

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

**Friday, 8 February 2019, 10:00 a.m.
River Bottoms Ranch
1374 North River Road, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, Ridley's Express, the United States Post Office, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the City Council 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 10:27 p.m. She explained that the meeting was a chance to set goals, establish guiding principles and identify any questions for the City Attorney and City Engineer.

Members Present:

Celeste Johnson, Mayor
Lisa Orme, Council Member
Jeff Drury, Council Member
Bob Probst, Council Member
JC Simonsen, Council Member
Ken Van Wagoner, Council Member

Staff Present:

Michael Henke, Planning Director
Brad Wilson, Recorder/Financial Officer

Others Present:

None

2. Goals / 2019 – Discuss items of pressing importance for 2019.

Resort Communities Tax / Retention

Mayor Johnson gave an overview of retaining the Resort Communities Tax and reviewed the following items:

- Annexing a portion of the Wasatch Mountain State Park
- The property owned by Tom Whitaker that included hot springs
- Transient Rental Overlay District (TROD)
- Interlaken's reaction to nearby property being annexed by Midway City
- Glamping
- Redevelopment of the Homestead Resort
- Long-term retention of the Resort Tax
- Property tax
- State legislation extending the grace period before losing the Resort Tax
- Miscellaneous taxes

Tourism / Recreation

The Council and staff discussed the following items and made the following comments:

- Roger Brooks
- Tourism was the primary business in Midway.
- Other businesses were important,
- The special qualities of Midway should be highlighted. It should not be made something that it was not.
- Midway should promote itself.
- Passion was required to be successful.
- Recreation, arts and parks tax
- Grants
- Homestead master plan amendment
- The General Plan should be revised to promote what made Midway special.
- The City Council needed to be more proactive.
- Midway City emphasized tourism while Heber City emphasized economic development.

Parking / Commercial Zones

The Council agreed that a closed meeting should be held to discuss purchasing specific pieces of property for parking in its commercial zones and along Main Street.

- 3. Goals / General Plan** – Discuss if the City's short-term and long-term goals align with the Midway City General Plan.

Affordable Housing / Land Prices

The Council and staff discussed the following items and made the following comments:

- Accessory dwelling units (ADU's)
- Traditional rentals vs. transient rentals
- The Granary
- Regulating affordable housing
- Did ADU's increase density?
- Traffic
- Impact fees
- Biennial affordable housing report
- Affordable housing opportunities
- Wasatch County Affordable Housing Authority
- Did the City want to control the housing market?
- Housing for residents' children
- Property value appreciation

The Council decided to consider the issue in depth at a later date.

Open Space

The Council and staff discussed the following items and made the following comments:

- Open Space Advisory Committee
- The City should focus on property within its boundaries.
- Landowners' meeting
- Open space benefited tourism.
- Available federal money
- Timeline for preservation
- Process for preservation
- Land conservation groups
- Request for information (RFI)
- Roll of third-parties like land trusts and conservation groups
- The City should consider multiple projects at the same time.

Transmission Lines

The Council and staff discussed the following items and made the following comments:

- History
- The replacement of the 970 South/Wards Lane transmission line was approved by the Heber Light & Power Company Board.
- Should a bond issue be put on that year's ballot to pay for burying the 970 South line?
- Should a survey be conducted first to determine public support?
- Schedule for replacing the 970 South line
- Would the Council support or oppose a bond issue?
- Types of bonds
- Types of surveys
- Opinion questions
- Expenses related to a bond issue.
- Other future bond issues for parking, schools, a water tank, a well, etc.
- The City's bonding capacity
- Acclimation to transmission lines

The Council decided that any issue on the ballot, regarding transmission lines, should be initiated by residents and not the City.

Water

The Council and staff discussed the following items and made the following comments:

- A new water treatment plant would be built at Jordanelle Reservoir. It could connect to the water line going to River Meadows Ranch. A water line could then be installed from there to Dutch Fields. This would provide an additional water source and storage capacity in the Reservoir for the City.

