

Midway City Council  
15 February 2022  
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
<b>165</b>								
165	BELLOWS GLASS	34948	Installation of Glass	01/27/2022	65.00	.00		
Total 165:					65.00	.00		
<b>220</b>								
220	BROKEN ARROW	39339	Road Salt	01/26/2022	687.96	.00		
Total 220:					687.96	.00		
<b>270</b>								
270	CASELLE INC	114782	Contract Support and Maintenanc	02/01/2022	358.27	.00		
Total 270:					358.27	.00		
<b>305</b>								
305	COLONIAL FLAG & SPECIALTY	0261776-IN	Rotations	01/31/2022	78.40	.00		
Total 305:					78.40	.00		
<b>505</b>								
505	HEBER CITY CORPORATION	DECEMBER	ANIMAL CONTROL Costs and Fe	02/01/2022	4,486.21	.00		
Total 505:					4,486.21	.00		
<b>565</b>								
565	HORROCKS ENGINEERS INC	66273	The Highlnads at Soldier Hollow -	01/13/2022	504.00	.00		
565	HORROCKS ENGINEERS INC	66273	Whitaker Farms - Const	01/13/2022	543.70	.00		
565	HORROCKS ENGINEERS INC	66273	Attend Planning Commission	01/13/2022	318.00	.00		
565	HORROCKS ENGINEERS INC	66273	WATER Conservation Plan	01/13/2022	151.00	.00		
565	HORROCKS ENGINEERS INC	66273	2020 Trail Homestead & River Rd	01/13/2022	300.00	.00		
565	HORROCKS ENGINEERS INC	66273	10 Year Road & Water Plan	01/13/2022	1,113.00	.00		
565	HORROCKS ENGINEERS INC	66273	Homestead Resort - Planning	01/13/2022	1,008.00	.00		
565	HORROCKS ENGINEERS INC	66273	Remund Farms Ph 2&3 - Constru	01/13/2022	364.00	.00		
565	HORROCKS ENGINEERS INC	66273	Attend City Council Meeting	01/13/2022	925.25	.00		
565	HORROCKS ENGINEERS INC	66273	Midway Crest - Construction	01/13/2022	168.00	.00		
565	HORROCKS ENGINEERS INC	66273	Mt Spa Rural Preservation - Plann	01/13/2022	588.00	.00		
565	HORROCKS ENGINEERS INC	66273	Midway General Engineering	01/13/2022	3,035.00	.00		
565	HORROCKS ENGINEERS INC	66273	2021 RIVER ROAD IMProvement	01/13/2022	6,744.70	.00		
565	HORROCKS ENGINEERS INC	66273	MILL CANYON FARMS - Planning	01/13/2022	350.00	.00		
565	HORROCKS ENGINEERS INC	66273	2021 Road Surface Treatment CO	01/13/2022	151.00	.00		
565	HORROCKS ENGINEERS INC	66273	Updating Construction Standards	01/13/2022	302.00	.00		
565	HORROCKS ENGINEERS INC	66273	The Village: Planning	01/13/2022	1,907.25	.00		
565	HORROCKS ENGINEERS INC	66273	Saddle Creek Ph 1: Const	01/13/2022	549.55	.00		
565	HORROCKS ENGINEERS INC	66273	Saddle Creek Phase 4 - Construct	01/13/2022	3,251.15	.00		
565	HORROCKS ENGINEERS INC	66273	2021 South Homestead Trail Desi	01/13/2022	8,569.00	.00		
565	HORROCKS ENGINEERS INC	66273	The Reserve Phase 1: Constructi	01/13/2022	539.80	.00		
565	HORROCKS ENGINEERS INC	66273	2021 Well Source Protection Upd	01/13/2022	1,063.75	.00		
565	HORROCKS ENGINEERS INC	66273	Updating Public Infrastructure for	01/13/2022	954.00	.00		
565	HORROCKS ENGINEERS INC	66273	Villages of Zermat - Planning	01/13/2022	1,996.05	.00		
565	HORROCKS ENGINEERS INC	66273	2020 Capital Facility Plan	01/13/2022	704.00	.00		
565	HORROCKS ENGINEERS INC	66273	Saddle Creek Phase 2 & 3 (Const	01/13/2022	546.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
565	HORROCKS ENGINEERS INC	66273	Huntleigh Woods Subdivision - Co	01/13/2022	594.50	.00		
565	HORROCKS ENGINEERS INC	66273	The Reserve Phase 2: (Const.)	01/13/2022	4,566.10	.00		
Total 565:					41,806.80	.00		
<b>845</b>								
845	MOUNTAINLAND SUPPLY COMP	S104500100.0	Green Sprinkler Flag	01/31/2022	78.50	.00		
845	MOUNTAINLAND SUPPLY COMP	S104501674.0	Replacement Filter	01/27/2022	141.33	.00		
845	MOUNTAINLAND SUPPLY COMP	S104517238.0	Blind Flange	02/07/2022	35.44	.00		
845	MOUNTAINLAND SUPPLY COMP	S104524767.0	ICE RINK	02/08/2022	50.87	.00		
Total 845:					306.14	.00		
<b>875</b>								
875	OFFICE DEPOT	224338650001	OFFICE SUPPLIES	02/01/2022	222.90	.00		
875	OFFICE DEPOT	224338650001	OFFICE SUPPLIES	02/01/2022	26.39	.00		
875	OFFICE DEPOT	224338650001	OFFICE SUPPLIES	02/01/2022	104.11	.00		
875	OFFICE DEPOT	224338650001	OFFICE SUPPLIES	02/01/2022	33.42	.00		
875	OFFICE DEPOT	224341758001	Calendar	02/01/2022	13.38	.00		
875	OFFICE DEPOT	224341760001	OFFICE SUPPLIES	02/01/2022	29.20	.00		
Total 875:					429.40	.00		
<b>955</b>								
955	REAMS	289307	Eric Mecham Clothing Allowance	10/14/2021	150.00	.00		
955	REAMS	289310	Jeremy Horrocks Clothing Allowa	09/18/2021	245.98	.00		
955	REAMS	289322	L.Taylor Clothing Allowance	10/23/2021	200.98	.00		
955	REAMS	289330	Kelton Webb Clothing Allowance	11/05/2021	240.00	.00		
955	REAMS	290094	Eric Mecham Clothing Allowance	12/17/2021	240.00	.00		
955	REAMS	290100	Preston Broadhead - Clothing Allo	12/23/2021	159.99	.00		
955	REAMS	387428	Jeremy Horrocks Clothing Allowa	09/18/2021	99.00	.00		
955	REAMS	387443	Preston Broadhead - Clothing Allo	10/01/2021	382.91	.00		
Total 955:					1,718.86	.00		
<b>960</b>								
960	REMOTE CONTROL SYSTEMS	22016	Yearly SCADA system software u	01/25/2022	750.00	.00		
Total 960:					750.00	.00		
<b>1015</b>								
1015	SAFETY SUPPLY & SIGN CO IN	179507	POST Ponder	01/05/2022	377.60	.00		
1015	SAFETY SUPPLY & SIGN CO IN	179590	Channel, Holes, Galv., Taper End	01/12/2022	567.12	.00		
Total 1015:					944.72	.00		
<b>1045</b>								
1045	STANDARD PLUMBING SUPPLY	NTQ631	Hose bib, Flag Disc	01/25/2022	42.86	.00		
1045	STANDARD PLUMBING SUPPLY	NVDB51	Recip Blade	02/02/2022	28.98	.00		
Total 1045:					71.84	.00		
<b>1150</b>								
1150	HOME DEPOT Credit Services	JAN 2022	REmaining Balance & Finance Ch	01/31/2022	53.13	.00		
Total 1150:					53.13	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>1170</b>								
1170	TIMBERLINE ACE HARDWARE	149141	BAR FLAT 1/8X3X36" HR	01/26/2022	39.98	.00		
1170	TIMBERLINE ACE HARDWARE	149304	PARKS-ASSORTED PARTS	02/02/2022	53.12	.00		
1170	TIMBERLINE ACE HARDWARE	149314	CM SCKT AND GRIND WHEEL	02/02/2022	18.98	.00		
1170	TIMBERLINE ACE HARDWARE	149483	TOOLS FOR BUILDINGS	02/09/2022	90.22	.00		
1170	TIMBERLINE ACE HARDWARE	149484	sWEATER JACKET-LANE TAYLO	02/09/2022	99.99	.00		
Total 1170:					302.29	.00		
<b>1210</b>								
1210	UNITED SERVICE AND SALES	73869	SPRING TRIP RETURN/TAP EN	01/27/2022	85.72	.00		
Total 1210:					85.72	.00		
<b>1255</b>								
1255	UTAH LOCAL GOVERNMENTS T	1593903	Liability deductible-3RD qt fql9451	10/06/2021	625.65	.00		
1255	UTAH LOCAL GOVERNMENTS T	1595323	NOTARY-JENNIFER SWEAT	12/13/2021	50.00	.00		
1255	UTAH LOCAL GOVERNMENTS T	1595324	E/O JENNIFER SWEAT	12/13/2021	65.00	.00		
1255	UTAH LOCAL GOVERNMENTS T	1595325	WORKERS COMP Invoice	12/13/2021	1,887.71	.00		
1255	UTAH LOCAL GOVERNMENTS T	1595969	WORKERS COMP Invoice	01/13/2022	1,887.71	.00		
Total 1255:					4,516.07	.00		
<b>1305</b>								
1305	VERIZON WIRELESS	9898487816	BUILDING Department	02/01/2022	84.27	.00		
1305	VERIZON WIRELESS	9898487816	Ice Rink Jetpack	02/01/2022	45.21	.00		
1305	VERIZON WIRELESS	9898487816	PUBLIC WORK PHONES	02/01/2022	297.31	.00		
1305	VERIZON WIRELESS	9898487816	city admin	02/01/2022	80.02	.00		
1305	VERIZON WIRELESS	9898487816	PLANNING	02/01/2022	84.40	.00		
Total 1305:					591.21	.00		
<b>1310</b>								
1310	WASATCH AUTO PARTS	241982	TERMINAL GM/SILICONE CABL	01/27/2022	10.99	.00		
1310	WASATCH AUTO PARTS	242218	GASKET	01/31/2022	2.20	.00		
1310	WASATCH AUTO PARTS	242363	HI PWR III IND V BELT	02/02/2022	11.86	.00		
Total 1310:					25.05	.00		
<b>1340</b>								
1340	WASATCH COUNTY SHERIFFS	122	LAW ENFORCEMENT & DISPAT	02/08/2022	21,000.00	.00		
Total 1340:					21,000.00	.00		
<b>1360</b>								
1360	WASATCH COUNTY SOLID WAS	FEBRUARY 20	.80294 Hamlet Park	02/01/2022	75.00	.00		
1360	WASATCH COUNTY SOLID WAS	FEBRUARY 20	.90292 CEMETARY	02/01/2022	75.00	.00		
1360	WASATCH COUNTY SOLID WAS	FEBRUARY 20	.90042 CC	02/01/2022	75.00	.00		
1360	WASATCH COUNTY SOLID WAS	FEBRUARY 20	.93287 SHOP	02/01/2022	75.00	.00		
1360	WASATCH COUNTY SOLID WAS	FEBRUARY 20	.90291 PARK & OFFICES	02/01/2022	32.00	.00		
1360	WASATCH COUNTY SOLID WAS	FEBRUARY 20	.80293 CENTENNIAL PARK	02/01/2022	64.00	.00		
1360	WASATCH COUNTY SOLID WAS	FEBRUARY 20	.90638 MICHIE LANE	02/01/2022	32.00	.00		
Total 1360:					428.00	.00		
<b>1365</b>								
1365	WAVE PUBLISHING	L1123	PUBLIC HEARING NOTICE	01/13/2022	129.50	.00		

