MINUTES OF THE
MIDWAY CITY COUNCIL

(Work Meeting)

Wednesday, 27 May 2015, 5:00 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 Administrative Lead, and The Wasatch Wave. The public notice/agenda was published on the Utah State Public Notice Website. A copy of the public notice/agenda is contained in the supplemental file.

1. Call to Order

Mayor Bonner called the meeting to order at 5:00 p.m.

Members Present:

Colleen Bonner, Mayor
Dick Hines, Council Member
Danny Hofheins, Council Member
Ken Van Wagoner, Council Member
Karl Dodge, Council Member
Kent Kohler, Council Member (Arrived at 5:09 p.m.)

Staff Present:

Michael Henke, Planning Director
Wes Johnson, Engineer (Arrived at 5:12 p.m.)
Brad Wilson, Recorder/Financial Officer

Others Present:

Paul Berg, Berg Engineering Resource Group (Arrived at 5:05 p.m.)

2. General Consent Calendar

a. Agenda for the 27 May 2015 City Council Work Meeting

Note: A copy of item 2a is contained in the supplemental file.

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

Second: Council Member Hofheins seconded the motion.

Discussion: None

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

Council Member Hines	Aye
Council Member Hofheins	Aye
Council Member Van Wagoner	Aye
Council Member Dodge	Aye
Council Member Kohler	Aye

3. **C-2 & C-3 Zones/Ordinance 2015-04** – Discuss a Proposed Ordinance Amending Section 16.5.2 (Permitted and Conditional Uses) of the Municipal Code Regarding the C-2 and C-3 Zones. Recommended without Conditions by the Midway City Planning Commission.

Mayor Bonner explained that the Council needed to decide what it wanted Midway to look like in its commercial zones. Michael Henke added that the General Plan would be reviewed the following year with a survey sent to residents. He noted that the General Plan included a chapter on Main Street.

Note: Paul Berg arrived at 5:05 p.m.

The City Council and staff reviewed the entire list of current permitted and conditional uses in the commercial zones with amendments recommended by the Planning Commission. Mr. Henke noted that the zones included significant numbers of older homes. He thought that the zones were versatile and were not over regulated.

Note: Council Member Kohler arrived at 5:09 p.m.

Council Member Hines stressed that the City needed revenue and should encourage Swiss architecture.

Note: Wes Johnson arrived at 5:12 p.m.

Mayor Bonner suggested that the maximum allowed size for stores be included on the survey for the General Plan. Mr. Henke indicated that the size limitation was per store. He said that would be clarified in the Municipal Code.

Council Member Dodge explained that the commercial area, east of 400 East/River Road, had deep parcels but no access except for Main Street. He pointed out that 100 North would not continue east beyond 400 East. He said that it would be difficult to develop these parcels. He

added that they would be a good fit for mixed use development.

Council Member Dodge thought that the proposed density for mixed use development was low. He recommended that it be 20 units per acre like in Heber City. Mr. Henke responded that lenders would not loan money for a project that had more than 20% commercial. Mayor Bonner noted that the City's height restriction would also limit the number of units.

Council Member Dodge questioned prohibiting parking on the front of commercial property. Council Member Van Wagoner agreed that some businesses had to have parking in the front. Mr. Henke responded that having buildings next to the sidewalk created a walkable business district. He did not want Midway to look like Main Street south of 400 South in Heber City.

Council Member Dodge noted that car dealerships had to have parking in front of the business. Paul Berg agreed that businesses wanted parking in the front.

Mayor Bonner thought that the Municipal Code should be flexible but also restrict unwanted uses.

Mr. Berg indicated that the Planning Commission talked about creating another commercial zone.

Mayor Bonner again suggested that the City needed to purchase property along Main Street for public parking.

Council Member Van Wagoner indicated that there could be landscaping between the road and any parking.

Mr. Henke suggested that front parking be prohibited with the City Council being able to allow exceptions. Most of the Council agreed.

Council Member Van Wagoner said that the current commercial regulations were boxing in homes.

Council Member Hines asked why the carwash, proposed several years earlier for the corner of 400 East and Main Street, was not approved. Mr. Henke responded that it would have been noisy and create icy conditions at the intersection.

The Council agreed that art studios should be permitted uses but separated from artwork that required chemicals and metal.

Mr. Henke reported that he received a lot of comments regarding the new mortuary in the City. The Council agreed that mortuaries should be permitted in the C-2 zone and a conditional use in the C-3 zone.

Council Member Van Wagoner asked if storage units should be allowed in the commercial zones. Council Member Dodge thought that they should be permitted somewhere in the City.

Mayor Bonner recommended that "massage therapy clinics" be changed to "massage" and that day spas be added to the line item.

Council Member Dodge asked if a use was not permitted if it was not on the list. Mr. Henke responded that a similar use might be approved. He said that other uses would not be allowed and that the Municipal Code would have to be amended to include them.

Mr. Henke explained that a city had to allow sexually oriented businesses. He indicated that the area governments had an interlocal agreement to allow them next to the Heber City Airport.

Council Member Kohler asked if cities had to allow smoke shops. Mr. Henke did not know and referred the question to the City Attorney. Mayor Bonner did not want to allow them.

Mr. Henke said that businesses could be handled like alcohol establishments were only a percentage of products could be smoke related.

4. Department Reports

Colleen Bonner, Mayor

Lagoon Tickets – Mayor Bonner distributed tickets to Lagoon.

5. Adjournment

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

The meeting was adjourned at 6:38 p.m.

Colleen C Bonner
Colleen Bonner, Mayor

Brad Wilson
Brad Wilson, Recorder