

Midway City Council
1 June 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
305								
305	COLONIAL FLAG & SPECIALTY	0242372-IN	3X5 Digital Nyl Single Sided	05/17/2021	144.00	.00		
305	COLONIAL FLAG & SPECIALTY	0242462-IN	FUSP3X5 US POLY	05/18/2021	1,935.00	.00		
Total 305:					2,079.00	.00		
505								
505	HEBER CITY CORPORATION	615707	ANIMAL CONTROL Fees March 2	03/31/2021	4,137.85	.00		
Total 505:					4,137.85	.00		
565								
565	HORROCKS ENGINEERS INC	61384	Gerber Tank Water Line: Construc	05/13/2021	1,876.60	.00		
565	HORROCKS ENGINEERS INC	61384	Attend City Council Meeting	05/13/2021	318.00	.00		
565	HORROCKS ENGINEERS INC	61384	Midway General Engineering	05/13/2021	2,066.75	.00		
565	HORROCKS ENGINEERS INC	61384	2020 Capital Facility Plan	05/13/2021	1,638.00	.00		
565	HORROCKS ENGINEERS INC	61384	Develop Rev Comm w/Michael &	05/13/2021	477.00	.00		
565	HORROCKS ENGINEERS INC	61384	Midway City Cut Permits	05/13/2021	159.00	.00		
565	HORROCKS ENGINEERS INC	61384	Attend Planning ommission	05/13/2021	318.00	.00		
565	HORROCKS ENGINEERS INC	61384	2021 City Wide Striping	05/13/2021	2,386.70	.00		
565	HORROCKS ENGINEERS INC	61384	2021 South Homestead Trail Desi	05/13/2021	469.00	.00		
565	HORROCKS ENGINEERS INC	61384	Update the Trail General Plan	05/13/2021	477.00	.00		
565	HORROCKS ENGINEERS INC	61384	2020 Trail Homestead & River Rd	05/13/2021	1,435.00	.00		
565	HORROCKS ENGINEERS INC	61384	North Center Street Trail Design	05/13/2021	45.00	.00		
565	HORROCKS ENGINEERS INC	61384	2019 Center & Homestead Trail -	05/13/2021	135.00	.00		
565	HORROCKS ENGINEERS INC	61384	Update the Water GIS Map	05/13/2021	1,454.70	.00		
565	HORROCKS ENGINEERS INC	61384	Create and Update Storm Drain G	05/13/2021	1,980.00	.00		
565	HORROCKS ENGINEERS INC	61384	2020 Water Line Design	05/13/2021	15,504.10	.00		
565	HORROCKS ENGINEERS INC	61384	Huntleigh Woods Subdivision - Pl	05/13/2021	84.00	.00		
565	HORROCKS ENGINEERS INC	61384	Haven Farms North - Construction	05/13/2021	84.00	.00		
565	HORROCKS ENGINEERS INC	61384	Homestead Resort - Planning	05/13/2021	700.00	.00		
565	HORROCKS ENGINEERS INC	61384	SADDLE CREEK Ph 1: Const	05/13/2021	5,839.80	.00		
565	HORROCKS ENGINEERS INC	61384	The Village - Planning	05/13/2021	1,274.00	.00		
565	HORROCKS ENGINEERS INC	61384	WHITAKER FARMS-CONST	05/13/2021	983.90	.00		
565	HORROCKS ENGINEERS INC	61384	Remund Farms Ph 2 & 3 Const	05/13/2021	1,124.00	.00		
565	HORROCKS ENGINEERS INC	61384	Rising Ranch (Sam Castor) Planni	05/13/2021	182.00	.00		
565	HORROCKS ENGINEERS INC	61384	Edelwiess Meadows - Planning	05/13/2021	1,932.00	.00		
565	HORROCKS ENGINEERS INC	61384	SADDLE CREEK RANCH: Planni	05/13/2021	448.00	.00		
565	HORROCKS ENGINEERS INC	61384	The Reserve Phase 1: Constructi	05/13/2021	7,196.50	.00		
565	HORROCKS ENGINEERS INC	61384	Burgi Hill 1 Lot Sub - Planning	05/13/2021	84.00	.00		
565	HORROCKS ENGINEERS INC	61384	Cozens 3 Lot Sub - Construction	05/13/2021	106.00	.00		
565	HORROCKS ENGINEERS INC	61384	Jomar 1 Lot Small Sub - Planning	05/13/2021	84.00	.00		
565	HORROCKS ENGINEERS INC	61384	Wilson Property Subdivision - Pla	05/13/2021	84.00	.00		
565	HORROCKS ENGINEERS INC	61384	2021 Road Surface Treatment De	05/13/2021	1,050.50	.00		
565	HORROCKS ENGINEERS INC	61384	2020 Water Proj #1 - Const 100 E	05/13/2021	151.00	.00		
Total 565:					52,147.55	.00		
845								
845	MOUNTAINLAND SUPPLY COMP	S104069453.0	SHOP	05/13/2021	177.86	.00		
845	MOUNTAINLAND SUPPLY COMP	S104076771.0	CEMETERY	05/13/2021	70.69	.00		
845	MOUNTAINLAND SUPPLY COMP	S104080469.0	WATER	05/13/2021	56.13	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
845	MOUNTAINLAND SUPPLY COMP	S104080469.0	WATER	05/14/2021	299.70	.00		
845	MOUNTAINLAND SUPPLY COMP	S104091147.00	SPRINKLERS	05/11/2021	92.30	.00		
845	MOUNTAINLAND SUPPLY COMP	S104091192.00	METER PITS	05/11/2021	537.56	.00		
845	MOUNTAINLAND SUPPLY COMP	S104091192.00	METER PITS	05/12/2021	1,100.00	.00		
845	MOUNTAINLAND SUPPLY COMP	S104093776.0	SPRINKLER TIMER	05/12/2021	299.89	.00		
845	MOUNTAINLAND SUPPLY COMP	S104094568.0	WIRE	05/12/2021	720.00	.00		
845	MOUNTAINLAND SUPPLY COMP	S104095609.0	WATER METER	05/13/2021	1,053.53	.00		
845	MOUNTAINLAND SUPPLY COMP	S104095638.0	WATER	05/13/2021	57.12	.00		
845	MOUNTAINLAND SUPPLY COMP	S104095783.0	2" ITEMS	05/13/2021	737.03	.00		
845	MOUNTAINLAND SUPPLY COMP	S104103722.0	PARKS	05/18/2021	3,892.83	.00		
845	MOUNTAINLAND SUPPLY COMP	S104106372.0	CASCADE	05/18/2021	24.82	.00		
845	MOUNTAINLAND SUPPLY COMP	S104106481.0	6ft Hose Siphon King Utility Pump	05/18/2021	68.90	.00		
845	MOUNTAINLAND SUPPLY COMP	S104108024.0	WATER STOCK	05/19/2021	28.52	.00		
845	MOUNTAINLAND SUPPLY COMP	S104108024.0	Blue Monster Tape, Rectorseal	05/18/2021	525.47	.00		
845	MOUNTAINLAND SUPPLY COMP	S104108024.0	WATER STOCK	05/20/2021	61.92	.00		
845	MOUNTAINLAND SUPPLY COMP	S104108024.0	WATER STOCK	05/20/2021	102.00	.00		
845	MOUNTAINLAND SUPPLY COMP	S104108024.0	WATER STOCK	05/20/2021	95.60	.00		
Total 845:					10,001.87	.00		
875								
875	OFFICE DEPOT	172669465001	OFFICE SUPPLIES	05/13/2021	115.79	.00		
875	OFFICE DEPOT	172674967001	Corrugated Carton	05/13/2021	15.18	.00		
875	OFFICE DEPOT	172926507001	THE SCOOP COFFEE BREWER-	05/07/2021	65.99-	.00		
875	OFFICE DEPOT	172926543001	THE SCOOP COFFEE BREWER	05/07/2021	65.33	.00		
875	OFFICE DEPOT	172926574001	Tea Kettle-RETURN	05/07/2021	21.99-	.00		
875	OFFICE DEPOT	172926596001	Tea Kettle	05/07/2021	21.77	.00		
875	OFFICE DEPOT	172926633001	CUP RETURN	05/07/2021	107.18-	.00		
875	OFFICE DEPOT	172926652001	CUP	05/07/2021	106.12	.00		
Total 875:					129.03	.00		
1000								
1000	RURAL WATER ASSOC OF UTA	9559	CONSUMER CONFIDENCE REP	05/12/2021	100.00	.00		
Total 1000:					100.00	.00		
1015								
1015	SAFETY SUPPLY & SIGN CO IN	175971	PANT PREMIUM BLACK	02/17/2021	172.32	.00		
Total 1015:					172.32	.00		
1045								
1045	STANDARD PLUMBING SUPPLY	MPGY78	HAMLET	05/10/2021	21.70	.00		
1045	STANDARD PLUMBING SUPPLY	MQJJ67	KEY BLANK	05/19/2021	21.52	.00		
1045	STANDARD PLUMBING SUPPLY	MQJJ82	KEY IDENTIFIERS	05/19/2021	4.28	.00		
1045	STANDARD PLUMBING SUPPLY	MQKV57	PARK STRIP	05/20/2021	12.90	.00		
1045	STANDARD PLUMBING SUPPLY	MQL764	VALAIS	05/20/2021	14.95	.00		
1045	STANDARD PLUMBING SUPPLY	MQLD73	PARK STRIP	05/20/2021	38.59	.00		
1045	STANDARD PLUMBING SUPPLY	MQT813	STREETS	05/24/2021	31.44	.00		
Total 1045:					145.38	.00		
1160								
1160	THE UPS STORE	0591	SIGNS FOR FOUNDER DAY	05/19/2021	253.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 1160:					253.00	.00		
1170								
1170	TIMBERLINE ACE HARDWARE	142397	PARKS	05/20/2021	278.55	.00		
1170	TIMBERLINE ACE HARDWARE	142463	STREETS	05/24/2021	89.96	.00		
1170	TIMBERLINE ACE HARDWARE	142478	CEMETERY/BUILDINGS	05/24/2021	167.12	.00		
1170	TIMBERLINE ACE HARDWARE	142495	LEAF BLOWER	05/24/2021	277.98	.00		
Total 1170:					813.61	.00		
1310								
1310	WASATCH AUTO PARTS	223225	ANTIFREEZE	05/17/2021	35.98	.00		
1310	WASATCH AUTO PARTS	223228	SupER TOOL 300 BLACK	05/17/2021	89.95	.00		
1310	WASATCH AUTO PARTS	223275	OIL DRY/WIZ HITCH PIN	05/18/2021	28.49	.00		
1310	WASATCH AUTO PARTS	223276	SPEAKER	05/18/2021	49.99	.00		
1310	WASATCH AUTO PARTS	223456	SHOP	05/20/2021	45.21	.00		
Total 1310:					249.62	.00		
1365								
1365	WAVE PUBLISHING	L17250	ANNEXATION NOTICE	05/19/2021	548.07	.00		
1365	WAVE PUBLISHING	L17251	PUBLIC HEARINGS	05/12/2021	101.76	.00		
1365	WAVE PUBLISHING	L17258	PUBLIC HEARINGS	05/12/2021	48.56	.00		
1365	WAVE PUBLISHING	L17259	PUBLIC HEARINGS	05/12/2021	50.88	.00		
1365	WAVE PUBLISHING	L17264	PARKS AND TRAILS	05/19/2021	11.56	.00		
Total 1365:					760.83	.00		
1375								
1375	WHEELER MACHINERY CO	PS001144464	PARTS	05/18/2021	219.10	.00		
Total 1375:					219.10	.00		
1603								
1603	ROCKY MOUNTAIN POWER	05202021	SWISS MOUNTAIN PUMP	05/20/2021	12.09	.00		
Total 1603:					12.09	.00		
2293								
2293	AGRONO-TEC SEED CO	63052	Ballfield	05/17/2021	870.00	.00		
2293	AGRONO-TEC SEED CO	63052	Cemeturf	05/17/2021	325.00	.00		
Total 2293:					1,195.00	.00		
2377								
2377	RIDLEY'S FAMILY MARKETS	0043	CLEANER STAINLESS STEEL	05/21/2021	23.96	.00		
Total 2377:					23.96	.00		
2418								
2418	FINAL COMPLETION DEPOSIT	20-152 FCD	20152 FINAL COMPLETION DEP	05/25/2021	1,500.00	.00		
Total 2418:					1,500.00	.00		
2509								
2509	Building Permit Refund	05202021	Paid for building permit that was n	05/20/2021	50.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2509	Building Permit Refund	05202021	Paid for building permit for a non	05/20/2021	.43	.00		
2509	Building Permit Refund	05202021	Reimbursement	05/20/2021	.08	.00		
Total 2509:					50.51	.00		
2518								
2518	The Go Travel Sites	14781	Hosting/Service	05/17/2021	210.00	.00		
Total 2518:					210.00	.00		
2573								
2573	L.N. Curtis & Sons	490629	EQUIPMENT-BN CHECK	05/18/2021	56.58	.00		
Total 2573:					56.58	.00		
2627								
2627	GORDON LAW GROUP, P.C.	10009	APRIL MONTHLY FLAT FEE	05/10/2021	5,052.50	.00		
2627	GORDON LAW GROUP, P.C.	10009	APRIL MONTHLY FLAT FEE	05/10/2021	322.50	.00		
2627	GORDON LAW GROUP, P.C.	10009	APRIL MONTHLY FEE ADDITION	05/10/2021	3,220.09	.00		
2627	GORDON LAW GROUP, P.C.	10009	APRIL MONTHLY FEE ADDITION	05/10/2021	205.54	.00		
2627	GORDON LAW GROUP, P.C.	10021	Hot Springs Annexation	05/11/2021	942.75	.00		
2627	GORDON LAW GROUP, P.C.	10026	SADDLE CREEK DEVELOPMEN	05/17/2021	628.50	.00		
2627	GORDON LAW GROUP, P.C.	10027	THE Village	02/10/2021	125.70	.00		
2627	GORDON LAW GROUP, P.C.	10028	THE Village	05/17/2021	2,032.15	.00		
2627	GORDON LAW GROUP, P.C.	10029	THE Village	03/10/2021	146.65	.00		
2627	GORDON LAW GROUP, P.C.	10031	MOUNTAIN SPA DEVELOPMENT	04/14/2021	1,298.90	.00		
2627	GORDON LAW GROUP, P.C.	10032	Salazar Springs	03/10/2021	272.35	.00		
2627	GORDON LAW GROUP, P.C.	10033	Salazar Springs	04/14/2021	209.50	.00		
2627	GORDON LAW GROUP, P.C.	10034	FARM MEADOWS	05/17/2021	607.55	.00		
2627	GORDON LAW GROUP, P.C.	10035	FARM MEADOWS	03/10/2021	272.35	.00		
2627	GORDON LAW GROUP, P.C.	10036	DAVIS ANNEXATION	04/14/2021	4,713.75	.00		
