

Midway City Council
20 April 2021
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
180								
180	BISCO	1640699	HANDLE ASSEMBLY	04/07/2021	19.87	.00		
180	BISCO	1642292	Supplies	04/01/2021	309.74	.00		
180	BISCO	1642292-1	FASTWAY HIGH LOCK PIN	04/07/2021	15.99	.00		
Total 180:					345.60	.00		
200								
200	Blue Stakes of Utah 811	UT202100682	BILLABLE E-MAIL NOTIFICATIO	03/31/2021	106.49	.00		
Total 200:					106.49	.00		
735								
735	LES OLSON COMPANY	EA1014027	1 year #4 gms Salt Lake - MX4111	04/09/2021	4,184.80	.00		
Total 735:					4,184.80	.00		
800								
800	MIDWAY IRRIGATION COMPANY	04012021	AS PER RESOLUTION 2013-08 1	04/01/2021	20,661.48	.00		
Total 800:					20,661.48	.00		
845								
845	MOUNTAINLAND SUPPLY COMP	S104022348.0	HAMLET	04/06/2021	84.28	.00		
845	MOUNTAINLAND SUPPLY COMP	S104022348.0	VALAIS	04/06/2021	138.67	.00		
845	MOUNTAINLAND SUPPLY COMP	S104024207.0	WATER HYDRANT	04/01/2021	3,637.43	.00		
845	MOUNTAINLAND SUPPLY COMP	S104027843.0	WATER-CHECK VALVES	04/07/2021	221.14	.00		
845	MOUNTAINLAND SUPPLY COMP	S104027982.0	HAMLET	04/06/2021	131.69	.00		
845	MOUNTAINLAND SUPPLY COMP	S104028839.0	WATER STOCK AND CURB	04/06/2021	3,504.46	.00		
845	MOUNTAINLAND SUPPLY COMP	S104028839.0	WATER STOCK AND CURB	04/07/2021	100.75	.00		
845	MOUNTAINLAND SUPPLY COMP	S104029438.0	HAMLET	04/05/2021	22.39	.00		
845	MOUNTAINLAND SUPPLY COMP	S10402968.00	PARTS	04/01/2021	216.78	.00		
845	MOUNTAINLAND SUPPLY COMP	S104029823.0	WATER	04/06/2021	794.03	.00		
845	MOUNTAINLAND SUPPLY COMP	S104029823.0	WATER	04/07/2021	32.84	.00		
845	MOUNTAINLAND SUPPLY COMP	S104029823.0	WATER	04/07/2021	179.11	.00		
845	MOUNTAINLAND SUPPLY COMP	S104029823.0	WATER	04/07/2021	164.18	.00		
845	MOUNTAINLAND SUPPLY COMP	S104031863.0	HAMLET	04/07/2021	31.15	.00		
845	MOUNTAINLAND SUPPLY COMP	S104032156.0	HAMLET	04/07/2021	4,176.40	.00		
845	MOUNTAINLAND SUPPLY COMP	S104032156.0	HAMLET	04/06/2021	152.85	.00		
845	MOUNTAINLAND SUPPLY COMP	S104032206.0	HAMLET	04/08/2021	7,421.06	.00		
845	MOUNTAINLAND SUPPLY COMP	S104032206.0	HAMLET	04/08/2021	129.22	.00		
845	MOUNTAINLAND SUPPLY COMP	S104032519.0	TOWN HALL	04/07/2021	14.81	.00		
845	MOUNTAINLAND SUPPLY COMP	S104033931.0	HAMLET	04/07/2021	1.90	.00		
845	MOUNTAINLAND SUPPLY COMP	S104034375.0	TOOLS	04/07/2021	116.88	.00		
845	MOUNTAINLAND SUPPLY COMP	S104035264.0	HAMLET	04/08/2021	16.65	.00		
845	MOUNTAINLAND SUPPLY COMP	S1040361648.	CREDIT-HAMLET	04/06/2021	20.38-	.00		
Total 845:					21,268.29	.00		
875								
875	OFFICE DEPOT	164871728001	MONTHLY FOLDER FILE	03/27/2021	22.76	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 875:					22.76	.00		
1015								
1015	SAFETY SUPPLY & SIGN CO IN	176131	REG, 12X8 HI080	03/02/2021	127.40	.00		
Total 1015:					127.40	.00		
1045								
1045	STANDARD PLUMBING SUPPLY	MKD950	PARKS	03/31/2021	8.08	.00		
1045	STANDARD PLUMBING SUPPLY	MKMX01	WATER	04/05/2021	44.92	.00		
1045	STANDARD PLUMBING SUPPLY	MKXT82	PARKS	04/08/2021	14.16	.00		
1045	STANDARD PLUMBING SUPPLY	MLK269	PARKS	04/13/2021	115.00	.00		
Total 1045:					182.16	.00		
1150								
1150	HOME DEPOT Credit Services	1012256	SOUVINER SHOP	03/02/2021	22.30	.00		
Total 1150:					22.30	.00		
1170								
1170	TIMBERLINE ACE HARDWARE	140923	CAULKGUN GORILLA GLUE	03/31/2021	30.98	.00		
1170	TIMBERLINE ACE HARDWARE	140928	PARKS	03/31/2021	37.97	.00		
1170	TIMBERLINE ACE HARDWARE	141115	KEYS	04/08/2021	10.91	.00		
1170	TIMBERLINE ACE HARDWARE	141189	PARKS	04/12/2021	80.24	.00		
1170	TIMBERLINE ACE HARDWARE	141236	BaCKPACK SPRAY/BRASS HOS	04/13/2021	95.98	.00		
1170	TIMBERLINE ACE HARDWARE	141250	Supplies	04/13/2021	18.36	.00		
Total 1170:					274.44	.00		
1305								
1305	VERIZON WIRELESS	9876623568	PUBLIC WORK PHONES	04/01/2021	300.59	.00		
1305	VERIZON WIRELESS	9876623568	AMANDA CRUZ-JETPACK	04/01/2021	40.01	.00		
1305	VERIZON WIRELESS	9876623568	Ice Rink Jetpack	04/01/2021	45.19	.00		
1305	VERIZON WIRELESS	9876623568	BUILDING DEPT-TABLET	04/01/2021	45.19	.00		
1305	VERIZON WIRELESS	9876623568	PLANNING	04/01/2021	68.72	.00		
1305	VERIZON WIRELESS	9876623568	PLANNING NEW PHONE	04/01/2021	583.73	.00		
1305	VERIZON WIRELESS	9876623568	BUILDING DEPT-TABLET	04/01/2021	40.01	.00		
1305	VERIZON WIRELESS	9876623568	Michael Henke	04/01/2021	42.51	.00		
1305	VERIZON WIRELESS	9876623568	LUKE ROBINSON	04/01/2021	94.64	.00		
Total 1305:					1,260.59	.00		
1310								
1310	WASATCH AUTO PARTS	220139	F-150	04/06/2021	56.28	.00		
1310	WASATCH AUTO PARTS	220251	BATTERY CLEANER	04/07/2021	5.79	.00		
Total 1310:					62.07	.00		
1340								
1340	WASATCH COUNTY SHERIFFS	INV0321	LAW ENFORCEMENT (MARCH 2	03/31/2021	19,750.00	.00		
1340	WASATCH COUNTY SHERIFFS	INV0321	Additional Dispatch Services (MA	03/31/2021	1,250.00	.00		
Total 1340:					21,000.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1360								
1360	WASATCH COUNTY SOLID WAS	05937	CARPET FOR SOVENIER SHOP	03/30/2021	10.00	.00		
1360	WASATCH COUNTY SOLID WAS	76091 2ND QT	.76091 VALAIS & ALPINHOF	04/01/2021	192.00	.00		
1360	WASATCH COUNTY SOLID WAS	80293 4/2021	.80293 CENTENNIAL PARK	04/01/2021	32.00	.00		
1360	WASATCH COUNTY SOLID WAS	80294 4/2021	.80294 Hamlet Park	04/01/2021	75.00	.00		
1360	WASATCH COUNTY SOLID WAS	90042 4/2021	.90042 CC	04/01/2021	75.00	.00		
1360	WASATCH COUNTY SOLID WAS	90291 4/2021	.90291 PARK & OFFICES	04/01/2021	32.00	.00		
1360	WASATCH COUNTY SOLID WAS	90292 4/2021	.90292 CEMETARY	04/01/2021	75.00	.00		
1360	WASATCH COUNTY SOLID WAS	90638 4/2021	.90638 MICHIE LANE	04/01/2021	32.00	.00		
1360	WASATCH COUNTY SOLID WAS	93287 4/2021	.93287 SHOP	04/01/2021	75.00	.00		
Total 1360:					598.00	.00		
1365								
1365	WAVE PUBLISHING	L17205	PUBLIC HEARING-CC	03/31/2021	111.00	.00		
Total 1365:					111.00	.00		
1421								
1421	HEBER LIGHT & POWER	18153001 4/20	18153001-1100 Snake Creek RD-	03/31/2021	128.72	.00		
1421	HEBER LIGHT & POWER	18153002 4/20	18153002-75 N 100 W CITY OFFI	03/31/2021	355.59	.00		
1421	HEBER LIGHT & POWER	18153003 4/20	18153003 - 600 W 500 S CEMET	03/31/2021	326.02	.00		
1421	HEBER LIGHT & POWER	18153004 4/20	18153004 - 1210 N WARM SPRI	03/31/2021	935.08	.00		
1421	HEBER LIGHT & POWER	18153006 4/20	18153006-280 E 850 S MAINT S	03/31/2021	259.10	.00		
1421	HEBER LIGHT & POWER	18153007 4/20	18153007 - 850 E MAIN CITY PA	03/31/2021	18.00	.00		
1421	HEBER LIGHT & POWER	18153008 4/20	18153008-75 N 100 W TOWNHA	03/31/2021	337.33	.00		
1421	HEBER LIGHT & POWER	18153009 4/20	18153009 - 60 N 200 W ICE RINK	03/31/2021	486.35	.00		
1421	HEBER LIGHT & POWER	18153010 4/20	18153010-Ice Rink Chiller	03/31/2021	3,710.82	.00		
1421	HEBER LIGHT & POWER	18153012 4/20	18153012 - 1005 N RIVER ROAD	03/31/2021	21.70	.00		
1421	HEBER LIGHT & POWER	18153013 4/20	18153013-160 W MAIN ST-CC	03/31/2021	159.93	.00		
1421	HEBER LIGHT & POWER	18153014 4/20	18153014-VALAIS PARK	03/31/2021	14.05	.00		
1421	HEBER LIGHT & POWER	18153015 4/20	18153015 - 35 W 100 N CENTEN	03/31/2021	16.95	.00		
1421	HEBER LIGHT & POWER	18153016 4/20	18153016 - BALL PARK LIGHTS	03/31/2021	13.86	.00		
1421	HEBER LIGHT & POWER	18153017 4/20	18153017 75 N 100 W SWISS DA	03/31/2021	275.08	.00		
1421	HEBER LIGHT & POWER	18153018 4/20	18153018-ALPINHOF TANK	03/31/2021	13.66	.00		
1421	HEBER LIGHT & POWER	18153019 4/20	18153019 75 N 100 W Town Squa	03/31/2021	460.49	.00		
1421	HEBER LIGHT & POWER	18153021 4/20	18153021-RESTROOMS	03/31/2021	13.78	.00		
1421	HEBER LIGHT & POWER	18153022 4/20	18153022-MAHOGANY WELL	03/31/2021	175.88	.00		
1421	HEBER LIGHT & POWER	18153033 4/20	18153033-PEDESTAL FOR SWIS	03/31/2021	18.79	.00		
1421	HEBER LIGHT & POWER	18153034 4/20	18153034 -ALPENHOF WELL HO	03/31/2021	1,409.26	.00		
1421	HEBER LIGHT & POWER	18153035 4/20	18153035-280 E 900 S	03/31/2021	186.59	.00		
1421	HEBER LIGHT & POWER	18153036 4/20	18153036-250 E MICHIE LANE P	03/31/2021	13.00	.00		
1421	HEBER LIGHT & POWER	18153040 4/20	18153040 - 300 S 300 E SPRINK	03/31/2021	14.75	.00		
1421	HEBER LIGHT & POWER	18153041 4/20	18153041-350 S 300 E SPRINKL	03/31/2021	14.75	.00		
1421	HEBER LIGHT & POWER	646	1ST QT 2021 STREET LIGHT RE	04/02/2021	160.00	.00		
Total 1421:					9,539.53	.00		
1571								
1571	FASTENAL IND & CONST SUPP	UTLIN148361	SUPPLIES	03/29/2021	39.16	.00		
Total 1571:					39.16	.00		
1821								
1821	WEX BANK	70987650	BACKNET - FUEL	04/02/2021	425.38	.00		

