

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

**Tuesday, 17 August 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 5:02 p.m.

Members Present:

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

Staff Present:

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

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

2. The Village Development / Updated Plan (Midway Heritage Development – Approximately 60 Minutes) – Discuss an updated plan for The Village development located at 535 East Main Street (Zoning is R-1-11 and R-1-22).

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

- Proposed zone map amendment
- Proposed rezone
- Process
- Approved concept plan
- Rezone concept plan one
- Rezone concept plan two and revisions
- Southern boundary of the rezone

Mr. Henke also made the following comments:

- A proposed code text amendment regarding gross square footage was before the Planning Commission.
- The proposed concept met the requirement for 20% commercial development.
- There was no way to guarantee that the residential units would be nightly rentals if they were not included in a hotel.
- The proposed rezone would not change the boundary of the transient rental overlay district (TR-OD).
- The Wasatch County Fire District would not accept just the two accesses on Main 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:

- Main Street would lose its charm with more commercial buildings especially vacant ones.
- The commercial zones should be protected from residential development.
- Main Street was eclectic because it included commercial development, residential development, and old buildings. It should not look like Main Street in Heber City.
- The applicant preferred less commercial in the project.
- The market should determine how much commercial development was in the project.
- The Municipal Code should be amended so that a garage was not included in the gross square footage for a residence. This would reduce the required amount of commercial development in the project and the residential units would be two stories instead of three.
- The second concept plan, for the rezone, was better because it had greater setbacks and less density.
- Many people saw nightly rentals as a commercial use.
- The Municipal Code stated that the TR-OD included all commercial zones.
- The C-2 zone allowed ten-foot setbacks.
- The lane in the middle of the central open space should be replaced with a trail.
- The proposed view corridor was restricted.
- Balloons should be used on site to show the height of the structures.

Dan Luster, applicant, reviewed how the neighbors' concerns had been addressed and made the following comments:

- People did not want to live on Main Street.
- The commercial buildings had been broken up.
- The open space had been kept together.
- There would not be a patio next to Inez Wilde's property.
- The parking on the east boundary had been removed.
- There would be back-alley access if underground parking was not possible.
- Setbacks had been increased.
- The Haueter family wanted a road connecting to their property on the east.
- Ernie Hewlett was willing to trade some of his property in exchange for removing the

- northwest access road.
- Disliked removing the tennis courts for more parking.
- The traffic study recommended a turn lane on Main Street.
- Was trying to be sensitive to the neighbors' concerns.
- The lane in the middle of the central open space could be removed.

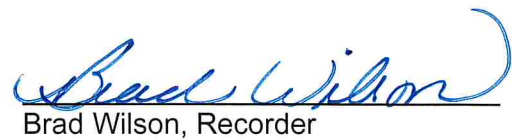
Paul Berg, Berg Engineering Resource Group and representing the applicant, made the following comments:

- Main Street in front of the project would mimic the cross-section from 300 East going west.
- There was 7.39 acres of open space in the approved plan with 8.32 acres in the rezone concept plan two. Only 6.8 acres was required by the Municipal Code.

3. Adjournment

The meeting was adjourned at 6:01 p.m.


Celeste Johnson, Mayor


Brad Wilson, Recorder