

Midway City Council
7 September 2021
Regular Meeting

Warrants

Report Criteria:

- Detail report.
- Invoices with totals above \$0 included.
- Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
165								
165	BELLOWS GLASS	34101	1/8 Insulated Low-E Annealed	08/05/2021	163.53	.00		
Total 165:					163.53	.00		
305								
305	COLONIAL FLAG & SPECIALTY	0251365-IN	Administrative Bldg Rotations	08/13/2021	112.00	.00		
305	COLONIAL FLAG & SPECIALTY	0251369-IN	Town Hall Rotations	08/13/2021	112.00	.00		
305	COLONIAL FLAG & SPECIALTY	0251371-IN	Cemetery Flag Rotations	08/13/2021	45.00	.00		
305	COLONIAL FLAG & SPECIALTY	0251373-IN	Hamlet Park Rotations	08/13/2021	125.12	.00		
Total 305:					394.12	.00		
505								
505	HEBER CITY CORPORATION	08262021	ANIMAL CONTROL April-June 20	08/26/2021	4,036.78	.00		
Total 505:					4,036.78	.00		
565								
565	HORROCKS ENGINEERS INC	62994	attend city council meeting	08/09/2021	318.00	.00		
565	HORROCKS ENGINEERS INC	62994	Midway General Engineering	08/09/2021	1,510.50	.00		
565	HORROCKS ENGINEERS INC	62994	dev review comm/michael and sta	08/09/2021	636.00	.00		
565	HORROCKS ENGINEERS INC	62994	2020 capital facility plan	08/09/2021	988.00	.00		
565	HORROCKS ENGINEERS INC	62994	Midway City Cut Permits	08/09/2021	477.00	.00		
565	HORROCKS ENGINEERS INC	62994	Attend Planning Commission	08/09/2021	318.00	.00		
565	HORROCKS ENGINEERS INC	62994	Update trail General Plan	08/09/2021	318.00	.00		
565	HORROCKS ENGINEERS INC	62994	2021 Homestead Improvements C	08/09/2021	101.25	.00		
565	HORROCKS ENGINEERS INC	62994	Scotch Fields Phase 3&4 Const	08/09/2021	1,946.00	.00		
565	HORROCKS ENGINEERS INC	62994	The Reserve - phase 2 Planning	08/09/2021	1,694.00	.00		
565	HORROCKS ENGINEERS INC	62994	Edelweiss Meadows-Construction	08/09/2021	252.00	.00		
565	HORROCKS ENGINEERS INC	62994	Burgi Hill Subdivision-Constructio	08/09/2021	601.65	.00		
565	HORROCKS ENGINEERS INC	62994	Saddle Creek Phase 1 Constructi	08/09/2021	3,125.85	.00		
565	HORROCKS ENGINEERS INC	62994	The Village - Planning	08/09/2021	364.00	.00		
565	HORROCKS ENGINEERS INC	62994	Whitaker Farms- Const	08/09/2021	168.00	.00		
565	HORROCKS ENGINEERS INC	62994	Huntleigh Woods Subdivision-Pla	08/09/2021	761.85	.00		
565	HORROCKS ENGINEERS INC	62994	Remund Farms Ph 2&3 Constr	08/09/2021	728.00	.00		
565	HORROCKS ENGINEERS INC	62994	Huntleigh Woods - Constr	08/09/2021	481.00	.00		
565	HORROCKS ENGINEERS INC	62994	The Highlands at SH-Planning	08/09/2021	3,108.00	.00		
565	HORROCKS ENGINEERS INC	62994	Saddle Creek Phase 2&3 Plannin	08/09/2021	504.00	.00		
565	HORROCKS ENGINEERS INC	62994	The Reserve Phase 1-Constructio	08/09/2021	8,697.55	.00		
565	HORROCKS ENGINEERS INC	62994	Burgi Hill Subdivision=Planning	08/09/2021	84.00	.00		
565	HORROCKS ENGINEERS INC	62994	Haynie Density Subdivision-planni	08/09/2021	168.00	.00		
565	HORROCKS ENGINEERS INC	62994	Saddle Creek Phase 4 - Planning	08/09/2021	364.00	.00		
565	HORROCKS ENGINEERS INC	62994	The Farm at Wilson Lane - Planni	08/09/2021	420.00	.00		