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Total 1821:					425.38	.00		
1989								
1989	BANKCARD CENTER	1229 BN 4/21	Drinks	03/01/2021	55.24	.00		
1989	BANKCARD CENTER	1229 MC 4/21	Equipment	04/02/2021	33.07	.00		
1989	BANKCARD CENTER	1229 MC 4/21	Cmdr Mtg	04/02/2021	334.72	.00		
1989	BANKCARD CENTER	5219 CL 4/21	SLC Chapter HR	04/02/2021	116.67	.00		
1989	BANKCARD CENTER	5923 CC 4/21	Cathy	04/02/2021	16.11	.00		
1989	BANKCARD CENTER	5923 CC 4/21	Becky's Birthday	04/02/2021	38.67	.00		
1989	BANKCARD CENTER	5923 CC 4/21	Woody Retirement	04/02/2021	48.66	.00		
1989	BANKCARD CENTER	5923 CC 4/21	CC	04/02/2021	1,356.94	.00		
1989	BANKCARD CENTER	5923 CC 4/21	Amanda	04/02/2021	16.11	.00		
1989	BANKCARD CENTER	6014 JS 4/21	COSTCO Membership Fee	04/02/2021	258.00-	.00		
1989	BANKCARD CENTER	6014 JS 4/21	Nancy	04/02/2021	494.48	.00		
1989	BANKCARD CENTER	6014 JS 4/21	Office Supplies	04/02/2021	23.57	.00		
1989	BANKCARD CENTER	6014 JS 4/21	Jennifer	04/02/2021	26.86	.00		
1989	BANKCARD CENTER	6014 JS 4/21	Building	04/02/2021	715.54	.00		
1989	BANKCARD CENTER	6014 JS 4/21	Supplies	04/02/2021	34.63	.00		
1989	BANKCARD CENTER	6014 JS 4/21	The Corner at Midway	04/02/2021	108.72	.00		
1989	BANKCARD CENTER	6014 JS 4/21	BD Case	04/02/2021	42.39	.00		
1989	BANKCARD CENTER	6014 JS 4/21	Office Supplies	04/02/2021	49.54	.00		
1989	BANKCARD CENTER	6014 JS 4/21	BD Training	04/02/2021	120.00	.00		
1989	BANKCARD CENTER	6014 JS 4/21	Annual	04/02/2021	107.36	.00		
1989	BANKCARD CENTER	6014 JS 4/21	CDRA	04/02/2021	25.00	.00		
1989	BANKCARD CENTER	6014 JS 4/21	PAYROLL	04/02/2021	748.20	.00		
1989	BANKCARD CENTER	6014 JS 4/21	FONTS	04/02/2021	41.60	.00		
1989	BANKCARD CENTER	6014 JS 4/21	CANDY	04/02/2021	26.52	.00		
1989	BANKCARD CENTER	6014 JS 4/21	APT US&C	04/02/2021	299.00	.00		
1989	BANKCARD CENTER	6014 JS 4/21	CC	04/02/2021	3,750.37	.00		
1989	BANKCARD CENTER	6014 JS 4/21	Enty Reg.	04/02/2021	25.00	.00		
1989	BANKCARD CENTER	6014 JS 4/21	MBA	04/02/2021	25.00	.00		
1989	BANKCARD CENTER	8789 RSO 4/21	VAC	04/02/2021	1,119.20	.00		
1989	BANKCARD CENTER	8789 RSO 4/21	Scanner	04/02/2021	289.55	.00		
1989	BANKCARD CENTER	8789 RSO 4/21	.Reward	04/02/2021	25.00	.00		
1989	BANKCARD CENTER	8789 RSO 4/21	Error, reimbursement	04/02/2021	14.90	.00		
1989	BANKCARD CENTER	8789 RSO 4/21	Water	04/02/2021	15.32	.00		
1989	BANKCARD CENTER	8789 RSO 4/21	Notebook	04/02/2021	25.62	.00		
1989	BANKCARD CENTER	8789 RSO 4/21	Screen	04/02/2021	150.48	.00		
1989	BANKCARD CENTER	8789 RSO 4/21	Budget Meeting	04/02/2021	32.17	.00		
1989	BANKCARD CENTER	8789 RSO 4/21	Budget Meeting	04/02/2021	115.65	.00		
Total 1989:					10,209.86	.00		
1992								
1992	K O ELECTRIC, INC.	4850	MIDWAY CITY CC	04/12/2021	2,105.63	.00		
1992	K O ELECTRIC, INC.	4851	MIDWAY TOWN HALL	04/12/2021	1,351.00	.00		
Total 1992:					3,456.63	.00		
2075								
2075	MIDWAY CITY	100002 2ND Q	1.0000.2 Midway City Office	04/01/2021	84.00	.00		
2075	MIDWAY CITY	100004 2ND Q	1.0000.4 Town Hall Kitchen	04/01/2021	84.00	.00		
2075	MIDWAY CITY	100005 2ND Q	1.0000.5 Town Square Shelter	04/01/2021	84.00	.00		
2075	MIDWAY CITY	100010 2ND Q	1.0001.0 Cemetery Restrooms	04/01/2021	84.00	.00		
2075	MIDWAY CITY	100013 2ND Q	100013 SHOP WASH ROOM	04/01/2021	84.00	.00		

