



Memo

Date: 12 July 2019
To:
Cc:
From: Brad Wilson, City Recorder/Financial Officer
RE: Minutes of the 18 June 2019 City 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)**

**Tuesday, 18 June 2018, 9:00 a.m.
Midway City Office Building, Upstairs Conference Room
75 North 100 West, 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, 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 9:02 a.m.

Members Present:

Celeste Johnson, Mayor
Jeff Drury, Council Member
Lisa Orme, Council Member (Left at 10:38
a.m.)
Bob Probst, Council Member
JC Simonsen, Council Member
Ken Van Wagoner, Council Member

Staff Present:

Corbin Gordon, Attorney (Arrived at 10:30
a.m.)
Dan Matthews, Attorney's Office
Michael Henke, Planning Director
Wes Johnson, Engineer
Brad Wilson, Recorder/Financial Officer

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

2. Resolution 2019-15 / Carriage Agreement (City Attorney – Approximately 10 minutes) – Discuss Resolution 2019-15 adopting a carriage agreement between Midway City and the Midway Irrigation Company. The agreement formalizes the exchange program for secondary irrigation water.

Dan Matthews explained the agreement and that it formalized an existing practice. Mayor Johnson added that no one would be added to the exchange program. She indicated that the secondary system would be expanded to eventually eliminate the program.

3. Pelo Subdivision / Culinary Water Will Serve Letter (Brad Pelo – Approximately 30 minutes) – Discuss a letter stating that Midway City will provide culinary water service to the Pelo Subdivision located at 520 South 500 East.

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

- Approvals from other entities
- Proposed site plan
- Hughes parcel
- Discussion items
- Trail location and type
- Connecting road
- New elementary school

Mr. Henke also made the following comments:

- Wasatch County issued the building permit for the Hughes' house which was almost finished.
- Wanted the Hughes' property annexed into the City which would facilitate needed road and trail easements and accesses.

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

Wes Johnson explained how the City and Wasatch County would coordinate the development and inspection of the project.

Brad Pelo, applicant, made the following comments:

- Supported the trail through his property but asked that it be delayed as long as possible because it would go through a pasture used for agriculture. He worried that the pasture would turn into a public park.
- Was willing to post a bond for the construction of the trail.
- Wanted the Hughes' property to be part of the eventual annexation.
- The Hughes' property should be accessed from 300 East.
- Should not have to pay the park fees during annexation because he would pay for the trail and there would only be five homes in the project.

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

- The Whites, who owned property by the proposed subdivision, opposed the trail going through their land.
- It was a short distance for the trail to go to property developed by the Calvin Probst family.
- The necessary easements should be acquired even if the trail was not immediately built.
- Other annexation petitioners had to pay the park fee.

4. Whitaker Farm Subdivision / Final Approval (Dan Luster – Approximately 20 minutes) – Discuss final approval for the Whitaker Farm Subdivision located at 455 North River Road (Zoning is RA-1-43). Recommended for approval with conditions by the Midway City Planning Commission.

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

- Land use summary
- Location
- Landscaping plan
- Roads
- Views
- Trails
- Parking lot for Memorial Hill
- Final plat map
- Sensitive lands
- Roads cross-section
- Landscaping
- Memorial Hill roundabout
- Discussion items
- Recommendation of Water Board
- Conditions of preliminary approval
- Access options “A” and “B”
- Locations of crosswalks

Mr. Henke also made the following comments:

- The City would maintain the interior of the roundabouts.
- There would be bike lanes along each side of River Road.

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

Mike Johnston, Summit Engineering and representing the applicants, made the following comments:

- The City preferred moving the entrance to the north side of the cowboy museum (Option “B”) if a roundabout was not possible at the entrance to the Memorial Hill (Option “A”).

Note: Corbin Gordon arrived at 10:30 a.m.

Dan Luster, applicant, made the following comments:

- Requested flexibility with the entrance.
- The development promoted a rural experience and protected the view from River Road.
- Did not want to go back to the proposal for three lanes on River Road.
- Needed approval that night or his investors would walk away.

