

MINUTES OF THE MIDWAY CITY COUNCIL

(Regular Meeting)

Wednesday, 10 August 2016, 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; Opening Remarks or Invocation; Pledge of Allegiance

Mayor Bonner called the meeting to order at 6:00 p.m.

Members Present:

Colleen Bonner, Mayor
Ken Van Wagoner, Council Member
Karl Dodge, Council Member
Kent Kohler, Council Member
Lisa Christen, Council Member
Bob Probst, Council Member

Staff Present:

Michael Henke, Planning Director
Kraig Powell, Attorney (Arrived at 6:02 p.m.)
Wes Johnson, Engineer
Brad Wilson, Recorder/Financial Officer

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

Mayor Bonner asked if a Midway City resident in attendance would like to give the opening remarks or invocation. Nicole Scott gave the opening remarks or invocation. Mayor Bonner led the Council and meeting attendees in the pledge of allegiance.

Note: Kraig Powell arrived at 6:02 p.m.

2. General Consent Calendar

- a. Agenda for the 10 August 2016 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 27 July 2016 City Council Regular Meeting

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

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

Second: Council Member Christen seconded the motion.

Discussion: None

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

Council Member Van Wagoner	Aye
Council Member Dodge	Aye
Council Member Kohler	Aye
Council Member Christen	Aye
Council Member Probst	Aye

- 3. Public Comment** – Comments will be Taken on Any Item Not on the Agenda, as Well as on Any Other City Business. Comments are Limited to Two Minutes per Speaker. The Council Cannot Act on Items Not Listed on the Agenda, and Therefore, the Council may or may not Respond to Non-Agenda Issues Brought up Under Public Comment. Those Wishing to Comment Should use the Podium, State Their Full Name and Address, Whom They Represent and the Subject Matter to be Addressed. Total Time Allocated to Public Comments will be no More than 10 Minutes.

Mayor Bonner asked if there were any comments from the public for items not on the agenda. No comments were offered.

- 4. Miss Midway City Teen/Presentation (Kara Scott)** – Receive a Presentation from Miss Midway City Teen.

Miss Scott introduced herself and said that she would compete in the Miss Utah Teen Scholarship Pageant. She said that she would use the title of Miss Midway City Teen only for the pageant. She also said that her platform issue would be “Left Side, Strong Side: Triumph over Trials”.

Note: A copy of Miss Scott’s pageant resume is contained in the supplemental file.

- 5. Caldwell Farm Subdivision/Preliminary and Final Approval (Paul Berg)** – A Request for Preliminary and Final Approval for the Caldwell Farm Subdivision Located at 580 West Wards Lane (Zoning is RA-1-43). Recommended without Conditions by the Midway City Planning Commission.

5a. Presentation – Receive Presentations on the Request from Staff and the Applicant

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

- Land use summary
- Location of the proposed development
- Proposed plat map
- Proposed water requirements
- Possible findings

Mr. Henke also made the following comments:

- The lots would have frontage on Wards Lane.
- There were no access limitations.
- The Planning Commission recommended that the developer continue the trail, along the north side of Wards Lane, through the project.
- The Water Advisory Board recommended that meters be installed for the pressurized irrigation system.

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

Council Member Dodge asked if lot #3 could access Cascade Meadows Loop. Mr. Henke responded that it could not.

Council Member Dodge asked if Ted Caldwell would build his home on lot #3. Mr. Henke responded that Mr. Caldwell would build on the parcel just to the west of the proposed development. He added that Mr. Caldwell’s son would built on lot #2 and lot #3 would be vacant for the time being.

Carl Berg, Berg Engineering Resource Group and representing the applicant, said that the owners would dedicate the easement, along Wards Lane, but did not want to build the trail. He noted that the trail was not in the City’s master plan. He added that the trails in the adjoining development were part of that project’s open space. Wes Johnson recommended that the developer build the trail. He noted that it was not intended to be built by impact fees. He also noted that a lot of trails in the City were not in its master plan.

Council Member Dodge noted that there was a trail on the south side of Wards Lane. He said it was unusual to have a trail on both sides of a road. Mr. Johnson responded that the other trail did not go all the way to Stringtown Road. Council Member Dodge pointed out that the Dutch Canyon Subdivision was approved with trails on both sides of the roads.