2627	GORDON LAW GROUP, P.C.	10038	DAVIS ANNEXATION	05/17/2021	398.05	.00		
2627	GORDON LAW GROUP, P.C.	10039	BOB FULLER DEVELOPMENT	04/14/2021	764.68	.00		
2627	GORDON LAW GROUP, P.C.	10042	LYNN DAVID VS MIDWAY FEDE	05/18/2021	983.64	.00		
2627	GORDON LAW GROUP, P.C.	10043	LYNN DAVID VS MIDWAY FEDE	03/10/2021	48.38	.00		
2627	GORDON LAW GROUP, P.C.	10044	LYNN DAVID VS MIDWAY FEDE	04/14/2021	209.63	.00		
2627	GORDON LAW GROUP, P.C.	10046	FEB-MONTHLY FLAT FEE	03/10/2021	5,052.50	.00		
2627	GORDON LAW GROUP, P.C.	10046	FEB MONTHLY FLAT FEE	03/10/2021	322.50	.00		
2627	GORDON LAW GROUP, P.C.	10046	FEB MONTHLY ADDITIONAL HO	03/10/2021	2,517.41	.00		
2627	GORDON LAW GROUP, P.C.	10046	FEB MONTHLY ADDITIONAL HO	03/10/2021	160.69	.00		
2627	GORDON LAW GROUP, P.C.	10047	THE RESERVE	02/10/2021	796.10	.00		
2627	GORDON LAW GROUP, P.C.	10048	THE RESERVE	03/10/2021	649.45	.00		
2627	GORDON LAW GROUP, P.C.	10049	THE RESERVE	04/14/2021	125.70	.00		
2627	GORDON LAW GROUP, P.C.	10050	Homestead Development	03/10/2021	1,529.35	.00		
2627	GORDON LAW GROUP, P.C.	10051	HOMESTEAD DEVELOPMENT	02/10/2021	607.55	.00		
2627	GORDON LAW GROUP, P.C.	10052	Mountain Spa Development	03/10/2021	1,550.30	.00		
2627	GORDON LAW GROUP, P.C.	10053	Mountain Spa Development	02/10/2021	1,047.50	.00		
2627	GORDON LAW GROUP, P.C.	10054	SADDLE CREEK DEVELOPMEN	03/10/2021	1,168.40	.00		
2627	GORDON LAW GROUP, P.C.	10055	SADDLE CREEK DEVELOPMEN	02/10/2021	335.20	.00		
2627	GORDON LAW GROUP, P.C.	10056	KIM & CRAIG SCOTT LITIGATIO	02/10/2021	146.65	.00		
2627	GORDON LAW GROUP, P.C.	10057	Kim & Craig Scott Litigation	05/18/2021	104.75	.00		
2627	GORDON LAW GROUP, P.C.	10058	BOB FULLER DEVELOPMENT	02/10/2021	209.50	.00		
2627	GORDON LAW GROUP, P.C.	10059	BOB FULLER DEVELOPMENT	03/10/2021	398.05	.00		
2627	GORDON LAW GROUP, P.C.	10060	DAVIS ANNEXATION	03/10/2021	293.30	.00		
2627	GORDON LAW GROUP, P.C.	10061	DAVIS ANNEXATION	02/10/2021	188.55	.00		
2627	GORDON LAW GROUP, P.C.	10062	PERRET VS EARDLEY LITIGATI	05/12/2021	150.00	.00		
2627	GORDON LAW GROUP, P.C.	10063	MARCH-MONTHLY FLAT FEE	04/14/2021	5,052.50	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2627	GORDON LAW GROUP, P.C.	10063	MARCH MONTHLY FLAT FEE	04/14/2021	322.50	.00		
2627	GORDON LAW GROUP, P.C.	10063	MARCH MONTHLY ADDITIONAL	04/14/2021	568.09	.00		
2627	GORDON LAW GROUP, P.C.	10063	MARCH MONTHLY ADDITIONAL	04/14/2021	36.26	.00		
2627	GORDON LAW GROUP, P.C.	10064	JAN-MONTHLY FLAT FEE	02/10/2021	5,052.50	.00		
2627	GORDON LAW GROUP, P.C.	10064	JAN MONTHLY FLAT FEE	02/10/2021	322.50	.00		
2627	GORDON LAW GROUP, P.C.	10064	JAN-MONTHLY ADDITIONAL HO	02/10/2021	1,292.12	.00		
2627	GORDON LAW GROUP, P.C.	10064	JAN MONTHLY ADDITIONAL HO	02/10/2021	82.48	.00		
2627	GORDON LAW GROUP, P.C.	9617	LYNN DAVID VS MIDWAY FEDE	03/26/2021	209.63	.00		
2627	GORDON LAW GROUP, P.C.	9758	THE Village	04/14/2021	335.20	.00		
2627	GORDON LAW GROUP, P.C.	9759	FARM MEADOWS	04/14/2021	544.70	.00		
2627	GORDON LAW GROUP, P.C.	9810	SADDLE CREEK DEVELOPMEN	04/14/2021	104.75	.00		
2627	GORDON LAW GROUP, P.C.	9822	Homestead Development	04/14/2021	356.15	.00		
2627	GORDON LAW GROUP, P.C.	9834	Klm & Craig Scott Litigation	04/16/2021	209.50	.00		
2627	GORDON LAW GROUP, P.C.	9917	PERRET VS EARDLEY LITIGATI	05/07/2021	619.70	.00		
2627	GORDON LAW GROUP, P.C.	9918	HIGHLANDS AT SOLIDER HOLL	05/07/2021	921.80	.00		
2627	GORDON LAW GROUP, P.C.	9967	Walker Ranch Subdivision	05/07/2021	251.40	.00		
Total 2627:					56,090.39	.00		
2636								
2636	CenturyLink ACCT# 88239224	222752085	88239224	05/12/2021	1,024.42	.00		
Total 2636:					1,024.42	.00		
2658								
2658	SIGNARAMA	INV-8591	PUBLIC NOTICE A FRAMES	03/23/2021	623.06	.00		
2658	SIGNARAMA	INV-9012	BURGI HILL TRAIL SIGNS	05/20/2021	225.46	.00		
Total 2658:					848.52	.00		
2744								
2744	SPRUCE DECOR	IN-11126	FINAL PAYMENT	02/23/2021	274.50	.00		
Total 2744:					274.50	.00		
2751								
2751	007 MARKETING	13801	Souvenir Shop	05/17/2021	536.71	.00		
2751	007 MARKETING	13814	Souvenir Shop	05/18/2021	170.09	.00		
2751	007 MARKETING	13816	Souvenir Shop	05/18/2021	412.32	.00		
Total 2751:					1,119.12	.00		
2841								
2841	GREY RIDGE FLOORING	1724	Additional Amount Due - Commun	08/25/2020	7,580.57	.00		
Total 2841:					7,580.57	.00		
2868								
2868	SHERWIN WILLIAMS CO	9844-2	3' MAXIPILE W UTBASE	05/25/2021	79.00	.00		
Total 2868:					79.00	.00		
2876								
2876	Andy Jenkins	03492	Reimbursement	05/14/2021	689.47	.00		
2876	Andy Jenkins	05252021	Reimbursement	05/18/2021	1,740.04	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2876:					2,429.51	.00		
2881								
2881	IBI Group	10012625	Professional Service Rendered thr	05/20/2021	1,734.51	.00		
Total 2881:					1,734.51	.00		
2886								
2886	Fell	1371	SUPPLY	05/19/2021	137.50	.00		
Total 2886:					137.50	.00		
2887								
2887	PROBST FARMS	17511	JAMS - MUST HAVES SOUVENI	05/05/2021	131.04	.00		
Total 2887:					131.04	.00		
Grand Totals:					145,706.38	.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
1 June 2021
Regular Meeting