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Total 2075:					420.00	.00		
2164								
2164	POINT S	0175515	2018 DODGE RAM 3500 TIRES	04/06/2021	656.47	.00		
Total 2164:					656.47	.00		
2418								
2418	FINAL COMPLETION DEPOSIT	20-048 FCD	20-048 FINAL COMPLETION DE	04/12/2021	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	20-054 FCD	20-054 FINAL COMPLETION DE	04/07/2021	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	20-096 FCD	20-096 FINAL COMPLETION DE	04/14/2021	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	20-145 FCD	20-145 FINAL COMPLETION DE	04/13/2021	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	20-169 FCD	20-169 FINAL COMPLETION DE	04/13/2021	1,500.00	.00		
Total 2418:					7,500.00	.00		
2421								
2421	PUBLIC FACILITIES DEPOSIT	18-041 PFD	18-041 PUBLIC FACILITES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	19-018 PFD	19-018 PUBLIC FACILITES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	19-019 PFD	19-019 PUBLIC FACILITES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	19-044 PFD	19-044 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	19-073 PFD	19-073 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	19-075 PFD	19-075 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	19-076 PFD	19-076 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	19-077 PFD	19-077 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	19-078 PFD	19078 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	19-088 PFD	19-088 PUBLIC FACILITES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	19-119 PFD	19-119 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	19-170 PFD	19-170 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	19-171 PFD	19-171 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	19-172 PFD	19-172 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	19-173 PFD	19-173 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	19-177 PFD	19-177 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	19-188 PFD	19-188 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	20-002 PFD	20-002 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	20-012 PFD	20-012 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	20-016 PFD	20-016 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	20-019 PFD	20-019 PUBLIC FACILITIES DEP	04/13/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	20-030 PFD	20-030 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	20-031 PFD	20-031 PUBLIC FACILITED DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	20-033 PFD	20-033 PUBLIC FACILITIES DEP	04/13/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	20-038 PFD	20-038 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	20-043 PFD	20-043 PUBLIC FACILITES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	20-045 PFD	20-045 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	20-121 PFD	20-121 PUBLIC FACILITES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	20-140 PFD	20-140 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	20-147 PFD	20-147 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	20-153 PFD	20-153 PUBLIC FACILITIES DEP	04/13/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	20-157 PFD	20-157 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	20-159 PFD	20-159 PUBLIC FACILITIES DEP	04/13/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	20-198 PFD	20-198 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
2421	PUBLIC FACILITIES DEPOSIT	20-199 PFD	20-199 PUBLIC FACILITIES DEP	04/14/2021	1,750.00	.00		
Total 2421:					61,250.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2519								
2519	Berg Landscape Architects	869	ALPENHOF PARK-CONCEPT PL	04/01/2021	2,975.00	.00		
Total 2519:					2,975.00	.00		
2614								
2614	Executech Utah, Inc.	157443	Computer Support	03/31/2021	613.02	.00		
2614	Executech Utah, Inc.	EXEC-96673	IT Services	04/01/2021	1,430.00	.00		
Total 2614:					2,043.02	.00		
2753								
2753	LENS EQUIPMENT	5640	Equipment (Backnet)	03/31/2021	2,833.00	.00		
Total 2753:					2,833.00	.00		
2758								
2758	SPECTRUM Landscaping Service	11159	APRIL 2021 MONTHLY CONTRA	04/01/2021	2,326.00	.00		
2758	SPECTRUM Landscaping Service	11160	APRIL 2021 MONTHLY CONTRA	04/01/2021	8,537.00	.00		
Total 2758:					10,863.00	.00		
2783								
2783	VERIZON WIRELESS	9876642380	Cell service - Backnet	04/01/2021	340.15	.00		
Total 2783:					340.15	.00		
2804								
2804	JIVE COMMUNICATIONS, INC.	IN7100305669	Phone service	04/01/2021	382.71	.00		
Total 2804:					382.71	.00		
2808								
2808	TODD JAMES KELLY	12	Janitorial Service-March 2021	04/06/2021	1,800.00	1,800.00	04/07/2021	
Total 2808:					1,800.00	1,800.00		
2816								
2816	COMCAST	04-11-2021 TO	8495 44 104 0300361 THE HALL	04/11/2021	84.78	.00		
Total 2816:					84.78	.00		
2831								
2831	Rocky Mountain Valves & Automa,	04052021	2" AV-TEK COMBINATION AIR V	04/05/2021	520.00	.00		
Total 2831:					520.00	.00		
2875								
2875	Rogue Services LLC, DBA Wetco	1286	REBUILT CHLORINATORS	03/30/2021	959.00	.00		
Total 2875:					959.00	.00		
2878								
2878	THE SALT LAKE TRIBUNE	2021-3734	PUBLIC HEARINGS NOTICE	04/01/2021	130.40	.00		
Total 2878:					130.40	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2879								
2879	WASATCH ALL-ROAD LLC	04082021	RACE SPONSORSHIP	04/08/2021	2,500.00	.00		
Total 2879:					2,500.00	.00		
Grand Totals:					189,155.47	1,800.00		

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
20 April 2021
Regular Meeting

Minutes of the
5 April 2021
Meeting



Memo

Date: 13 April 2021
To:
Cc:
From: Brad Wilson, City Recorder/Financial Officer
RE: Minutes of the 5 April 2021 City Council Meeting

Please note that the following minutes are awaiting formal approval and are in draft or unapproved form.

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

**Monday, 5 April 2021, 11:00 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 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 Pro Tempore Orme called the meeting to order at 11:09 a.m.

Members Present:

Lisa Orme, Mayor Pro Tempore
Steve Dougherty, Council Member
Jeff Drury, Council Member (Left at 1:00 p.m.)
Kevin Payne, Council Member (Left at 1:45 p.m.)
JC Simonsen, Council Member (Participated Electronically)

Staff Present:

Tex Couch, Building Safety Official
Michael Henke, Planning Director
Shane Owens, Public Works Assistant Crew Chief
Nancy Simons, Financial Officer
Jennifer Sweat, Treasurer
Brad Wilson, Recorder

Members Excused:

Celeste Johnson, Mayor

Others Present:

None

2. FY 2022 Budget / Estimates and Recommendations – Review revenue estimates and expenditure recommendations for the FY 2022 budget

Note: A copy of the budget as provided to the Council is contained in the supplemental file.

Nancy Simons presented the estimated revenue for the major funds. These revenue estimates were discussed by the meeting attendees. The property tax, property values, the sales and use tax, and building permit revenue were discussed in detail. The estimated number of new single family building permits was raised to 125.

Each department head presented the expenditure recommendations for their departments. It was indicated that a portion of Michael Henke’s wages and benefits could be booked to the

Water Fund because he oversaw water requirements for developments. A portion of the human resources software could also be booked to the Water Fund.

Tex Couch gave a presentation regarding adjusting building fees, building permits, and building department wages.

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

The meeting attendees discussed in detail the replacement of vehicles used by the public works and building safety departments.

It was suggested that the City provide dumpsters or vacant property for residents to dump organic waste.

The Council requested a report from Council Member Drury regarding the ice rink.

The Council also requested a report regarding the souvenir shop. They asked if the planned number of employees would be sufficient to staff the shop.

It was suggested that another budget meeting be held the fourth week of April.

3. Adjournment

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

The meeting was adjourned at 3:35 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

Midway City Council
20 April 2021
Regular Meeting

Minutes of the
6 April 2020
Work Meeting



Memo

Date: 13 April 2021
To:
Cc:
From: Brad Wilson, City Recorder/Financial Officer
RE: Minutes of the 6 April 2021 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)**

**Tuesday, 6 April 2021, 4:00 p.m.
Midway Community Center, Council Chambers
160 West Main Street, 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

Mayor Johnson called the meeting to order at 4:01 p.m.

Members Present:

Celeste Johnson, Mayor
Steve Dougherty, Council Member
Jeff Drury, Council Member
Lisa Orme, Council Member
Kevin Payne, Council Member
JC Simonsen, Council Member

Michael Henke, Planning Director
Wes Johnson, Engineer
Brad Wilson, Recorder/Financial Officer

Others Present:

Paul Berg, Berg Engineering Resource Group

Staff Present:

Corbin Gordon, Attorney

- 2. Lower River Annexation / Further Consideration (New Petition) (Berg Engineering) –** Discuss approving for further consideration a new petition for the Lower River Annexation containing 354.61 acres located at approximately 225 East 850 South.

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

- Location of the proposal
- Area in the previous annexation petition
- Area in the new annexation petition
- Land use map
- Zoning
- Sensitive lands
- Annexation plat map
- Items for consideration

- Transient Rental Overlay District (TROD)
- Concept plan
- Resort tax
- Resort area
- Trails
- Density
- Heber Valley Special Service District (HVSSD) winter water storage ponds
- Nonconforming uses

Mr. Henke also made the following comments:

- The only property being force into the City with the annexation, which was A-20 and not C or RA-1 in the County, was owned by Chip Wright.
- Suggested that part of the property be resort zone and the other part be RA-1-43 if it was annexed.
- The wetlands information for the property needed to be updated.
- A portion of the property should include the TROD when annexed.
- A portion of the project would be a rural preservation subdivision.
- The petitioner had proposed a new road standard.
- A document had been provided indicating that there was a 30-foot easement for the south access.
- It would be best for any nonconforming uses to expand before they were annexed.
- The RA-1-43 zone would have to be amended to expand the public works yard which was in the annexation.
- Recommended against annexing any property as the resort zone unless it included a development plan.

