master plan approval for the Whitaker Farm Subdivision located at 455 North River Road with the following conditions and findings:

- No dirt or overburden would be placed in Phase II until that area received final approval.
- Approved the use of the rural cross-section.
- The new access to Memorial Hill had to be approved by Wasatch County.
- The proposed master plan appeared to comply with the requirements of the Municipal Code.
- The proposal complied with the requirements of the annexation agreement.
- The proposal received a recommendation from the Water Board.

**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	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

**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).

Corbin Gordon reviewed the proposed master plan agreement. The following changes were made by the City Council and staff:

- The rural cross-section would have a 30-foot asphalt width.
- Lots 27 and 28 would have building pads that complied with the City's sensitive lands regulations.
- The 20 acres, still owned by Tom Whitaker, had to go through the normal approval process for development. It also had to be part of the HOA and CC&R's for the Whitaker Farm Subdivision.

**Motion:** Council Member Simonsen moved to approve Resolution 2018-10 adopting a master plan agreement for the Whitaker Farm Subdivision, located at 455 North River Road, with the following conditions and findings:

- All the conditions of master plan approval.

- The rural cross-section be allowed with an asphalt width of 30 feet.
- The 20-acre Whitaker parcel would have to go through the normal approval process and be part of the HOA and CC&R's for the Whitaker Farm Subdivision.
- The lots that had sensitive lands were required to meet building level requirements.

**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	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

## 12. Water / Overage Charges for Livestock Watering

Mayor Johnson reported that some residents had to use culinary water, to water their livestock, between the time meters were read and the pressurized irrigation system was turned on each year. She noted that the amount of water used was small and any overage charges would be waived.

## 13. 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.

Corbin Gordon made the following comments regarding the proposed ordinance:

- Mayor Johnson asked him to clarify the issue of conflicts of interest.
- The Municipal Code had strong language regarding the City Council but not as strong of language for commissions, boards, etc.
- The ordinance would adopt the same language for all groups.
- Its application to ad hoc committees would be clarified.

Mr. Gordon reviewed the groups covered by the ordinance.

Council Member Probst asked how a conflict of interest would be determined. Mr. Gordon noted that the ordinance applied to even possible conflicts. Council Member Van Wagoner suggested talking to the City Attorney if there was a question if an issue was a conflict.

**Motion:** Council Member Probst moved to adopt Ordinance 2018-09, regarding conflicts of interest, including the changes discussed that evening and the finding that it would make the issue consistent in the Municipal Code.

**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	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

**14. 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.

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

- Examples of the proposed setbacks
- Reasons for the change
- Peripheral PUD setbacks
- Remund Farms PUD
- PUD setback requirements
- Proposed code
- Setbacks
- Changes from the work meeting held that day
- Listed roads
- Possible findings

Mr. Henke also made the following comments:

- The City had been working on the ordinance for a long time.
- A lot of public comment had been received.
- Setbacks would be increased along certain roads listed in the ordinance.
- Small scale subdivisions would not be affected.
- The proposed changes were significant and would have a lasting impact on the community.

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

Council Member Christen asked if a property owner could obtain a variance if the proposed setbacks made their land undevelopable. Mr. Henke thought that they could get a variance. Mayor Johnson added that the Planning Commission thoroughly considered the ordinance to ensure that property owners were not unduly affected.

Blake Myers asked if the HOA would be responsible for the area in the setbacks. Mr. Henke responded that the HOA would be responsible including for landscaping and maintenance.

Mary Wright made the following comments:

- She owned property along 250 West, which was one of the listed roads with the greater setbacks.
- The property was only 200 feet deep and the greater setbacks would make it difficult to be developed.
- Requested that 250 West not be one of the listed road with the greater setbacks.

Mr. Henke made the following comments:

- Ms. Wright's property had been looked at specifically, when preparing the ordinance, and it was still developable.
- Several homes on 250 West already had the greater setback.
- 250 West had previously been listed as a collector road.
- The ordinance would preserve the views of the mountains and a rural atmosphere without decreasing density.

Ms. Wright asked why 970 South was not a listed road. Mr. Henke responded that several parcels along that road could not be developed with the greater setbacks.

Ms. Wright indicated that 250 West would need to be widened which would further increase the setback. She added that the new setbacks would also limit any horse property on her land.

Ross Wright thought that the ordinance would reduce the number of potential houses on the property from 14 to seven. Mr. Henke responded that 14 houses could not be built on the property with the current setbacks.

Council Member Christen recommended that 250 West not be a listed road.

Council Member Drury asked if 250 West from 100 South to 500 South should be included. Mr. Henke responded that section did not have large development potential. Council Member Drury indicated that there was a large undeveloped parcel on the southwest side of that section of the road.

Council Member Van Wagoner recommended that all of 250 West not be a listed road.

Council Member Christen pointed out that the back of the Wright's property also flooded which further restricted its development and value.

Council Member Drury asked if Michie Lane would continue through to 250 West.

Mayor Johnson noted that the property, across 250 West from the Wright's property, had been approved for development. She asked if that narrowed the corridor along the road. Mr. Henke responded that the greater setback could be imposed only if the development was vacated or amended.

Mr. Wright asked if future lots along 250 West could have direct access to the road. Mr. Henke responded that direct access could be allowed by the Council when interior roads were not possible.

Council Member Simonsen asked if 250 West would draw traffic if it was improved and widened.

Mr. Henke responded that it would not because 970 South would eventually go through to Stringtown Road.

**Motion:** Council Member Christen moved to adopt Ordinance 2018-06 regarding setbacks in developments with the following conditions and findings:

- 250 West would not be a listed road with the greater setbacks.
- 30-foot front setbacks in PUD's.
- A variance could be sought for significantly impacted properties.
- Preserving view corridors and open space was an important goal for the community.
- Extending setbacks would preserve the rural atmosphere of Midway.
- Protecting entry corridors and collector roads from crowding would benefit the entire community.

**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	Aye
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

**15. Open and Public Meetings / Training** (City Recorder – Approximately 20 minutes) – Receive training on the Utah Open and Public Meetings Act.

Brad Wilson gave a presentation on the Utah Open and Public Meetings Act.

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

**16. Council Meetings / Minutes**

Mayor Johnson noted that the audio recordings from council meetings were now being posted on the City's website. She also noted that the meetings were livestreamed, and the video recording archived on Facebook. She asked if the Council objected to the written minutes being less detailed. There were no objections.

**17. Adjournment**

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

The meeting was adjourned at 8:39 p.m.

---

Celeste Johnson, Mayor

---

Brad Wilson, Recorder

DRAFT