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

- The existing parking at the Memorial Hill was not good.
- The roundabout would include restrooms near the entrance to Memorial Hill.
- The applicant should have no more than six months to get a decision from Wasatch County on the roundabout at the entrance to Memorial Hill.
- There needed to be a 300-foot separation of entrances if there was no roundabout.
- It was troubling to approve a development without the entrances finalized and engineered. What message would this send to other developers?
- There would be more pressure on the roundabout at 600 North than the one at Memorial Hill.
- Was there a need for a turn lane if the entrance was moved away from Memorial Hill?
- There was earnest money down on all but 17 lots in the development.
- The developer would install the restrooms.
- Wasatch County should maintain the restrooms.
- There had been no public input on Option “B”.
- Should the applicant have to come back for approval if Option “A” was not possible?
- The annexation agreement would have to be amended for Option “B”.
- Liked the development but there was concern about how it was being approved.
- This would be the last chance to improve the parking at the Memorial Hill.

5. Homestead Resort / Master Plan Amendment (Berg Engineering – Approximately 5 minutes) – Receive an update on the amendment to the master plan for the Homestead Resort located at 700 North Homestead Drive (Zoning is Resort).

Russ Watts, applicant, made the following comments:

- As a courtesy he wanted to update the Council on the purchase of the Homestead Resort.
- Water and other issues had been resolved.
- There was a property in the middle of the resort that was not owned by the seller. It was in the location of proposed roads. This would affect the funding and layout of the proposal.
- Had spent considerable amounts of money preparing for the purchase.
- If the issue with the independently owned property could not be resolved in the next few weeks, then the purchase would fail.

Mayor Johnson offered to help with the sale in any way that she could.

6. Resolution 2019-12 / Whitaker Farm Development Agreement (City Attorney – Approximately 10 minutes) – Discuss Resolution 2019-12 adopting a development agreement for the Whitaker Farm Subdivision located at 455 North River Road.

Corbin Gordon reviewed the proposed development agreement.

Motion: Without objection, Mayor Johnson recessed the meeting at 11:16 a.m. She reconvened the meeting at 11:25 a.m.

Mr. Gordon made the following comments:

- The City Council would have to approve an amendment to the annexation agreement if Option “A” was not possible.
- The Council could grant approval with both options.

Note: Council Member Orme left at 11:38 a.m.

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

- Another road or driveway, by the entrance to Memorial Hill, was not an option without a roundabout.
- The exact location of the entrance had to be determined before a plat map could be recorded.
- Wasatch County should sign the plat map.
- The actual entrance should be determined and engineered before the annexation agreement was amended again.
- 25 years was too long for a development agreement. If a project was not built within a certain time, then it should go through the approval process again. A time limit of five to seven years was common.

7. Closed Meeting to Discuss Pending or Reasonably Imminent Litigation

Motion: Council Member Van Wagoner moved to go into a closed meeting.

Second: Council Member Probst seconded the motion.

Discussion: None

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

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

Note: Closed meeting minutes are sealed and strictly confidential. Access to such minutes must be obtained through a court of law.

Motion: Council Member Probst moved to go out of the closed meeting.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

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

Note: Council Member Drury left at 11:55 a.m. during the closed meeting.

8. Resolution 2019-17 / FY 2019 Budget Amendment (Financial Officer – Approximately 10 minutes) – Discuss Resolution 2019-17 amending the Fiscal Year 2019 Budget.

Brad Wilson gave a presentation on the proposed amendment. The meeting attendees discussed each department in each fund.

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

9. Resolution 2019-18 / FY 2020 Budget (Financial Officer – Approximately 60 minutes) – Discuss Resolution 2019-18 adopting the Fiscal Year 2020 Budget.

Brad Wilson gave a presentation on the proposed budget. The meeting attendees discussed each major fund and specifically discussed capital projects.

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

10. Adjournment

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

The meeting was adjourned at approximately 1:10 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder