

Midway City Council
18 January 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
105								
105	ABE NEERINGS & SON	6391	Town hall heat problems	11/30/2021	575.00	575.00	01/03/2022	
105	ABE NEERINGS & SON	6394	4TH QUARTER MAINTENANCE	12/18/2021	1,430.00	1,430.00	01/03/2022	
105	ABE NEERINGS & SON	6395	COMMUNITY CENTER WATER P	12/18/2021	564.00	564.00	01/03/2022	
Total 105:					2,569.00	2,569.00		
220								
220	BROKEN ARROW	38890	Bulk Road Salt	12/28/2021	2,059.56	.00		
Total 220:					2,059.56	.00		
245								
245	C-THRU WINDOW	101849	INTERIOR/EXTERIOR ADMIN/T	12/27/2021	858.00	858.00	01/03/2022	
Total 245:					858.00	858.00		
270								
270	CASELLE INC	114151	Contract Support and Maintenanc	01/01/2022	358.27	.00		
Total 270:					358.27	.00		
305								
305	COLONIAL FLAG & SPECIALTY	0259733-IN	Cemetery Flag Rotations	12/16/2021	285.00	285.00	01/03/2022	
305	COLONIAL FLAG & SPECIALTY	0259734-IN	Hamlet Park Rotations	12/16/2021	112.00	112.00	01/03/2022	
305	COLONIAL FLAG & SPECIALTY	0259748-IN	Administrative Bldg Rotations	12/16/2021	112.00	112.00	01/03/2022	
305	COLONIAL FLAG & SPECIALTY	0259750-IN	Town Hall Rotations	12/16/2021	112.00	112.00	01/03/2022	
Total 305:					621.00	621.00		
565								
565	HORROCKS ENGINEERS INC	65615	ATTEND CITY COUNCIL MEETIN	12/13/2021	318.00	318.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	MIDWAY GENERAL ENGINEERI	12/13/2021	4,813.95	4,813.95	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	DEVELOP REV COMM W/MICHA	12/13/2021	318.00	318.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	10 YEAR ROAD & WATER PLAN	12/13/2021	1,431.00	1,431.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	UPDATING CONSTRUCTION ST	12/13/2021	784.00	784.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	MIDWAY CITY CUT PERMITS	12/13/2021	318.00	318.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	ATTEND PLANNING COMMISSI	12/13/2021	159.00	159.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	UPDATE THE ROADWAY GENE	12/13/2021	324.50	324.50	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	MTN SPA RURAL PRESERVATIO	12/13/2021	1,344.00	1,344.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	VILLAGES AT ZERMATT-PLANNI	12/13/2021	770.00	770.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	DAYBELL GARAGE-PLANNING	12/13/2021	774.55	774.55	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	HaVEN FARMS NORTH-CONST	12/13/2021	184.90	184.90	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	HaVEN FARMS SOUTH-CONST	12/13/2021	84.00	84.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	HOMESTEAD RESORT-PLANNI	12/13/2021	84.00	84.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	Saddle Creek Phase 1 CONST	12/13/2021	796.65	796.65	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	The ReSREVE PHASE 2 CONST	12/13/2021	5,472.25	5,472.25	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	WHITAKER FARMS-CONST	12/13/2021	168.00	168.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	FARM MEADOWS (RYAN DAVIS)	12/13/2021	252.00	252.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	The VILLAGE-PLANNING	12/13/2021	1,596.00	1,596.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	HUNTLEIGH WOODS SUB-CON	12/13/2021	571.05	571.05	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	The Highlands at Soldier Hollow -	12/13/2021	2,340.00	2,340.00	01/03/2022	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
565	HORROCKS ENGINEERS INC	65615	The Reserve Phase 1 CONSTRU	12/13/2021	364.00	364.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	Saddle Creek Phase 2 & 3 (Const	12/13/2021	2,506.30	2,506.30	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	MIDWAY CREST-CONSTR	12/13/2021	369.20	369.20	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	Saddle Creek Phase 4 CONSTRU	12/13/2021	1,764.56	1,764.56	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	RISING RANCH (SAM CASTOR)	12/13/2021	252.00	252.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	Remund Farms Ph 2 & 3 - Constr	12/13/2021	1,542.00	1,542.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	JOMAR 1 LOT SUB-PLANNING	12/13/2021	84.00	84.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	EDELWEISS MEADOWS CONST	12/13/2021	3,236.45	3,236.45	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	MILL CANYON FARMS-PLANNIN	12/13/2021	588.00	588.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	The Highlands at Soldier Hollow -	12/13/2021	1,207.48	1,207.48	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	Saddle Creek Phase 4 PLANNIN	12/13/2021	364.00	364.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	2021 Road Surface Treatment CO	12/13/2021	158.80	158.80	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	2021 RIVER ROAD IMProvement	12/13/2021	10,889.00	10,889.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	WATER RIGHTS DISCUSSION	12/13/2021	190.00	190.00	01/03/2022	
565	HORROCKS ENGINEERS INC	65615	2021 SUTH HOMESTEAD TRAIL	12/13/2021	1,263.00	1,263.00	01/03/2022	
Total 565:					47,682.64	47,682.64		
600								
600	I-D ELECTRIC INC	110797	watER WELL HOUSE	12/27/2021	724.36	.00		
Total 600:					724.36	.00		
800								
800	MIDWAY IRRIGATION COMPANY	12312021	4TH QUARTER 2021-RESOLUTI	01/03/2022	21,269.22	.00		
800	MIDWAY IRRIGATION COMPANY	23399	2020 CLASS B ASSESSMENT BI	12/03/2021	291,170.00	.00		
Total 800:					312,439.22	.00		
815								
815	MIDWAY SANITATION DISTRICT	12292021	Acct # 18151 TITLE COMPANY P	12/29/2021	54.50	54.50	01/03/2022	
Total 815:					54.50	54.50		
845								
845	MOUNTAINLAND SUPPLY COMP	S104245408.0	WATER FULL CIRCLE REPAIR	12/29/2021	102.16	.00		
845	MOUNTAINLAND SUPPLY COMP	S104285029.0	BLUE STAKES	09/02/2021	44.69	44.69	01/03/2022	
845	MOUNTAINLAND SUPPLY COMP	S104285029.0	BLUE STAKES	10/21/2021	44.69	44.69	01/03/2022	
845	MOUNTAINLAND SUPPLY COMP	S104287523.0	SWISS DAYS	09/02/2021	117.69	117.69	01/03/2022	
845	MOUNTAINLAND SUPPLY COMP	S104334816.0	WATER-MARKING PAINT	10/21/2021	97.24	97.24	01/03/2022	
845	MOUNTAINLAND SUPPLY COMP	S104414402.0	MICHIE LANE	12/13/2021	192.08	192.08	01/03/2022	
845	MOUNTAINLAND SUPPLY COMP	S104445118.00	BLUE STAKES	12/13/2021	16.97	16.97	01/03/2022	
845	MOUNTAINLAND SUPPLY COMP	S104445118.00	BLUE STAKES	12/14/2021	67.87	67.87	01/03/2022	
845	MOUNTAINLAND SUPPLY COMP	S104454490.0	STOCK	12/20/2021	87.90	87.90	01/03/2022	
845	MOUNTAINLAND SUPPLY COMP	S104472416.0	FIRE HYD	01/05/2022	3,079.45	.00		
Total 845:					3,850.74	669.13		
875								
875	OFFICE DEPOT	214934206001	SHARPIE.PAD, INK HP	01/04/2022	67.35	.00		
875	OFFICE DEPOT	214950560001	CARDHOLDER BUSINESS	01/05/2022	30.96	.00		
875	OFFICE DEPOT	214950609001	PAD LEGAL	01/04/2022	27.04	.00		
875	OFFICE DEPOT	214950609001	UNBREAKABLE WALL FILE LTR	01/04/2022	28.21	.00		
875	OFFICE DEPOT	214950610001	PUNCH 3 HOLE	01/04/2022	24.96	.00		
875	OFFICE DEPOT	214950637001	ENVELOPES	01/06/2022	18.56	.00		
875	OFFICE DEPOT	214950752001	HOLDER DESK METAL	01/06/2022	29.97	.00		