5b. Public Hearing – Receive Public Comment on the Request

Mayor Bonner opened the public hearing. She closed the hearing when no public comment was offered.

5c. Action – Discuss and Possibly Approve the Request

Council Member Dodge noted that the section of the trail, in the Cascade Meadows PUD, did not go all the way to the proposed development. Mr. Johnson responded that the PUD had not been completed, and that he would require the trail to be extended to the property line.

Motion: Council Member Dodge moved to grant preliminary and final approval for the Caldwell Farm Subdivision with the findings of staff, that a total of 15.99 acre feet of water be turned over to the City, that the trail be built to the east and west property lines, and that the secondary water be metered.

Second: Council Member Van Wagoner seconded the motion.

Discussion: None

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

Council Member Van Wagoner	Aye
Council Member Dodge	Aye
Council Member Kohler	Aye
Council Member Christen	Aye
Council Member Probst	Aye

6. The Kantons at Village Green PUD/Plat Amendment (Paul Berg) – A Request for a Fourth Plat Amendment for The Kantons at Village Green PUD Located at 669 West Augusta Drive (Zoning is R-1-15). Recommended without Conditions by the Midway City Planning Commission.

7. Fox Pots Subdivision/Preliminary and Final Approval (Paul Berg) – A Request for Preliminary and Final Approval for the Fox Pots Subdivision Located at 850 North Homestead Drive (Zoning is R-1-15). Recommended with Conditions by the Midway City Planning Commission.

Michael Henke explained that the agenda items for The Kantons at Village Green and the Fox Pots Subdivision were related and would be considered together. Mayor Bonner asked if one public hearing could be held for both requests. Kraig Powell responded that one hearing could be held.

a. Presentation – Receive Presentations on the Requests from Staff and the Applicant

Michael Henke gave a presentation regarding The Kantons at Village Green and reviewed the following areas:

- Location of the development
- Proposed plat map
- Possible findings

Mr. Henke also made the following comments:

- The plat map for the development had been amended several times.
- The amendment that night would adjust the southwest boundary line to provide room for another lot in the Fox Pots Subdivision.
- The Municipal Code prohibited encroaching on geological features but did not require a setback from them.
- The size of the development would not change.
- There would be no loss of open space.
- There were no recommended conditions.
- The Planning Commission unanimously recommended approval of the amendment.

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

Michael Henke gave a presentation regarding the Fox Pot Subdivision and reviewed the following areas:

- Land use summary
- Location of the proposed development
- Existing home on the property
- Proposed building site
- Driveway access
- Standards for a shared driveway
- Proposed plat map
- Setbacks
- Possible findings
- Sensitive lands
- Driveway access
- Proposed water requirement
- Proposed conditions

Mr. Henke also made the following comments:

- There were four protected geological features on the property.
- The developer preferred to move the shared driveway to the north and abandon the current access.

- An easement and note were needed on the plat map regarding the shared access.
- The development was only possibly if the amendment for The Kantons at Village Green was approved.
- The developer needed to decide which side would be the rear setback for the new lot.
- Some land would be dedicated to the Utah Department of Transportation (UDOT).
- Meters would be required for the pressurized irrigation system.
- The property owners, to the south of the proposed subdivision, wanted to connect to the pressurized system.
- A water line for the pressurized system could be run from Cari Lane.
- The developer should extend the pressurized system south from the north property line of the project.

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

Council Member Dodge asked the location of the Homestead Trail. Mr. Henke responded that it would go along the east side of the proposed subdivision to avoid a geological feature next to the road. He said there would be bike lanes on Homestead Drive.

Council Member Van Wagoner explained that the pressurized system would be extended down Homestead Drive that year.

Mr. Henke reported that the Homestead Resort was concerned about the water levels in the area hotpots. He added that the Planning Commission recommended a geotechnical study if excavation of the potrock was needed.

b. Public Hearing – Receive Public Comment on the Requests

Mayor Bonner opened the public hearing. She closed the hearing when no public comment was offered.

c. Action – Discuss and Possibly Approve the Request

Council Member Van Wagoner asked if the HOA for The Kantons at Village Green approved of the amendment. Mr. Henke responded that the developer, who was still responsible for the HOA, approved.