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

Paul Berg, Berg Engineering Resource Group and representing the petitioners, made the following comments:

- The City had allowed a 26-foot private road standard in PUDs.
- The property owned by the State did not have any tax value.
- The original petition was withdrawn, and a new petition submitted at the request of the City Council. Could have developed the property under the original petition.
- Did not want to decrease the potential density for the properties being forced in.
- This was the first of many steps in the annexation process.

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

- The Council could create a zone with less density, in the annexation area, if it amended the Land Use Map.
- If one of the accesses was private, then an access easement would have to be granted for all the properties.
- An area would need to be dedicated for the intersection with State Highway 113.
- Did the Municipal Code prohibit forcing in property owned by the State? The State had

not formally objected to its property being annexed. Corbin Gordon would research the issue.

- The issue of water needed to be addressed.
- Was the City's water system stretched?
- The project would be considered by the Water Advisory Board.

Corbin Gordon explained the annexation process including a boundary commission.

3. Buildings / Fees (Mayor Johnson) – Discuss changing the fees for the use of city buildings.

4. Town Hall / Former DUP Space (Mayor Johnson) – Discuss uses for the space in the Town Hall, located at 140 West Main Street, formerly used by the Daughters of the Utah Pioneers.

Mayor Johnson indicated that work on the interiors of the Town Hall and Community Center had been completed. She indicated that the public would now be able to use the buildings.

Mayor Johnson also indicated that the Council needed to address fees for building use and if any discounts would be given for using them multiple days. Council Member Simonsen responded that someone should not be able to use a building indefinitely or have unrestrained access. Council Member Dougherty suggested that the Community Center be used by the public while the Town Hall be used for businesses.

Council Member Simonsen requested that the Council discussed the souvenir shop that would be in the Town Hall.

5. Founders Day (Mayor Johnson) – Discuss holding a founders' day.

Mayor Johnson suggested that the City hold a founders' day celebration to honor 130 years since its incorporation and include trails, beautification events, etc.

6. Adjournment

The meeting was adjourned at 5:02 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

Midway City Council
20 April 2021
Regular Meeting

Minutes of the
6 April 2020
Regular Meeting



Memo

Date: 15 April 2021
To:
Cc:
From: Brad Wilson, City Recorder/Financial Officer
RE: Minutes of the 6 April 2021 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)**

**Tuesday, 6 April 2021, 5:00 p.m.
Midway Community Center, Council Chambers
160 West Main Street, 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 5:07 p.m.

Members Present:

Celeste Johnson, Mayor
Steve Dougherty, Council Member
Jeff Drury, Council Member
Lisa Orme, Council Member
Kevin Payne, Council Member
JC Simonsen, Council Member

Staff Present:

Corbin Gordon, Attorney
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.

Mayor Johnson led the Council and meeting attendees in the pledge of allegiance. A short humorous video of the Council was shown.

2. Consent Calendar

- a. Agenda for the 6 April 2021 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 2 March 2021 City Council Regular Meeting
- d. Renew the lease with the Midway Art Association for space in the Midway Town Hall located at 120 West Main Street, Suite 120B
- e. Ordinance 2021-08 approving the Midway Crest Annexation containing 24.16 acres located at 600 South Fox Den Road
- f. Appoint Elizabeth Crittenden to a second term on the Midway City Board of Adjustment
- g. Appoint Elizabeth Crittenden to a second term on the Midway Vision Architectural Committee
- h. Appoint Rob Bouwhuis to a second term on the Midway Vision Architectural Committee

- i. Appoint Judith Griffen to a second term on the Midway City Board of Adjustment
- j. Appoint Amanda Peterson as a full member of the Midway City Parks, Trails, and Trees Committee
- k. Appoint Nicholas Cooke as an alternate member of the Midway City Parks, Trails, and Trees Committee
- l. Appoint Paulette Tillman as an alternate member of the Midway City Parks, Trails, and Trees Committee
- m. Appoint Jeff Nicholas to a second term on the Midway City Planning Commission
- n. Appoint William Ream to a second term on the Midway City Planning Commission
- o. Appoint Andy Garland as a full member of the Midway City Planning Commission to replace Michele Crawford.
- p. Appoint Laura Wardle as an alternate member of the Midway City Planning Commission

Note: Copies of items 2a, 2b, 2c, 2e, 2f, 2g, 2h, 2i, 2j, 2k, 2l, 2m, 2n, 2o, and 2p are contained in the supplemental file.

Council Member Orme asked the duration of the lease with the Art Association. Corbin Gordon responded that it was from year to year.

Brad Wilson explained that nothing had changed with the Midway Crest Annexation since it was previously approved.

Motion: Council Member Drury moved to approve the consent calendar including the minutes, warrants, Ordinance 2021-08, and all appointments and renewals as stated in the packet provided to the Council.

Second: Council Member Dougherty seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

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

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

4. Department Reports

Community Center / Wind Damage

Council Member Simonsen noted that the wind damage to the roof of the Community Center still needed to be fixed.

2021 State Legislative Session / Review

State Representative Mike Kohler reviewed the recent legislative session and the following items:

- Accessory dwelling units
- Municipal annexation
- Government employees
- Urban farming
- Building review amendments
- Water
- Outdoor signs
- Imminent domain for trails

Streets / River Road and Main Street Intersection

Council Member Simonsen reported that the City was working with UDOT to improve the intersection of River Road and Main Street.

Streets / Summer Projects

Council Member Simonsen reviewed street projects planned for that summer.

Tree City USA / Application

Council Member Simonsen reported that the City's application to be a Tree City USA had been approved.

Alpenhof Park / Redesign

Council Member Simonsen reported that the redesign of the Alpenhof Park was progressing.

70 East Parking Lot

Council Member Simonsen recommended that the public parking lot at 70 East Main Street be beautified if it was going to be used long term.

Homestead Trail

Michael Henke reported on plans and funding for the final section of the Homestead Trail.

Trails / Maintenance

Michael Henke reported that the Public Works Department would be able to spend more time on trails because it had hired two additional employees.

River Road Project

Wes Johnson reviewed the resurfacing and water line replacement planned for River Road from 300 North to 100 South. Council Member Dougherty asked that a detour plan be prepared for the project and posted on the City's website. He also asked that conduit be put in the intersection with Main Street in preparation for signal lights. Council Member Drury asked that a time limit be put on how long the road could be closed.

HVRR / Track Replacement

Mayor Johnson reported that the Heber Valley Railroad (HVRR) had some bad track that needed to be replaced.

HVSSD / Additional Land

Mayor Johnson reported that the Heber Valley Special Service District (HVSSD) wanted to acquire more farmland.

COVID-19 Pandemic

Mayor Johnson reported on the mask mandate, vaccinations, and a clinic to administer the Johnson & Johnson vaccine.

- 5. Farmers Market / Waive Fees** (Athina Koumarela and Chris Pyper – Approximately 10 minutes) – Discuss and possibly waive the fees for the Midway Farmers Market to use the southwest corner of Town Square on Saturdays.

Athina Koumarela and Chris Pyper gave a presentation on the farmers market and covered the following items:

- Vendors
- Diversity of products
- Community support
- Adjustments for the pandemic
- Updates for the 2021 season
- Vendor insurance

They asked that the fees to use the Town Square be waived for the event and they have access

to electricity.

Council Member Simonsen indicated that the market benefited local businesses, farming, and residents.

Motion: Council Member Dougherty moved to waive the fees.

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

6. Wasatch All Road / Sponsorship (Barrett Brandon – Approximately 15 minutes) – Discuss and possibly sponsor the Wasatch All Road bike race.

Barrett Brandon gave a presentation regarding the race and requested a \$2,500 sponsorship. He reviewed how it would benefit the City and indicated that a race event could be held in Midway. He added that he also received a grant from Heber Valley Tourism and Economic Development.

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

Council Member Drury indicated that the racers from out of town would stay at the local resorts.

Council Member Simonsen noted that the City had limited parking at the Town Square for a large event.

Motion: Council Member Payne moved to approve the grant request for \$2,500 for the Wasatch All Road.

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye

7. **Ranked Choice Voting** (Mayor Johnson – Approximately 15 minutes) – Discuss and possibly decide if ranked choice voting will be used for the 2021 Midway City municipal election.

Mayor Johnson made the following comments:

- Ranked choice voting had been discussed by the Council several times.
- Public comment had been solicited but none was received.
- Heber City would use ranked choice voting that year.
- Ranked choice voting could eliminate a primary and reduce costs.
- It would reduce the timeframe for the election.
- It would reduce animosity.
- The State Legislature allowed other entities to administer a ranked choice election if the applicable county would not.
- Wasatch County might consider ranked choice voting if it was successful for the municipalities.
- The Utah County Clerk, who had administered ranked choice elections, had offered to help the Wasatch County Clerk.
- The Council could rescind a decision to use ranked choice voting.

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

- Elections would become confusing if different voting methods were used.
- A shorter election cycle and less negativity were advantages.
- A voting method should produce a winner that received a majority of the votes.
- Ranked choice voting helped minority parties.
- It could create a scenario where someone's vote would not count.
- An election with eventually two candidates for the same seat could be contentious but also help differentiate between the two.