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Total 875:					227.05	.00		
930								
930	Dominion Energy	2731063797 12	2731063797 Community Center	12/13/2021	537.35	537.35	01/03/2022	
930	Dominion Energy	5770020000 12	5770020000 TOWN HALL	12/13/2021	778.15	778.15	01/03/2022	
930	Dominion Energy	6558550000 12	6558550000 Gas Service	12/13/2021	904.59	904.59	01/03/2022	
930	Dominion Energy	6801020000 12	6801020000 Admin Office	12/13/2021	175.31	175.31	01/03/2022	
Total 930:					2,395.40	2,395.40		
945								
945	CENTURYLINK - 435-654-3227 2	12072021	435-654-3223 269B	12/07/2021	351.67	351.67	01/03/2022	
Total 945:					351.67	351.67		
1015								
1015	SAFETY SUPPLY & SIGN CO IN	179261	GLASS MIRROR, BRACKET, MIN	12/06/2021	689.68	.00		
1015	SAFETY SUPPLY & SIGN CO IN	179384	POST U CHAN, VISOR LG/SM	12/17/2021	347.62	.00		
Total 1015:					1,037.30	.00		
1045								
1045	STANDARD PLUMBING SUPPLY	NPJX01	CITY OFFICE BUILDING SUPPLI	12/13/2021	10.88	10.88	01/03/2022	
1045	STANDARD PLUMBING SUPPLY	NQWV39	SHOP TOOLS	01/03/2022	62.77	.00		
Total 1045:					73.65	10.88		
1090								
1090	SUNRISE ENGINEERING	0122538	Building Inspection Services	01/04/2022	2,160.00	.00		
Total 1090:					2,160.00	.00		
1150								
1150	HOME DEPOT Credit Services	1013276	SUPPLIES	12/17/2021	35.36	.00		
1150	HOME DEPOT Credit Services	6624035	HOOKS SUPPLIES FOR CEMET	12/12/2021	128.34	.00		
1150	HOME DEPOT Credit Services	9073636	CLOTHES ALLOWANCE	12/09/2021	358.00	.00		
1150	HOME DEPOT Credit Services	9073636	SUPPLIES	12/09/2021	361.88	.00		
Total 1150:					883.58	.00		
1170								
1170	TIMBERLINE ACE HARDWARE	148382	HILLMAN MISC NUTS AND BOLT	12/28/2021	2.36	2.36	01/03/2022	
1170	TIMBERLINE ACE HARDWARE	148526	shelf for shop wash bay	01/04/2022	149.99	.00		
1170	TIMBERLINE ACE HARDWARE	148573	keyrafter	01/05/2022	15.96	.00		
1170	TIMBERLINE ACE HARDWARE	148630	master lock keys	01/06/2022	173.88	.00		
1170	TIMBERLINE ACE HARDWARE	148711	HILLMAN MISC NUTS AND BOLT	01/10/2022	2.00	.00		
Total 1170:					344.19	2.36		
1210								
1210	UNITED SERVICE AND SALES	70918	Snowplow Repair Parts	12/06/2021	234.50	.00		
Total 1210:					234.50	.00		
1280								
1280	UTAH RETIREMENT SYSTEMS	12232021	JUSTIN WEBB RETIREMENT CO	12/23/2021	233.40	233.40	01/03/2022	

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1280	UTAH RETIREMENT SYSTEMS	12272021	TY VANWAGONER-RETIREMEN	12/27/2021	296.09	296.09	01/03/2022	
Total 1280:					529.49	529.49		
1305								
1305	VERIZON WIRELESS	9896247268	PUBLIC WORK PHONES	01/04/2022	297.06	.00		
1305	VERIZON WIRELESS	9896247268	PLANNING	01/04/2022	84.40	.00		
1305	VERIZON WIRELESS	9896247268	BUILDING Department	01/04/2022	84.27	.00		
1305	VERIZON WIRELESS	9896247268	city admin	01/04/2022	80.02	.00		
1305	VERIZON WIRELESS	9896247268	Ice Rink Jetpack	01/04/2022	45.19	.00		
Total 1305:					590.94	.00		
1310								
1310	WASATCH AUTO PARTS	239012	VAL TOOL	12/14/2021	6.49	6.49	01/03/2022	
1310	WASATCH AUTO PARTS	239484	POWER SERVICE DIESEL	12/21/2021	53.94	53.94	01/03/2022	
1310	WASATCH AUTO PARTS	239565	SPARK PLUGS	12/22/2021	162.56	162.56	01/03/2022	
1310	WASATCH AUTO PARTS	239890	DEFF TESTER	12/28/2021	15.99	.00		
1310	WASATCH AUTO PARTS	239969	HOSE CLAMP PINES	12/29/2021	61.99	.00		
1310	WASATCH AUTO PARTS	240043	SNOW PLOWS	12/29/2021	97.98	.00		
1310	WASATCH AUTO PARTS	240304	POWE STEER FLUID	01/03/2022	19.99	.00		
1310	WASATCH AUTO PARTS	240380	FUEL ADDITIVE	01/04/2022	137.00	.00		
1310	WASATCH AUTO PARTS	240627	LOCKOUT AID/LOCKOUT KIT/B	01/06/2022	106.76	.00		
Total 1310:					662.70	222.99		
1340								
1340	WASATCH COUNTY SHERIFFS	INV1221	LAW ENFORCEMENT (DECEMB	12/31/2021	21,000.00	.00		
Total 1340:					21,000.00	.00		
1360								
1360	WASATCH COUNTY SOLID WAS	76091 1ST QU	.76091 Valais & Alpinhof	01/01/2022	192.00	.00		
1360	WASATCH COUNTY SOLID WAS	80293 JAN 202	.80293 CENTENNIAL PARK	01/01/2022	64.00	.00		
1360	WASATCH COUNTY SOLID WAS	80294 JAN 202	.80294 Hamlet Park	01/01/2022	75.00	.00		
1360	WASATCH COUNTY SOLID WAS	90042 JAN 202	.90042 CC	01/01/2022	75.00	.00		
1360	WASATCH COUNTY SOLID WAS	90291 JAN 202	.90291 PARK & OFFICES	01/01/2022	32.00	.00		
1360	WASATCH COUNTY SOLID WAS	90292 JAN 202	.90292 CEMETARY	01/01/2022	75.00	.00		
1360	WASATCH COUNTY SOLID WAS	90638 JAN 202	.90638 MICHIE LANE	01/01/2022	32.00	.00		
1360	WASATCH COUNTY SOLID WAS	93287 JAN 202	.93287 SHOP	01/01/2022	75.00	.00		
Total 1360:					620.00	.00		
1365								
1365	WAVE PUBLISHING	L17484	PUBLIC NOTICE	12/23/2021	37.00	.00		
1365	WAVE PUBLISHING	L17487	PUBLIC NOTICE	12/23/2021	106.36	.00		
Total 1365:					143.36	.00		
1375								
1375	WHEELER MACHINERY CO	SS000360203	PERFORM PM SERVICE	12/23/2021	960.42	.00		
Total 1375:					960.42	.00		
1421								
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153041 350 S 300 E SPRINKL	12/30/2021	15.90	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153040 300 S 300 E SPRINKL	12/30/2021	15.90	.00		

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1421	HEBER LIGHT & POWER	11/22/2021-12/	18153036-250 E MICHIE LANE P	12/30/2021	14.00	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153035-280 E 900 S	12/30/2021	180.91	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153034 -ALPENHOF WELL HO	12/30/2021	1,554.34	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153033 Pedestal for Swiss Day	12/30/2021	21.02	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153022 1449 N PINE CANYOJ	12/30/2021	278.26	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153021-RESTROOMS	12/30/2021	14.84	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153019 75 N 100 W Town Squa	12/30/2021	626.44	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153018-ALPINHOF TANK	12/30/2021	14.73	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153017 75 N 100 W SWISS DA	12/30/2021	381.64	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153016 - BALL PARK LIGHTS	12/30/2021	21.28	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153015 - 35 W 100 N CENTEN	12/30/2021	18.53	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153014-VALAIS PARK	12/30/2021	15.09	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153013-160 W MAIN ST-CC	12/30/2021	191.80	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153012 - 1005 N RIVER ROAD	12/30/2021	23.00	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153010--Ice Rink Chiller	12/30/2021	5,998.17	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153009 - 60 N 200 W ICE RINK	12/30/2021	568.89	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153008-75 N 100 W TOWNHA	12/30/2021	642.70	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153007 - 850 E MAIN CITY PA	12/30/2021	77.28	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153006-280 E 850 S MAINT S	12/30/2021	276.14	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153004 1210 N WARM SPRIN	12/30/2021	1,147.95	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153003 - 600 W 500 S CEMET	12/30/2021	327.60	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153002-75 N 100 W CITY OFFI	12/30/2021	384.82	.00		
1421	HEBER LIGHT & POWER	11/22/2021-12/	18153001 1100 Snake Creek RD	12/30/2021	189.26	.00		
Total 1421:					13,000.49	.00		
1440								
1440	POSTMASTER	01032022	1st QUARTER of 2022	01/03/2022	742.00	742.00	01/03/2022	
Total 1440:					742.00	742.00		
1603								
1603	ROCKY MOUNTAIN POWER	12222021	SWISS MOUNTAIN PUMP	12/22/2021	12.05	12.05	01/03/2022	
Total 1603:					12.05	12.05		
1678								
1678	MHL SYSTEMS	21-15603	WEAR BLADE-BUDGET ITEM	12/29/2021	1,760.90	.00		
1678	MHL SYSTEMS	21-15604	BOSS PLOWS	12/29/2021	5,970.00	.00		
1678	MHL SYSTEMS	21-15605	BOB CAT WEAR BLADS	12/29/2021	3,024.00	.00		
1678	MHL SYSTEMS	21-15632	BOBTAILS END GARDS	12/29/2021	1,424.60	.00		
Total 1678:					12,179.50	.00		
1821								
1821	WEX BANK	77319681	FUEL	12/31/2021	435.82	.00		
Total 1821:					435.82	.00		
1984								
1984	DELTA STONE PRODUCTS, INC.	INV095083	Street Supplies	12/28/2021	2,480.00	.00		
Total 1984:					2,480.00	.00		
1989								
1989	BANKCARD CENTER	2512 12/2021	HERMLE FAIRE - COG	01/04/2022	149.00	.00		
1989	BANKCARD CENTER	2512 12/2021	WOODLEON LLC-COG	01/04/2022	855.86	.00		