Motion: Council Member Van Wagoner moved to approve the plat amendment, for The Kantons at Village Green, with all of the findings of the staff and the Planning Commission.

Second: Council Member Kohler seconded the motion.

Discussion: None

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

Council Member Van Wagoner	Aye
Council Member Dodge	Aye
Council Member Kohler	Aye
Council Member Christen	Aye
Council Member Probst	Aye

Wes Johnson asked where the water line for the pressurized irrigation system would be in the Fox Pots Subdivision. He was concerned that its installation with hammer type equipment might affect the geological features. He recommended using rotary digging equipment.

Council Member Dodge asked if the pressurized irrigation line should go around the east side of the project. Council Member Van Wagoner said that the Water Board recommended that the route be the most feasible and cost effective.

Council Member Van Wagoner explained that a pressurized irrigation line came from the south to service the Homestead Resort.

Mayor Bonner asked if the developers could bond for their portion of the line and then have it installed when the Irrigation Company run it from Cari Lane. Wes Johnson suggested that if the developers had to provide the money, for the bond, then they should just install the line.

Max Gertsch, applicant, explained that he had an agreement with the Homestead Resort to connect to its pressurized line. He said that the line was just south of the proposed development. He added that the agreement was for one acre of land.

Mayor Bonner did not want to leave a gap in the Irrigation Company's pressurized system along Homestead Drive.

Mr. Henke reiterated that the property to the south wanted to connect to the pressurized system.

Council Member Van Wagoner thought that the goal should be no outdoor use of culinary water. He also thought that the City could not force the applicants to connect to the Irrigation Company's system if they already had access to pressurized irrigation water. Council Member Dodge thought that the system, just south of the proposed development, was actually the Irrigation Company's rather than the Resort's.

Motion: Council Member Kohler moved to grant preliminary and final approval for the Fox Pots Subdivision subject to the following conditions:

- The conditions stated by staff.
- The shared driveway would be located where the two lots met and this was based on safety issues and engineering standards.

- If the construction of the dwelling on lot #1 required excavation into the potrock then a geotechnical study would be required to help assure that the surrounding hotpots would not be damaged and also to help assure that the springs and the Homestead Crater in the area would not be impacted.
- No culinary water would be used for outside uses.
- The developers would work with the Midway Irrigation Company to connect to the pressurized irrigation system.
- Rotary digging equipment would be used for any excavating.
- 1.3 acre feet of water would be turned over to the City.

Second: Council Member Dodge seconded the motion.

Discussion: None

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

Council Member Van Wagoner	Aye
Council Member Dodge	Aye
Council Member Kohler	Aye
Council Member Christen	Aye
Council Member Probst	Aye

8. Valais PUD, Phase 9/Plat Amendment (Paul Berg) – A Request for a Second Plat Amendment for the Valais PUD, Phase 9 Located at 1455 North Montchapel Lane (Zoning is RA-1-43). Recommended without Conditions by the Midway City Planning Commission.

8a. Presentation – Receive Presentations on the Request from Staff and the Applicant

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

- Location of the development
- Possible findings

Mr. Henke also made the following comments:

- The two southern most building pads in the phase had been modified the previous year.
- The southern portion of the phase had a narrower building area.
- The applicant proposed that lot #404 be modified with the square footage, from the rear deck, being moved to the front of the pad.
- All property owners within 600 feet had been notified of the proposed amendment.
- Had received a lot of calls regarding the proposal but no one opposed it.
- Met with the HOA president for Valais regarding the proposal.
- There were no proposed conditions from staff or the Planning Commission.

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

8b. Public Hearing – Receive Public Comment on the Request

Mayor Bonner opened the public hearing. She closed the hearing when no public comment was offered.

8c. Action – Discuss and Possibly Approve the Request

Motion: Council Member Van Wagoner moved to approve the plat amendment for the Valais PUD, Phase 9 with the findings of the staff.

Second: Council Member Probst seconded the motion.