Minutes of the
18 May 2021
Work Meeting



Memo

Date: 25 May 2021

To:

Cc:

From: Brad Wilson, City Recorder

RE: Minutes of the 18 May 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, 18 May 2021, 5:00 p.m.
Midway Community Center, City Council Chambers
160 West Main Street, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, Ridley’s Express, the 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 5:06 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

Corbin Gordon, Attorney
Michael Henke, Planning Director
Wes Johnson, Engineer (Participated
Electronically)
Joe Seare, Engineer’s Office
Brad Wilson, Recorder/Financial Officer

Staff Present:

Tex Couch, Building Official

2. Ordinance 2021-11 / Hot Springs Annexation (Berg Engineering – Approximately 30 minutes) – Discuss Ordinance 2021-11 approving the Hot Springs Annexation located at 1477 North Pine Canyon Road. Recommended with conditions by the Midway City Planning Commission.

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

- The public hearing had already been held.
- The annexation agreement allowed additional density under certain conditions.
- The project would be phased over several years. The petitioner preferred to build the lodge first, then the group facility, and the other areas later.
- The additional density should be allowed to increase the City’s transient rental capacity and tax base. It could be contingent upon meeting the applicable future zoning codes.
- The density could be limited knowing that the approval could be amended in the future. This would maintain the discretion of the Council and preserve the leverage that it had

with annexation. It would also determine heights, etc. at that time rather than later.

- The petitioner did not want to be at the mercy of a future council.
- The characteristics of the land limited how it could be developed.
- Should the project require a master plan? This would resolve some of the concerns raised. A master plan was usually for phased projects.
- The petitioner changed the proposal from a facility for his family to a resort because he thought that was needed to receive approval.
- The petitioner was gathering ideas and had not set a timeline for construction.
- The facility would be open to the public on a fee basis.
- The petitioner might allow residents to use the hot springs while others used the glamping.
- The petitioner did not want public access mandated. The public had trespassed to use the hot springs.
- The required road dedication in the agreement would put the trail on a berm. The petitioner wanted to maintain the berm which would be a huge task to move. The agreement could require the trail in the first 50 feet of the development.
- The agreement needed to include more detail about connecting to the culinary water system.
- Could the City require the facility to be public? It could as a condition of connecting to the culinary water system.
- Could a private residence be built on the property?
- Once the agreement was approved it could only be changed by mutual consent.
- The petitioner wanted to know the rules and restrictions before completing the annexation.

3. Resolution 2021-13 / Street Cross-Sections (City Engineer – Approximately 30 minutes) – Discuss Resolution 2021-13 amending the Midway City Standard Specifications and Drawings regarding reducing the width of street cross-sections.

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

- Photographs of rural streets
- Grass next to pavement
- Current cross-section
- Proposed cross-sections

Mr. Henke also made the following comments:

- Larger lots and greater front setbacks improved the rural look and feel and reduced parking on the sides of a road.
- The idea was to reduce the width of the roads.

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

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

- Could service vehicles be parked on the side of a narrower road? Some residents would

not want them in their driveways.

- Two vehicles parked on opposite sides of a narrower road would block through traffic or limit it to one-way traffic only.
- Some residents would not want people parking on the grass if it was next to the road.
- Some developments had dedicated parking for visitors.
- The Cascades at Soldier Hollow had narrower roads and did not have a problem with street parking.
- The rural cross-section would only be allowed in the R-1-22 and less dense zones.
- The City Engineer suggested 22 feet of asphalt with a 26-foot width, when including the ribbon curb, for the rural cross-section.