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1989	BANKCARD CENTER	2512 12/2021	COSTCO-CHRISTMAS GIFTS	01/04/2022	101.31	.00		
1989	BANKCARD CENTER	2512 12/2021	COSTCO-CHRISTMAS GIFTS	01/04/2022	27.86-	.00		
1989	BANKCARD CENTER	2512 12/2021	WALMART-SUPPLIES	01/04/2022	5.15	.00		
1989	BANKCARD CENTER	2512 12/2021	SMITH'S SUPPLIES	01/04/2022	11.16	.00		
1989	BANKCARD CENTER	2512 12/2021	MIDWAY MUST HAVES-GIFT CA	01/04/2022	40.00	.00		
1989	BANKCARD CENTER	5219 12/2021	MISC FEE	01/04/2022	39.00	.00		
1989	BANKCARD CENTER	5219 12/2021	BOBCAT - HARNESS	01/04/2022	281.57	.00		
1989	BANKCARD CENTER	5219 12/2021	AMAZON-GIFT CERT	01/04/2022	1,925.00	.00		
1989	BANKCARD CENTER	5219 12/2021	WEED CERTIFICATION	01/04/2022	40.00	.00		
1989	BANKCARD CENTER	5219 12/2021	WALMART-DISTILLED WATER	01/04/2022	8.08	.00		
1989	BANKCARD CENTER	5923 12/2021	B. JOHNSON FLOWERS	01/04/2022	50.50	.00		
1989	BANKCARD CENTER	5923 12/2021	ADOBE	01/04/2022	14.99	.00		
1989	BANKCARD CENTER	5923 12/2021	WALMART-DOOR STOPS	01/04/2022	15.88	.00		
1989	BANKCARD CENTER	5923 12/2021	CLEANING SUPPLIES	01/04/2022	100.89	.00		
1989	BANKCARD CENTER	5923 12/2021	AMAZON-GIFT CERT	01/04/2022	1,250.00	.00		
1989	BANKCARD CENTER	5923 12/2021	CLEANING SUPPLIES-RETURN	01/04/2022	100.89-	.00		
1989	BANKCARD CENTER	5923 12/2021	SMITH'S GIFT CARD	01/04/2022	75.00	.00		
1989	BANKCARD CENTER	5923 12/2021	LOLA'S-OFFICE STAFF LUNCH	01/04/2022	53.09	.00		
1989	BANKCARD CENTER	5923 12/2021	ADOBE	01/04/2022	14.99	.00		
1989	BANKCARD CENTER	6014 12/2021	INT'L CODE - TEX CONF	01/04/2022	900.00	.00		
1989	BANKCARD CENTER	6014 12/2021	INT'L CODE=COLLETTE CONF	01/04/2022	900.00	.00		
1989	BANKCARD CENTER	6014 12/2021	CITY COUNCIL WORK MEETING	01/04/2022	121.58	.00		
1989	BANKCARD CENTER	6014 12/2021	UT PROF LIC-TEX RENEWAL	01/04/2022	84.00	.00		
1989	BANKCARD CENTER	6014 12/2021	ADOBE-JENNIFER	01/04/2022	26.86	.00		
1989	BANKCARD CENTER	6014 12/2021	ORLEANS HOTEL-TEX 1ST NIG	01/04/2022	47.46	.00		
1989	BANKCARD CENTER	6014 12/2021	ORLEANS HOTEL-COLLETTE	01/04/2022	47.46	.00		
1989	BANKCARD CENTER	6014 12/2021	GO DADDY RENEWAL	01/04/2022	172.92	.00		
1989	BANKCARD CENTER	6014 12/2021	COSTCO-COFFEE	01/04/2022	44.28	.00		
1989	BANKCARD CENTER	6014 12/2021	THE CORNER-CHRISTMAS PAR	01/04/2022	1,515.00	.00		
1989	BANKCARD CENTER	6014 12/2021	DELTA AIRLINES-APT USC POR	01/04/2022	102.00	.00		
1989	BANKCARD CENTER	6014 12/2021	GREEN VALLEY RESORT-1ST N	01/04/2022	158.46	.00		
1989	BANKCARD CENTER	6014 12/2021	APT US&C NATIONAL CONFER	01/04/2022	499.00	.00		
1989	BANKCARD CENTER	6014 12/2021	BAMBOO HR	01/04/2022	660.75	.00		
1989	BANKCARD CENTER	6014 12/2021	COSTCO-SUPPLIES	01/04/2022	112.37	.00		
1989	BANKCARD CENTER	6014 12/2021	SMITH'S-CC FOOD	01/04/2022	21.58	.00		
1989	BANKCARD CENTER	6014 12/2021	SMITH'S CC	01/04/2022	92.14	.00		
1989	BANKCARD CENTER	8789 12/2021	PERMORMANCE AUDIO=SOUN	01/04/2022	51.00	.00		
1989	BANKCARD CENTER	8789 12/2021	WALMART-DEFROSTING	01/04/2022	74.88	.00		
1989	BANKCARD CENTER	8789 12/2021	SAMS CLUB-COFFEE HOT COC	01/04/2022	52.80	.00		
1989	BANKCARD CENTER	8789 12/2021	NPS INDUSTRIAL-SUPPLIES	01/04/2022	121.50	.00		
1989	BANKCARD CENTER	8789 12/2021	NPS INDUSTRIAL SUPPLIES	01/04/2022	79.48	.00		
1989	BANKCARD CENTER	8789 12/2021	NPS INDUSTRIAL -HAND WIPES	01/04/2022	6.02	.00		
1989	BANKCARD CENTER	8789 12/2021	WALMART-SUPPLIES	01/04/2022	54.18	.00		
1989	BANKCARD CENTER	8789 12/2021	RIDLEY'S-FUEL	01/04/2022	191.58	.00		
1989	BANKCARD CENTER	8789 12/2021	OFFICE DEPOT-VOICE RECOR	01/04/2022	284.58	.00		
1989	BANKCARD CENTER	8789 12/2021	WALMART-DASH CAM	01/04/2022	155.66	.00		
1989	BANKCARD CENTER	8789 12/2021	AMAZON-DASH CAM	01/04/2022	193.30	.00		
Total 1989:					11,673.56	.00		
2075								
2075	MIDWAY CITY	1ST QUARTER	1.0000.4 Town Hall Kitchen	01/03/2022	84.00	.00		
2075	MIDWAY CITY	1ST QUARTER	1.0001.0 Cemetery Restrooms	01/03/2022	84.00	.00		
2075	MIDWAY CITY	1ST QUARTER	1.0000.2 Midway City Office	01/03/2022	84.00	.00		
2075	MIDWAY CITY	1ST QUARTER	100013 Shop Wash Room	01/03/2022	84.00	.00		
2075	MIDWAY CITY	1ST QUARTER	1.0000.5 Town Square Shelter	01/03/2022	84.00	.00		
2075	MIDWAY CITY	1ST QUARTER	100023-MEMORIAL HILL BATHR	01/03/2022	84.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2075:					504.00	.00		
2147								
2147	CHEMTECH-FORD LABORATOR	22A0018	colilert AP	01/04/2022	120.00	.00		
Total 2147:					120.00	.00		
2166								
2166	HARBOR FREIGHT TOOLS	602831	WELDING CAB/1YR PLAN	01/10/2022	316.00	.00		
Total 2166:					316.00	.00		
2264								
2264	GRAINGER	9154846407	SPOON AND FORK PLASTIC	12/17/2021	187.16	187.16	01/03/2022	
2264	GRAINGER	9154846415	WALL CALENDAR YEARLY	12/17/2021	66.15	66.15	01/03/2022	
Total 2264:					253.31	253.31		
2269								
2269	REDMOND MINERALS INC.	330871	SALT	12/21/2021	864.60	864.60	01/03/2022	
2269	REDMOND MINERALS INC.	330960	BULK LOAD SALT	12/22/2021	874.50	874.50	01/03/2022	
2269	REDMOND MINERALS INC.	331070	BULK LOAD SALT	12/23/2021	933.00	933.00	01/03/2022	
2269	REDMOND MINERALS INC.	331917	ROAD SALT Bulk	01/05/2022	1,678.25	.00		
Total 2269:					4,350.35	2,672.10		
2418								
2418	FINAL COMPLETION DEPOSIT	19-065 FCD	19-065 FINAL COMPLETION DE	12/29/2021	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	20-200 FCD	20-200 FINAL COMPLETION DE	12/29/2021	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	20-211 FCD	20-211 FINAL COMPLETION DE	01/04/2022	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	21-002 FCD	21-002 FINAL COMPLETION DE	01/12/2022	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	21-072 FCD	21-072 FINAL COMPLETION DE	12/29/2021	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	21-100 FCD	21-100 FINAL COMPLETION DE	12/16/2021	1,500.00	1,500.00	01/03/2022	
2418	FINAL COMPLETION DEPOSIT	21-108 FCD	21-108 FINAL COMPLETION DE	12/29/2021	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	21-110 FCD	21-110 FINAL COMPLETION DE	01/11/2022	1,500.00	.00		
Total 2418:					12,000.00	1,500.00		
2422								
2422	STATE OF UTAH	1ST QT	1st QuartER	01/04/2022	1,499.00	.00		
2422	STATE OF UTAH	2ND QUARTE	2ND QUARTER	01/04/2022	1,006.38	.00		
2422	STATE OF UTAH	3RD QUARTE	3rd Quarter	01/04/2022	1,683.43	.00		
2422	STATE OF UTAH	4TH QUARTE	4th Quarter	01/04/2022	1,666.75	.00		
Total 2422:					5,855.56	.00		
2443								
2443	WASATCH COUNTY COMMUNIC	JAN-DEC 2022	2 PORTABLE RADIOS (CY2021)	01/04/2022	1,378.80	.00		
Total 2443:					1,378.80	.00		
2444								
2444	COMMERCIAL MECHANICAL	SV105237	Replace Chiller BLeed Resistor	12/30/2021	8,801.00	.00		