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1365	WAVE PUBLISHING	L1142	PUBLIC NOTICE-PC	01/21/2022	97.13	.00		
1365	WAVE PUBLISHING	L1146	OPEN SPACE	01/20/2022	32.38	.00		
1365	WAVE PUBLISHING	L1153	POSTIONS VACANCIES	01/19/2022	194.25	.00		
Total 1365:					453.26	.00		
<b>1375</b>								
1375	WHEELER MACHINERY CO	PS001259084	ELEMENT AS AND SEC	01/07/2022	235.84	.00		
1375	WHEELER MACHINERY CO	PS001259085	KNOB AND VALVE AS	01/07/2022	76.76	.00		
1375	WHEELER MACHINERY CO	PS001268475	GLASS FRONT/BUTTON	01/27/2022	319.82	.00		
1375	WHEELER MACHINERY CO	PS001269065	NUT HEX CAP	01/28/2022	.70	.00		
Total 1375:					633.12	.00		
<b>1421</b>								
1421	HEBER LIGHT & POWER	18153001 JAN	18153001 Gerber Water Tank	01/31/2022	206.21	.00		
1421	HEBER LIGHT & POWER	18153002 JAN	18153002 City Office	01/31/2022	389.85	.00		
1421	HEBER LIGHT & POWER	18153003 JAN	18153003 Centerey FG PL Light	01/31/2022	370.55	.00		
1421	HEBER LIGHT & POWER	18153004 JAN	18153004 Cottage 3 Pump	01/31/2022	1,325.63	.00		
1421	HEBER LIGHT & POWER	18153006 JAN	18153006 Maintenance Shop	01/31/2022	307.29	.00		
1421	HEBER LIGHT & POWER	18153007 JAN	18153007 City Park	01/31/2022	83.97	.00		
1421	HEBER LIGHT & POWER	18153008 JAN	18153008 Townhall	01/31/2022	585.31	.00		
1421	HEBER LIGHT & POWER	18153009 JAN	18153009 Ice Rink TS Lights	01/31/2022	765.15	.00		
1421	HEBER LIGHT & POWER	18153010 JAN	18153010 Ice Rink Chiller	01/31/2022	4,847.13	.00		
1421	HEBER LIGHT & POWER	18153012 JAN	18153012 Roundabout	01/31/2022	21.71	.00		
1421	HEBER LIGHT & POWER	18153013 JAN	18153013 Community Center	01/31/2022	158.71	.00		
1421	HEBER LIGHT & POWER	18153014 JAN	18153014 Valais Park	01/31/2022	15.09	.00		
1421	HEBER LIGHT & POWER	18153015 JAN	18153015 Centennial Park	01/31/2022	18.61	.00		
1421	HEBER LIGHT & POWER	18153016 JAN	18153016 Ball Park Lights	01/31/2022	15.44	.00		
1421	HEBER LIGHT & POWER	18153017 JAN	18153017 Swiss Days/Ice Rink Tr	01/31/2021	455.28	.00		
1421	HEBER LIGHT & POWER	18153018 JAN	18153018 Alpinhof Tank	01/31/2022	14.65	.00		
1421	HEBER LIGHT & POWER	18153019 JAN	18153019 Town Square Shelter	01/31/2022	719.76	.00		
1421	HEBER LIGHT & POWER	18153021 JAN	18153021 Interlaken Way Restroo	01/31/2021	14.84	.00		
1421	HEBER LIGHT & POWER	18153022 JAN	18153022 Mahogany Well	01/31/2022	278.50	.00		
1421	HEBER LIGHT & POWER	18153033 JAN	18153033 Pedestal for Swiss Day	01/31/2022	21.19	.00		
1421	HEBER LIGHT & POWER	18153034 JAN	18153034 Alpenhof Well House	01/31/2022	1,678.38	.00		
1421	HEBER LIGHT & POWER	18153035 JAN	18153035 280 E 900 S	01/31/2022	202.00	.00		
1421	HEBER LIGHT & POWER	18153036 JAN	18153036 250 E Michi LN-Park S	01/31/2022	14.00	.00		
1421	HEBER LIGHT & POWER	18153040 JAN	18153040	01/31/2022	15.90	.00		
1421	HEBER LIGHT & POWER	18153041 JAN	18153041	01/31/2022	15.90	.00		
Total 1421:					12,541.05	.00		
<b>1603</b>								
1603	ROCKY MOUNTAIN POWER	JAN 2022	SWISS MOUNTAIN PUMP	01/24/2022	11.95	.00		
Total 1603:					11.95	.00		
<b>1821</b>								
1821	WEX BANK	78078655	BACKNET - FUEL	01/31/2022	243.19	.00		
Total 1821:					243.19	.00		
<b>1917</b>								
1917	HOSE & RUBBER SUPPLY LLC	01621787	Supplies	01/26/2022	302.44	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 1917:					302.44	.00		
<b>1931</b>								
1931	KW ROBINSON CONSTRUCTIO	2022-04	PARTIAL PAYMENT #4	02/15/2022	135,379.33	.00		
1931	KW ROBINSON CONSTRUCTIO	2022-04	PARTIAL PAYMENT #4	02/15/2022	2,571.18	.00		
1931	KW ROBINSON CONSTRUCTIO	2022-04	PARTIAL PAYMENT REQUEST #	02/15/2022	15,675.73	.00		
Total 1931:					153,626.24	.00		
<b>1989</b>								
1989	BANKCARD CENTER	BN-B.GARDNE	Food	02/02/2022	27.84	.00		
1989	BANKCARD CENTER	BN-B.GARDNE	Food	02/02/2022	72.98	.00		
1989	BANKCARD CENTER	BN-B.GARDNE	Drinks	02/02/2022	14.42	.00		
1989	BANKCARD CENTER	C.COVIINGTO	Tarp	02/02/2022	38.49	.00		
1989	BANKCARD CENTER	C.COVIINGTO	CPR	02/02/2022	23.01	.00		
1989	BANKCARD CENTER	C.COVIINGTO	Office Supp.	02/02/2022	32.23	.00		
1989	BANKCARD CENTER	C.COVIINGTO	CC Food	02/02/2022	85.44	.00		
1989	BANKCARD CENTER	C.COVIINGTO	CPR	02/02/2022	25.71	.00		
1989	BANKCARD CENTER	C.COVIINGTO	Laurie Wynn	02/02/2022	79.80	.00		
1989	BANKCARD CENTER	C.COVIINGTO	CC Mtg	02/02/2022	141.69	.00		
1989	BANKCARD CENTER	C.COVIINGTO	ADOBE	02/02/2022	14.99	.00		
1989	BANKCARD CENTER	C.COVIINGTO	Tarp	02/02/2022	300.00	.00		
1989	BANKCARD CENTER	C.COVIINGTO	Clean/Office Supp.	02/02/2022	42.03	.00		
1989	BANKCARD CENTER	C.COVIINGTO	Office Supp.	02/02/2022	16.50	.00		
1989	BANKCARD CENTER	C.COVIINGTO	ADOBE	02/02/2022	14.99	.00		
1989	BANKCARD CENTER	C.COVIINGTO	Taunia Thanks	02/02/2022	76.09	.00		
1989	BANKCARD CENTER	C.LOTT 5219 F	Mountain West Trailers	02/02/2022	46.69	.00		
1989	BANKCARD CENTER	C.LOTT 5219 F	Propane	02/02/2022	17.01	.00		
1989	BANKCARD CENTER	C.LOTT 5219 F	Shane's Birthday	02/02/2022	45.67	.00		
1989	BANKCARD CENTER	C.LOTT 5219 F	PW Lunch	02/02/2022	127.30	.00		
1989	BANKCARD CENTER	C.LOTT 5219 F	Fire Hose Reel	02/02/2022	212.61	.00		
1989	BANKCARD CENTER	J.SWEAT 6014	Emp. Qtr Lunch	02/02/2022	203.00	.00		
1989	BANKCARD CENTER	J.SWEAT 6014	Payroll	02/02/2022	682.73	.00		
1989	BANKCARD CENTER	J.SWEAT 6014	Adobe	02/02/2022	26.86	.00		
1989	BANKCARD CENTER	J.SWEAT 6014	Tex	02/02/2022	12.89	.00		
1989	BANKCARD CENTER	J.SWEAT 6014	Defib Battery	02/02/2022	96.70	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Wal Mart	02/02/2022	29.28	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	COnnector Shck	02/02/2022	67.77	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Gaskets	02/02/2022	187.60	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Water Train	02/02/2022	900.00	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Home Depot	02/02/2022	140.63	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Office	02/02/2022	77.56	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Home Depot	02/02/2022	71.94	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Becky Basket	02/02/2022	47.83	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Water Training	02/02/2022	161.86	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Kelton	02/02/2022	150.00	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Ditch Witch of the Rockies -Meas	02/02/2022	155.71	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Pipe wrench, tools	02/02/2022	147.48	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Home Depot	02/02/2022	508.97	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Wal Mart	02/02/2022	31.64	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Wal Mart	02/02/2022	57.57	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Voting Dues	02/02/2022	1,008.00	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Water Training	02/02/2022	151.80	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Keys	02/02/2022	30.00	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Gloves	02/02/2022	48.80	.00		
1989	BANKCARD CENTER	RSO 8789 FEB	Keys	02/02/2022	132.99	.00		

