

MINUTES OF THE MIDWAY CITY COUNCIL

(Work Meeting)

Tuesday, 2 August 2022, 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 5:00 p.m.

Members Present:

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

Members Excused:

Lisa Orme, Council Member

Staff Present:

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

Others Present:

Pat Matheson, Mountainlands Community
Housing Trust Executive Director

2. Affordable Housing / Discussion (Approximately 60 minutes) – Discuss affordable housing.

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

- Benefits and disadvantages of exterior accessory dwelling units (EADUs)
- Extraordinary challenges with the Parkview Place Subdivision

They also made the following comments:

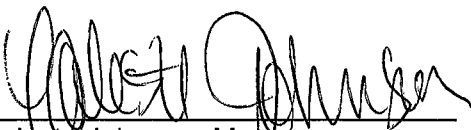
- EADUs could provide affordable housing, multigenerational living, opportunities to downsize, build community, and be a less impactful form of housing. Enforcement and deed restrictions were problematic with EADUs. A fee could be charged to pay for enforcement.
- A free-market economy and high demand market limited options for affordable housing.

- Material and other costs remained the same no matter the type of housing.
- Affordable housing had to be purchased through subsidies, waiving fees, etc.
- Affordable housing had to be deed restricted.
- Multiple tools were needed to address affordable housing.
- Service contracts with other entities could help with enforcement, etc.
- Regular inspections helped maintain affordability.
- Some expenses, like repairs, increased over time.
- Restrictions could be tied to median income, etc.
- Affordable home ownership in Midway was not possible. The City needed to focus on rental units.
- EADUs had been rejected by the Council.
- The City struggled with enforcement.
- Some residents sold to developers because their property taxes were too high.
- The City could fund internal accessory dwelling units (IADUs) with restrictions. This would be less costly than other types of affordable housing.
- Some affordable housing was better than none.
- No city provided the entire loan to purchase a house. Some provided lower rate cap loans with restrictions.
- The State Legislature prohibited affordable housing requirements but allowed incentives. It also prohibited HOAs from restricting accessory dwelling units (ADUs).
- The City could not restrict an allowed use.
- Transient rental units (TRUs) competed with affordable housing. Affordable housing needed a lease restriction of at least one year.
- There were few places in the City where an ADU could be a TRU.
- It was nice to live in a neighborhood with neighbors.
- The City had only received requests for one existing house and two new houses to have IADUs.
- Should the City set aside money each year for affordable housing? This was not prohibited but the City was limited by the size of its budget.
- Some people wanted to have ADUs, etc. but were intimidated by the process. The process could be demystified and prefabricated turnkey options were available.
- Local businesses could not get workers because of the lack of affordable housing.
- Midway City should not solve the entire county's problems.
- No community could meet all housing needs.
- Certain affordable housing projects could be limited to essential workers.
- Loans might best be offered and administered on a county level.
- The City needed to control its destiny rather than waiting for someone else to solve the problem.
- Affordable housing was a nationwide problem.
- There were now more houses per capita than in the past, then why was there an affordable housing problem?
- The problem needed more than band-aid fixes.
- Developers should not get more density or profit because the City tried to provide affordable housing.
- The root causes needed to be addressed.
- Quality of life should not be sacrificed to solve a problem.

3. 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 6:09 p.m.



Celeste Johnson, Mayor



Brad Wilson, Recorder