Discussion: None

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

Council Member Van Wagoner	Aye
Council Member Dodge	Aye
Council Member Kohler	Aye
Council Member Christen	Aye
Council Member Probst	Aye

9. Midway Ranches Subdivision/Preliminary and Final Approval (Paul Berg) – A Request for Preliminary and Final Approval for the Midway Ranches Subdivision Located at 1200 South Center Street (Zoning is RA-1-43) – Recommended for Approval with Conditions by the Midway City Planning Commission.

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

- Land use summary
- Location of the proposed development
- Proposed plat map
- FEMA flood plain
- Trails
- Proposed water requirements
- Proposed findings

Mr. Henke also made the following comments:

- The request was continued the previous month because it had not been considered by the

Water Board. It had since been considered by the Board.

- The proposed development was low density.
- 120 building pads had been proposed on the property in the past.
- All three proposed lots had frontage on Center Street.
- The applicant was required to build the portion of the Center Street trail which went along the project.
- The proposed cul-de-sac was not necessary for the development but would provide safer access to the adjacent church house.
- The north access to the church house would be eliminated.
- The access from the cul-de-sac would be altered to allow several vehicles to wait to enter onto Center Street.
- Lot #1 and lot #2 would be accessed from the cul-de-sac even though they had frontage on Center Street.
- No structures would be built in the flood plain.
- The existing greenhouse could remain on the property so long as the lot owners knew the building was approved as an agricultural greenhouse.
- The driveway would be combined for lots #1 and #2.
- The plat map should include a note that the lots could not be further subdivided without city council approval.
- The trail on Center Street was part of the trails master plan.
- Because of the low density in the project, the trail along Snake Creek would not be required until the property was further developed.
- The applicants did not have enough water for the entire property. 8.4 acre feet would be required at that time with a plat map note that more was needed with additional development.
- The Water Board recommended that the pressurized irrigation be metered for each lot.

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

Council Member Van Wagoner explained that the Water Board wanted the required water divided among the lots and tied to the property. He emphasized that any additional development on the property would require additional water.

Wes Johnson recommended that any approval be subject to culinary water and sewer lines being run to the greenhouse.

Steve Quesenberry, representing the applicant, said that the applicant would not build the Center Street trail, along the property, but would dedicate the land for it. Mr. Henke responded that the project engineer had always discussed the applicant building it. He noted that the Snake Creek trail was not being required at that time.

Mr. Quesenberry said that a letter to the City dated May 6th outlined the principle that the applicant did not have to build either of the trails. Kraig Powell responded that the letter only referred to the Snake Creek trail. Mr. Quesenberry responded that the principle was the same.

Mr. Powell did not know that constructing the Center Street trail was an issue. He recommended that the issue be resolved before any approval was granted.

Mr. Quesenberry said that the construction of the trail could be a condition of approval but that it would go to court and be ruled an exaction. He added that the City could not just require a developer to build a trail. He indicated that the applicant was trying to do good things by giving the required trail easement and giving land to The Church of Jesus Christ of Latter-day Saints (LDS Church) to correct parking problems at its church house.

Mr. Powell recommended no action if a vote would lead to a lawsuit. Mr. Quesenberry responded that the City could not wait too long to make a decision.

Mr. Quesenberry made the following comments:

- The applicant was not willing to dedicate an easement for the Snake Creek trail.
- The property being considered was already two parcels which was not shown on the plat map.
- The request was taking two parcels and making them into three.
- The City's requirements were overreach according to case law.
- The property was a farm with a home on a well.
- The water requirements were also overreach.
- All of the proposed lots had access to the street and utilities.
- The request was simple.

Wes Johnson asked about the sewer and water lines for the greenhouse. Mr. Quesenberry responded that the barn was in limbo and not related to the subdivision. He said that the issues with the barn would be dealt with when needed. Wes Johnson indicated that the greenhouse was related to the proposed subdivision.

Mr. Johnson asked if utilities needed to be under the cul-de-sac since there was the possibility of future subdividing.

Mr. Quesenberry said that city approval would be required for any future development.

Mayor Bonner was not comfortable considering approval that night.

Mr. Henke noted that the Water Board recommendation did not require water for all of the property at that time. Mr. Quesenberry responded that the applicant was just splitting the existing farm and not all of the property was farmed.

Mayor Bonner stated that it was irresponsible to not provide all of the water for the property.