Total 2444:					8,801.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2452								
2452	LEAVITT TRUCKING	6824	SALT	12/20/2021	1,792.10	1,792.10	01/03/2022	
2452	LEAVITT TRUCKING	6825	SALT	12/21/2021	1,824.03	1,824.03	01/03/2022	
2452	LEAVITT TRUCKING	6826	SALT	12/22/2021	1,810.36	1,810.36	01/03/2022	
2452	LEAVITT TRUCKING	6827	SALT	01/03/2022	2,548.26	.00		
2452	LEAVITT TRUCKING	6828	SALT	01/04/2022	1,792.67	.00		
2452	LEAVITT TRUCKING	6829	SALT HAULING	01/04/2022	1,195.46	.00		
2452	LEAVITT TRUCKING	7408	SALT	01/04/2022	1,274.24	.00		
Total 2452:					12,237.12	5,426.49		
2479								
2479	BUILDING RENTAL DEPOSIT RE	12212021	Refund for Community Center - E	12/21/2021	175.00	175.00	01/03/2022	
Total 2479:					175.00	175.00		
2561								
2561	CENTURYLINK -435-654-3924 45	012022	Phone Internet	12/07/2021	144.07	.00		
Total 2561:					144.07	.00		
2562								
2562	CENTURYLINK 435-654-4204 77	12072021	435-654-4204 775B	12/07/2021	56.65	56.65	01/03/2022	
Total 2562:					56.65	56.65		
2614								
2614	Executech Utah, Inc.	EXEC-107821	Computer Support ICE RINK	11/30/2021	145.00	145.00	01/03/2022	
2614	Executech Utah, Inc.	EXEC-109057	IT Services Agreement - 13 hours	01/01/2022	1,473.00	.00		
2614	Executech Utah, Inc.	EXEC-109658	Standard Billing	12/31/2021	350.00	.00		
2614	Executech Utah, Inc.	EXEC-110429	Computer Support	12/31/2021	802.25	.00		
Total 2614:					2,770.25	145.00		
2618								
2618	Mountainland Association of Gove	MAG2658	General Assessment	01/04/2022	10,001.00	.00		
Total 2618:					10,001.00	.00		
2627								
2627	GORDON LAW GROUP, P.C.	11338	LYNN DAVID V MIDWAY FEDER	11/23/2021	274.13	274.13	01/03/2022	
2627	GORDON LAW GROUP, P.C.	11447	CASCADES AT SH	12/06/2021	209.50	209.50	01/03/2022	
2627	GORDON LAW GROUP, P.C.	11449	MILL CANYON FARMS SUBDIVII	12/06/2021	293.30	293.30	01/03/2022	
2627	GORDON LAW GROUP, P.C.	11467	RISING RANCH DEVELOPMENT	12/06/2021	649.45	649.45	01/03/2022	
2627	GORDON LAW GROUP, P.C.	11480	THE RESERVE AT MIDWAY	12/08/2021	460.90	460.90	01/03/2022	
2627	GORDON LAW GROUP, P.C.	11483	REMUND FARM SUBDIVISION	12/08/2021	817.05	817.05	01/03/2022	
2627	GORDON LAW GROUP, P.C.	11484	FARM AT WILSON LANE	12/08/2021	502.80	502.80	01/03/2022	
2627	GORDON LAW GROUP, P.C.	11486	SCOTCH FIELDS DEVELOPMEN	12/08/2021	146.65	146.65	01/03/2022	
2627	GORDON LAW GROUP, P.C.	11496	The Villages	12/13/2021	1,487.45	1,487.45	01/03/2022	
2627	GORDON LAW GROUP, P.C.	11497	SADDLE CREEK SUBDIVISION	12/13/2021	167.60	167.60	01/03/2022	
2627	GORDON LAW GROUP, P.C.	11498	MTN SPA DEVELOPMENT	12/13/2021	2,115.95	2,115.95	01/03/2022	
2627	GORDON LAW GROUP, P.C.	11499	MoNTHLY FLAT FEE	12/13/2021	5,052.50	5,052.50	01/03/2022	
2627	GORDON LAW GROUP, P.C.	11499	MoNTHLY FLAT FEE	12/13/2021	322.50	322.50	01/03/2022	
2627	GORDON LAW GROUP, P.C.	11499	MoNTHLY FLAT FEE-ADDITIONA	12/13/2021	2,156.42	2,156.42	01/03/2022	
2627	GORDON LAW GROUP, P.C.	11499	MoNTHLY FLAT FEE ADDITIONA	12/13/2021	137.64	137.64	01/03/2022	
2627	GORDON LAW GROUP, P.C.	11500	The Villages of Zermatt plats C&D	12/13/2021	314.25	314.25	01/03/2022	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2627:					15,108.09	15,108.09		
2636								
2636	CenturyLink ACCT# 88239224	254719764	88239224	12/12/2021	1,024.42	1,024.42	01/03/2022	
Total 2636:					1,024.42	1,024.42		
2658								
2658	SIGNARAMA	INV-10610	CHEVRON SIGNS	12/23/2021	205.00	205.00	01/03/2022	
2658	SIGNARAMA	INV-10613	NO PARKING ANYTIME	12/23/2021	356.88	356.88	01/03/2022	
Total 2658:					561.88	561.88		
2672								
2672	Child Richards	117807	Quarterly Accounting	12/31/2021	1,200.00	.00		
2672	Child Richards	117807	Annual Accounting	12/31/2021	4,000.00	.00		
Total 2672:					5,200.00	.00		
2700								
2700	Car Quest Auto Parts	15341-112416	TIRE VALVE/HI PERFORMANCE	12/14/2021	16.37	16.37	01/03/2022	
2700	Car Quest Auto Parts	15341-113678	Ratch Wrench	12/28/2021	18.39	.00		
Total 2700:					34.76	16.37		
2709								
2709	Celeste Johnson	122021	Reimburse for CHRISTMAS PAR	12/20/2021	104.62	104.62	01/03/2022	
Total 2709:					104.62	104.62		
2731								
2731	HARRIS MOUNTAIN WEST	270612767	HVAC SYSTEM DOOR ACCESS	12/20/2021	219.00	.00		
Total 2731:					219.00	.00		
2757								
2757	BORDER STATES INDUSTRIES I	923393268	SHOP REPAIR	12/16/2021	57.84	57.84	01/03/2022	
2757	BORDER STATES INDUSTRIES I	923394620	SHOP REPAIR	12/16/2021	44.85	44.85	01/03/2022	
2757	BORDER STATES INDUSTRIES I	923398780	SHOP REPAIR	12/16/2021	593.92	593.92	01/03/2022	
2757	BORDER STATES INDUSTRIES I	923411055	SHOP REPAIR	12/20/2021	39.24	39.24	01/03/2022	
2757	BORDER STATES INDUSTRIES I	923449955	SHOP Building Light Repair	12/29/2021	251.65	.00		
Total 2757:					987.50	735.85		
2799								
2799	WILDE EMBROIDERY	2051-1	Embroidery - Clothing Allowance	12/21/2021	31.00	31.00	01/03/2022	
Total 2799:					31.00	31.00		
2804								
2804	JIVE COMMUNICATIONS, INC.	IN7100876527	MONTHLY BILL	01/01/2022	543.09	.00		
Total 2804:					543.09	.00		
2806								
2806	SUPERIOR LOCKSMITH	4414	Standard key copy	01/06/2022	14.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2806:					14.00	.00		
2817								
2817	SAVATREE	9759668	TREE REMOVAL For Lacy Lane	11/09/2021	1,176.00	.00		
Total 2817:					1,176.00	.00		
2821								
2821	FUEL NETWORK	F2206E00813	Fuel Billing	01/01/2022	5,380.83	.00		
Total 2821:					5,380.83	.00		
2880								
2880	Bell Janitorial Supply	1020042	Janitorial Supplies	01/11/2022	477.76	.00		
Total 2880:					477.76	.00		
2896								
2896	HEBER VALLEY ARTISAN CHEE	9026	ICE SCULPTURE EVENT 2022	12/17/2021	450.00	450.00	01/03/2022	
Total 2896:					450.00	450.00		
2915								
2915	KAREE CANNON	7	FUDGE and Assorted Christmas	12/16/2021	297.88	297.88	01/03/2022	
Total 2915:					297.88	297.88		
2922								
2922	MIDWAY MUST HAVES	100	CHRISTMAS GIFTS-PER N. SIM	01/01/2022	316.22	.00		
Total 2922:					316.22	.00		
2945								
2945	SHUMS CODA ASSOCIATES	6933R	PLAN REVIEW NOVEMBER 202	12/20/2021	1,500.00	1,500.00	01/03/2022	
Total 2945:					1,500.00	1,500.00		
2949								
2949	HIGH ALTITUDE DESGIN	01052022	COGS MIDWAY MUST HAVES	01/05/2022	123.75	.00		
Total 2949:					123.75	.00		
2950								
2950	Kris Ward - Branching Out	NOV 2021	Mixed Winter Florals/Decor with C	11/13/2021	1,925.00	.00		
Total 2950:					1,925.00	.00		
Grand Totals:					538,393.87	86,779.77		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
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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
18 January 2022
Regular Meeting

