

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

**Tuesday, 16 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 5:05 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. Ordinance 2022-21 / Performing Arts Centers (Midway Arts Center Foundation – Approximately 60 minutes) – Discuss proposed Ordinance 2022-21 amending Section 16.5.2 (Permitted and Conditional Uses), Section 16.13.10 (Maximum Height Provision for all Buildings), and Section 12.11.020 (Exceptions). Recommended by the Midway City Planning Commission.

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

- Proposed amendment
- Changes since information was provided to the Council
- Zone
- Location of the proposed Midway Arts Center (MAC)
- Discussion items
- Items of consideration

- Possible findings

Mr. Henke also made the following comments:

- The height was based on the setback and there was not a limit.
- Architectural elements could be above 35 feet.
- The type of request allowed the Council to consider the finances for the project.
- Living and storage space was not allowed in the architectural elements.
- The tickets would designate which parking lot should be used.

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

Corbin Gordon reviewed the following zone options for allowing performing arts centers:

- In an entire zone
- Overlay zone
- Allow a performing arts center at the requested location then disallow them from the zone.
- Allow the zone change if the development was approved.

Mr. Gordon made the following comments:

- A different application would have to be submitted for an overlay zone.
- It was problematic to adopt a zone just for one parcel. It could be argued that this diminished the potential for the surrounding lots.
- Recommended that performing arts centers be allowed where they were most beneficial to the City.
- The broader the ordinance the better.

Jeff Strong, representing the applicants, indicated that the proposed size of the MAC had been reduced. He reviewed the following items:

- New drawings
- Footprint
- Comparison to other performing arts centers in Utah
- Comparison to other buildings in Midway
- Parking and traffic
- Zoning
- Community outreach
- Survey
- Residents' questions and answers

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

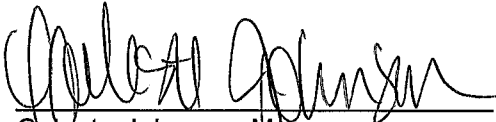
Sue Waldrip, applicant, indicated that public charrettes had been held regarding the proposal. She noted that only three members of the public had attended each charrette.

Stu Waldrip, applicant, gave the Council a proposed agreement that committed the MAC to several things including starting at 350 seats and increasing to no more than 450 seats.

Mayor Johnson indicated that the block proposed for the MAC had some of Midway's largest buildings.

3. Adjournment

Mayor Johnson adjourned the meeting at 5:58 p.m.



Celeste Johnson, Mayor



Brad Wilson, Recorder