Council Member Van Wagoner explained that water had been sold off of the property. He said that part of the property had been irrigated by high ground water. He thought that the recommended water requirement was reasonable.

Mr. Quesenberry said that there was no basis to require a lot of water if just two parcels were being divided into three.

Mr. Powell indicated that the position, stated by the applicant's representative, deserved careful scrutiny. He pointed out that many meetings had been held regarding the project and that was the first time that the City had heard the applicant would not build the trail. He said that the issue needed to be researched.

Mayor Bonner asked how much time staff had spend on the project. Mr. Henke responded that the application was received several months prior.

Mr. Quesenberry noted that the water requirement was first considered the previous week.

Mr. Powell wanted to work with the applicant before the request was reconsidered. He appreciated receiving the various letters from Mr. Quesenberry. He did not know why there was such miscommunication regarding the Center Street trail.

Motion: Council Member Dodge moved to table the item until further research could be done by legal staff, on the issues raised by the applicant, and that the staff work with the applicant to try to reach an agreement.

Second: Council Member Kohler seconded the motion.

Discussion: None

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

Council Member Van Wagoner	Aye
Council Member Dodge	Aye
Council Member Kohler	Aye
Council Member Christen	Aye
Council Member Probst	Aye

10. Department Reports

Bob Probst, Council Member

Cemetery/Fence – Council Member Probst reported that the fence at the Cemetery had been repaired.

Town Hall/Stage – Council Member Probst reported that the flooring contractor recommended maple for the stage in the Town Hall. He noted that maple could be refinished many times. He also noted that the work would be done after Swiss Days.

Council Member Probst said that the contractor asked about the slope on the stage and the potential liability. The Council again decided not to correct the slope.

Town Square/Flag Poles – Council Member Probst suggested that potrock be laid around the bases of the new flag poles on the Town Square. The Council agreed.

Kent Kohler, Council Member

100 West and 100 North/Curb and Parking – Council Member Kohler asked the status of the new curb and parking along 100 West and 100 North next to the City Office Building. Mayor Bonner reported that sod would be laid in the landscaping strip the following Monday.

Wes Johnson explained the reasons why the project was behind schedule including subcontracting some of the work. He said the contractor would focus on the project and postpone work on Michie Lane.

Council Member Dodge asked if the contract included penalties for not completing on time. Mr. Johnson responded that \$500 a day could be assessed.

Mayor Bonner asked if the City could reject a subcontractor that was not qualified. Mr. Johnson did not think that the City could reject subcontractors.

Council Member Kohler asked if liquidated damages could be assessed. Mr. Johnson responded that the City would have to show how much money it had lost because of the delay.

Colleen Bonner, Mayor

Christmas Party – Mayor Bonner asked the Council if it wanted to again have its officials/employees Christmas party at the Homestead Resort. The Council agreed to hold it at the Resort on December 13th or 15th.

City Flag – Mayor Bonner asked if the Council wanted to hear a proposal, for a new city flag, at one of its future meetings. The Council agreed to hear the proposal.

Community Education Program/Use of City Building – Mayor Bonner reported that additional people had asked her about using city buildings at no charge. She noted that this, along with the previous proposal for a community education program, would require a lot of work for scheduling, cleaning, etc.

Council Member Probst asked what types of classes would be taught with the program. Mayor Bonner responded that yoga, public speaking, etc. had been proposed.

Council Member Dodge wanted to know if there was any demand from the residents for such a program. Mayor Bonner responded that she had been contacted several times by instructors wanting to hold classes.

Council Member Christen explained that several private gymnastics instructors were upset that Wasatch County offered gymnastics classes at the County Recreation Center. She noted that people were offering voice lessons, etc. in the area and worried that a community education program would directly compete with them.

Council Member Christen also noted that the City could not discriminate when selecting classes.

Kraig Powell wanted to know more details about the program especially regarding potential liability, if the City would advertise the classes, etc.

Council Member Dodge indicated that the program would bring people to the Community Center and the City's downtown area. He said this would benefit downtown businesses.

Mayor Bonner said that the proposal would be on a council agenda so that the questions could be answered before a decision was made.

Ken Van Wagoner, Council Member

Park Restrooms – Council Member Van Wagoner complimented the employee cleaning the restrooms in the City's parks.