Minutes of the
7 December 2021
Work Meeting



Memo

Date: 6 January 2022
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 7 December 2021 City Council Work Meeting

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

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

**Tuesday, 7 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.

1. Call to Order

Mayor Johnson called the meeting to order at 5:03 p.m.

Members Present:

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

Staff Present:

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

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

2. PUDs / Discussion (City Planner – Approximately 60 minutes) – Discuss amending Title 16 (Land Use) of the Midway City Municipal Code regarding planned unit developments (PUDs).

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

- Background
- Examples
- PUD density
- PUD open space
- Effect of not allowing sensitive lands as open space
- Reasons for PUDs
- Structure spacing
- Minimum number of units
- Building pad footprint limitation

- Planned performance developments
- PUD visitor parking
- Purpose of PUDs
- Economic impact of PUDs

Mr. Henke also made the following comments:

- PUDs had to be a minimum of ten acres.
- It was difficult to determine the number of people who lived in a unit.
- Recommended changing the size of building pads.
- Open space should be on the perimeter of a project.
- Larger lots should not benefit the most from open space.
- Mixed-use developments could include affordable housing.

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

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

- Developers got more units in a PUD rather than a subdivision because of the private roads, etc.
- Clustering in traditional PUDs reduced the amount of infrastructure.
- Open space should benefit the entire community.
- Management firms should be consulted on the minimum number of units for an effective HOA.
- Effectively placed open space was preferred over a park.
- The City could not incentivize certain types of people to live in certain developments.
- People bought the size of home that they could afford.
- PUDs should not be encouraged over standard subdivisions.
- A greater variety of housing was needed in the City.
- Regulations should be fair so that the market could determine which types of housing were built.

Note: Council Member Payne left at 5:41 p.m.

- The size of houses needed to be addressed.
- House sizes sent a message to people, especially young families, who wanted to come to a community.
- There should not be incentives for large lots.

Note: Council Member Payne returned at 5:44 p.m.

- Open space was not always public space that people could use.
- PUDs provided a loophole for developers to get greater density.
- PUDs should have greater clustering, not be on the perimeter of the City, and excluded

from the RA-1-43 zone.

- Should the City incentivize PUDs in the center of Midway?
- The City should not remove planned roads in the center of Midway to accommodate large lots.
- Density should only be increased if it provided affordable housing.
- More data was needed regarding density and affordability.
- PUDs no longer helped the City retain the Resort Tax.
- Did buyers want PUDs?

3. Adjournment

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

The meeting was adjourned at 5:58 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

Midway City Council
18 January 2022
Regular Meeting

Minutes of the
7 December 2021
Regular Meeting



Memo

Date: 12 January 2022
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 7 December 2021 City Council Regular Meeting

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

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

**Tuesday, 7 December 2021, 6:00 p.m.
Midway Community Center, City Council Chambers
160 West Main Street, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, Ridley's Express, the United States Post Office, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the City Council, City Engineer, City Attorney, Planning Director, and The Wasatch Wave. The public notice/agenda was published on the Utah State Public Notice Website and the City's website. A copy of the public notice/agenda is contained in the supplemental file.

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

Mayor Johnson called the meeting to order at 6:06 p.m.

Members Present:

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

Staff Present:

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

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

Mayor Johnson led the Council and meeting attendees in the pledge of allegiance. Council Member Drury gave the prayer and/or inspirational message.

2. Consent Calendar

- a. Agenda for the 7 December 2021 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 16 November 2021 City Council Work Meeting
- d. Minutes of the 16 November 2021 City Council Regular Meeting
- e. Resolution 2021-35 amending the Human Resources Policies and Procedures Manual to include policies regarding the COVID-19 pandemic and paid holidays
- f. Third one-year extension of preliminary approval for the LaBarge Subdivision located at 922 North Pine Canyon Road

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

Council Member Drury asked about the warrant for KW Robinson. Wes Johnson explained the warrant and noted that other entities would pay a part of the cost.

Council Member Drury indicated that both water right motions for The Village, in the 16 November 2021 regular meeting minutes, should state that the water rights could only be used for The Village project or returned to the original point of diversion from the Alpenhof-Weber well.

Council Member Dougherty complemented the drafter of the COVID-19 policy.

Motion: Council Member Dougherty moved to approve the consent calendar.

Discussion: Council Member Payne asked if the COVID-19 policy was required because the City received federal pandemic funds. Mayor Johnson responded that it was proposed by the City and not a federal requirement.

Council Member Orme asked if unvaccinated employees had to use their own sick leave if they contracted COVID. Mayor Johnson responded that was the case. Council Member Orme indicated that some employees might not be able to get vaccinated. Mayor Johnson responded that the policy was an incentive to vaccinate. She added that no employee declined to get the vaccine because of health or religious reasons. Council Member Orme disagreed. Mayor Johnson responded that the City would consider exceptions. Council Member Dougherty indicated that the policy was an incentive and not a penalty. Council Member Drury agreed and indicated that it supported a beneficial behavior. Council Member Orme stated that the vaccine would be life threatening to her.

Council Member Simonsen indicated that choices and responsibilities went together. He said that the situation might be different if there was not a choice.

Council Member Dougherty proposed a medical exception to the policy. He also proposed that employees be given time off to get vaccinated.

Council Member Payne noted that a distinction was not made between those who received and did not receive the flu vaccine. He said there should not be a distinction between illnesses.

Council Member Dougherty indicated that the policy was not a moral statement.

Revised Motion: Council Member Dougherty moved to approve the consent calendar with the modification to the minutes and including a medical exemption in the COVID-19 policy.

Second: Council Member Drury seconded the motion.

Discussion: None

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

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

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.

Notifying Residents

Bob Cohenour asked that the City formalize how it notified residents of items being considered. Mayor Johnson responded that the City exceeded state requirements for noticing and would have e-notifications as part of its new website.

Toxic Chemicals

Maydeline Casiano and Alyesa Hendrickson expressed concern with the use of toxic chemicals, which were contained in products like Roundup, that caused depression, anxiety, and cancer. They asked that the City use organic alternatives on its parks, etc.

River Road Project

Nephi Jensen noted that work on River Road had concluded for the winter. He complemented the contractor on the work that was done.

No further comments were offered.

4. Department Reports

Mountain Spa / Open Space Committee

Council Member Payne noted that the Midway Open Space Advisory Committee had received a plaque recognizing its work to preserve open space at the Mountain Spa. He was impressed with the Committee's knowledge and involvement.

Ice Rink / Season

Council Member Drury reported that temperatures in the teens were needed to make ice for the rink and open it for the season.

Tree Lighting Event

Council Member Drury reported that the tree lighting event was successful with a lot of people attending. He thanked staff for helping with the event.

River Ditch Pipeline / Slip Lining

Council Member Dougherty reported that the pipeline along the River Ditch had been slip lined.

MBA / Meeting

Council Member Dougherty reported that the Midway Business Alliance (MBA) had met and was moving forward.