565	HORROCKS ENGINEERS INC	62994	Jomar1 Lot Subdivision - planning	08/09/2021	252.00	.00		
565	HORROCKS ENGINEERS INC	62994	20221 Road Service Treatment D	08/09/2021	344.00	.00		
565	HORROCKS ENGINEERS INC	62994	2021 Road Surface Treatment CO	08/09/2021	15,938.45	.00		
565	HORROCKS ENGINEERS INC	62994	2021 RIVER ROAD IMPROVEME	08/09/2021	7,197.95	.00		
565	HORROCKS ENGINEERS INC	62994	Water Conservation	08/09/2021	75.50	.00		
565	HORROCKS ENGINEERS INC	62994	GERBER TANK WATER LINE-CO	08/09/2021	1,855.75	.00		
565	HORROCKS ENGINEERS INC	62994	Update the Water GIS Map	08/09/2021	720.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 565:					54,518.30	.00		
665								
665	JB GORDON CONSTRUCTION I	3589	Gerber Water Line Spring to Tank-	09/07/2021	105,049.35	.00		
Total 665:					105,049.35	.00		
845								
845	MOUNTAINLAND SUPPLY COMP	S104108024.0	WATER STOCK	08/30/2021	39.64	.00		
845	MOUNTAINLAND SUPPLY COMP	S104112918.00	METER STOCK	08/11/2021	11,278.84	.00		
845	MOUNTAINLAND SUPPLY COMP	S104244756.0	IRRIGATION	08/12/2021	156.26	.00		
845	MOUNTAINLAND SUPPLY COMP	S104245408.0	WATER	08/24/2021	750.64	.00		
845	MOUNTAINLAND SUPPLY COMP	S104253233.0	PARKS	08/11/2021	1,845.70	.00		
845	MOUNTAINLAND SUPPLY COMP	S104256500.0	WATER	08/12/2021	2,495.05	.00		
845	MOUNTAINLAND SUPPLY COMP	S104256500.0	WATER	08/12/2021	244.05	.00		
845	MOUNTAINLAND SUPPLY COMP	S104256500.0	WATER	08/12/2021	48.81	.00		
845	MOUNTAINLAND SUPPLY COMP	S104256500.0	WATER	08/16/2021	761.11	.00		
845	MOUNTAINLAND SUPPLY COMP	S104257046.0	METER CATCH UP	08/17/2021	14,682.64	.00		
845	MOUNTAINLAND SUPPLY COMP	S104257068.0	WATER	08/12/2021	491.03	.00		
845	MOUNTAINLAND SUPPLY COMP	S104261404.0	QT ANGLE	08/16/2021	22.00	.00		
845	MOUNTAINLAND SUPPLY COMP	S104262821.0	TOWN HALL	08/16/2021	25.50	.00		
845	MOUNTAINLAND SUPPLY COMP	S104264535.0	PARKS	08/17/2021	117.00	.00		
845	MOUNTAINLAND SUPPLY COMP	S104267839.0	FORD INSERT	08/19/2021	396.81	.00		
845	MOUNTAINLAND SUPPLY COMP	S104269943.0	FOR GT-120	08/19/2021	18.93	.00		
845	MOUNTAINLAND SUPPLY COMP	S104274094.0	PARKS	08/24/2021	374.40	.00		
845	MOUNTAINLAND SUPPLY COMP	S104282119.00	SHOP	08/26/2021	56.79	.00		
845	MOUNTAINLAND SUPPLY COMP	S104285029.0	BLUE STAKES	08/30/2021	48.00	.00		
Total 845:					33,853.20	.00		
875								
875	OFFICE DEPOT	185419311001	RISER DESK	08/16/2021	302.98	.00		
875	OFFICE DEPOT	185419314001	PLANNER	08/11/2021	27.71	.00		
875	OFFICE DEPOT	188375242001	POINTER	08/11/2021	35.23	.00		
875	OFFICE DEPOT	188375242001	OFFICE SUPPLIES	08/11/2021	89.09	.00		
875	OFFICE DEPOT	188375242001	LABELS	08/11/2021	24.88	.00		
Total 875:					479.89	.00		
930								
930	Dominion Energy	2731063797 8/	2731063797 Community Center	08/10/2021	12.63	.00		
930	Dominion Energy	5770020000 8/	5770020000 TOWN HALL	08/10/2021	23.70	.00		
930	Dominion Energy	6558550000 8/	6558550000 Gas Service	08/10/2021	13.50	.00		
930	Dominion Energy	6801020000 8/	6801020000 Admin Office	08/10/2021	10.96	.00		
Total 930:					60.79	.00		
955								
955	REAMS	387405	Jeremy Horrocks Clothing Allowa	08/20/2021	274.48	.00		