Motion: Council Member Dougherty moved that Midway City adopt ranked choice voting for the position of mayor only beginning in 2021.

Discussion: Council Member Simonsen wanted ranked choice voting for all open positions or none.

Second: The motion died for lack of a second.

Motion: Council Member Simonsen moved that Midway City use ranked choice voting for just the 2021 election cycle to see how it went with the following conditions:

- The City immediately determine if the County would support the voting method and determine what the cost would be.
- This information would be brought back to a council meeting before the deadline to rescind participation.

- If the Council did not like the answer, then it would rescind using the voting method.
- It would be used for both the mayor and city council.

Second: Council Member Dougherty seconded the motion.

Discussion: None

Vote: The motion was not approved with the Council voting as follows:

Council Member Dougherty	Nay
Council Member Drury	Nay
Council Member Orme	Nay
Council Member Payne	Nay
Council Member Simonsen	Aye

8. Resolution 2021-07 / Surplus Property (City Recorder – Approximately 10 minutes) – Discuss and possibly approve Resolution 2021-07 amending Section 7.01 of the Midway City Policies and Procedures regarding surplus property.

Brad Wilson gave a presentation regarding the proposed policy. He reviewed the following items:

- Current policy
- Purpose for the new policy
- Dollar amounts to determine who would direct the disposal of surplus property
- Disposal methods
- Preferential treatment for employees

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

- The option called “no value” should be renamed “give away or discard”.
- Giving an employee assigned to a piece of equipment the first right to bid on it could be problematic. Employees could become possessive of equipment. Would this be considered as compensation for tax purposes?
- The value of property that the Council had to oversee should be significantly higher. Having the Mayor oversee the disposal of more property would be more efficient because the Council only met twice a month. \$20,000 to \$25,000 was suggested.
- The Mayor and another person should oversee the disposal of property under a certain value. If they disagreed, then the issue could be considered by the Council. A department head or the treasurer could be the other person.
- Surplus property could be sold on eBay.
- The Treasurer should take care of the paperwork, etc. for the disposal of surplus property.

Motion: Council Member Drury moved to direct the City Recorder to rewrite the policy and bring it back to the next council meeting with the changes for expeditious approval.

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Motion: Without objection, Mayor Johnson recessed the meeting at 7:29 p.m. She reconvened the meeting at 7:38 p.m.

9. Farm Meadows Subdivision / Preliminary and Final Approval (Berg Engineering – Approximately 30 minutes) – Discuss and possibly grant preliminary and final approval for the Farm Meadows Subdivision located at 550 North Pine Canyon Road (Zoning is R-1-15 and R-1-22). Recommended with conditions by the Midway City Planning Commission.

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

- Land use summary
- Development agreement restrictions
- Location of the proposed development
- Existing utilities
- Old proposal
- New proposal
- Utility plan
- Water board recommendation
- Possible findings
- Proposed conditions
- Memo regarding the existing water line

Mr. Henke also made the following comments:

- The item was continued from the previous council meeting. The application had been modified since that meeting.
- The request showed two lots, but the applicant wanted to be able to create a third in the future.
- An easement had been reserved for lot three through lot one.
- The water for lot three would be turned in before the proposed plat map was recorded.

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

Wes Johnson reviewed the memo regarding the water line and made the following comments:

- There was an active transite water line through the property.

- The Utah Department of Environmental Quality approved using or abandoning in the ground a transite pipe. There was a process for disturbing it.
- A new water line would be at least four feet from the transite line and in a separate trench.
- The location of the transite pipe and its disposal should be noted on the plat map.
- Recommended leaving the transite pipe in the ground.
- It would cost around \$30 per foot to remove it.
- It looped a section of the City's water system.
- If it was going to be replaced now was the time.
- An easement would be needed to put in a new line.

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

- Every four years the City had to do expensive water tests because it used transite pipe.
- The transite pipe could be left in service but several laterals for the proposed project would have to be connected to it.
- The City should not replace the line at that time. This was a cost that should be borne by the developer.
- The City and the developer could each pay half of the replacement cost.
- Replacing the line was a cost of normal maintenance and should be paid by the City.
- A transite line in the Huntleigh Woods Subdivision would be replaced by that developer.
- If the transite line was going to be removed, then it should be done at that time.
- The development agreement should allow the third lot so that the project would not have to come back to the Planning Commission and Council.
- The street plan still needed to be amended to show Farm Springs Road not connecting to Pine Canyon Road.
- It should be clear that the applicant did not need to dedicate property for a trail or bike lane on Pine Canyon Road.
- Property should be obtained on both sides of Pine Canyon Road for a trail or bike lane.
- The third lot should be accessed from Farm Springs Road and not Pine Canyon Road. The number of lots on Farm Springs Road already violated the Municipal Code. Farm Springs Road also included all the needed utilities.
- Two wrongs did not make a right.
- The issue of access could be addressed when lot three was created.
- An amendment would be needed to create the third lot because density could not be increased for a nonconforming use.
- The laws regarding the lot could change in the future.
- Private easements, like the access to lot three, should not be shown on the plat map.

Ryan Davis, applicant, made the following comments:

- Removing the water line would also require removing several rare types of apple trees.
- The line had never been blue staked.
- The area was wet so the pipe would not dry out if the line were abandoned.
- Would grant a 20-foot easement for a new line.
- Other property would have to be condemned for a trail or bike lane on the east side of Pine Canyon Road.
- Residents on Farm Springs Road were glad that it was not a through road and would not oppose it accessing another lot.
- Was willing to reduce the density on the property if he could get three lots. Did not want

- to rely on a future council for approval of the additional lot.
- Requested that lot one be smaller so that lot three would qualify for urban farming.

Motion: Council Member Drury moved to grant preliminary and final approval for the Farm Meadows Subdivision, located at 550 North Pine Canyon Road (Zoning is R-1-15 and R-1-22), with the following findings and conditions:

- The proposed lots met the minimum requirements for the R-1-15 and R-1-22 zoning districts.
- The proposal met the intent of the General Plan for the R-1-15 and R-1-22 zoning districts.
- The proposal complied with the requirements for the Density Reduction Subdivision code.
- The subdivision helped comply with the vision stated in the General Plan to preserve open space and a rural atmosphere.
- The lots would be deed restricted so they could never be further subdivided.
- Two lots would be created initially with the option of creating a third lot in the future.
- The deed restrictions that would be recorded towards the lots would be submitted to the City for review and recorded immediately after the plat was recorded.
- A note on the plat map would be included with language that clearly stated that subdividing the lots was prohibited except as outlined in the development agreement.
- The funds to build the bike lane were added to the general trails fund and that the bike lane was completed in the future as part of a larger improvement project that would complete the bike lanes along the entirety of Pine Canyon Road.
- Lot one would be reduced in size so long as it complied with the R-1-15 zone.
- The plat map would be resubmitted or resizing lot one would meet the approval being granted.
- There would be a plat note regarding the water line being removed.
- The City would install a new water line and negotiate its location with the applicant.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

10. Resolution 2021-04 / Farm Meadows Subdivision Development Agreement (City Attorney – Approximately 10 minutes) – Discuss and possibly approve Resolution 2021-04 adopting a development agreement for the Farm Meadows Subdivision located at 550 North Pine Canyon Road (Zoning is R-1-15 and R-1-22).

Corbin Gordon reviewed the agreement including proposed changes. Ryan Davis asked that the agreement state the water being turned in was for three lots not two.

Motion: Council Member Dougherty moved to approve Resolution 2021-04 with the modifications and edits by the City Attorney and authorized the Mayor to sign it.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

11. Lower River Annexation / Further Consideration (New Petition) (Berg Engineering – Approximately 90 minutes) – Discuss and possibly approve for further consideration a new petition for the Lower River Annexation containing 354.61 acres located at 225 East 850 South.

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

- History
- Location
- Previous area proposed for annexation
- Sensitive lands maps
- Proposed plat map
- Items for consideration
- Concept plan
- Access
- Economic development
- Trails
- The north area proposed for annexation
- Winter water storage ponds
- Properties being forced into the City
- Nonconforming uses
- Zoning
- Culinary water
- Roads
- Possible findings
- Public noticing

Mr. Henke also made the following comments:

- The previous petition was withdrawn.
- The sensitive lands map needed to include all the new areas proposed for annexation.

- Information was needed for the wetlands.
- The fees for the annexation needed to be determined.
- Some fees would be required during the development approval process.

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

Brad Wilson reviewed the approved fees for annexations. He indicated that some fees had been paid with the withdrawn petition and not yet returned.

Paul Berg, Berg Engineering Resource Group and representing the applicants, made the following comments:

- The petitioners thought that the first petition was adequate.
- The City Council wanted additional property included in the annexation. The Council discussed waiving the fees for this property, which was the fair thing to do.
- The certification process only dealt with state requirements.
- The proposal being considered that evening was a new petition based on the recommendations of the City Council.
- Had the wetlands information but was trying match it with his survey information.
- Ryan Davis was under contract to buy the property from Ken Probst.
- Was trying to address the concerns of the City.

