

**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.



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Celeste Johnson, Mayor



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Brad Wilson, Recorder