955	REAMS	549300	Preston Broadhead - Clothing Allo	08/17/2021	107.10	.00		
Total 955:					381.58	.00		
1045								
1045	STANDARD PLUMBING SUPPLY	MQD977	FIBERWELD	05/18/2021	11.99	.00		
1045	STANDARD PLUMBING SUPPLY	NDJ814	SWISS DAYS	08/30/2021	66.47	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1045	STANDARD PLUMBING SUPPLY	NDJY78	OFFICE FLOWERS	08/30/2021	52.20	.00		
Total 1045:					130.66	.00		
1170								
1170	TIMBERLINE ACE HARDWARE	144991	INDR/OUTDR PUSHBROOM	08/12/2021	37.99	.00		
1170	TIMBERLINE ACE HARDWARE	145070	BUILDINGS	08/17/2021	43.77	.00		
1170	TIMBERLINE ACE HARDWARE	145089	COLLAPSIBLE SERV CRT	08/17/2021	89.99	.00		
1170	TIMBERLINE ACE HARDWARE	145114	SHOP	08/18/2021	37.98	.00		
1170	TIMBERLINE ACE HARDWARE	145131	CAULK CLEAR/BOLT	08/18/2021	19.95	.00		
1170	TIMBERLINE ACE HARDWARE	145254	BLUE STAKES	08/23/2021	23.97	.00		
1170	TIMBERLINE ACE HARDWARE	145412	STAPLE	08/28/2021	3.59	.00		
1170	TIMBERLINE ACE HARDWARE	145452	MIDWAY MUST HAVES	08/31/2021	170.43	.00		
Total 1170:					427.67	.00		
1255								
1255	UTAH LOCAL GOVERNMENTS T	1592866	WORKERS COMP Policy - Monthl	08/11/2021	1,887.71	.00		
1255	UTAH LOCAL GOVERNMENTS T	1592867	2020 WORKERS COMP AUDIT	08/11/2021	4,156.36	.00		
Total 1255:					6,044.07	.00		
1310								
1310	WASATCH AUTO PARTS	229739	UPHOL CLEANER/BRUSH	08/05/2021	20.28	.00		
1310	WASATCH AUTO PARTS	230501	SEALED MARKER EXTEN	08/16/2021	25.94	.00		
1310	WASATCH AUTO PARTS	231385	BATTERY	08/26/2021	169.99	.00		
1310	WASATCH AUTO PARTS	231565	alternator	08/30/2021	211.64	.00		
Total 1310:					427.85	.00		
1360								
1360	WASATCH COUNTY SOLID WAS	90292 8/1/2021	.90292 CEMETARY	08/01/2021	75.00	.00		
Total 1360:					75.00	.00		
1365								
1365	WAVE PUBLISHING	L17357	PARKS AND TRAILS	08/09/2021	32.38	.00		
1365	WAVE PUBLISHING	L17362	ORD ADOPTION	08/18/2021	46.25	.00		
Total 1365:					78.63	.00		
1375								
1375	WHEELER MACHINERY CO	RS0000191349	EQUIPMENT RENTAL	08/24/2021	2,125.00	.00		
1375	WHEELER MACHINERY CO	RS0000191349	EQUIPMENT RENTAL	08/24/2021	2,125.00	.00		
1375	WHEELER MACHINERY CO	RS0000191349	EQUIPMENT RENTAL	08/24/2021	2,125.00	.00		
1375	WHEELER MACHINERY CO	RS0000191349	EQUIPMENT RENTAL	08/24/2021	2,125.00	.00		
Total 1375:					8,500.00	.00		
1470								
1470	HEBER VALLEY CHAMBER OF	141214	FULL PAGE AD	06/08/2021	895.00	.00		
1470	HEBER VALLEY CHAMBER OF	1714	MERCHANDISE FOR SS	08/12/2021	409.00	.00		
1470	HEBER VALLEY CHAMBER OF	1715	MERCHANDISE FOR SS	08/25/2021	324.00	.00		
Total 1470:					1,628.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1593								
1593	TWIN D INC ENVIRONMENTAL S	20532	Clean Vac truck	08/09/2021	577.50	.00		
Total 1593:					577.50	.00		
1603								
1603	ROCKY MOUNTAIN POWER	08202021	SWISS MOUNTAIN PUMP	08/20/2021	12.33	.00		
Total 1603:					12.33	.00		
1639								
1639	WASATCH COMMUNITY FOUND	08262021	Booth sponsorship FamilyDinner	08/26/2021	175.00	.00		
Total 1639:					175.00	.00		
1810								
1810	DENTAL SELECT	5972800	LAST PAYMENT PER CC	08/18/2021	21.20	.00		