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1989	BANKCARD CENTER	T.TURNER 251	Supplies	02/02/2022	11.70	.00		
1989	BANKCARD CENTER	T.TURNER 251	COGS	02/02/2022	54.66	.00		
1989	BANKCARD CENTER	T.TURNER 251	COG	02/02/2022	263.91	.00		
1989	BANKCARD CENTER	T.TURNER 251	COG	02/02/2022	177.35	.00		
1989	BANKCARD CENTER	T.TURNER 251	COG	02/02/2022	255.43	.00		
1989	BANKCARD CENTER	T.TURNER 251	COG	02/02/2022	196.00	.00		
1989	BANKCARD CENTER	T.TURNER 251	Supplies	02/02/2022	137.19	.00		
1989	BANKCARD CENTER	T.TURNER 251	Supplies	02/02/2022	86.00	.00		
1989	BANKCARD CENTER	T.TURNER 251	COG	02/02/2022	418.42	.00		
1989	BANKCARD CENTER	T.TURNER 251	COG	02/02/2022	150.95	.00		
Total 1989:					8,336.71	.00		
<b>2147</b>								
2147	CHEMTECH-FORD LABORATOR	22B0033	colilert AP	02/02/2022	120.00	.00		
Total 2147:					120.00	.00		
<b>2164</b>								
2164	POINT S	0192813	Tire Install Package and Alignmen	01/27/2022	2,053.43	.00		
Total 2164:					2,053.43	.00		
<b>2220</b>								
2220	DITCH WITCH OF THE ROCKIE	P25598	Supplies	01/26/2022	1,102.06	.00		
2220	DITCH WITCH OF THE ROCKIE	P25724	Pressure Pump, Pressure Pump	02/01/2022	1,930.18	.00		
Total 2220:					3,032.24	.00		
<b>2418</b>								
2418	FINAL COMPLETION DEPOSIT	21-065 FCD	21-065 FINAL COMPLETION DE	02/08/2022	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	21-069 FCD	21-069 FINAL COMPLETION DE	02/01/2022	1,500.00	.00		
Total 2418:					3,000.00	.00		
<b>2520</b>								
2520	Staker Parson Companies	5742486	Road Base	01/12/2022	196.93	.00		
Total 2520:					196.93	.00		
<b>2539</b>								
2539	Burton Lumber	1215255	Streets	11/29/2021	280.56	.00		
2539	Burton Lumber	2052031	Finance charge	01/31/2022	5.61	.00		
Total 2539:					286.17	.00		
<b>2634</b>								
2634	Development Refund	FEB 2022	Refund of "Application Fees" for P	02/07/2021	16,500.00	.00		
Total 2634:					16,500.00	.00		
<b>2658</b>								
2658	SIGNARAMA	INV-10563	Street Blades dBL SIDED SINGL	12/14/2021	263.25	.00		
2658	SIGNARAMA	INV-10670	Staff and Patron Parking Signs	01/07/2022	849.50	.00		
Total 2658:					1,112.75	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>2683</b>								
2683	NORCO INC	33946063	Welding Cart, Carbon Dioxide	01/07/2022	1,069.89	.00		
Total 2683:					1,069.89	.00		
<b>2691</b>								
2691	Utah Division of Finance	01302022	Cemetery Bond - Interest	01/30/2022	600.00	.00		
2691	Utah Division of Finance	01302022	Cemetery Bond - Principal	01/30/2022	12,000.00	.00		
Total 2691:					12,600.00	.00		
<b>2700</b>								
2700	Car Quest Auto Parts	15341-116531	Torx Tamper-Res Mast	01/26/2022	41.31	.00		
Total 2700:					41.31	.00		
<b>2757</b>								
2757	BORDER STATES INDUSTRIES I	923549224	SUPPLIES	01/17/2022	353.18	.00		
2757	BORDER STATES INDUSTRIES I	923560405	SUPPLIES	01/19/2022	234.54	.00		
Total 2757:					587.72	.00		
<b>2791</b>								
2791	PURCHASE POWER	PBP# 5218857	POSTAGE MACHINE	12/31/2021	234.38	.00		
2791	PURCHASE POWER	PBP#: 521885	POSTAGE MACHINE	12/31/2021	644.15	.00		
Total 2791:					878.53	.00		
<b>2804</b>								
2804	JIVE COMMUNICATIONS, INC.	IN7100950540	Phone service	02/01/2022	543.09	.00		
Total 2804:					543.09	.00		
<b>2806</b>								
2806	SUPERIOR LOCKSMITH	I69980	High Sec. Key Dup, Master Lock	02/01/2022	45.95	.00		
Total 2806:					45.95	.00		
<b>2821</b>								
2821	FUEL NETWORK	F2207E00808	Fuel Billing	01/31/2022	4,408.87	.00		
Total 2821:					4,408.87	.00		
<b>2871</b>								
2871	SBR TECHNOLOGIES	211110-0019	Supplies	11/10/2021	995.00	.00		
Total 2871:					995.00	.00		
<b>2882</b>								
2882	Tonia Turner	02072022	REIMBURSEMENT FOR SUPPLI	02/07/2022	54.69	.00		
2882	Tonia Turner	02072022	REIMBURSEMENT FOR SUPPLI	02/07/2022	54.69	.00		
Total 2882:					109.38	.00		
<b>2904</b>								
2904	PEPPERLANE PRODUCTS	11370	ASSORTED JELLY	01/26/2022	51.00	.00		



Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2904:					51.00	.00		
<b>2908</b>								
2908	JEREMY HORROCKS	02082022	Rural Water Conference	02/01/2022	494.04	.00		
Total 2908:					494.04	.00		
<b>2912</b>								
2912	JUST BE RAD	101 JAN-22	Midway Sticker, Take Me to the Mt	01/21/2022	212.50	.00		
Total 2912:					212.50	.00		
<b>2915</b>								
2915	KAREE CANNON	9	Puzzles, Fudge	02/03/2022	140.90	.00		
Total 2915:					140.90	.00		
<b>2928</b>								
2928	Kesko Electric Solutions, LLC	110239	Salt Shed Lighting	01/17/2022	3,252.15	.00		
2928	Kesko Electric Solutions, LLC	110240	Chiller Building	01/17/2022	3,751.85	.00		
2928	Kesko Electric Solutions, LLC	110241	Community Center Electrical	01/17/2022	3,290.67	.00		
2928	Kesko Electric Solutions, LLC	110243	Rough/Trim Labor	01/17/2022	348.75	.00		
Total 2928:					10,643.42	.00		
<b>2936</b>								
2936	Beverley Prince	FEB 2 2022	6 Bookbooks "A Princely Feast"	02/02/2022	78.00	.00		
Total 2936:					78.00	.00		
<b>2937</b>								
2937	Quinn Calder Photography	JAN 2022	Red Barn Winter Scene w/ Snow	01/31/2022	899.00	.00		
Total 2937:					899.00	.00		
<b>2945</b>								
2945	SHUMS CODA ASSOCIATES	7037	PLAN REVIEW December 2021	12/31/2021	4,500.00	.00		
Total 2945:					4,500.00	.00		
<b>2955</b>								
2955	Johnny Adolphson Photography L	01252022	Prints	01/25/2022	562.50	.00		
Total 2955:					562.50	.00		
<b>2956</b>								
2956	Julie Probst	001	Barn Wood Birdhouse	01/21/2022	60.00	.00		
Total 2956:					60.00	.00		
<b>2957</b>								
2957	LEE'S MARKETPLACE	40707	City Council Snacks	02/08/2022	55.86	.00		
Total 2957:					55.86	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
<b>2958</b>								
2958	KELTON WEBB	02012022	Rural Water Conference	02/01/2022	494.04	.00		
Total 2958:					494.04	.00		
<b>2959</b>								
2959	MUNICODE	369537	Integration of Mun. Code into Web	02/03/2022	2,700.00	.00		
Total 2959:					2,700.00	.00		
<b>2960</b>								
2960	RICK KEEL	02012022	Commanders Meeting Per Diem	02/01/2022	111.00	.00		
Total 2960:					111.00	.00		
<b>2961</b>								
2961	SMITH & EDWARDS WEST JOR	17034	SHANE OWENS CLOTHING ALL	02/03/2022	53.92	.00		
Total 2961:					53.92	.00		
Grand Totals:					323,490.47	.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  
15 February 2022  
Regular Meeting

Minutes of the  
21 December 2021  
Work Meeting

**MINUTES OF THE  
MIDWAY CITY COUNCIL  
(Work Meeting)  
Tuesday, 21 December 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, 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.

**Members Present:**

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

**Staff**

Michael Henke – City Planner  
Melannie Egan – Admin. Assistant  
Joe Serre – City Engineer  
Luke Robinson – Planner  
Corbin Gordon, Attorney

**1. Call to Order**

Mayor Johnson called the meeting to order at 5:01p.m.

- 2. Town Square Master Plan / Discussion** (City Planner/IBI Group – Approximately 60 minutes)  
– Discuss the ongoing efforts for the creation of a master plan for Town Square

**Luke Robinson gave a presentation**

**Presentation Agenda**

- Purpose
- Overview of Project Process & Timeline
- Questionnaire Results, Vision and Guiding Principles
- Concept 1 and Concept 2
- Comment and Question Period

**Purpose**

The purpose of the master planning process was to create a long-term vision for Town Square that would guide its future improvement, including:

- Design options for opportunities to enhance the use of green spaces in town square. It is very important that all design options must be able to accommodate all existing space needs for Swiss Days.
- Increase the value of Town Square to the community by creating opportunities to enhance the square as a community gathering place, thus providing increased economic growth.
- Create an environment which will provide additional pedestrian traffic in and around Main Street and the downtown area.

### **Overview of Project Process and Timeline**

- **Project Kick-Off** March 12, 2021
- **Stakeholder Meeting** March 25, 2021
- **Working Committee Meeting** April 1, 2021
- **Stakeholder Meeting** May 6, 2021
- **Online Questionnaire** May 31, 2021 - June 11, 2021
- **Stakeholder Meeting** June 24, 2021
- **Working Committee w/Midway Boosters & Swiss Days Chair** July 26, 2021
- **Working Committee Meeting** September 1, 2021
- **Public Open House #1** September 14, 2021
- **Public Open House #2** September 23, 2021
- **Working Committee Meeting w/Swiss Day Representatives** October 25, 2021
- **On-line Public Comment Period** October 19, 2021 – November 7, 2021
- **Working Committee Meeting** November 15, 2021
- **Progress Update to City Council** December 21, 2021
- **Next Steps:**
  - Update of design concept (Dec./Jan.)
  - Present concept to working committee (Jan.)
  - Public/stakeholder outreach (Jan.)

City Council Presentation (Feb.)