Main Street Flowers – Council Member Van Wagoner complimented the employee taking care of the flowers along Main Street.

Maintenance Yard Clean-Up – Council Member Van Wagoner reported that he spoke with Lance Excavating regarding cleaning up the debris at the City's maintenance yard. He said that a number of things needed to be discussed regarding the project.

Pressurized Irrigation System/Meters – Council Member Van Wagoner explained that meters were now required for the pressurized irrigation system. He asked if that requirement needed to be added to the Municipal Code. Michael Henke said that it should be added. Kraig Powell also said that it should be added to the Standard Specifications and Drawings.

Wes Johnson asked what the standards would be for the meters and who would install them. Mayor Bonner felt that the Irrigation Company should at least inspect them. Mr. Johnson pointed out that his firm inspected the installation of the pressurized system in new developments.

Karl Dodge, Council Member

Soldier Hollow – Council Member Dodge reported that Soldier Hollow was being managed by a new organization and had a new director. He said they wanted to work with Wasatch County and Midway City.

Business Friendly Designation – Council Member Dodge indicated that some people did not

think that Midway City was business friendly. He suggested that the City consider the business friendly designation offered by the Utah League of Cities and Towns.

Meeting with State Officials – Council Member Dodge reported that Lt. Gov. Spencer Cox and other state officials would be in the County the following Monday. He said representatives of the City could have dinner with them.

The Council decided that the following issues would be discussed with the officials:

- That local resorts faced unfair competition from the state owned golf courses.
- Local roads were impact by Wasatch Mountain State Park. Dutch Canyon Road, north of Jeremy Pope’s development, should be improved with state funds because it accessed park facilities.
- Campgrounds and trails.

2017 Nordic Junior World Championships – Council Member Dodge reported that Soldier Hollow would host the 2017 Nordic Junior World Championships. He said that the City should capitalize on the event.

Kraig Powell, Attorney

Michie Lane – Mr. Powell reported that the City had heard from the two remaining property owners along Michie Lane. He said that he and Michael Henke would work with them on acquiring the needed right-of-way for the road.

Michie Lane/School District – Mayor Bonner suggested that the City work with the new superintendent, for the Wasatch County School District, regarding the right-of-way for Michie Lane next to Midway Elementary School.

Wes Johnson, Engineer

Homestead Trail – Mr. Johnson made the following comments regarding the Homestead Trail:

- The UDOT employee responsible for rights-of-way wanted the City to resolve all of the right-of-way issues when the trail was built.
- Many parcels went out into the road.
- It was a worthy goal but it would cost a lot of money to resolve the issues.
- The trail was the incorrect vehicle to resolve the issues. They should be addressed when the road was widened.
- UDOT suggested that the City pay for the existing fence lines to be surveyed. He agreed with that request.
- Asked the Mayor to invite the UDOT Region Three Director to come and see that the trail would be within the right-of-way.

Kraig Powell agreed that the width was available if it was outside the visible fence lines.

Valais Park/Tennis Courts – Mr. Johnson reported that it would cost \$5,000 to repair the cracking in the tennis courts at the Valais Park. He said that it would cost \$12,000 to resurface each one. He said that the resurfacing would not be done.

Ice Rink/Tubing – Wes Johnson reported that he spoke to Wells Barker regarding exposing some of the tubing under the ice rink slab. Mr. Barker thought that it could be exposed. Mr. Johnson suggested approving up to \$2,000 for the project. The Council agreed.

Mr. Johnson said that Commercial Mechanical would inspect the tubing once it was exposed. He said that additional tubing would be exposed further out in the slab if needed.

Michael Henke, Planning Director

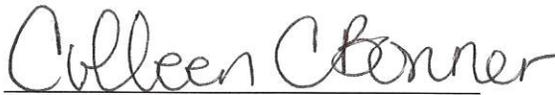
General Plan Update – Mr. Henke reported that the various chapters for the General Plan had been revised and would be reviewed by the committees before going to the Planning Commission.

Commercial Zones/Uses – Mr. Henke reported that the Planning Commission should complete its review, of the uses in the commercial zones, at its next meeting.

11. 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 8:37 p.m.



Colleen Bonner, Mayor



Brad Wilson, Recorder