

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

**Tuesday, 21 September 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, 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 5:04 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
McKay Murdock, Attorney's Office
Brad Wilson, Recorder/Financial Officer

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

2. Development Moratorium / Goals and Planning (City Planner – Approximately 60 minutes) – Set goals and plan for the development moratorium adopted on 17 August 2021.

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

- General plan vs. zoning/land use code
- General Plan
- Requirements for general plans
- Vision Statement
- General plan chapters
- History of the General Plan
- Potential timeline for the revisions
- Potential code text amendments

Mr. Henke also made the following comments:

- Would like each council member to serve on at least two general plan committees.
- Code text amendments should be supported by the General Plan.
- The maximum number of units and allowed uses, in the commercial zones, could be considered early in the moratorium.
- A fee-in-leu for affordable housing had been removed from the Municipal Code because it was challenged legally in other communities.

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

Mayor Johnson indicated that Mr. Henke would email to the Council a list of the general plan committees and possible code text amendments. Each council member could then rank the committees, based on their interests, and the amendments. The Council agreed to copy each other on their rankings. The amendments would be categorized into land use and non-land use items.

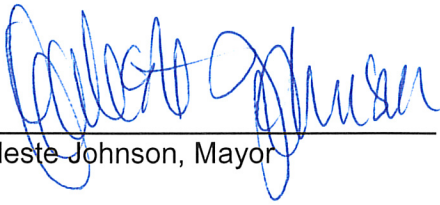
The Council, staff and meeting attendees discussed the following items:

- Code text amendments that simply cleaned up the Municipal Code should be done immediately. More extensive changes could be done after the General Plan was revised.
- Council members could attend the meetings of committees on which they were not members.
- Should any chapters be added to the General Plan?
- The most important amendments should be done first, or the general plan revised and then the moratorium extended to then consider the amendments.
- The City Attorney indicated that the moratorium could be extended.
- The general plan chapter on Main Street should be reviewed first.
- Permitted uses with requirements or conditional uses with requirements could be added to the Municipal Code.
- Some previous general plan changes had not been implemented in the Municipal Code.
- A fee-in-leu for affordable housing could now be charged in a community that had a sufficient plan for its use.
- The owner of the Mountain Spa property wanted to submit a resort application for the property. He was informed of the moratorium.
- Basic information about the significant code text amendments should be provided to the Council well before the meeting packet was posted.
- The Council's time during the moratorium should be used effectively.
- When was a project vested? Did a code text amendment have to be completed before it applied to new applications? A pending code change would have to be adopted for an amendment to apply before its completion. The State Code would have to be reviewed to determine if there were any exceptions.

3. Adjournment

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

The meeting was adjourned at 5:59 p.m.



Celeste Johnson, Mayor



Brad Wilson, Recorder