### **Dave Nicholas from IBI Group presented meetings feedback**

#### **Meeting Feedback**

- 9/14 Meeting:
  - 24 attendees
  - 18 written comments
- 9/23 Meeting:
  - 36 attendees
  - 20 written comments
- Emailed Comments
  - 27 emails with comments from 23 people

#### **Takeaways from Comments**

Repurpose of ice rink during offseason  
 Fewer gazebos, stages, amphitheatres than in plans  
 Supportive of trees/flowers

Water feature  
Support and dislike of windmill  
Fire pits  
Splash pad  
Parking needs to be considered  
Entertainment venues  
Modify 200 W. concrete ditch  
Update infrastructure  
Don't change  
Entry feature along Main Street  
Considerate of Swiss Days  
Food truck area  
Transportation hub  
Playground  
Considerate of farmers market/yoga  
Cover ice rink  
Generally supportive of benches, tables, and other site furniture  
Support for adjustments to Community Center and other structures

- Outcome had some very good direction
- Dave talked about the Town Square Vision and the Guiding Principles
- The Town Square is the heart of Midway
- Town square is a work in progress and will always be evolving
- Integration history, Heritage and Time, adding community value and is accessible from all sides of the square as eventually all sides will have all types of uses

Lisa Orme asked how many citizens took the survey? 147 responses.

Dave presented the concepts

Mayor Johnson clarified that the concepts were created at the RFP phase and the city did not tell IBI what we wanted.

Option 1 maintains all existing structures and creates gateways and promenades

Option 2 adds gardens and to create a square that is more organic and add iconic features. It also shows that the Community Center is also partially repurposed it to replace the pavilion, bathrooms and the temporary trailers during the skating season and opening the space between the buildings.

Kevin Payne stated that he sees plusses and minuses of option two. He was concerned about crosswalks going nowhere. He would like to see a vision of everything including future business on all four sides. He would like to see the best of both worlds of the concepts. It may be difficult.

- There was a concern about big trees blocking views of the mountains.
- Designs need to be linked into the future of parking

- Mayor Johnson stated that they used all the tools we had to get the information out via surveys, social media, meetings and Jeff Drury and JC Simonson stated that we did more with this project.
- Money is going to be the hardest part of any plan. It may dictate what happens first.

Steve Dougherty asked if the questions were distinguished between business members and community members. JC stated that it was intent, but he wasn't sure if it was achieved.

Courtland Nielson stated that there was a lot of energy regarding Swiss Days at the front end of the meetings and conversations. He felt that they have gotten past that initial stress of not wanting to change anything because of Swiss Days. Then the conversations changed to what about the rest of the year. Parking was an issue and repurposing the community center was also a hot topic. He would like to see pictures presented to the public.

JC Simonson stated to get the work done so we have a guiding light. Create a Master Plan and get it in place. The entire plan may take many years and needs to be adaptable.

Final concept plan will be rolled out in mid-January and then presented to Committees and the City Council sometime in February.

The meeting was adjourned at 6:07 p.m.

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Celeste Johnson - Mayor

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Admin. Assistant – Melannie Egan

Midway City Council  
15 February 2022  
Regular Meeting

Minutes of the  
21 December 2021  
Regular Meeting



**MINUTES OF THE  
MIDWAY CITY COUNCIL  
(Regular Meeting)  
Tuesday, 21 December 2021, 5:00 p.m.  
Midway Community Center, Council Chambers  
160 West Main Street, Midway, Utah**

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**Members Present:**

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

**Staff**

Michael Henke – City Planner  
Melannie Egan – Admin. Assistant  
Joe Serre – City Engineer  
Luke Robinson – Planner  
Corbin Gordon, Attorney

**1. Call to Order; Pledge of Allegiance; Prayer and/or Inspirational Message**

Mayor Johnson called the meeting to order at 6:15 p.m.

**2. Consent Calendar**

Be it hereby moved that the following consent calendar items stand approved:

- a. Agenda for the 21 December 2021 City Council Regular Meeting
- b. Warrants
- c. Connie Tatton as a Member of the Midway City Board of Adjustment
- d. Whitaker Farms Subdivision One Year Warranty Period

**Motion:** Council Member Payne moved to approve the consent calendar with the agenda, Warrants, Connie Tatton and Whitaker Farms Subdivision's One Year Warranty Period

**Second:** Council Member Simonson seconded the motion.

**Discussion:** None

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

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

**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**

a. Buildings, Cemetery, Legislative, and Tourism  
No new reports

b. Roads, Sidewalks, Parking, Parks, Trails, and Trees  
No new reports

c. Heber Valley Railroad, Heber Valley Special Service District, and the Midway Sanitation District  
No new reports

**5. Resolution 2021- 09 / The Village Master Plan Agreement**

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).

- Hails Engineering has made all revisions on the traffic study that was received today
- Corbin Gordon made all changes and new edits from a meeting that happened yesterday. Corbin explained those edits to the council.
  - Open Space
  - Water Chart- Specify the amount that is in escrow before Phase 3
  - Roads and TrailsAdd all of these from the slides
  - Fences and locations of berms to block headlights on East and West sides of the project
  - Plat designation of restricted commercial space and storage space. Include parking.
  - Underground parking and water. Create a pathway to come forward with data.
  - Traffic Signal at Main Street and River Road. Developer shall pay 50% of any city costs expended on the installation of the traffic signal for required infrastructure, expansion of pavement, landscaping, etc.

Ryan Hails from Hails Engineering clarified the various revisions.

There was a discussion about a left-hand turn lane on River Road to the 3<sup>rd</sup> access and does it need to be put in the agreement. The language in the traffic study states that UDOT is not warranted and not required at this time. Michael Henke stated that each phase is a conditional use and safety issues would be studied at that point and be addressed at Phase 3 as safety concern. Dan Luster stated that he would be happy to pave the extra area when the need arises.

There was a discussion regarding the fencing, walls, and berms. It was agreed upon that they would state that this is a conditional use permit and will be addressed with at each phase to mitigate these issues with the neighbors and legally enforceable.

There was a short discussion regarding the storage space for the commercial businesses.

Changes that Corbin made yesterday, are red lined in the report presented in tonight's meeting.

Include totals for water chart for phase 1 and 2 and give an estimate for phase 3  
The letter from Horrocks is Exhibit C- Transportation Division and the corrections.  
Roads and trails are private  
Rewrite L- Fences, berms, and lighting  
Paragraph N- Add to underground Parking  
1-S take out all reference to administrative  
Add on V, reference to River Road, Turn Lane on River Road and reference as Access 3  
Last Sentence- Traffic signal. Edit the title.

**Motion:** Council Member Drury moved to 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). With all the changes made in the packet to the agreement as noted by Corbin Gordon and modified and noted in this meeting.

**Second:** Council Member Dougherty seconded the motion.

**Discussion:** None

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

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

## 6. Ordinance 2021-40 / Landscaping

Discuss and possibly adopt Ordinance 2021-40 amending Title 16 (Land Use) of the Midway City Municipal Code regarding landscaping. Recommended for approval by the Midway City Planning Commission. **Public Comment**

**Michael Henke gave a presentation**

### Proposal Background

The purpose of this item is to update the landscape requirements for new development applications and to ensure that the requirements are consistently referenced in the various development sections of the code.

### Proposed Code Language (Adjustments in Red)

#### 16.13 SUPPLEMENTARY REQUIREMENTS IN ZONES

### 16.13.22 Landscaping Plan – Sections C & G

C. When landscaping is required as a part of a site plan, conditional use, ~~small or~~ standard subdivision, PUD, resort, ~~commercial~~, or other development approved under this Title, such landscape plans shall incorporate compliance with all other required conditions of the City for the project.

G. Site Plan Required. Where landscaping is required in this Title, a site plan showing the proposed landscaping development, watering system and use of the property shall be submitted to ~~the land use authority for approval. Planning Commission and City Council, except that a separate site plan showing the landscape plan shall not be required for one and two-family dwellings within subdivisions or on zoning lots of record. Otherwise, the same plan used to show parking layout or other requirements for the issuance of a building permit may be used to show landscaping, providing all required landscaping is detailed adequately on said plot plan. The City Council may disapprove such plans if it determines that they are not consistent with the requirements and purposes of this Chapter.~~

### 16.13.22 Landscaping Plan – Section H

H. Landscape Minimums. Where landscaping is required in this Title, the following landscape requirements must be met.

I. Native or wildflower seed mixes may only be used on slopes of 20% or greater.

II. When property is developed, it must include trees at the following rates. These are in addition to any required street trees. At a minimum, trees must be spaced to accommodate their mature size:

a. Residential Development: One tree per 2,904 square feet (gross) of common and open space area (15 trees per acre).

b. New Commercial, New Mixed-Use or Business and Manufacturing Park Development: One tree per 4,840 square feet (gross) of parcel area (9 trees per acre).

c. New Resort Development: One tree per 2,904 square feet (gross) of common and open space area (15 trees per acre).

III. Street trees will be required at the following rates. Required street trees are in addition to trees required above in subsection II:

a. Planned Unit Development: Trees will be required in all park strips, or adjacent to roadways, spaced at a maximum interval of 40'.

b. Large Subdivision: Trees are only required in park strips, or adjacent to roadways, when it abuts common space or open space, spaced at a maximum interval of 40'.

c. New Commercial, New Mixed-Use, Business and Manufacturing Park or New Resort Developments: Trees will be required in all park strips, or adjacent to roadways, spaced at a maximum interval of 40'.

IV. All deciduous trees must have a minimum caliper of 2" at time of installation. All conifer trees must be a minimum of 6' in height at time of installation.

V. In all developments, no more than 20% of the proposed trees may be the same species. All proposed trees should be in compliance with any approved or prohibited tree list that is maintained by Midway City.

VI. Trees that are proposed near trails must be installed in compliance with regulations found in Chapter 16.29.

VII. Landscape plans must note how landscaping will be irrigated (broadcast, drip, etc.)

### 16.13.22 Landscaping Plan – Section I, J, K Sections H, I and J and renumbered I, J and K

## **BUSINESS AND MANUFACTURING PARK ZONE**

### 16.4.6 Landscaping –

All land not covered by off-street parking or buildings shall be planted into lawn, trees or shrubs, and otherwise landscaped and maintained with lawns, trees and shrubs, except for permitted driveways and sidewalks. Landscaping and site drainage plans shall be submitted for all permitted (primary and secondary) and conditional uses, and will be reviewed approved as a part of conditional use and site plan approval. The plan will be reviewed by the Visual and Architectural Committee during the approval process and must meet the requirements found in section 16.13.22.

