

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

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

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

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

Mayor Johnson called the meeting to order at 5:06 p.m.

**Members Present:**

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

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

**Staff Present:**

Tex Couch, Building Official

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

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

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

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

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

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

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

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

Mr. Henke also made the following comments:

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

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

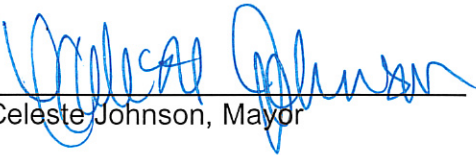
The Council, staff and meeting attendees discussed the following items:

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

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

#### 4. Adjournment

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



Celeste Johnson, Mayor



Brad Wilson, Recorder