- The Council should be proactive.
- The City might need more storage capacity.
- Easements should be acquired for the connecting water line.
- The City should consider building another water tank. It should look at possible locations and acquire property.

The Council decided to consider the treatment plant in depth at a later date.

Transportation Plan

The City's transportation plan would be discussed at another meeting.

Motion: Without objection, Mayor Johnson recessed the meeting at 11:59 a.m. She reconvened the meeting at 12:25 p.m.

Note: Council Member Drury left at 12:25 p.m.

4. City Council / Assignments – Discuss assignments for the Midway City Council.

The Council agreed that each month a different council member would be responsible for arranging the prayer and/or inspirational message for their meetings. They agreed upon the following schedule:

Month	Council Member
February & March	Orme
April	Van Wagoner
May	Probst
June	Simonsen
July	Drury

Mayor Johnson asked the Council to speak with her if they wanted to change any of their other assignments.

5. Municipal Code / Amendment Procedures – Discuss the procedures and timeline for amending the Midway City Municipal Code.

The Council and staff discussed the following items and made the following comments:

- Each new ordinance should include a penalty for violation.
- The City's laws and regulations should be consistently enforced.
- The Municipal Code did include a general penalty for violation of certain sections.
- Periodic entrances needed to be cleared from the road to the sidewalk along Michie Lane.
- The Public Works Department enforced street related laws.
- The Planning Department enforced zoning related laws.
- Were there laws in the Municipal Code that the City did not want to enforce? Each

- member of the Council might review a section of the Municipal Code for such items.
- Violations were enforced if they were reported.
- Safety violations were enforced in all cases.

6. Municipal Code / Amendments – Discuss possible amendments to the Midway City Municipal Code.

The Council and staff discussed the following code amendments and made the following comments:

- Parking along Main Street
- Cul-de-sacs
- Setbacks in all zones
- Vision Architecture Committee (VAC)
- VAC recommendations should be reviewed by the City Council.
- Town architect
- Book establishing the architecture for the City
- Prohibiting the subdividing of existing lots

Note: Council Member Drury returned at 1:04 p.m.

- All amendments needed to follow the General Plan.
- Lower density was a guiding principle for the City.
- A limit on the amount of time between submission of development applications and when they were considered
- Out of pocket amount for conditional use permits
- Landscaping
- Commercial requirements in resort zones
- Tree city designation
- Inclusionary zoning
- Affordable housing

The Council decided to consider the subdividing of existing lots in depth at a later date.

7. Developments

Mayor Johnson noted that more developers were asking to increase the density of existing developments. She added that developers had property rights and the right to asked for greater density, but the Council needed to do what was best for Midway.

8. FY 2019 Budget / Amendments – Discuss amendments to the FY 2019 budget for Midway City.

Brad Wilson reviewed projected revenue for the General Fund and the following potential

amendments:

- Public works wages
- Contract services
- Michie Lane Park
- Valais Park improvements
- Public works yard
- 2016 road improvements
- 2017 road improvements
- 2018 road improvements
- Swiss Alpine Road
- Metering water sources
- Ice Rink VFD / repairs

The Council and meeting attendees discussed the amendments.

9. FY 2020 Budget – Discuss the FY 2020 budget for Midway City.

The Council and meeting attendees discussed the budget process for FY 2020. The Council asked that staff and department heads complete their portion of the process by April 1st.

10. Council Communication – Discuss which methods are best for communication between the Midway City Council.

The Council discussed the best way to communicate with each other. It was decided that text messages should be sent in an emergency. Otherwise an email could be sent with a text message noting the email.

The Council and meeting attendees also discussed the following ways to communicate with residents:

- A section of the Wasatch Wave each week.
- Updated city website
- Social media
- Videos by the Mayor
- A staff member responsible for website/social media content

11. Adjournment

The meeting was adjourned at 2:05 p.m.



Celeste Johnson, Mayor



Brad Wilson, Recorder