## **RESORT ZONE**

### 16.15.4.G Design Guidelines –

4. Landscape Design Plan. A landscape design plan is required for all permitted and conditional uses in the Resort Zone. The plan will be reviewed by the Visual and Architectural Committee during the approval process and must meet the requirements found in Section 16.13.22. The Landscape Design Plan shall highlight the natural resources within the Resort and integrate them into the layout of the site in order to promote a connection to the natural environment.

a. Natural features of the site, such as significant vegetation, geologic features, rock outcroppings, water bodies, wildlife habitat, and animal use pattern, shall be preserved and incorporated into the project design to the extent practicable.

b. Project landscaping, including hardscape areas, shall be consistent with the overall design theme of the resort. Use of indigenous plant materials is encouraged. Existing vegetation shall be preserved and incorporated into the design of the project to the extent practical, especially wooded areas and other significant vegetation which provides shelter, feed or habitat for wildlife.

### 16.15.5.D.4 Submit an updated Design Elements Plan –

C. The Landscape Design Plans submitted with the Preliminary Development Plan Application shall be reviewed by the Visual and Architectural Committee during the approval process and must meet the requirements found in Section 16.13.22. The plan shall demonstrate that the natural resources within the Resort have been appropriately preserved and integrated into the layout of the site so that:

## **PLANNED UNIT DEVELOPMENTS AND STANDARD SUBDIVISIONS**

### 16.16.7.A General Standards and Requirements -

6. A landscaping plan is required for all planned unit developments and standard subdivisions with open space and common space. The plan will be reviewed by planning staff during the approval process and must meet the requirements found in Section 16.13.22. In addition to the requirements found in section 16.13.22, all areas not covered by buildings, parking, streets or drives shall be planted with grass, trees, shrubs or other plant materials to preserve and protect the final grading plan and the drainage plan proposed are part of the project as part of the submittal of the final landscape plan. Areas may be allowed to be left in a natural state, or xeriscaped, if the Planning Commission and City Council find this more desirable than traditional landscaping; also, a permanent sprinkler system shall be installed in all landscaped areas to provide irrigation of planted areas.

### **Possible Findings**

- The General Plan emphasizes the importance of landscaping and the city's streetscape in helping reinforce the rural feel of Midway
- The proposed adjustments will clarify when landscaping plans are required
- The proposed adjustments will clarify the landscape requirements in the code

### **Council Comments**

All zones will have the code added to their sections.

There was a discussion regarding using wildflower mixes on lands that are less than 20%.

There was a conversation regarding having a list of approved wildflower mixes and native grasses. Michael Henke stated that there is already a list of approved trees and thinks that having a list of grasses and wildflower mixes is a good idea.

There was a conversation regarding the proposed 9 trees per acre in the commercial area and 15 for Resort Developments. Some council stated that it may be too steep. It was suggested that an offsite tree area could be developed/established for businesses and resort developments if the property cannot fit all the required trees. Keep the management at the staff level. Existing trees may count with the tree requirement.

Changes: Section H approve native grass and wildflower on slopes greater than 25%. Create an approved list of Trees. Section B increase the trees to 15 and have the option to give the trees to the city and can be planted offsite. Add existing trees can be counted in the tree requirement standard. Part 5 all development 20% may be the same species in the open space, but along streets, there is no requirement for specie type.

**Motion:** Council Member Drury moved to approve Ordinance 2021-40 amending Title 16 (Land Use) of the Midway City Municipal Code regarding landscaping with the changes that were discussed in this meeting and give the mayor final form of those changes.

**Second:** Council Member Dougherty seconded the motion.

**Discussion:** None

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

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

## 7. Ordinance 2021-41 / Mixed-Use Density

Discuss and possibly adopt Ordinance 2021-41 amending Section 16.5.3(1)(2) (Mixed-Use Standards) of the Midway City Municipal Code reducing the density for mixed-use developments greater than one acre. Recommended for denial by the Midway City Planning Commission. **Public Comment**

### Michael Henke gave a presentation

#### Proposal Background

Section 16.5.3.1.2 of the land use code allows parcels in the C-2 and C-3 zones that are at least one acre in size and have 200' of frontage to be developed as mixed-use projects. The current mixed-use code allows developers to propose densities of up to 20 residential units per acre. These residential units are in addition to the 20% commercial square footage that is required by code. There have been discussions in the past about whether these potential residential densities are appropriate in the commercial zone. As we have reviewed as a planning staff, we feel that it would be appropriate to recommend reducing the residential density maximum to match the residential

density that is allowed in the adjoining R-1-7 residential zone, which allows for 7,000 square foot lots.

### **Proposed Adjustment**

#### **COMMERCIAL C-2 AND C-3 ZONES**

16.5.3.1.2 – Mixed Use Standards

The current code states the following:

b. Up to 20 residential units per acre

The proposed amendment language is the following:

b. Up to 5 residential units per acre

### **Proposed Findings**

- The proposed code text amendment would only impact mixed-use developments that are one acre or larger
- The proposed adjustment would create a more gradual transition of allowed residential densities from the commercial zones to the surrounding residential zones
- Midway would continue to require a minimum of 20% commercial density within mixed-use developments, but would limit residential to densities that match the surrounding areas
- The proposed amendment would comply with the vision of Main Street as described in the General Plan

### **Council Comments**

Steve Dougherty suggested that we make a motion to continue this item until after we get through the General Plan. He was under the impression that it is what was agreed upon in the last meeting. There was a discussion about passing something during the moratorium for protection and then come back and make changes later. Kevin Payne is concerned about another Village coming in. Could it be possible to adopt a pending order before the moratorium ends and then we can have time to get it clean.

There was a discussion about the density of the Village Project.

Are we giving too much residential vs the percentage of commercial?

Long term should be explored

Worried about discounting the commercial, there is not enough left for our base

Addressing residential only plugs one hole. Need a short-term solution.

**Motion:** Council Member Simonson moved to continue Ordinance 2021-41 amending Section 16.5.3(1)(2) (Mixed-Use Standards) of the Midway City Municipal Code reducing the density for mixed-use developments greater than one. Except that we would reduce to one unit per acre in one acre and the 25 acres.

**Second:** Council Member Orme seconded the motion.

**Discussion:** For mixed use with direct staff and come back the percentage that is required and come back with solutions. What are our needs for commercial? We have very little.

**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 Nay  
Council Member Simonsen Nay

The motion failed

**Motion:** Council Member Drury moved to approve Ordinance 2021-41 amending Section 16.5.3(1)(2) (Mixed-Use Standards) of the Midway City Municipal Code reducing the density for mixed-use developments to one unit per acre in any of the three acreage categories. Also asking staff to study and explore and come back at the appropriate time with recommendations.

**Second:** Council Member Simonson seconded the motion.

**Discussion:** Council Member Drury also to state in regard to the motion:

- Still analyzing the impact on commercial space
- What our needs are in terms of commercial space over time
- Affordable housing and other varieties of housing
- May want to change the number to protect our commercial space
- Look at other possible commercial zones
- Explore the 80/20 percentage ratio of commercial space

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

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

#### 8. Ordinance 2021-36 / Temporary Vendor Sales

Discuss and possibly adopt Ordinance 2021-36 amending Title 7 of the Midway City Municipal Code regarding temporary vendor sales.

**Michael Henke gave a presentation**

#### Proposed Background

The proposed code text amendment to Section 7.01.180 Sale from Vehicles, Temporary Structures, or Lots Prohibited would clarify existing language that prohibits sales from vehicles, temporary structures, and lots. It would also add a list of restrictions and requirements for a valid retail business to engage in “sidewalk” or “lawn” sales.

#### Code Text Amendment

##### **Section 7.01.180 Sale from Vehicles, Temporary Structures, or Lots Prohibited**

It shall be unlawful for a merchant without a valid retail business license to engage in retail sales within Midway City. All retail business licenses shall be issued for a specific and permanent retail location that has been inspected and approved for retail sales. Sale of any merchandise from a vehicle, temporary structure, parking lot, or parcel of land is strictly prohibited unless the sale qualifies as an on-site agricultural sale in residential zones as established in Title 16 of the Midway City Code.



This provision shall not prohibit merchants holding a valid retail business license from engaging in “sidewalk” or “lawn” sales at their designated location of business if the following restrictions and requirements are met:

1. The business must hold a current and valid “retail business” license that included at the time of issuance an inspection of the premises for purposes of affirming the location complies with applicable building and parking standards established by Midway City code.
  2. No external sales booths, tents, racks, structures or goods may be placed on any existing parking stall or within a designated parking lot used by the retail business.
  3. Third party vendors are strictly prohibited from engaging in any “retail sales” around, on or in any licensed retail business within Midway City. Those merchants holding a valid retail business license who allow third party vendors to violate this clause while on or within the licensed premises shall be subject to the possible suspension or even termination of their “retail business” license.
  4. For purposes of accurately accounting for and paying applicable sales tax, and to assure no third-party vendors are violating City Code, all sales transacted in the outside sales booths shall be required to run through the cash register of the licensed retail business.
  5. For purposes of this section, a licensed Retail Business is one which sells goods at retail directly to the consumer, dedicates at least 75% of its floor space for display and sale of goods, and pays a minimum of \$1,500.00 in sales tax annually.
- This provision does not prohibit the sale of merchandise from authorized “booths” at “Swiss Days”, with the understanding that booth approval for Swiss Days falls under Section 7.05.010 Festival Market Business Licenses.

## **General Plan**

### **Main Street Vision**

Midway’s Main Street is the heart of the city and is a reflection of its residents. As the city grows, this main corridor has great potential to provide a public gathering place for residents and tourists to interact and coexist with one another. Future development in this area should integrate harmoniously along with the existing historic buildings, to create a lively and comfortable district. The area will cater to the pedestrian experience and incorporate access to open space such as plazas, street furniture, pocket parks, and trails. Architecture, characterized by a Swiss/European influence, should be used to create a unique identity that suits both the people and the surroundings of Midway.

GOAL 1: The most powerful and lasting image associated with Midway is Main Street so we need to preserve Main Street as the economic, architectural, and historical heart of the community which is a destination for residents, tourists, and visitors.

Objective 1: This commercial core should be developed as a distinctive shopping and business area emphasizing it as an attractive meeting place.

### **Possible Findings**

- The proposed language more clearly states that temporary sales from vehicles, temporary structures, and lots is prohibited.
- The General Plan describes a beautiful Main Street characterized by a Swiss/European influence. It would be difficult to assure that temporary sales would promote this vision.
- The proposed language states under what regulations a permanent business can have “sidewalk” or “lawn” sales.

### **Council Comments**

There was a clarification regarding the Festival Market License vs an existing business having a “lawn” sale on their property with their own products.

There was a discussion regarding contribution vs sales. Michael Henke stated that he would have to look into that, and it may or may not be another topic for future conversation and exploration.

The purpose of number 5 is meant to be qualifiers to legitimize the business.