4. Adjournment

Motion: Without objection the meeting was adjourned at 6:00 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

Midway City Council
1 June 2021
Regular Meeting

Minutes of the
18 May 2021
Regular Meeting



Memo

Date: 28 May 2021
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 18 May 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, 18 May 2021, 6:00 p.m.
Midway Community Center, City Council Chambers
160 West Main Street, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, Ridley's Express, the 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, 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 6:05 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

Corbin Gordon, Attorney (Left at 6:53 p.m.
and returned at later in the meeting)
Michael Henke, Planning Director
Wes Johnson, Engineer (Participated
Electronically)
Joe Seare, Engineer's Office
Brad Wilson, Recorder/Financial Officer

Staff Present:

Tex Couch, Building Official

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. Council Member Orme gave the prayer and/or inspirational message.

2. Consent Calendar

- a. Agenda for the 18 May 2021 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 27 April 2021 City Council Meeting
- d. Minutes of the 4 May 2021 City Council Regular Meeting
- e. Release the construction bond, minus 10% and any amount for landscaping, and begin the one-year warranty period for the Cozens Subdivision at 840 South Stringtown Road

- f. Conclude the warranty period and release the remainder of the bond for the Dutch Hills Subdivision located at 566 East Saddle Drive subject to the payment of all fees due to Midway City

Note: Copies of items 2a through 2f are contained in the supplemental file.

Motion: Council Member Orme moved to accept all items on the consent calendar.

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

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.

HVSSD / Sewer Treatment Facility

Josh Wright made the following comments:

- It was a wise time to reevaluate the sewer treatment facility.
- Did Midway want to be a resort community or a collector of wastewater, from across the valley, on the best land in the area.
- There were good reasons to change the facility to a mechanical plant. It would have a smaller footprint, handle flows, smell less, and not encroach on residences.
- The current type of facility was for small communities.
- Heber Valley Special Service District (HVSSD) needed to be forward thinking with the growth.
- The Mayor should fight for Midway and seek better options for wastewater treatment.
- The treatment facility did not generate taxes.
- The development proposed next to the facility would generate taxes, provide trails, etc.

Mayor Johnson responded that if HVSSD acquired the land, which was proposed for development, it would remain agriculture and could have trails. She added that the cause of the smell had been identified and HVSSD knew how to address it. She indicated that she was fighting for Midway.

Jared Moss made the following comments:

- Encouraged the City to follow its vision and mission statement in relation to HVSSD.
- The ponds and technology for the sewer treatment facility should be reviewed.
- The safety and wellbeing of the community should be considered.
- The nuisances from the facility should be mitigated which would reduce liability for the City.
- Eminent domain should be an option of last resort. It should only be used when all other paths had been eliminated.
- Sewer should be reallocated back to Heber City.
- A cost benefit analysis should be done regarding sewer treatment.
- The City had a member on the HVSSD Board. That member should vote against condemning land.

Ryan Davis made the following comments:

- Performed a survey regarding sewage treatment. 287 people responded with 90% from Midway. 97% did not like the sewer lagoons and 80% did not want them. 1/3 were concerned about health impacts. 96% said that Midway should defend the interests of its residents.
- All the sewage for the valley was housed next to Midway.
- It would cost \$38 million to keep the stink in Midway.
- Residents were concerned about values, their way of life, and the environment.
- Wasatch County did not allow wells to be drilled by the sewer treatment facility because the ground water was contaminated.
- Condemning property to keep the sewer ponds was out of touch with the wishes of residents.
- Tried to meet several times with HVSSD, before he received a condemnation notice, but was unsuccessful.

Scott Lewis made the following comments:

- Had no interest in the development proposed next to the treatment facility.
- Were the treatment ponds leaking and were they contaminating the ground water?
- His father worked for the Environmental Protection Agency which cleaned up contaminated land.
- Did not want land to be inaccessible because of contamination.
- The City was trying to maintain its ability to levy the Resort Communities Tax.
- Midway residents strongly opposed using eminent domain.

Mayor Johnson responded that ground water tests showed no contamination. She added that the ponds and farm better treated water than a mechanical plant.

Mayor Johnson indicated that HVSSD harvested and successfully sold three crops of hay each year from its farm. She said that the land was not in Midway and would remain in agriculture.

Peter Malinka made the following comments:

- Where would the \$38 million come from to expand the treatment facility?
- There was a group that was willing to subsidize converting the facility to all mechanical.
- The public should have access to the farmland.

Mayor Johnson made the following comments:

- The amount quoted for expansion was not accurate.
- Public access to the farmland could be considered.
- The HVSSD Board had only preliminarily discussed the expansion.
- It could cost from \$100 million to \$150 million to convert to an all-mechanical facility.
- HVSSD was creating a website where information would be posted.

High Valley Arts / Use of City Buildings

Two young cast members representing High Valley Arts thanked the City for allowing the organization to use its buildings. They indicated that recent performances had been sold out. They presented a thank you card to the Council. They asked that the Council support an arts center in Midway.

No further comments were offered.

4. Department Reports

Water Quality

Council Member Dougherty reported that the City had completed its water quality report for 2020. He noted that all test results were within the allowed limits.

Open Space Committee / Smaller Parcels

Council Member Dougherty reported on the subcommittee, of the Midway Open Space Advisory Committee, that was working on preserving smaller parcels of open space.

HL&P / Transmission Line / Cost of Power

Council Member Dougherty reported that the Heber Light & Power Company (HL&P) was working on the transmission line through the valley and reducing the cost of power.

Midway Boosters / Founders' Day

Council Member Drury reported that the Midway Boosters were helping plan Founders' Day which would help beautify the City.

Midway Boosters / Swiss Days

Council Member Drury reported that a limited or normal Swiss Days would be held that year based on the recommendations from the Health Department.

COVID-19 Pandemic / Update

Mayor Johnson reported on the pandemic and indicated that masks could be worn in the City's buildings, but they were not mandatory.

Note: Corbin Gordon left at 6:53 p.m.

- 5. Preserve Midway / Presentation** (Kris Ward – Approximately 10 minutes) – Receive a presentation on the name change, goals, and objectives of Preserve Midway and the Volksmarch.

Katie Nobel and Kris Ward gave an update of Preserve Midway and reviewed the following items:

- Goals
- Open space preservation
- Zoning changes
- Reducing density
- Volksmarch

They made the following comments:

- People liked the rural feel of Midway.
- They liked to walk along Main Street and see livestock.
- A lot of residents were concerned about growth in the City.
- The organization hired Star Stratford as a staff person.