Corbin Gordon made the following comments:

- Approving for further consideration did not grant any rights to the petitioners.
- Nothing with the annexation had been certified by the City Recorder.
- The City could require additional information at any time in the process.
- A list of potential protestors was not needed at that time.

Council Member Drury said that the proposal was appealing because it reduced density and provided open space. However, some other things needed work.

Motion: Council Member Drury moved to grant for further consideration for the annexation process and require all fees for the land within the potential development. He further moved that at that time not to require the fees for land being brought in that was outside of the development and that would be assess as part of the annexation process.

Second: Council Member Dougherty seconded the motion.

Discussion: Council Member Simonsen indicated that the annexation had positives, negatives, and things that were not known. He could not support it at that time but noted that the proposal could be adjusted.

Council Member Simonsen asked if the boundary could be changed. Mr. Gordon responded that the boundary could be decreased but not increased.

Council Member Payne asked for clarification if the petitioners needed to pay the fees for the properties being brought in involuntarily. Council Member Drury responded that they did not

have to pay the fees at that time.

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

12. Dutch Canyon Subdivision, Plat “A” / Second Amendment (Berg Engineering – Approximately 20 minutes) – Discuss and possibly grant a second amendment for Plat “A” of the Dutch Canyon Subdivision located at 600 East Saddle Drive (Zoning is RA-1-43). **Public Hearing**

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

- Location of the development
- Original plat map
- First amendment
- Requirements for lot line adjustments in the Utah Code
- Possible findings

Mr. Henke also made the following comments:

- The lot line between lots three and five was being adjusted.
- Did not receive any public comment regarding the proposal.

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

Council Member Dougherty indicated that he liked plat map amendments for lot line adjustments, but they were not required. Mr. Henke added that plat map amendments were helpful.

Public Hearing

Mayor Johnson opened the hearing and asked if there were any comments from the public. She closed the hearing when no public comment was offered.

Paul Berg, Berg Engineering Resource Group and representing the applicants, indicated that Weston Whitman owned both lots.

Motion: Council Member Payne moved to approve the second amendment for Plat “A” of the Dutch Canyon Subdivision with no conditions and the following findings:

- Both lot 3 and 5A would continue to conform to the requirements for lots in the RA-1-43 zone if the plat amendment were approved.
- State law required a land use authority to approve a lot line adjustment if the exchange would not result in a violation of any land use ordinance and no violations have been identified.
- State law stated that a plat amendment may be considered by the land use authority at a public meeting.
- No public street, right-of-way, or easement would be vacated or altered.

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

13. Ordinance 2021-09 / Saddle Creek Ranch PUD Vacation (Matt Watkins – Approximately 20 minutes) – Discuss and possibly adopt Ordinance 2021-09 vacating the plat map for the Saddle Creek Ranch PUD located at approximately 970 South 250 West (Street Lane) (Zoning is R-1-22). **Public Hearing**

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

- Location
- Existing plat map
- Approved master plan
- Possible findings
- Proposed conditions

Mr. Henke also made the following comments:

- The Council had already approved a master plan amendment and the first phase for the project.
- The existing plat map now needed to be vacated.
- A rectangle piece of property on the north would be removed from the development and combined with another legal parcel to the north. Water had already been dedicated for this property and would have to be kept with it and tracked.
- The City Attorney suggested leasing the water to the owner of the legal parcel.
- The Council did not have any discretion with the item because it already agreed to a master plan for the current proposal.

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

Paul Berg, Berg Engineering Resource Group and representing the applicants, indicated that the owner of the parcel to the north was the original developer for the project. He added that she originally owned the rectangle property.

Public Hearing

Mayor Johnson opened the hearing and asked if there were any comments from the public. She closed the hearing when no public comment was offered.

Motion: Council Member Drury moved to approve Ordinance 2021-09 vacating the plat map for the Saddle Creek Ranch PUD, located at approximately 970 south 250 West (Street Lane) with the following findings and condition:

- A master plan amendment for Saddle Creek was approved on 7 May 2019.
- The existing plat had to be vacated for any of the new plats to be recorded for that approved plan,
- Density and traffic would decrease if the existing plat were vacated, and the proposed plat was recorded.
- Public streets, rights-of-way, and easements would be vacated or altered as part of this amendment and would need to be rededicated as part of the future plat recording.
- The 2.36-acre remanent piece needed to be combined with an adjacent parcel before the phase 2 plat of the revised master plan was recorded or within 90 days of the plat being vacated, whichever occurred first.

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Dougherty	Nay
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Council Member Dougherty indicated that he voted against the item because it sacrificed affordable housing for lower density. Mayor Johnson responded that the previous proposal would not have been affordable. Council Member Dougherty said it would have been more affordable than the current proposal.

14. Resolution 2021-06 / Vacate Saddle Creek Ranch Development Agreement (City Attorney – Approximately 5 minutes) – Discuss and possibly approve Resolution 2021-06 vacating the development agreement for the Saddle Creek Ranch PUD located at approximately 970 South 250 West (Street Lane) (Zoning is R-1-22).

15. Saddle Creek Ranch PUD / Release of Recording Agreement (City Attorney – Approximately 5 minutes) – Discuss and possibly approve a release of a recording agreement for the Saddle Creek Ranch PUD located at approximately 970 South 250 West (Street Lane) (Zoning is R-1-22).

Corbin Gordon indicated that he was unable to prepare the resolution and release agreement. Brad Wilson added that they would be considered at the next council meeting.

16. Closed Meeting to Discuss Pending or Reasonably Imminent Litigation

A closed meeting was not held.

17. Gerber Water Line Project / Change Order

Wes Johnson indicated that some pipe, for the water laterals in the Aspen Hollow PUD, was bad and needed to be replaced. He recommended that the work be done as a change order to the current Gerber Water Line project. The Council did not raise any objections. Brad Wilson recommended that the change order be approved as an item on the next consent calendar.

18. Adjournment

Motion: Council Member Dougherty moved to adjourn the meeting. Council Member Drury seconded the motion. The motion passed unanimously.

The meeting was adjourned at 9:35 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

Midway City Council
20 April 2021
Regular Meeting

Gerber Water Line Project,
Change Order #1

SECTION 00560

Gerber Water Line

CHANGE ORDER

Order No. 1

Date: April 16, 2021

NAME OF PROJECT: Gerber Water Line: Gerber Spring to Gerber Tank

CONTRACTOR: JB Gordon

CONTRACT DATE: February 16, 2021

CHANGE ORDER INITIATED BY Midway City

The following changes are hereby made to the CONTRACT DOCUMENTS:

Change Order 1

Description/Justification of Change:

It was brought to our attention that the Aspen Hollow subdivision has had some issue with their culinary laterals. In coordination with Midway City Public Works it was determined the best course of action would be to replace the exiting laterals from the main to the meters in this subdivision. Midway City currently has a project going with JB Gordon and requested them to give Midway a proposal for replacing the existing water laterals. The estimated quantities and proposed costs are shown below.

Reason for Change:

Item No.	Description of Changes	Quantity	Units	Unit Price	Decrease in Contract Price	Increase in Contract Price
1	Mobilization	1	LS	\$500.00	\$0.00	\$500.00
2	Pulerize / Haul Off Existing Asphalt	6,647	SF	\$0.58	\$0.00	\$3,855.26
3	Asphalt Paving 3" Thick	6,647	SF	\$1.93	\$0.00	\$12,828.71
4	Untreated Base Course w/ Fine Grading (As Needed)	215	TON	\$34.00	\$0.00	\$7,310.00
5	Granular Borrow Subbase (As Needed)	430	TON	\$19.35	\$0.00	\$8,320.50
6	1" Water Service Lateral Repair (Poly Repair Only. Existing saddle, corp / curb stop to remain.)	10	EA	\$2,675.00	\$0.00	\$26,750.00
7	Driveway / Landscape Restoration (Time and Materials as Needed)	0	HOUR	\$125.00	\$0.00	\$0.00
	Total Decrease				\$0.00	
	Total Increase					\$59,564.47
	Net (increase)					\$59,564.47



JB Gordon Construction Inc.

PO Box 635, Heber City UT 84032

ESTIMATE

DATE	ESTIMATE NO.
3/31/2021	2514



NAME / ADDRESS
Midway City 75 No. 100 E. Midway, UT 84049

CONTRACT NO.

DESCRIPTION	QTY	UNIT/COST	UNITS	TOTAL
ASPEN HOLLOW P.U.D.				
CULINARY WATER SERVICE LINES REPAIR				
Mobilization	1	500.00	LS	500.00
Pulverize/Haul-Off Existing Asphalt	6,647	0.58	SQ. FT.	3,855.26
Asphalt Paving 3" Thick	6,647	1.93	SQ. FT.	12,828.71
Untreated Base Course w/ Fine Grading (As Needed)	215	34.00	TON	7,310.00
Granular Borrow Subbase (As Needed)	430	19.35	TON	8,320.50
1" Water Service Lateral Repair (Poly Repair Only. Existing saddle, corp/curb stop to remain.)	10	2,675.00	EA	26,750.00
Driveway/Landscaping Restoration (Time & Material As Needed)	0	125.00	HOUR	0.00
NOTE: All quantities are estimates, invoicing will be based off of actual field measured quantities installed.				
			TOTAL	\$59,564.47

Midway City Council
20 April 2021
Regular Meeting

Lower River Annexation /
Certification

Midway City Corporation

Mayor: Celeste T. Johnson
City Council Members
Lisa Christen • Jeffery Drury
J.C. Simonsen • Steve Dougherty
Kevin Payne



75 North 100 West
P.O. Box 277
Midway, Utah 84049
Phone: 435-654-3223
Fax: 435-654-4120
midwaycityut.org

20 April 2021

Midway City Council
P.O. Box 277
Midway, UT 84049

Dear City Council:

This letter is to notify you that I have determined that the petition for the Lower River Annexation, received on 23 March 2021 and accepted by the City Council for further consideration on 6 April 2021, meets the certification requirements from Utah Code Subsections 10-2-403(3), (4), and (5).