**Motion:** Council Member Simonson moved to approve Ordinance 2021-36 amending Title 7 of the Midway City Municipal Code regarding temporary vendor sales. Change number 5 to state that they are a current business license holder which holds a business license in Midway.

**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

#### **9. Ordinance 2021-42 / Parking in Public Rights-of-Way**

Discuss and possibly adopt Ordinance 2021-42 amending Title 8 (Streets and Sidewalks) of the Midway City Municipal Code regarding parking in public rights-of-way.

**Michael Henke gave a presentation**

#### **Proposal Background**

This proposal is to readopt a section of code that was inadvertently removed from the Midway Municipal on September 15, 2021. The city approved a major revision to this section of code on September 15, 2021, and inadvertently removed a section that limits the amount of time a vehicle may be parked in the public right-of-way, which is 48 hours.

#### **Section to be Readopted**

##### **Section 8.02.060 Prohibited Parking**

It shall be unlawful for any person to park or leave standing on any public right-of-way, road, street, alley, or municipal property any motor vehicle, motor home, boat or trailer for 48 or more consecutive hours, and any vehicle, motor home, boat or trailer so parked or left standing may be impounded or removed by the chief law enforcement office or his agent. For purposes of impoundment and removal, the chief law enforcement officer or his agent may, after making a reasonable effort to locate the owner, impound and remove any motor vehicle which has been unremoved for 48 consecutive hours. The cost of impoundment and removal shall be charged to the owner or any person who claims the impounded motor vehicle. Any motor vehicle, motor home, boat or trailer which are moved from a parking spot and then re-parked on the same street block within 24 hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section.

A. Trailer means a vehicle designed or used to carry its load entirely on its own structure or partly on another vehicle and is drawn by a motor vehicle.

B. Block means the section of the street where the vehicle was parked between two intersecting streets.

### **Proposed Findings**

- The proposed code will limit the amount of time a vehicle may park in the public right-of-way
- This section of code was inadvertently removed from the Municipal code earlier this year
- All other parking ordinances will remain unchanged including parking regulations for snowstorms

**Motion:** Council Member Orme moved to readopt Ordinance 2021-42 amending Title 8 (Streets and Sidewalks) of the Midway City Municipal Code regarding parking in public rights-of-way. Striking the last sentence of the first paragraph and remove B.

**Second:** Council Member Simonson 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 2021-37 / Dominion Energy Franchise Agreement**

Discuss and possibly approve Resolution 2021-37 adopting a franchise agreement for Dominion Energy.

Corbin Gordon gave a presentation regarding the edits made in the agreement

- With the absence of Brad Wilson there are some clarifying questions that cannot be answered.
- Expand streets

**Motion:** Council Member Drury moved to continue Resolution 2021-37 adopting a franchise agreement for Dominion Energy.

**Second:** Council Member Payne seconded the motion.

**Discussion:** None

**Vote:** The motion was continued 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

**Council Member Drury motioned that we go into closed session and Council Member Orme second the motion.**

### **11. 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 10:08 p.m.

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Celeste Johnson, Mayor

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Melannie Egan- Planning Tech

DRAFT

Midway City Council  
15 February 2022  
Regular Meeting

Minutes of the  
1 February 2022  
Work Meeting



# Memo

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**Date:** 10 February 2022  
**To:**  
**Cc:**  
**From:** Brad Wilson, City Recorder  
**RE:** Minutes of the 1 February 2022 City Council Work Meeting

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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, 1 February 2022, 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, 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 5:01 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

**Staff Present:**

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

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

**2. Ordinance 2022-03 / PUDs** (City Planner – Approximately 60 minutes) – Discuss Ordinance 2022-03 amending Chapter 16.16 (Planned Unit Developments and Subdivisions) of the Midway City Municipal Code regarding planned unit developments and large-scale subdivisions. Recommended by the Midway City Planning Commission.

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

- Recommendations from the previous council meeting
- Proposed revisions
- Density

Mr. Henke also made the following comments:

- Duplexes but not apartment buildings could be built in Midway.
- An infill or cottage code could be adopted.

- PUDs provided slightly more in tax revenue than subdivisions.

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

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

- A sliding scale could be used to incentivize structures to be in the center of a lot.
- Would attainable housing have to be in a PUD? Were PUDs the best way to provide such housing? Infill and cottage codes were alternatives.
- PUDs provided open space and private roads. They averaged 40% second homes and did not put as great a burden on schools. They did not require as much enforcement by the City.
- The City should be creative.
- Small houses in courtyards were preferred for attainable housing as opposed to condos and apartments
- Cottage communities and less prohibitive water requirements would encourage attainable housing.
- The cost to build a development was the same whether it was attainable housing or not.
- Subsidies or fee waivers were needed for attainable housing.
- Attainable housing should be deed restricted.
- There could be an attainable housing zone that did not require subsidies.
- Different solutions would be needed for different types of attainable housing.
- Were PUDs still meeting a need in the City?
- PUDs provided green area but not open space.
- PUDs satisfied a need for second homes.
- There were not enough workers in restaurants. Should the City encourage more development which would increase the demand on the restaurants?
- Attainable housing should only be considered after the General Plan was revised.
- The market not the City should decide which types of developments were built.
- There was a place for PUDs.
- Different types of housing should be provided.
- PUDs created a sense of community.
- Apartments were needed for service sector employees.
- PUDs should meet a minimum acreage requirement per zone.

### **3. Adjournment**

The meeting was adjourned at 6:03 p.m.

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Celeste Johnson, Mayor

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Brad Wilson, Recorder



Midway City Council  
15 February 2022  
Regular Meeting

Minutes of the  
1 February 2022  
Regular Meeting



# Memo

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**Date:** 10 February 2022  
**To:**  
**Cc:**  
**From:** Brad Wilson, City Recorder  
**RE:** Minutes of the 1 February 2022 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, 1 February 2022, 6:00 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, 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 6:12 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  
Cory Lott, Public Works Crew Chief  
Shane Owens, Public Works Assistant Crew  
Chief  
Brad Wilson, Recorder/Financial Officer

**Staff Present:**

Corbin Gordon, Attorney (Arrived at 6:37 p.m.)

**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 Simonsen gave the prayer and/or inspirational message.

**2. Consent Calendar**

- a. Agenda for the 1 February 2022 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 18 January 2022 City Council Work Meeting
- d. Minutes of the 18 January 2022 City Council Regular Meeting
- e. Resolution 2022-05 approving compensation for service on the HL&P Board of Directors

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

Mayor Johnson asked that 2e be removed from the consent calendar. She indicated that it would be considered again after the Council’s strategic planning meeting.

**Motion:** Council Member Simonsen moved to approve the consent calendar as shown but striking Item “e”.

**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. No comments were offered.

#### **4. Department Reports**

##### State Legislature / Great Salt Lake & Water Rights

Council Member Dougherty reported that the State Legislature wanted to refill the Great Salt Lake by curtailing the water rights of communities like Midway.

##### Cemetery / Policy Revisions

Council Member Orme reported that she and staff were close to finishing the revisions to the City’s cemetery policies.

##### Utah Community Forest Council / Community of the Year Award

Council Member Simonsen reported that Midway received the community of the year award from Utah Community Forest Council.

##### Center Street Trail / Connect to Tate Lane

Council Member Simonsen reported that a grant was being sought to extend the trail, along south Center Street / Highway 113, to Tate Lane. Midway City was asked to contribute \$30,000 to the project.

#### Valais Park / Feedback

Council Member Simonsen reported that the Parks, Trails, and Trees Advisory Committee wanted public feedback on the Valais Park.

#### Parks Committee / Standards / Budget

Council Member Simonsen reported that the Parks, Trails, and Trees Advisory Committee was preparing standards for parks and recommendations for the next budget.

#### HVTED / Thrive Hive

Council Member Orme reported that Heber Valley Tourism and Economic Development (HVTED) started a project called Thrive Hive to incentivize high school students to work at local businesses.

**Note:** Corbin Gordon arrived at 6:37 p.m.

#### HVRR / Trail / North Pole Express / Legislative Request

Mayor Johnson reported that the trail, next to Heber Valley Railroad's tracks, was closer to being built. She indicated that the Railroad's North Pole Express was a success. She added that the Railroad had asked the State Legislature for additional funding.

#### HVSSD / Planning

Mayor Johnson reported that the Heber Valley Special Service District was doing long-term planning.

#### MSD / Operations

Mayor Johnson reported that the Midway Sanitation District was operating well.

- 5. Open Space Bond Funds / Small Parcels** (Open Space Committee – Approximately 30 minutes) – Discuss and possibly approve criteria for the use of open space bond funds for small parcels.

Courtland Nelson, the chair of the Midway Open Space Advisory Committee, gave a presentation regarding using open space bond funds for small parcels. He reviewed the

following items:

- Successes and losses in preserving open space
- Albert Kohler Dairy
- Kem Gardner properties
- Mountain Spa
- Chapter ten of the General Plan
- New landowner packet
- Database of landowners
- Alternatives to bond funding

Mr. Nelson also made the following comments:

- The Open Space Committee needed direction from the Council.
- \$2 million in bond funds remained.
- Had been talking with owners of smaller parcels. It was difficult to leverage the bond funds for such parcels.
- Was this the right time to preserve small parcels? What should be the approval process?
- New partnerships would need to be created.
- How should the public and Preserve Midway be involved? Preserve Midway could be beneficial because it was a 501(c)(3).

Katie Villani, a member of the Open Space Committee, made the following comments:

- The Committee was looking for guidance regarding small parcels.
- Any procedures should allow for flexibility.

Lori Stone, Preserve Midway Board Chair, made the following comments:

- Her organization was refocusing on smaller parcels.
- There was a learning process associated with preserving these parcels.
- The location of these parcels was important.
- Summit Land Conservancy but not Utah Open Lands would consider managing smaller parcels.
- There were passionate people who would help preserve these parcels.

Cheryl Fox, Summit Land Conservancy Executive Director, made the following comments:

- Applauded the work of the Committee.
- Could help with fundraising and brokering deals.
- The Conservancy would hold small parcels when it was beneficial.
- Each parcel should be evaluated on its own merits and for timing for the landowner.

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

- Previously used bond funds had been impressively leveraged.
- In three previous surveys no one definition of open space had prevailed.
- Did the City want to preserve small parcels without leveraging the City's money?
- Parcels that had a strategic advantage and made a big difference should be preserved.
- The preserved open space should be throughout the City.

- Open space was valuable down to one acre.
- Should the City solicit landowners?
- Small parcels of open space helped maintain a rural feel but the City should not own and have to maintain them.
- There was not a deadline to use the bond funds.
- Funds unused after a period of time should pay back the bond.
- The Committee could advise the Council on preserving open space.
- The City should still consider large tracks of open space.