- 6. Ordinance 2021-10 / Dance Annexation** (Doug Dance – Approximately 45 minutes) – Discuss and possibly adopt Ordinance 2021-10 approving the Dance Annexation located at 1199 South 900 West. Recommended for denial by the Midway City Planning Commission.
Public Hearing

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

- Land use summary
- Location
- Surrounding property and development
- Land use map
- Highlands at Soldier Hollow plat map
- Access roads
- Access to culinary water
- Discussion items
- Density
- Planning commission motion
- Possible findings

- Annexation process
- Annexation versus just providing culinary water

Mr. Henke also made the following comments:

- Wasatch County granted preliminary approval to the Highlands at Soldier Hollow.
- Wards Lane would not meet the City's standards for an access road.
- Cascade Springs Road going west was a seasonal access.
- The proposed development by Doug Dance, would initially be one lot and up to four lots in the future.
- The zoning allowed up to five to six lots.
- It would be accessed using county roads.
- The road in the development could be private so that it did not have to be maintained by the City.
- The Midway City Planning Commission recommended denying the annexation because of the lack of accesses that met city standards.
- Another option was to build the development in the County with the City providing the culinary water. The development as proposed could meet county standards.
- Residential development had a negative financial impact on the City. The impact declined as the number of second homes increased.
- The Highlands included a road to the north which would be stubbed at the property line. There was no guarantee that the road would continue through the adjacent property.
- Two city standard accesses were needed for even one lot because the property was not a lot of record.
- The Highlands had two accesses that connected to Cascade Springs Road.
- The City agreed to Wards Lane being an emergency access for the Highlands to meet county standards.
- The City agreed to monitor the fire flow for the Highlands but had not further discussed operating its culinary water system.

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

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

- Using Cascade Springs Road exceeded the allowed 1,300 feet for a cul-de-sac.
- Could the development be restricted to one lot until two city standard accesses were available?
- A culinary water system in the Highlands was better than a well for each lot. This system could increase the pressure and capacity in the City's system if the two were connected.
- The water system in the Dance development would be taken over by the City if it took over the system in the Highlands.

Public Hearing

Mayor Johnson opened the hearing and asked if there were any comments from the public.

Doug Dance, Petitioner

Mr. Dance made the following comments:

- Wanted to see if one house was feasible.
- The future lots would be for his children.
- Had spoken extensively with the developer of the Highlands.
- Committed access for the Highlands through his property.
- Wanted the flexibility of being in the City.
- Could make development of his property contingent upon the Highlands being built.
- Wards Lane would be improved to the City's standards within 20 years.
- Did not want to wait on the other lots in his project before the annexation could be approved.
- Could be flexible with his timing.
- The other accesses were to the County's standards.
- Would still want to annex even if he already had access to a culinary water system.
- The County approved a concept for two lots on his property.
- Would consider a will serve letter as a second option.

Mayor Johnson closed the hearing when no further public comment was offered.

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

- Using Cascade Springs Road exceeded the allowed 1,300 feet for a cul-de-sac.
- More land would be needed from the property on the north for Wards Lane to meet the City's standards.
- A road going north from the Highlands would be built to city standards.
- The developer agreed to deed restrict the Highlands from further subdivision. This restriction could also be in any agreement regarding culinary water for the project.
- The Dance property could be annexed in the future.
- Should the request be postponed until the Highlands was built?
- Assumed that the Wasatch County Fire District approved of the Highlands if it was granted preliminary approval from Wasatch County.
- The City should not make exceptions to its Municipal Code.
- The property could be sold to someone else in the future.
- Annexing the property gave the City the chance to lower the density of the development. A will serve letter could do the same thing.
- The City would benefit financially from this type of a development including receiving property taxes.
- The homeowners in the development would use the City's roads.

Motion: Council Member Payne moved to adopt Ordinance 2021-10 approving the Dance annexation located at 1199 South 900 West with the following findings and conditions:

- The City would gain control over the land use and zoning if the area were annexed.
- The proposal was a legislative action.
- The proposal would increase density and traffic to the area.
- The density of the project was relatively low at four dwellings on almost seven acres.

This would help promote the vision of the general plan to preserve more open area and a rural atmosphere.

- The annexation was conditioned on deed restrictions that the property could not be subdivided into more than four lots.
- The applicant had the ability to record one lot initially and then come back and submit for an additional three lots in the future.
- The petitioner would pay \$4,059 as a donation for parks.
- The plan before the Council showed one access on Cascade Springs Road and a future access using Wards Lane.
- Wards Lane had some relief capacity for emergency use, met county requirements, and could potentially be upgraded to city standards.
- Another annexation to the north had the potential for a third access.
- There was also access over the mountains during a portion of the year.
- The nearby golf course could also be used as an emergency access.
- The project had low density.
- The area road system was already planned.

Second: Council Member Drury seconded the motion.

Discussion: Council Member Dougherty asked if a formal variance to the Municipal Code was needed? Mr. Henke responded that the Board of Adjustment would have to grant a variance for the plat map to be recorded. Council Member Payne asked what compelling circumstances were needed for the Board to grant a variance. Mr. Henke responded that there was a high bar for granting a variance.

Council Member Dougherty noted that the development could not be considered by the County if the property were annexed.

Council Member Payne thought that the Municipal Code was too restrictive for one lot.

Council Member Dougherty stressed that the project could only be accessed with county roads. He added that having to develop in the County was not a hardship that would qualify for a variance.

Amended Motion: Council Member Payne moved to adopt Ordinance 2021-10 approving the Dance annexation located at 1199 South 900 West with the following findings and conditions:

- The City would gain control over the land use and zoning if the area were annexed.
- The proposal was a legislative action.
- The proposal would increase density and traffic to the area.
- The density of the project was relatively low at four dwellings on almost seven acres. This would help promote the vision of the general plan to preserve more open area and a rural atmosphere.
- The annexation was conditioned on deed restrictions that the property could not be subdivided into more than four lots.
- The applicant had the ability to record one lot initially and then come back and submit for an additional three lots in the future.
- The petitioner would pay \$4,059 as a donation for parks.
- The plan before the Council showed one access on Cascade Springs Road and a future

access using Wards Lane.

- Wards Lane had some relief capacity for emergency use, met county requirements, and could potentially be upgraded to city standards.
- Another annexation to the north had the potential for a third access.
- There was also access over the mountains during a portion of the year.
- The nearby golf course could also be used as an emergency access.
- The project had low density.
- The area road system was already planned.
- The approval was subject to the Board of Adjustment approving a variance to the access standards.
- If and when the subdivision was divided into more lots, then the street would be private, and the access easement dedicated to the City.

Second: Council Member Drury seconded the amended motion.

Council Member Simonsen said a will serve letter would be simpler. Mr. Dance suggested a will serve letter because the motion had become so complicated.