A copy of Section 403 is attached with the applicable requirements highlighted. Please note that there are other requirements that only apply to annexations within a county of the first class. Wasatch County is a third-class county.

The Midway City Municipal Code does not include any certification requirements.

Please contact me if you have any questions.

Sincerely,



Brad Wilson
City Recorder

Cc: Probst North Fields LLC, Contact Sponsor
Paul Berg, Berg Engineering Resource Group
Wasatch County Council

Effective 6/29/2020

10-2-403 Annexation petition -- Requirements -- Notice required before filing.

- (1) Except as provided in Section 10-2-418, the process to annex an unincorporated area to a municipality is initiated by a petition as provided in this section.
- (2)
 - (a)
 - (i) Before filing a petition under Subsection (1) with respect to the proposed annexation of an area located in a county of the first class, the person or persons intending to file a petition shall:
 - (A) file with the city recorder or town clerk of the proposed annexing municipality a notice of intent to file a petition; and
 - (B) send a copy of the notice of intent to each affected entity.
 - (ii) Each notice of intent under Subsection (2)(a)(i) shall include an accurate map of the area that is proposed to be annexed.
 - (b)
 - (i) Subject to Subsection (2)(b)(ii), the county in which the area proposed to be annexed is located shall:
 - (A) mail the notice described in Subsection (2)(b)(iii) to:
 - (I) each owner of real property located within the area proposed to be annexed; and
 - (II) each owner of real property located within 300 feet of the area proposed to be annexed; and
 - (B) send to the proposed annexing municipality a copy of the notice and a certificate indicating that the notice has been mailed as required under Subsection (2)(b)(i)(A).
 - (ii) The county shall mail the notice required under Subsection (2)(b)(i)(A) within 20 days after receiving from the person or persons who filed the notice of intent:
 - (A) a written request to mail the required notice; and
 - (B) payment of an amount equal to the county's expected actual cost of mailing the notice.
 - (iii) Each notice required under Subsection (2)(b)(i)(A) shall:
 - (A) be in writing;
 - (B) state, in bold and conspicuous terms, substantially the following:

"Attention: Your property may be affected by a proposed annexation.
Records show that you own property within an area that is intended to be included in a proposed annexation to (state the name of the proposed annexing municipality) or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of (state the name of the proposed annexing municipality) within 30 days after (state the name of the proposed annexing municipality) receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation.

You may obtain more information on the proposed annexation by contacting (state the name, mailing address, telephone number, and email address of the official

or employee of the proposed annexing municipality designated to respond to questions about the proposed annexation), (state the name, mailing address, telephone number, and email address of the county official or employee designated to respond to questions about the proposed annexation), or (state the name, mailing address, telephone number, and email address of the person who filed the notice of intent under Subsection (2)(a)(i)(A), or, if more than one person filed the notice of intent, one of those persons). Once filed, the annexation petition will be available for inspection and copying at the office of (state the name of the proposed annexing municipality) located at (state the address of the municipal offices of the proposed annexing municipality)."; and

(C) be accompanied by an accurate map identifying the area proposed for annexation.

(iv) A county may not mail with the notice required under Subsection (2)(b)(i)(A) any other information or materials related or unrelated to the proposed annexation.

(c)

(i) After receiving the certificate from the county as provided in Subsection (2)(b)(i)(B), the proposed annexing municipality shall, upon request from the person or persons who filed the notice of intent under Subsection (2)(a)(i)(A), provide an annexation petition for the annexation proposed in the notice of intent.

(ii) An annexation petition provided by the proposed annexing municipality may be duplicated for circulation for signatures.

(3) Each petition under Subsection (1) shall:

(a) be filed with the applicable city recorder or town clerk of the proposed annexing municipality;

(b) contain the signatures of, if all the real property within the area proposed for annexation is owned by a public entity other than the federal government, the owners of all the publicly owned real property, or the owners of private real property that:

(i) is located within the area proposed for annexation;

(ii)

(A) subject to Subsection (3)(b)(ii)(C), covers a majority of the private land area within the area proposed for annexation;

(B) covers 100% of rural real property as that term is defined in Section 17B-2a-1107 within the area proposed for annexation; and

(C) covers 100% of the private land area within the area proposed for annexation, if the area is within an agriculture protection area created under Title 17, Chapter 41, Agriculture, Industrial, or Critical Infrastructure Materials Protection Areas, or a migratory bird production area created under Title 23, Chapter 28, Migratory Bird Production Area; and

(iii) is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation;

(c) be accompanied by:

(i) an accurate and recordable map, prepared by a licensed surveyor, of the area proposed for annexation; and

(ii) a copy of the notice sent to affected entities as required under Subsection (2)(a)(i)(B) and a list of the affected entities to which notice was sent;

(d) if the area proposed to be annexed is located in a county of the first class, contain on each signature page a notice in bold and conspicuous terms that states substantially the following:

"Notice:

- There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.

- If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or

- clerk of (state the name of the proposed annexing municipality). If you choose to withdraw your signature, you shall do so no later than 30 days after (state the name of the proposed annexing municipality) receives notice that the petition has been certified.";
- (e) if the petition proposes the annexation of an area located in a county that is not the county in which the proposed annexing municipality is located, be accompanied by a copy of the resolution, required under Subsection 10-2-402(6), of the legislative body of the county in which the area is located; and
 - (f) designate up to five of the signers of the petition as sponsors, one of whom shall be designated as the contact sponsor, and indicate the mailing address of each sponsor.
- (4) A petition under Subsection (1) may not propose the annexation of all or part of an area proposed for annexation to a municipality in a previously filed petition that has not been denied, rejected, or granted.
- (5)
- (a) Except as provided in Subsection (5)(b), an annexation petition under Subsection (1) may not propose the annexation of an area that includes some or all of an area proposed to be incorporated in a request for a feasibility study under Section 10-2a-202 if:
 - (i) the request was filed before the filing of the annexation petition; and
 - (ii) the request, or a petition under Section 10-2a-208 based on that request, is still pending on the date the annexation petition is filed.
 - (b) Subsection (5)(a) does not apply to an annexation petition if:
 - (i) the annexation petition proposes the annexation of an area included in a notice of intent described in Subsection (5)(c); or
 - (ii) the annexation petition:
 - (A) is filed on or after November 15, 2020; and
 - (B) proposes the annexation of an area located in a county other than the first class.
 - (c)
 - (i) A person intending to file a petition for annexation of an area located in a county other than a first class county may, on or before August 5, 2020, file with the city recorder or town clerk of the proposed annexing municipality a notice of intent to file a petition for annexation.
 - (ii) The notice of intent described in Subsection (5)(c)(i) shall include an accurate map of the area that is proposed to be annexed.
- (6) If practicable and feasible, the boundaries of an area proposed for annexation shall be drawn:
- (a) along the boundaries of existing local districts and special service districts for sewer, water, and other services, along the boundaries of school districts whose boundaries follow city boundaries or school districts adjacent to school districts whose boundaries follow city boundaries, and along the boundaries of other taxing entities;
 - (b) to eliminate islands and peninsulas of territory that is not receiving municipal-type services;
 - (c) to facilitate the consolidation of overlapping functions of local government;
 - (d) to promote the efficient delivery of services; and
 - (e) to encourage the equitable distribution of community resources and obligations.
- (7) On the date of filing, the petition sponsors shall deliver or mail a copy of the petition to the clerk of the county in which the area proposed for annexation is located.
- (8) A property owner who signs an annexation petition proposing to annex an area located in a county of the first class may withdraw the owner's signature by filing a written withdrawal, signed by the property owner, with the city recorder or town clerk no later than 30 days after the municipal legislative body's receipt of the notice of certification under Subsection 10-2-405(2)(c) (i).

Amended by Chapter 15, 2020 Special Session 5

Effective 5/12/2015

17B-2a-1107 Exclusion of rural real property.