**6. Ordinance 2022-06 / Internal Accessory Dwelling Units** (City Planner – Approximately 60 minutes) – Discuss and possibly adopt Ordinance 2022-06 amending Title 16 (Land Use) of the Midway City Municipal Code regarding internal accessory dwelling units. Recommended by the Midway City Planning Commission. **Public Hearing**

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

- Definitions
- Proposal background
- Optional items that could be regulated
- Additional parking

Mr. Henke also made the following comments:

- Someone could skirt the law by adding an addition to their house and later convert it to an IADU.
- IADUs would not be allowed in accessory structures.
- Had not seen any lots of record less than 6,000 square feet but a size limitation could be included in the proposal.
- No one could argue that their lot included all the common area in a PUD.
- PUDs did not have additional parking for IADUs.
- The proposal included the state minimums and some discretionary prohibitions.
- A family could live in a house and an associated IADU but rent could not be charged.
- A homeowner could still do a second kitchen with an affidavit.
- The owner of record was the owner listed on the property tax roll.
- The owner had to live in the house to rent out the associated IADU. This would prevent people from buying the house and IADU simply as an investment.
- Impact fees could not be increased for an IADU.
- It was unlikely that someone could have a separate entrance for the IADU based on the proposal.
- The parking for the IADU had to be a hard surface. The proposal should include a minimum width for the parking.
- State law did not allow IADU rents to be capped.
- It did not allow HOAs to prohibit IADUs.
- The parking for the IADU could not be in front of the garage. Such parking did not violate the building or fire codes. Worried that eventually the vehicle would be parked on the street.

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

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

- The 30-day rental minimum would not be appropriate if the Transient Rental Overlay District was expanded to include all of Midway.
- A lien was not effective unless the City wanted to foreclose on the property. The City should not acquire property as a punishment.
- Something was not an IADU if rent was not charged.
- A house could be considered a primary residence even if it was occupied by a renter.
- It would be difficult to track if a house with an IADU was occupied by the owner.
- An IADU had to meet the building code with some exceptions allowed by state law.
- Allowing gravel parking would create a rural look. Concrete, asphalt, and gravel should be allowed.
- Not allowing parking in front of a garage was discriminatory and unconstitutional.
- Some driveways were long enough that a car could be parked back from the garage. This would allow access to the garage.
- The setbacks protected the neighbors.
- Parking should not block the sidewalk.
- Encouraging short-term rentals drove up the rent for long-term rentals.

**Motion:** Without objection, Mayor Johnson recessed the meeting at 8:18 p.m. She reconvened the meeting at 8:25 p.m.

- The proposal was as close to state code requirements as possible. If a certain requirement was not addressed, then state code prevailed.
- Item 2(c) should be removed.

### **Public Hearing**

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

#### **Clint Coleman**

Mr. Coleman made the following comments:

- The City should be lenient when enforcing the proposal.
- Most homeowners would not want vehicles parked in front of their house.
- Small parking spaces should be allowed.
- Fewer people would follow the law if the City was "heavy handed".
- The City should get advice from those already renting units in their homes.

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



**Motion:** Council Member Orme moved to continue the item until the next council meeting so a revised version could be looked at and accepted at that time.

**Second:** Council Member Simonsen seconded the motion.

**Discussion:** Council Member Dougherty preferred a notice of noncompliance instead of a lien. Corbin Gordon responded that the proposal should stay with what was required by the State Code.

**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. Ordinance 2022-05 / Certificates of Zoning Compliance** (City Planner – Approximately 30 minutes) – Discuss and possibly adopt Ordinance 2022-05 amending Chapter 16.24 (Enforcement and Zoning) of the Midway City Municipal Code. Recommended by the Midway City Planning Commission. **Public Hearing**

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

- Proposal background
- Current code
- Proposed code language

Mr. Henke also made the following comments:

- The proposal would limit certificates of compliance to when they were requested.
- A fee for such requests was already in place.
- A certificate of occupancy would not replace a certificate of zoning compliance for lots of record and setback determinations.
- Was comfortable determining what complied with the zoning.

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

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

- Was the City protected when issuing certificates of compliance?
- The City relied on a builder’s surveyor and did not have the staff to enforce restrictions.
- Was the fee for certificates sufficient?

**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 Payne moved to approve Ordinance 2022-05 regarding certificates of zoning compliance with the following findings:

- The proposed adjustment eliminated unnecessary criteria requiring the issuance of a certificate of zoning compliance.
- The proposed adjustment allowed property owners to request a certificate of zoning compliance.

**Second:** Council Member Simonsen 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

**8. Ordinance 2022-02 / Setbacks in Residential Zones** (City Planner – Approximately 30 minutes) – Discuss and possibly adopt Ordinance 2022-02 amending Chapters 16.7, 16.8, 16.9, 16.10, 16.11, and 16.12 of the Midway City Municipal Code regarding setbacks for residential zones. Recommended by the Midway City Planning Commission.

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

- Proposed setbacks matrix for residential dwellings
- Proposed setbacks matrix for accessory structures
- Proposed code and exhibits
- Possible findings

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

Council Member Payne suggested that the side setbacks be increased for the R-1-22 and R-1-43 zones. He also suggested that the maximum height for accessory structures be reduced in the R-1-22 zone.

**Motion:** Council Member Payne moved to approve Ordinance 2022-02 regarding setbacks in residential zones, amending Chapters 16.7, 16.8, 16.9, 16.10, 16.11, and 16.12 of the Midway City Municipal Code, with the following findings and changes to the draft language:

- Increasing residential setbacks would likely make many structures legally non-conforming.
- Increasing setbacks might limit the size of some dwellings on smaller lots.
- Increasing setbacks might limit the ability to construct detached accessory structures on lots in some zones.
- Some developments might be exempt from newly adopted setbacks for a period of up to 10 years based on provisions adopted in state code.
- The side yard setbacks for the R-1-22 zone would increase from 15 feet to 20 feet.
- The side yard setbacks for the R-1-43 zone would increase from 20 feet to 30 feet.
- For accessory structures the maximum height at the minimum setback would decrease from 15 feet to 10 feet for the side and rear setbacks in the R-1-22 zone

**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

**9. Ordinance 2022-03 / PUDs** (City Planner – Approximately 30 minutes) – Discuss Ordinance 2022-03 amending Chapter 16.16 (Planned Unit Developments and Subdivisions) of the Midway City Municipal Code regarding planned unit developments and large-scale subdivisions. Recommended by the Midway City Planning Commission.

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

- Should it be discussed in a work meeting?
- Should the PUD code be cleaned up and significant changes made later?
- Should the PUD code be repealed?
- The incentives for PUDs should be eliminated.
- The City benefited from the private roads in PUDs.
- The costs and profit for developers should not be a consideration.
- Having an HOA and amenities prevented affordability in PUDs.
- Not allowing sensitive lands to count as open space had a significant impact on PUDs and probably no more would be built in Midway.
- The minimum acreage requirements could be changed to a minimum unit requirement.
- Developers built to the market and not to land use codes.
- There was a need for second and primary homes where the landscaping was done by the HOA.
- PUDs should be in the center and not the outskirts of Midway. This would require the number and size of units to be reduced.
- If the density of PUDs was the same as subdivisions, then their location was not important.

- RV parks would help the City retain the resort tax.
- The City's roads budget would increase by \$90,000 to \$100,000 a year if the private roads in PUDs were public.
- PUDs should be excluded from the R-1-22 and R-1-43 zones.
- PUDs should be allowed but without incentives.
- Another type of development was needed in the City.
- The proposal was not ready to be approved that night.
- Time was needed to consider the changes.
- The requirement to go to the Water Advisory Board had been removed because it was covered in another part of the Municipal Code.
- The requirement for a public participation meeting had been removed because it was now only required for phased developments. This meeting was beneficial because it started a conversation with the neighbors and residents.
- The height requirement was removed because it was covered in another part of the Code.
- The requirement to screen parking was eliminated because it was unrealistic. Neighbors had requested screening with berms. This was important if parking faced existing residences. Parking and screening might have to be considered on a project-by-project basis as part of a conditional use permit. Some berms were too big and unwanted.
- A section of the proposal had been removed because it allowed the City to create code while it was considering a development.
- Uniform setbacks needed to be insured around a development.
- Everything possible under the law should be done to ensure that warranty bonds addressed appropriate development issues.
- The proposal should not create opportunities for developers to trade for less open space outside of a project.

**Motion:** Council Member Drury moved to continue the item to the next available meeting, before the end of the development moratorium, with the following conditions:

- Directed staff to make changes based on the discussion.
- The minimum size should be based on the number of units applicable to the zone and not the minimum acreage.

**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

## 10. Adjournment

**Motion:** Council Member Payne moved to adjourn the meeting. Council Member Drury

seconded the motion. The motion passed unanimously.

The meeting was adjourned at 9:52 p.m.

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Celeste Johnson, Mayor

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Brad Wilson, Recorder

DRAFT

Midway City Council  
15 February 2022  
Regular Meeting

Minutes of the  
3 February 2022  
Strategic Planning Meeting



# Memo

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**Date:** 10 February 2022  
**To:**  
**Cc:**  
**From:** Brad Wilson, City Recorder  
**RE:** Minutes of the 3 February 2022 City Council Strategic Planning Meeting

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

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

**Thursday, 3 February 2022  
9:00 a.m. – 3:00 p.m.  
Valais Clubhouse  
1325 N Valais Parkway, 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. Welcome**

Mayor Johnson called the meeting to order at 9:07 p.m. and reviewed the purpose of the meeting.

**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 (Arrived at 11:20  
a.m. and left at 1:55 p.m.)  
Brad Wilson, Recorder/Financial Officer

**Others Present:**

None

**Staff Present:**

Corbin Gordon, Attorney (Arrived at 11:37  
a.m. and left at 1:55 p.m.)

**2. Records Requests**

Council Member Simonsen asked if the City received vexatious records requests. Michael Henke responded that it did.

Mayor Johnson explained that a deposit would be proposed for some requests. Council Member Dougherty cautioned that all deposits should be applied fairly.

**3. Budget Amendment Review (Nancy Simons)**

Nancy Simons reviewed the revenue and expenditures for the proposed FY 2022 budget



amendment.

**Note:** A copy of the amendment as presented is contained in the supplemental file.

The Council and staff discussed the following items:

- Additional water testing, which would be expensive, still needed to be done that fiscal year.
- The extension of the Center Street trail would be done the following fiscal year.
- The Heber Light & Power Company (HL&P) dividend needed to be moved to the Ice Rink Fund.
- HL&P showed the waiver of streetlight costs as a dividend to its members. How this was shown in Midway City's finances needed to be verified.