Withdrawal: Council Member Payne withdrew his motion. Council Member Drury withdrew his second.

Motion: Council Member Drury moved to continue the item to figure out the best option.

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

7. Resolution 2021-10 / Dance Annexation Agreement (City Attorney – Approximately 10 minutes) – Discuss and possibly approve Resolution 2021-10 approving an agreement for the Dance Annexation located at 1199 South 900 West.

Motion: Council Member Simonsen moved to continue the item.

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
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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 8:10 p.m. She reconvened the meeting at 8:23 p.m.

8. Tentative FY 2022 Budget / Public Hearing (Financial Officer – Approximately 30 minutes)
– Receive public comment on and possibly discuss the adopted tentative FY 2022 Budget for Midway City. **Public Hearing**

Nancy Simons gave a presentation regarding the tentative budget and reviewed the following items:

- Changes since the tentative budget was approved.
- General Fund revenue and expenditures
- Municipal Building Authority Fund
- Capital Improvement Projects Fund
- Ice Sheet Fund
- Souvenir Shop Fund

Note: A copy of Ms. Simons' presentation is contained in the supplemental file.

Brad Wilson reviewed the City's transient rental capacity compared with its population and how that effected its ability to levy the resort communities tax.

Council Member Simonsen asked for more detail on the resort tax and wondered how hard the City should fight to keep it. Council Member Payne noted that it was almost as much as the City received in property taxes.

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.

9. Ordinance 2021-12 / Building Safety (Building Safety Official – Approximately 10 minutes)
– Discuss and possibly adopt Ordinance 2021-12 amending Title 12 of the Midway City Municipal Code regarding building safety.

Tex Couch explained the various building codes. He indicated that the proposed ordinance would simplify their periodic adoption.

Motion: Council Member Drury moved to approve Ordinance 2021-12 regarding building safety

with the listed code changes.

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 2021-12 / Fee Schedule (Building Safety Official – Approximately 10 minutes) – Discuss and possibly approve Resolution 2021-12 updating the fee schedule for Midway City regarding building safety fees.

Tex Couch reviewed the changes to the fee schedule and made the following comments:

- The City was using the 2015 ICC valuation data table. ICC updated the table every six months. Recommended that the City adopt each new update. This would help to stay current with cost increases.
- The provider of the City's building safety software recommended using the ICC table, instead of the valuations produced by Wasatch County, because of liability.
- The change would increase the valuation of a home from \$338,650 to \$422,367.
- Credit cards would be accepted for building permit fees beginning in July of that year.
- Some fees had been raised to cover costs.

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

- The cost for a basement finish should be more specific.
- Certain fees should be kept low to encourage submitting for a permit.
- The City's fees should be comparable to those of Heber City and Wasatch County to avoid incenting people to build in Midway.
- The City should rely on its attorney for advice on liability.

Motion: Council Member Drury moved to continue the item until the June 1st meeting.

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

Note: Mr. Couch left.

11. Resolution 2021-13 / Street Cross-Sections (City Engineer – Approximately 10 minutes) – Discuss and possibly approve Resolution 2021-13 amending the Midway City Standard Specifications and Drawings regarding reducing the width of street cross-sections.

The Council, staff and meeting attendees discussed the following items regarding the proposed cross-sections:

- The ribbon curb, with the rural cross-section, could be coated with a slurry seal to make the road look wider.
- How durable would a slurry seal be on concrete? Would it look worse if it started peeling off?
- A concrete ribbon curb protected the asphalt when grass was next to the road.
- Grass next to the road created a rural feel. It also created problems because snowplowing damaged the grass.
- The rural cross-section with increased setbacks should be required in the zones with larger lots. This also created a rural feel.
- Gravel next to a road was a weed and maintenance problem. It worked well on 600 North.
- People would park on the sides of a road regardless of the setbacks.
- The City was unwilling to tow illegally parked vehicles.
- A cross-section with the road off-center and a trail on one side would look odd and appear to have a greater setback on one side of the road.
- The City should see how the proposed cross-sections had worked in other communities.

Motion: Council Member Simonsen moved to continue Resolution 2021-13, regarding street cross-sections, until the next council meeting.

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

12. Island Ditch Water Shares / Shareholder Settlement Agreement (City Attorney – Approximately 5 minutes) – Discuss and possibly approve and authorize the Mayor to sign a shareholder settlement agreement for 15 shares of Island Ditch Company water.

Corbin Gordon explained the history of the Island Ditch Company and made the following comments:

- The Island Ditch water rights were not correctly separated from the Midway Irrigation Company.
- They were being brought back into the Midway Irrigation Company.
- Each share holder had agreed to rejoining.
- The agreement facilitated the rejoining.

Motion: Council Member Payne moved to approve the Island Ditch water shares agreement and authorized the mayor to sign it.

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

13. The Village Development / Master Plan (Dan Luster – Approximately 60 minutes) – Discuss and possibly grant master plan approval for The Village, a mixed use and planned unit development, located at 541 East Main Street (Zoning is C-2, R-1-11, and R-1-22). Recommended with conditions by the Midway City Planning Commission.

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

- Land use summary
- Master plan requirements
- Location of the project
- Plan
- Phasing
- Requirements from the previous council motion
- Sensitive lands
- Water right requirements

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

Ryan Hales, Hales Engineering, gave a presentation regarding the traffic study for the project and reviewed the following items:

- Steps of the study

- Traffic volumes
- Dates and times of the study
- Area traffic volumes
- Variations in traffic flow
- Modeling
- Levels of service
- Intersection of Main Street and River Road
- Signal light phasing
- Traffic simulation
- Trips per day per household
- Mitigating impacts on the neighbors

Mr. Hales also made the following comments:

- His firm reviewed all UDOT's traffic studies.
- Continued work through the pandemic.
- Focused on the evening peak because that had the highest traffic count.
- Increased the traffic counts by 17% to account for the pandemic.
- Increased the traffic counts for the approved subdivisions in the area.
- Seasonal adjustments were made to normalize rather than skew the data.
- The methodologies exceeded what was recommended.
- A traffic signal at Main Street and River Road was warranted by UDOT in 2016 but was put on hold.
- A signal light created favorable gaps between vehicles. This reduced pressure on drivers to take risks.
- Wanted to have a dialogue and address the City's concerns.

Council Member Drury made the following comments:

- Questioned the study's conclusion of two vehicles per hour entering Main Street from 580 East which serviced 70+ houses.
- Had waited almost two minutes to enter Main Street from 580 East.
- Why did the study not recommend a signal light for Main Street and 580 East?
- Was worried because 580 East was so close to River Road.
- Residents should not have to pay for any traffic signal required because of the proposed development.
- Questioned that the commercial portion of the project was calculated correctly.
- Traffic counts should be taken during all hours of the day and for more than two days to determine the traffic peaks.