- (1) As used in this section, "rural real property" means an area:
 - (a) zoned primarily for manufacturing, commercial, or agricultural purposes; and
 - (b) that does not include residential units with a density greater than one unit per acre.
- (2) Unless an owner gives written consent, rural real property may not be included in a municipal services district if the rural real property:
 - (a) consists of 1,500 or more contiguous acres of rural real property consisting of one or more tax parcels;
 - (b) is not contiguous to but is used in connection with rural real property that consists of 1,500 acres or more contiguous acres of real property consisting of one or more tax parcels;
 - (c) is owned, managed, or controlled by a person, company, or association, including a parent, subsidiary, or affiliate related to the owner of 1,500 or more contiguous acres of rural real property consisting of one or more tax parcels; or
 - (d) is located in whole or in part in one of the following as defined in Section 17-41-101:
 - (i) an agricultural protection area;
 - (ii) a mining protection area; or
 - (iii) an industrial protection area.
- (3)
 - (a) Subject to Subsection (3)(b), an owner of rural real property may withdraw consent to inclusion in a municipal services district at any time.
 - (b) An owner may withdraw consent by submitting a written and signed request to the municipal services district board of trustees that:
 - (i) identifies and describes the rural real property to be withdrawn; and
 - (ii) requests that the rural real property be withdrawn.
 - (c)
 - (i) No later than 30 days after the day on which the municipal services district board of trustees receives a request that complies with Subsection (3)(b), the board shall adopt a resolution withdrawing the rural real property as identified and described in the request.
 - (ii) The rural real property is withdrawn from and no longer in the jurisdiction of the municipal services district upon adoption of the resolution.

Amended by Chapter 352, 2015 General Session

Midway City Council
20 April 2021
Regular Meeting

Resolution 2021-06 /
Vacate Saddle Creek Ranch
Development Agreement



RESOLUTION 2021-06

A RESOLUTION VACATING AND TERMINATING THE DEVELOPMENT AGREEMENT FOR THE SADDLE CREEK RANCH PUD SUBDIVISION, AND RELATED MATTERS

WHEREAS, Midway City previously entered into a Development Agreement regarding the Saddle Creek Ranch Subdivision, a copy of which is attached to this Resolution for reference purposes; and

WHEREAS, the owners of the property located within the recorded plat of the Saddle Creek Ranch PUD have requested that the Midway City Council vacate the plat and terminate the Development Agreement; and

WHEREAS, the City Council finds that there is good cause for the proposed termination of the development agreement and that neither the public interest nor any person will be materially injured by the termination of that agreement.

NOW, THEREFORE, be it hereby Resolved by the City Council of Midway City, Utah, as follows:

The Development Agreement regarding the Saddle Creek Ranch PUD, recorded on the 5th day of September 2007, Entry # 325555, Book 949, Page No. 210-225, is hereby terminated and rendered null and void. A copy of this resolution, or a summary thereof, may be recorded by Midway City.

This Resolution shall take effect immediately upon publication as required by law.

PASSED AND ADOPTED by the Midway City Council on the day of 2021.

MIDWAY CITY

Celeste Johnson, Mayor

ATTEST:

Brad Wilson, Recorder

(SEAL)

DRAFT

Midway City Council
20 April 2021
Regular Meeting

Saddle Creek Ranch /
Release of Recording Agreement

WHEN RECORDED, RETURN TO:

Corbin B. Gordon
Gordon Law Group, P.C.
322 E. Gateway Dr., #201
Heber City, UT 84032

RELEASE OF RECORDING AGREEMENT

On August 20, 2007, Midway City and Snake Creek Ranch, LC, a Utah limited liability company, entered into a Recording Agreement applying to and encumbering Saddle Creek Ranch P.U.D. Units 1 through 57, as well as all common areas, limited common areas, public areas, and private areas contained within Saddle Creek Ranch P.U.D. (the "Agreement"). The Agreement was recorded on September 5, 2007, as Entry No. 325553, in Book 949, Pages 191-194, in the official records of the Wasatch County Recorder's Office, and is attached hereto as Exhibit A.

By signing and recording this document, Midway City now hereby releases and discharges the Agreement against Snake Creek Ranch, LC.

DATED this ____ day of April, 2021.

MIDWAY CITY

Attest:

CELESTE JOHNSON
Mayor

BRAD WILSON
City Recorder

STATE OF UTAH)
 ss:
COUNTY OF WASATCH)

The foregoing Release of Recording Agreement was acknowledged before me this ____ day of April, 2021, by Celeste Johnson, who executed the foregoing instrument in her capacity as the Mayor of Midway City, Utah, and by Brad Wilson, who executed the foregoing instrument in his capacity as the Midway City Recorder.

Notary Public

EXHIBIT A

WHEN RECORDED, RETURN TO:
TESCH LAW OFFICES, P.C.
Midway City Attorneys
2 South Main, Suite 2-D
Heber City, UT 84032

RECORDING AGREEMENT

The parties to this Recording Agreement are the City of Midway, a Utah body politic ("City") and Snake Creek Ranch, LC, a Utah limited liability company ("Owner"). This Recording Agreement applies to and encumbers that certain real property ("the Property") described as: Units 1 through 57, Saddle Creek Ranch P.U.D., and all common area, limited common area, public area, and private area contained within Saddle Creek Ranch P.U.D., as shown on the plat recorded in Official Records, Wasatch County Recorder.

WHEREAS, City has granted final approval to a Planned Unit Development owned by Owner known as Saddle Creek Ranch P.U.D. ("the Project"); and

WHEREAS, Owner desires to record the plat for the Project immediately and has requested certain concessions from the City to enable Owner to do so; and

WHEREAS, City will agree to allow recording of the plat subject to Owner agreeing to certain conditions enumerated herein.

NOW THEREFORE, the parties to this Recording Agreement agree as follows:

1. City will sign the Project plat and allow Owner to record the plat subject to the terms contained herein.
2. Prior to recording the plat, Owner will submit and obtain the City Engineer's approval of a proposed bond amount and bond language and format for the Project bond.
3. Prior to recording the plat, Owner will also comply with all City requirements for recording the plat with the exception of the requirements listed in paragraph 4 below.
4. No later than 30 days after recording the plat, Owner will (a) convey to the City all water rights and/or water shares required by the Project approval and the Project's Development Agreement; and (b) pay to the City the water line extension fee(s) required by the Project approval and the Project's Development Agreement.
5. Owner agrees that unless and until all terms and conditions of this Recording Agreement are completed: (a) no lots and/or units in the Project will be sold, transferred or conveyed to any person, party or entity; (b) no building permits will be issued by the City; (c) no re-construction meetings concerning the

RECORDING AGREEMENT

- Project will be held by the City; and (d) no construction of any kind will be conducted in the Project unless specifically approved by the City Engineer.
6. This Recording Agreement does not exempt or excuse Owner from complying with any development conditions of the Project unless specifically set forth in this Recording Agreement.
 7. If Owner fails to comply with any of the terms and conditions of this Recording Agreement, as and when required herein, the City's approval of the Project will be immediately suspended indefinitely until reinstated by the City Council in its sole discretion.
 8. When all terms and conditions of this Release Agreement have been met, Owner and City shall execute and record a Release of Recording Agreement, which will release the Property from all terms, conditions and restrictions contained in this Agreement.

IN WITNESS WHEREOF, this Recording Agreement has been entered into by and between Owner and the City as of the date and year first above written.

CITY OF MIDWAY:

Attest:

Connie Tatton
 CONNIE TATTON
 Mayor

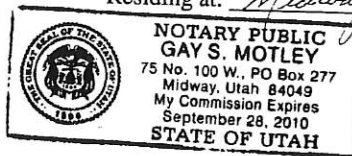
Brad Wilson
 BRAD WILSON
 City Recorder

STATE OF UTAH)
 ss:
 COUNTY OF WASATCH)

The foregoing instrument was acknowledged before me this 30th day of August, 2007, by Connie Tatton, who executed the foregoing instrument in her capacity as the Mayor of the City of Midway, Utah, and by Brad Wilson, who executed the foregoing instrument in his capacity as the Midway City Recorder.

Gay S. Motley
 NOTARY PUBLIC
 Residing at: Midway Utah

My Commission Expires:
September 28, 2010



RECORDING AGREEMENT

LEGAL DESCRIPTION

Part of the Southeast Quarter and Northeast Quarter of Section 3, Township 4 South, Range 4 East of the Salt Lake Baseline and Meridian described as follows:

Commencing at the Southeast Corner of Section 3, Township 4 South, Range 4 East, Salt Lake Baseline and Meridian monumented with a Wasatch County Surveyor Brass Cap (East Quarter Corner monumented in 2000 bears N 00°05'19" W 2664.26 feet—Basis of Bearing) thence N 00°28'40" W 1333.50 along the east line of the Southeast Quarter of said Section 3 to the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 3; thence S 89°30'01" W 350.05 feet along the south line of the North Half of the Southeast Quarter of said Section 3 to the point of beginning and running thence S 89°30'01" W 1134.95 feet (West 1134.95 feet, By Record) along said south line of the north half of the Southeast Quarter of said Section 3; thence N 00°28'40" W 1253.76 feet (North 1084.38 feet, By Record); thence along an existing fence line the next four courses: 1) thence S 89°34'27" E 175.19; 2) thence N 88°36'34" E 67.76 feet; 3) thence N 00°05'54" E 119.00 feet; 4) thence N 01°22'37" W 129.54 feet; thence N 89°35'33" E 407.26 feet; thence S 00°05'19" E 258.21 feet; thence S 89°11'03" E 344.66 feet; thence S 10°43'24" W 133.26 feet; thence S 89°59'25" E 176.15 feet (East 160.05', By Record); thence S 00°05'19" E 1099.23 feet to the point of beginning, containing 34.35 acres.