HL&P / Impact Fees

Council Member Dougherty reported that Heber Light & Power Company (HL&P) had approved increases in the type and amount of its impact fees.

Chamber Gala

Council Member Orme reported that the gala, held by the Heber Valley Chamber of Commerce, was successful and well attended.

Music Learning

Council Member Drury indicated that music learning would be taught sooner to children.

Food Drive

Council Member Orme reported that her office was collecting food for the local food bank.

General Plan / Update

Michael Henke reported on the update of the Midway City General Plan. He indicated that committees were being formed and would start meeting at the first of 2022.

- 5. Cemetery Moratorium / Update** (City Attorney – Approximately 15 minutes) – Receive and discuss and update on the moratorium on the sale of burial spaces in the Midway City Cemetery.

Corbin Gordon gave a presentation regarding the cemetery moratorium and reviewed the following items:

- Aerial view of the cemetery
- Overview
- Major issues
- Updating title to burial spaces
- Unrestricted purchase of spaces

Mr. Gordon indicated that the moratorium might need to be extended.

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

Council Member Simonsen discussed a perpetual lease and a limited lease until internment.

6. The Village Development / Concept and Master Plan (Dan Luster – Approximately 60 minutes) – Discuss and possibly revise the concept plan and approve a master plan for The Village, a mixed use and planned unit development, located at 541 East Main Street (Zoning is C-2). **Public Hearing**

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

- Master plan amendment
- Land use summary
- Master plan requirements
- Location of the development
- Property characteristics
- Public participation
- Sensitive lands
- Approved plan
- Phasing
- Rezone
- Revised plan
- Property owners' association
- Parking
- Commercial buildings
- Height of buildings
- Trails
- Roads
- Open space
- Landscaping
- Discussion points
- Setbacks
- Nightly rentals
- Ratio of commercial
- Water board recommendation
- Planning commission recommendation
- Possible findings
- Proposed conditions
- Proposed versus required setbacks

Mr. Henke also made the following comments:

- Some sensitive lands in the project had been included as open space.
- The commercial water rights were assigned per building.

- Mixed-use projects were a conditional use.
- The property should stay in agricultural production until it was developed.
- Piezometers were already in place.
- The proposed master plan agreement included all his recommended conditions.
- The size of the pads would be determined with each phase.
- The zone change was conditioned upon the PUD requirement.
- The parking and water rights, but not the open space, would be provided by phase.
- Ramps would have to be addressed if there was underground parking.
- The rights-of-way would be 56 feet including the sidewalks.
- The internal trail would be noted as public on the plat map.
- The previous application would be considered withdrawn with an approval of the agenda item.

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

Paul Berg, Berg Engineering Resource Group and representing the applicants, said the area above the swimming pool was one story.

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

- Any approval should be conditioned upon approval of the master plan agreement.
- The number of piezometers and their locations were sufficient.

Public Hearing

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

Linda Cohenour

Ms. Cohenour requested signal lights or a roundabout at the intersection of Main Street and River Road. Michael Henke explained the intersection and indicated that there was not enough space for a roundabout. He noted that roundabouts were not as safe for pedestrians.

Inez Wilde

Ms. Wilde made the following comments:

- Was grateful for the planned wall between her property and the development.
- Area digging had caused a crack in her porch.
- Worried that additional construction would damage her house. Who would be responsible for any damage?
- Was concerned about noise, light, and garbage from the project.
- There would be a lot of parking around her property.
- The project would increase her property taxes.

Corbin Gordon responded that any damage to Ms. Wilde's property would be a civil issue between her and the developer.

Adam Jenkins

Mr. Jenkins asked if the property to the north of his mother-in-law would be used for an access to the project. Council Member Simonsen responded that it would not at that time.

Mr. Jenkins asked what the landscaping would be like along the east side of the project. Paul Berg, representing the applicant, indicated that there would be a park strip and explained the landscaping. Mr. Jenkins preferred a wall along his mother-in-law's property.

Launa Nelson

Ms. Nelson asked if the master plan agreement could protect Ms. Wilde from damage to her property. Mr. Gordon responded that the City could not enforce such a provision. He added that Ms. Wilde would have to prove that the developer caused the damage. Mayor Johnson indicated that Ms. Wilde should have her home inspected now to show there was no damage before the project.

Steve Stevens

Mr. Stevens asked what the setbacks would be along his property. Mr. Berg reviewed the setbacks. Dan Luster, applicant, said that he would build a wall between the parking and Mr. Stevens' property. He added that the planned building next to Mr. Stevens' property did not have a lot of windows on that side.

Mr. Stevens noted that other property owners were concerned about light from the project. He asked if the Municipal Code should be changed to prevent this. Mr. Berg responded that Mr. Stevens and not the developer would have to petition for the change. Mayor Johnson suggested a berm. Mr. Luster said he could do a berm or reduce the parking.

Council Member Payne asked if these issues would be better dealt with at each phase.

Mr. Stevens worried that the ditch would fill up with limestone and overflow. Council Member Dougherty responded that the Midway Irrigation Company discussed the issue and would have to approve each phase. He noted that the ditch would have to be cleaned.

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

Paul Berg made the following comments:

- Underground parking was not planned but wanted to keep the option open.
- There was no guarantee that a signal light would be install anytime soon at the intersection of Main Street and River Road. All parties had to work together for this to be accomplished. Mayor Johnson responded that the City provided a letter to UDOT

requesting the signal light.

- Mr. Luster had tried hard to work with the neighbors. It was a good will gesture that he bought and would raze Midway Automotive.
- The water rights chart presented to the Water Advisory Board should be adopted as part of the agreement.

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

- The suggested conditions regarding trails had not been included in the agreement.
- The City's traffic engineers had reviewed the traffic study and had several comments, but they were not deal breakers.
- A complete agreement with exhibits had not been provided to the Council.
- Adjustments by the applicant were appreciated.
- Appreciated that commercial buildings were staggered.
- A condition was needed for the dedication of water rights.
- The amount of water rights per commercial building needed to be determined.
- All water rights for the commercial development should be dedicated with the first phase.
- All the water rights would be escrowed before the master plan agreement was recorded.
- The City did not know what uses would be in the commercial development. Additional water rights might have to be dedicated.

Mr. Luster said that he would include the required amount of water rights per plat map, but he did not want to specify the amount per building.

Motion: Without objection, Mayor Johnson recessed the meeting at 8:32 p.m. She reconvened the meeting at 8:39 p.m.

Council Member Drury made the following comments:

- A condition regarding the water with a chart was needed.
- The effects of the parking on the neighbors needed to be mitigated at preliminary and final approvals.
- The Council had approved a code change removing garages when calculating the required amount of commercial. This reduced the commercial space by 17,000 square feet. He did not vote on that change.
- The City and residents were giving a lot for the project.

Council Member Orme noted that the developer avoided a wall of buildings along Main Street.

Council Member Payne indicated that the C-2 zone needed to be significantly modified to allow for flexibility and better developments.

Motion: Council Member Dougherty moved to approve the master plan as provided with the following findings and conditions:

- The proposal would benefit the City financially by creating a greater tax base.
- The proposal might help the City better comply with State requirements regarding the

ability to collect the resort tax depending on the number of units that were rented on a short-term basis.

- The developer had provided a parking stall plan that complied with the residential code requirements.
- The proposal appeared to comply with the requirement of 20% commercial square feet required by the mixed-use code
- Groundwater would be addressed to assure that the below grade parking areas and basements were feasible.
- The approval was conditioned upon the execution of a master plan agreement that contained the zone change and the following conditions:
 - Piezometers were installed in multiple areas of the development to monitor water levels over the next few years, especially in the areas of phases two through five. The piezometers would provide information regarding the water table over multiple years. This would give information regarding the ability to develop future phases. If the water table was a problem for some phases, then the master plan would need to be amended to continue to comply with code requirements.
 - The timing of required off-site improvements was established and included in the master plan agreement.
 - All private road rights-of-ways would have a dedicated public access easement.
 - Phases four and five, which were completely residential, were not allowed to submit for preliminary approval until the correct ratio of commercial square feet had been built for each phase. 60% of the required commercial would need to be built to submit for preliminary approval of phase four and 80% of the required commercial would need to be built to submit for preliminary for phase five.
 - The commercial areas of Phases one and two, which fronted Main Street, would either be in agricultural production or landscaped, even in areas where future buildings would be located. The landscaping could be minimal with grass and an irrigation system, but it would need to be kept orderly and maintained.

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	Nay
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

- 7. Resolution 2021- 09 / The Village Master Plan Agreement** (City Attorney – Approximately 30 minutes) – Discuss and possibly approve Resolution 2021-09 adopting a master plan agreement for The Village, a mixed use and planned unit development, located at 541 East Main Street (Zoning is C-2).

Corbin Gordon reviewed the version of the agreement provided to the Council and a version completed that day after meeting with the applicant. He also reviewed the water requirements for the project.