Mr. Hales responded that a signal light at Main Street and 580 East did not meet the requirements and was too close to the intersection with River Road. He added that counts were being taken during the entire day. He indicated that counting for one day was standard.

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

- The curb but not the center line of the north access road touched a slope greater than 25%. The rest of the road was well within allowed limits. A four-foot-high retaining wall would be needed for ten to twelve feet on the slope.

- The north road met the 100-foot requirement.
- Part of the slope was a ditch bank which he included in his analysis.
- The retaining wall was needed to protect a neighbor with the rest of the slope, along the road, being graded out.
- Some of the trees could be left at the entrance to the north road if the right-of-way were reduced and the road were moved to the south.
- A canal was not part of the project design.
- A canal would not change the water calculations.
- Requested to work with the Fire District regarding several options for fire control. He would resolve the issue for preliminary approval.
- Reducing the road widths would help with north to south but not east to west issues.

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

- The Council was trying to determine traffic hazards versus traffic.
- UDOT was reviewing improving that section of Main Street along with installing a traffic signal.
- The entire council should visit the planned site for the north road.
- There was plenty of right-of-way for the north road entrance. Could some of the trees be in a median in the road? The old willow tree in the right-of-way was cracking.
- The setback for the house, on the north side of the north access road, would have to be measured because it could be a front setback and be nonconforming.
- The entrance had good visibility.
- Flags on site should show the proposed location of the north road for the site visit.
- The proposal would again go before the Water Advisory Board on June 7th.
- A traffic study could be required for each phase.
- The master plan process, as being considered that night, was not an approval but an indication of what should be considered during the approval process.
- A traffic study could be requested but not required with the master plan.
- Were the accesses feasible with the traffic on Main Street? The issue was important but not required to be resolved with the master plan.
- Other items could be considered with the master plan agreement.

Motion: Council Member Dougherty moved that under Municipal Code, Section 16.16.4 the Council had explored the general feasibility of the concept plan that was submitted, and that the plan was complete in terms of the information provided as required by the Code and that the Council found that the submission of the concept plan, that explored the general feasibility of the project that was before it, had been provided and was accepted.

Discussion: Mr. Henke asked if the motion included any of the conditions proposed by staff. Council Member Dougherty responded that it did not. He indicated that those conditions could perhaps be addressed in the master plan agreement. He added that the Council was only looking at a concept plan and feasibility at that point in the process.

Second: Council Member Payne seconded the motion.

Discussion: Mayor Johnson indicated that the City Engineer texted that the master plan was the only chance that the City had to look at traffic for the entire project.

Council Member Drury said with respect to feasibility that he had the following concerns:

- The position of the north access road in relation to sensitive lands.
- The impact of the north access road on River Road.
- The intersection of Main Street and 580 East.
- 580 East being too close to River Road for a signal light.
- South bound River Road traffic turning onto the north access road.

He added that he had other concerns, but they were not related to feasibility.

Mayor Johnson indicated that gaps in traffic helped drivers turn east but not west on Main Street from 580 East.

Paul Berg indicated that the north access road was proposed by the City's staff and put in at their request. He would support removing it.

Mr. Henke indicated that the City needed to decide when the north access road and the signal light would be installed.

Council Member Orme said that she could accept the concept contingent upon certain items.

Council Member Dougherty responded that the Code did not address a traffic study at that point in the process.

Council Member Payne asked if the north access road could be removed if after master plan approval further study showed that the road was not needed. Mr. Henke responded that the master plan agreement would have to be amended to remove the road.

Council Member Dougherty equated the approval to granting further consideration with an annexation.

Council Member Dougherty explained that he did not use the word "approval" or "agreement" in his motion. He said that his motion moved the proposal to the next step in the process.

Mayor Johnson noted that the motion was contrary to what was listed on the agenda. Corbin Gordon responded that feasibility was the important issue to be considered.

Council Member Payne asked if the agreement could incorporate as conditions all the items that were discussed. Mr. Gordon responded that they could be included as conditions.

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

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

Motion: Council Member Payne moved to consider the next item on the agenda.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

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

14. Resolution 2021-09 / The Village Master Plan Agreement (City Attorney – Approximately 5 minutes) – Discuss and possibly approve Resolution 2021-09 adopting a master plan agreement for The Village, a mixed use and planned unit development, located at 541 East Main Street (Zoning is C-2, R-1-11, and R-1-22).

Mayor Johnson suggested that the item be continued. Council Member Simonsen agreed so that issues and edits from that evening could be made and reviewed.

Motion: Council Member Simonsen moved to continue consideration of Resolution 2021-09.

Second: Council Member Dougherty seconded the motion.

Discussion: Council Member Payne asked if the agreement were not completed for the next meeting would it automatically continue to a following meeting. Mayor Johnson responded that it would.

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

15. Ordinance 2021-11 / Hot Springs Annexation (Berg Engineering – Approximately 20 minutes) – Discuss and possibly adopt Ordinance 2021-11 approving the Hot Springs Annexation located at 1477 North Pine Canyon Road. Recommended with conditions by the Midway City Planning Commission. **Public Comment**

The Council did not consider the item.

16. Resolution 2021-11 / Hot Springs Annexation Agreement (City Attorney – Approximately 10 minutes) – Discuss and possibly approve Resolution 2021-11 adopting an agreement for the Hot Springs Annexation located at 1477 North Pine Canyon Road.

The Council did not consider the item.

17. Adjournment

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

The meeting was adjourned at 11:36 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

DRAFT

Midway City Council
1 June 2021
Regular Meeting

Resolution 2021-18 /
Certified Property Tax Rate



Memo

Date: 28 May 2021
To: Mayor, City Council and Staff
Cc: File
From: Brad Wilson, City Recorder
RE: Certified Property Tax Rate

The certified tax rate for Midway City, for both personal and real property, has not yet been finalized by the Utah State Tax Commission and the Wasatch County Clerk. This agenda item will be postponed to a following council meeting if the rate has not been determined by June 1st.

Please contact me if you have any questions.



RESOLUTION 2021-18

A RESOLUTION SETTING THE REAL AND PERSONAL PROPERTY TAX

Be it resolved by the City Council of Midway City, there is hereby levied a tax rate on all real and personal property within the municipality not otherwise exempted by law as follows:

General Fund \$

This tax rate will increase the anticipated property tax amount from \$851,179 to \$.

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

MIDWAY CITY

Celeste Johnson, Mayor

ATTEST:

Brad Wilson, Recorder