#### **4. ARPA and CARES fund update (Brad Wilson)**

Brad Wilson reviewed the American Rescue Plan Act (ARPA) and the Coronavirus Aid, Relief, and Economic Security Act (CARES).

The Council and staff discussed the following items:

- Wellspring Physical Therapy should be included in the local business grants given because of the pandemic.
- ARPA funds should be used to provide more public parking along Main Street. The money should be used to purchase rather than lease land. Additional grants were available that could be used for parking.
- The funds could also be used to improve the remote access capabilities in the council chambers which were outdated and hard to use.

#### **5. Midway Must Haves / Update**

The Council and staff discussed the following items:

- Cost of goods sold should not include inventory. The souvenir shop would show a profit if that was corrected.
- The original purpose of the shop was to promote local businesses. The purpose had changed to a retail store. Its first purpose should be a visitors' center which the City should subsidize.
- The prices of the products needed to be increased.
- Local businesses were not interested in selling their items at the shop.
- The shop did have flyers and information about events and local restaurants.
- It should break even but not be a profit center.
- It had limited space.
- Products could be sold at the shop for the same price as they were sold in the local businesses.
- Local businesses wanted customers in their stores.

## **6. City Council Meeting Calendar for 2022 (Brad Wilson)**

The Council agreed to cancel its meetings on March 15<sup>th</sup>, July 5<sup>th</sup>, September 6<sup>th</sup>, October 18<sup>th</sup>, and January 3<sup>rd</sup> (2023)

## **7. Making Council Meetings More Efficient**

The Council and staff discussed the following items:

- Staff presentations should not be repeated or given multiple times. They should not be interrupted.
- Discussions should focus on the agenda item.
- The Council should get the broad understanding of an item from the information provided before the meeting.
- The reason or why for the agenda item should be addressed.
- An agenda item should have a link to the planning commission report.
- Receiving information the Friday before the meeting was not soon enough. It was difficult for staff to provide it much sooner.
- The date of the planning commission meeting effected when information could be provided for the council meeting.
- An agenda item should be removed from the agenda if the associated information was not complete.
- The Council should never feel rushed to make a decision.
- Could a public hearing be held open from one meeting to the next? A hearing should be opened and closed at the same meeting, but the item could be continued to a following meeting and additional public comment taken at that time.
- It was important for the public to hear each other's comments.
- The order of a meeting was established in Section 2.02.020 of the Municipal Code. This order should be followed.

The Council decided to receive information one week before a meeting.

## **8. Review Codes**

### **9. Does the Moratorium need to be Extended?**

Michael Henke reviewed the amendments to the Municipal Code that had been recently adopted or were being prepared.

The Council and staff discussed the following items regarding moderate income housing and a development moratorium:

- Attainable housing needed to be addressed. The longer the City waited the more difficult it would be to address.
- It would take several work meetings to start the consideration process.
- Some developments like the Mountain Spa, which worked with the City to preserve open space, should not have to wait for the issue to be completely resolved.
- A fee-in-lieu could be adopted immediately, and the other requirements determined later.

This would be the first and easiest way to start addressing the issue.

- The Council needed the City Attorney's opinion.
- Midway would have more influence on the issue if it was contributing a fee-in-lieu to the area housing board.
- Additional requirements were needed to determine how the fee-in-lieu could be used.
- People with experience in attainable housing should present to the Council.
- The General Plan would not propose a solution to attainable housing.
- There should be a property tax for attainable housing.
- There should be a sales tax for attainable housing.
- A fee-in-lieu would not be sufficient to provide attainable housing.

**Note:** Wes Johnson arrived at 11:20 p.m.

- A moratorium should be enacted after the General Plan was updated.
- Another moratorium should be enacted right after the current one ended because land was being developed quickly.
- A moratorium could exclude commercial developments, etc.
- Could a moratorium only apply to a certain geographic area?

**Note:** Corbin Gordon arrived at 11:37 a.m.

- The City could be sued for adopting another moratorium. Adopting notices of pending ordinances was preferred.
- Attainable housing was not listed as a reason for the current moratorium.
- The lack of attainable housing was a crisis.
- The requirements of an overlay zone were optional for developers.
- Back-up documentation would be needed to adopt another moratorium.
- The City should be aggressive and then return to make changes if needed.
- Attainable housing was a regional problem, and the area governments should work together.
- Midway was not the best place in the area to put attainable housing.

The Council decided that attainable housing should be discussed at the Council's next work meeting. The meeting would begin at 4:00 p.m.

**Motion:** Without objection, Mayor Johnson recessed the meeting at 11:57 a.m. She reconvened the meeting at 12:52 p.m.

## **10. Elected Officials Salary/Benefits**

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

- The mayor of Midway should be paid the same as Heber City's mayor with an annual cost of living adjustment (COLA).
- Heber City had a manager who had many of the responsibilities of a mayor.
- Mayoral compensation should be based on a percentage of the budget and the number of employees.
- The mayor was the CEO of Midway and should be compensated accordingly or a city

manager hired.

- Elected office should not be limited to those who had the financial means.
- Should any increases be done in stages?
- People were a company's best asset.
- Elected officials could participate in the City's healthcare plan if they paid the premiums.
- Any increase should begin with the new fiscal year.
- Any COLA for the Council should be 1 percentage point less than what was given to employees.
- A minimum COLA of 2% should be given to employees each year.
- The Mayor and Council could use a city vehicle instead of being paid a travel allowance.
- Any increase for the Mayor should be done immediately and increases for the Council done at the beginning of the fiscal year.
- A phone allowance should be given to the Mayor and the Council.
- The Mayor should be given health insurance.
- Any compensation should not be based just on the current mayor but also future mayors.
- Could the Council give the Mayor a bonus each year instead of an initial dramatic increase in the base wage? This would invite politics and vendettas.

The Council agreed that the Mayor should have a salary of \$25,000 with insurance, a monthly phone allowance, and a 2% COLA that would be effective as soon as possible. The Council's salary would increase to the same as Heber City's with a monthly phone allowance and a 2% COLA. The staff would also receive a minimum 2% COLA each year.

## **11. Road Standards**

Wes Johnson asked if the City wanted to have the same standard for both private and public roads. The Council agreed that the standard should be the same. It was agreed that a public easement should be required on all new private roads. It was also agreed that the easement should include sidewalks and trails along the roads.

**Note:** Corbin Gordon and Wes Johnson left at 1:55 p.m.

## **12. Committee Assignments & Mayor Pro-Tempore (Mayor Johnson)**

Mayor Johnson indicated that the Council changed its mayor pro-tempore from time to time. The change would be put on the next council meeting agenda.

None of the council members wanted to change their assignments.

Council Member Dougherty indicated that HL&P wanted a successor designated for its board. Council Member Orme was designated as a successor for Council Member Dougherty who was the board member.

Council Member Dougherty asked that the assignment to the annexation boundary commission be included on the list of assignments.

### **13. Midway Must Haves / Discuss Proposal to Move to the DUP Location**

The Council and staff discussed the following items regarding moving Midway Must Haves to the space formally occupied by the Daughters of the Utah Pioneers (DUP):

- A request had been made for a historical museum. It could be in the reception area of the former DUP space.
- The former space had been suggested as an incubator for businesses.
- Should the souvenir shop be moved so soon after it opened? It should be given more time to establish itself.
- A lot of money was spent on refurbishing the current space for the shop.
- The current space was too small for it to function as a visitor's center. The size of the space could kill the shop.

It was agreed that Council Member Orme and Council Member Payne would review the proposal and fiscal viability of the shop.

### **14. New Staff**

Mayor Johnson explained the need for a mayoral assistant who would do other functions like coordinating events.

Council Member Drury indicated that the City needed a code enforcement officer.

Council Member Dougherty indicated that a water specialist could be hired. The specialist would be a contractor that worked on specific projects and the conservation of water.

### **15. Charity List**

Mayor Johnson reviewed a list of potential charities that the City could donate to. Council Member Dougherty suggested that the donations be matching grants.

### **16. Goals for 2022**

Mayor Johnson reviewed the creation of a new website for the City. She also explained an idea for a welcome packet for new residents.

### **17. Building Department – Tex Couch's evaluation of money brought in by the Department**

Mayor Johnson noted that the revenue brought in by the Building Department had increased because of an adjustment in fees.

### **18. Building Inspector – Update**

Mayor Johnson explained that the Building Department was contracting for help with inspections

and plan review. She said this was working well. She indicated that another staff person could be hired when needed.

## **19. Adjournment**

The meeting was adjourned at 2:33 p.m.

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Celeste Johnson, Mayor

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Brad Wilson, Recorder

DRAFT

Midway City Council  
15 February 2022  
Regular Meeting

Resolution 2022-05 /  
HL&P Board Compensation



## RESOLUTION 2021-05

### **A RESOLUTION BY THE MIDWAY CITY COUNCIL APPROVING COMPENSATION FOR SERVICE ON THE HEBER LIGHT & POWER COMPANY BOARD OF DIRECTORS**

**WHEREAS** the Heber Light & Power Company is an energy services interlocal entity created by Heber City, Midway City, and Charleston Town to provide electric service to customers within the municipalities and surrounding areas.

**WHEREAS** the Company's Organization Agreement provides that the Midway City Mayor or a member of the Midway City Council shall serve as a director on the Company's Board of Directors.

**WHEREAS** the Company has adopted its Capital and Operating Budgets for 2022 and filed the Budget with the Midway City Recorder.

**WHEREAS** the Company's Budget includes an annual stipend of \$5,703.84 payable monthly to the Mayor or Council Member for their service as a director on the Company's board.

**WHEREAS** the City Council has analyzed, as required by Utah Code Ann. § 11-13-403, the duties and responsibilities of the Mayor's or Council Member's service on the Company's board and considered the appropriate compensation for their service and time commitment on the board.

### **NOW THEREFORE, BE IT RESOLVED BY THE MIDWAY CITY COUNCIL AS FOLLOWS:**

1. The Company's annual stipend to the Mayor or Council Member fairly reflects the responsibilities and duties of a director serving on the Company's board and does not duplicate the City's compensation for the Mayor's or Council Member's service, as mayor or a council member.

2. Pursuant to Utah Code Ann. § 11-13-403, the City Council hereby approves the Mayor's or Council Member's receipt of the stipend as compensation for service on the Company's board during calendar year 2022.



3. The Midway City Recorder is hereby directed to provide the secretary of the Company's Board of Directors with an executed copy of this resolution.

**PASSED AND ADOPTED** by the Midway City Council on the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

MIDWAY CITY

\_\_\_\_\_  
Celeste Johnson, Mayor

ATTEST:

\_\_\_\_\_  
Brad Wilson, Recorder

(SEAL)