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

- Water could be provided for the first and second phases with the other phases abandoned.
- The plat map for each phase would not be recorded unless the needed water rights were provided.
- No phase could be built without the required amount of water rights.
- The City needed to insure that the roads were built at the appropriate time.
- It was doubtful that the developer would install roads for a phase that was not approved.
- More information was needed regarding the water rights before the agreement should be approved.
- Paul Berg wanted a letter from the City Engineer on the traffic study to avoid any confusion.
- The open space section of the agreement was written to show how the amount was obtained.
- The amount of residential square footage should be included because it related to the amount of required commercial development.
- The number of units should be specified so that they could not be further divided.
- All trails should have a public access.
- 100% of the commercial development should be completed before final approval was granted for the fifth phase.
- Commercial storage space should be indicated.
- Parking and water rights needed to be indicated per commercial building. This was better indicated on the plat map rather than in the agreement. It could be included in both.
- Section “C” should say “all roads, sidewalks, and trails.”
- The underground parking should be categorized as residential or commercial and come back for approval by the Council as an amendment to the agreement.
- What was the timeline for the traffic signal for Main Street and River Road? UDOT would install the signal at any time if the developer or City paid for it. It should be installed with the first or second phase.
- A preliminary cost for the signal had already been determined.

Mr. Luster wanted a percentage of residential versus commercial instead of the actual square footage indicated in the agreement.

Motion: Council Member Drury moved to continue the item and ask staff to address the changes to the agreement, produce exhibits “A” and “B”, and that it would be considered at the Council’s next meeting.

Discussion: Council Member Payne noted that the master plan approval required the staff’s proposed conditions be included in the agreement. He wanted the broader issues of noise, light, etc. around the perimeter mitigated. Mr. Berg questioned so many things being left open in the agreement. Council Member Simonsen thought that those issues were supposed to be addressed with each phase and not as part of the master plan.

Amended Motion: Council Member Drury amended his motion to continue the item, ask staff to address the changes to the agreement, produce exhibits “A” and “B”, that it would be considered at the Council’s next meeting, and include the following conditions:

- Piezometers were installed in multiple areas of the development to monitor water levels over the next few years, especially in the areas of phases two through five. The piezometers would provide information regarding the water table over multiple years. This would give information regarding the ability to develop future phases. If the water table was a problem for some phases, then the master plan would need to be amended to continue to comply with code requirements.
- The timing of required off-site improvements was established and included in the master plan agreement.
- All private road rights-of-ways would have a dedicated public access easement.
- Phases four and five, which were completely residential, were not allowed to submit for preliminary approval until the correct ratio of commercial square footage had been built for each phase. 60% of the required commercial would need to be built to submit for preliminary approval of phase four and 80% of the required commercial would need to be built to submit for preliminary for phase five.
- The commercial areas of Phases one and two, which fronted Main Street, would either be in agricultural production or landscaped, even in areas where future buildings would be located. The landscaping could be minimal with grass and an irrigation system, but it would need to be kept orderly and maintained.

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

- 8. Daybell Garage Mixed-Use Development / Conditional Use Permit** (Wayne Gordon – Approximately 45 minutes) – Discuss and possibly grant a conditional use permit for a mixed-use development at the Daybell Garage property located at 298 South Center Street (Zoning is C-2). Recommended for approval with conditions by the Midway City Planning Commission. **Public Hearing**

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

- Land use summary
- Location
- Water requirements
- Pictures of the property
- Site plan
- Main floor plan
- City Engineer's letter
- Water board recommendation
- Vision Architecture Committee (VAC) recommendation
- Possible findings

- Proposed conditions

Mr. Henke also made the following comments:

- The proposed restaurant was a permitted use.
- The mixed-use component was a conditional use.
- The request could only be denied if certain issues could not be mitigated.
- The restaurant required four parking spaces. The residence required three.
- A drive-thru would require removing two of the parking spaces.
- An agreement would be needed with another landowner or additional property purchased to have more parking.
- The applicant was trying to keep the existing building.
- The proposal was approved by the VAC.
- Wanted to review the landscaping because this was the start of the City's commercial area.
- Hard surface driveways were required.
- 300 South was a public right-of-way where customers could park.
- 300 South could be used for both an access and an exit. Center Street could only be an exit.
- The proposal met setback requirements.
- The Daybell Garage was built many decades prior.

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

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

- Were four parking spaces sufficient for 48 customers plus staff? The four spaces met the requirement of the Municipal Code. This requirement was discussed for several months and recently changed.
- Some issues would need to be addressed when a building permit was submitted.
- Center Street was a state road and UDOT did not want any backout accesses.
- Driver education would be needed for accessing and exiting the property.
- The City should talk to UDOT about a center turn lane at Center Street and Michie Lane.
- Safety was the City's paramount concern.
- Residences next to a commercial zone was a tricky situation.

Wayne Gordon, representing the applicant, made the following comments:

- The garage doors would be operable but there would be no outside dining because of the limited space.
- Could request a drive-thru in the future.
- UDOT might not require any improvements along Center Street.
- The front door for the restaurant would be on the north side.

Public Hearing

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

Amanda Porter

Ms. Porter made the following comments:

- Lived directly to the west of the proposal.
- Was concerned about the traffic flow especially on a residential street.
- The area was residential with children.
- Was concerned with the disposal of garbage and grease.
- Was concerned about the smell, a balcony near her property, and car lights shining towards her house.
- No snow should be plowed onto her property.
- There was a bus stop at the corner of Michie Lane and Center Street.
- The proposal would lower the area home values.
- The ditch between her property and the proposal flooded. The Midway Irrigation Company had to do extensive work to clean it.

Mayor Johnson responded that a grease trap would be required. Wes Johnson explained that the garbage would be stored on the north and taken out to Center Street. Wayne Gordon added that there would be no smell with proper venting. Mr. Henke indicated that the Council could require mitigation for vehicle lights. He indicated that the ditch had been discussed by the Water Advisory Board.

Anna Heimburger

Ms. Heimburger made the following comments:

- Was concerned about pedestrian safety and the increase in traffic.
- There was not enough parking.
- The proposal was too much for such a small space.
- It was scary to turn left from Center Street.

Jason Powers

Mr. Powers made the following comments:

- Lived next to Ms. Porter.
- Was concerned about safety. Was specifically concerned that there was not a crosswalk, curb, park strip, light, or turn lane on Center Street.
- Four spaces were not enough for the restaurant.
- People parked on the sidewalk along Center Street which reduced walkability.
- A lady had been killed on Main Street because there was not enough parking for businesses.
- Training people to enter the project from Michie Lane would be difficult.
- The request should be denied, or the Council should wait for UDOT to respond.
- The residents should be able to talk to UDOT before the Council made a decision.

Derick Davis

Mr. Davis made the following comments:

- The City should use common sense.
- Fast food restaurants did not help commercial areas.
- A better proposal could be submitted.
- Chapter 16.5 of the Municipal Code protected the entrances to the City.

Jess Baldwin

Jess Baldwin made the following comments:

- The proposal would cause traffic to loop through the Stone Gate Subdivision.
- Moved to Midway to not worry about traffic endangering children.
- Children had to walk to Midway Elementary School.
- There was too much traffic on Center Street to not have a crosswalk.

Doug Palmer

Mr. Palmer made the following comments:

- Leased the building to Süss Cookie Company which was near the proposal.
- Twelve parking spaces were not enough for Süss.
- The applicant should lease the lot to the north for more parking.

Clint Coleman

Mr. Coleman made the following comments:

- The previous business in the Daybell Garage had moved because the City did not allow it to expand the building using shipping containers.
- Concerns could be addressed with a conditional use.
- A drive-thru was never an option.
- A vehicle repair shop was no longer allowed at the location.
- The City needed to address the areas where residential and commercial met.

Ashley Blackham

Ms. Blackham indicated that a crosswalk was needed at the intersection.

Note: Emails received from Les Michie and Mary Scoville, regarding the proposal, are contained in the supplemental file.

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

Motion: Council Member Drury moved to continue the item until UDOT could consider it.

Second: Council Member Dougherty seconded the motion.

Discussion: Council Member Orme noted that the Council could put conditions on the request but could not deny it. Council Member Dougherty responded that it could be denied if the issues could not be reasonably mitigated.

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

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

Motion: Without objection, Mayor Johnson recessed the meeting at 10:38 p.m. She reconvened the meeting at 10:42 p.m.

Motion: Council Member Orme moved to continue the meeting to consider the next item on the agenda.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

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

9. Mill Canyon Farms Subdivision / Final Approval (Berg Engineering – Approximately 20 minutes) – Discuss and possibly grant final approval for the Mill Canyon Farms Subdivision located at 850 South 250 West (Zoning is R-1-22). Recommended for approval without conditions by the Midway City Planning Commission.

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

- Location of the development
- Proposal
- Buildable area
- Open space
- Water board recommendation

- Possible findings

Mr. Henke also made the following comments:

- No changes had been made since preliminary approval.
- The developer would help rebuild 250 West and pave a public trail.
- The applicant would grant a larger right-of-way for the trail.

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

Wes Johnson indicated that the Council could choose to do 26 feet instead of 30 feet on 250 West.

Motion: Council Member Dougherty moved to grant final approval to the Mill Canyon Farms Subdivision with the following findings and conditions:

- The proposal met the intent of the General Plan for the R-1-22 zone.
- The proposal complied with the land use requirements of the R-1-22 zone.
- 1.52 acres of open space would be created as part of the development, which would be noted on the plat and restricted from future building or development.
- The applicants would dedicate the remaining portion of the right-of-way needed for 250 West (Street Lane).
- The applicants would dedicate a 15-foot public trail easement along the future 970 South. They would construct an 8-foot asphalt trail that connected 250 West to Stringtown Road. They would also dedicate a 25-foot public trail easement along the east side of the Snake Creek channel.
- The applicant would be required to install secondary water meters for each lot.
- The duration of final approval would be for one year from the date of final approval of the development by the City Council. Should a final plat not be recorded by the County Recorder within the one-year period of time, the development’s approval would be voided, and both preliminary and final approvals would have to be re-obtained, unless, on a showing of extenuating circumstances, the City Council extended the time limit for plat recording, with or without conditions.
- The road width for 250 West would not be 30 feet but the 26-foot standard.

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

Motion: Council Member Drury moved to continue the meeting to consider the next item on the agenda.

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. Resolution 2021-36 / Mill Canyon Farms Development Agreement (City Attorney – Approximately 5 minutes) – Discuss and possibly approve Resolution 2021-36 adopting a development agreement for the Mill Canyon Farms Subdivision located at 850 South 250 West (Zoning is R-1-22).

Corbin Gordon indicated that he would change the width of 250 West from 30 to 26 feet.

Motion: Council Member Drury moved to approve Resolution 2021-36 adopting the Mill Canyon Farms development agreement with the change to a 26-foot road.

Second: Council Member Orme seconded the motion.

Discussion: None

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

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

Motion: Council Member Dougherty moved to continue the meeting to hold a public hearing and then table the item regarding mixed-use density.

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

11. Ordinance 2021-41 / Mixed-Use Density (City Planner – Approximately 30 minutes) – 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 Hearing**

Michael Henke made the following comments regarding the proposed ordinance:

- The ordinance would reduce density for mixed-use projects over a certain number of acres. Five acres had been proposed.
- The Planning Commission recommended that the ordinance be denied.
- There should be a variety of housing in Midway.

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 mixed-use development could have more than twenty units per acre because it included both residential and commercial.
- Commercial areas were needed and should not be developed as residential.
- One residential unit should be allowed per “mom and pop” business. Any additional residential units should be affordable housing.
- The Village development was unique and would not be repeated.
- Parcels would have to be combined to create large developments.

Public Hearing

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

Motion: Council Member Drury moved to continue the item to the next council meeting and allow public comment at that time.

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

Motion: Council Member Drury moved to continue the meeting to consider the item regarding landscaping.

Second: Council Member Orme seconded the motion.

Discussion: None

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

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

12. Ordinance 2021-40 / Landscaping (City Planner – Approximately 30 minutes) – 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 Hearing**

Michael Henke made the following comments regarding the proposed ordinance:

- HOAs and other groups were coming to the City complaining about the minimal landscaping in developments.
- Some developers were simply installing grass and irrigation.
- Some landscaping standards were needed.

Public Hearing

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

Motion: Council Member Drury moved to continue the item to the next council meeting and allow public comment at that time.

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

13. Closed Meeting to Discuss Pending or Reasonably Imminent Litigation and the Purchase, Exchange, or Lease of Real Property.

A closed meeting was not held.

14. Adjournment

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

The meeting was adjourned at 11:02 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

DRAFT

Midway City Council
18 January 2022
Regular Meeting

Ordinance 2022-01 /
Time and Place of
Regular Meetings



ORDINANCE 2022-01

AN ORDINANCE PRESCRIBING THE TIME AND PLACE FOR THE REGULAR MEETINGS OF THE MIDWAY CITY COUNCIL

WHEREAS, pursuant to Utah Code Section 10-3-502, the City Council of Midway City is required by law to adopt an ordinance prescribing the time and place for holding its regular meetings;

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

Section 1: The Midway City Council will hold work and regular meetings on the first and third Tuesdays of each month. These meetings will be held in the City Council Chambers, Midway Community Center, 160 West Main Street, Midway, Utah. The work meetings will begin at 5:00 p.m. and the regular meetings will begin at 6:00 p.m.

Section 2: This ordinance shall take effect upon publication as required by law.

PASSED AND ADOPTED by the City Council of Midway City, Wasatch County, Utah
this day of 2022.

Council Member Steve Dougherty _____

Council Member Jeff Drury _____

Council Member Lisa Orme _____

Council Member Kevin Payne _____

Council Member JC Simonsen _____

Midway City Council
18 January 2022
Regular Meeting

Resolution 2022-02 /
COVID-19 Policy



RESOLUTION
2022-02

**A RESOLUTION OF THE MIDWAY CITY COUNCIL
AMENDING THE MIDWAY CITY HUMAN RESOURCES
POLICIES AND PROCEDURES MANUAL REGARDING
THE COVID-19 PANDEMIC.**

WHEREAS, the Midway City Council wants to insure the health, safety, and general welfare of Midway City employees; and

WHEREAS, the City Council finds that amending the Midway City Human Resources Policies and Procedures Manual regarding the COVID-19 pandemic will further this goal.

NOW THEREFORE, be it hereby **RESOLVED** by the City Council of Midway City, Utah, that the Midway City Human Resources Policies and Procedures Manual is amended as attached in Exhibit A.

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

MIDWAY CITY

Celeste Johnson, Mayor

ATTEST:

Brad Wilson, Recorder

(SEAL)

Exhibit A

Covid-19 Policy – Midway City

With effective COVID vaccinations now widely available, we encourage all staff to get vaccinated. We also encourage staff to take immediate action in getting tested if you believe you have been exposed to someone with Covid and/or if you are experiencing COVID related symptoms so that you can report this to your supervisor as soon as possible to help protect you and your fellow co-workers. For those staff who have already received their vaccinations, including their booster shot, we encourage you to submit a copy to the HR office to be filed in your employee file. Midway City's COVID pay policy is currently in effect until further notice:

- Covid related time off pay will be extended to those employees who have provided proof of receiving their approved covid vaccinations, including their booster vaccine once available, from Pfizer, Moderna, or Johnson & Johnson. If a fully vaccinated employee becomes ill and tests positive for Covid after receiving their vaccine, they will receive Covid pay from the date of their positive covid test for up to the number of working days to assure an isolation period as recommended by the United States Centers for Disease Control and Prevention. If the employee requires additional time off before or after their provided hours of covid pay, they will need to use their available PTO or sick leave, or take the time unpaid.
- Prior to receiving company sponsored covid pay, the employee must provide proof of their positive covid test. Additionally, a doctor's note may also be required if leave has to be extended due to complications.
- An employee requesting a medical exemption will be asked to submit the appropriate documentation from his or her health care provider stating the nature of any impairment(s), the duration of the need for accommodation and the extent to which the impairment(s) requires a medical exemption.

Employees not vaccinated, and who test positive for covid, will need to use their available PTO or sick time, or take the time off unpaid. We continue to encourage employees, for their protection and the protection of others, to get vaccinated. If you have questions or concerns about vaccine options, we encourage you to speak with your healthcare provider or a public health department official at Wasatch County Health (435) 654-2700 for more information about the COVID vaccine.

Deleted: 10

Deleted: a 10-day

Deleted: mandatory

Deleted: is followed

Midway City Council
18 January 2022
Regular Meeting

Lime Canyon Meadows,
Lot 4 Amended /
Extension of Approval



CITY COUNCIL MEETING STAFF REPORT

AGENDA ITEM: Plat Amendment Approval extension request for Lime Canyon Meadows Lot 4

DATE OF MEETING: January 18, 2022

APPLICANT: Jessica and Brandon Firth

LOCATION: 971 West Lime Canyon Road

STAFF SUMMARY

Jessica and Brandon Firth have submitted a plat amendment approval extension request for a previously approved plat amendment on lot 4 of the Lime Canyon Meadows Subdivision. The proposed amendment adjusted irrigation easements owned by The Homestead on the lot, increasing the buildable area on the lot. Lot 4 is 0.50 acres in size and is part of the previously recorded Lime Canyon Meadows subdivision plat. Approval of the plat amendment was originally granted by the City Council on January 19, 2021.

A one-year extension can be granted by the council but is subject to the applicant making a formal request and demonstrating how extenuating circumstances have delayed the plat recording. No more than three one-year extensions may be granted. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension. Staff is unaware of any outstanding fees for this proposal.

The applicant plans on recording the amendment and pulling a building permit to construct their home this coming summer, both of which have been delayed as the owner has been recovering from an accident and surgery.

Please contact Michael with any questions that you have.