Total 1810:					21.20	.00		
1818								
1818	CASH	09012021	PETTY CASH FOR parking lot-Sw	09/01/2021	200.00	200.00	09/01/2021	
Total 1818:					200.00	200.00		
1821								
1821	WEX BANK	73708678	BACKNET - FUEL	08/31/2021	580.05	.00		
Total 1821:					580.05	.00		
2070								
2070	MIDWAY HERITAGE FOUNDATI	08222021	BOOKS	08/22/2021	50.00	.00		
Total 2070:					50.00	.00		
2147								
2147	CHEMTECH-FORD LABORATOR	21H0421	DBPs (Disinfection Byproducts)	08/17/2021	240.00	.00		
Total 2147:					240.00	.00		
2244								
2244	PEAK ALARM CO, INC	1137434	Public WorkSHOP - 280 E 850 S	08/16/2021	162.00	.00		
2244	PEAK ALARM CO, INC	1137435	CITY OFFICES	08/16/2021	247.44	.00		
2244	PEAK ALARM CO, INC	1137436	GIFT SHOP-ALARM	08/16/2021	162.00	.00		
Total 2244:					571.44	.00		
2377								
2377	RIDLEY'S FAMILY MARKETS	0042	MOP SUPPLIES	08/12/2021	9.38	.00		
2377	RIDLEY'S FAMILY MARKETS	0328	fuel-becky johnson	08/25/2021	45.00	.00		
2377	RIDLEY'S FAMILY MARKETS	08192021	WEIMN CLEANER STAINLESS	08/19/2021	71.88	.00		
Total 2377:					126.26	.00		
2417								
2417	Utility Refunds	08192021	OVERPAYMENT on Account # 23	08/19/2021	166.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2417:					166.00	.00		
2502								
2502	UTAH DIVISION OF WATER QUA	2270000088	FY 2022 Annual Billing Pesticide	08/23/2021	200.00	.00		
Total 2502:					200.00	.00		
2520								
2520	Staker Parson Companies	5623661	SERVICE	08/10/2021	409.72	.00		
2520	Staker Parson Companies	5636486	CYCLONE SAND	08/25/2021	89.15	.00		
Total 2520:					498.87	.00		
2561								
2561	CENTURYLINK -435-654-3924 45	08072021	Phone Internet	08/07/2021	144.63	.00		
Total 2561:					144.63	.00		
2614								
2614	Executech Utah, Inc.	161212	Computer Support	07/31/2021	694.51	.00		
2614	Executech Utah, Inc.	EXEC-100745	Computer Support	08/01/2021	1,473.00	.00		
Total 2614:					2,167.51	.00		
2636								
2636	CenturyLink ACCT# 88239224	08122021	88239224	08/12/2021	1,024.42	.00		
Total 2636:					1,024.42	.00		
2658								
2658	SIGNARAMA	INV-9311	NO MOTORIZED VEHICLES OR	07/06/2021	112.00	.00		
2658	SIGNARAMA	INV-9786	FLUSH SIGNS	08/23/2021	119.96	.00		
Total 2658:					231.96	.00		
2751								
2751	007 MARKETING	13814 CM	TOGO ECO TOTE	06/16/2021	6.03-	.00		
2751	007 MARKETING	13972	DELTA DANCER KITE	08/16/2021	441.43	.00		
2751	007 MARKETING	13979	FLAT SUN CATCHER	08/17/2021	197.00	.00		
2751	007 MARKETING	13980	ELLSTON BLANKET	08/13/2021	1,127.60	.00		
2751	007 MARKETING	13981	Souvenir Shop	08/25/2021	203.24	.00		
Total 2751:					1,963.24	.00		
2758								
2758	SPECTRUM Landscaping Service	11757	SEPTEMBER 2021 MONTHLY C	09/01/2021	2,326.00	.00		
2758	SPECTRUM Landscaping Service	11758	SEPTEMBER 2021 MONTHLY C	09/01/2021	8,537.00	.00		
Total 2758:					10,863.00	.00		
2787								
2787	ULINE	137676455	SHOPPING BAG-SS	08/20/2021	447.40	.00		
Total 2787:					447.40	.00		

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2804								
2804	JIVE COMMUNICATIONS, INC.	INV710062648	MONTHLY BILL	09/01/2021	547.61	.00		
Total 2804:					547.61	.00		
2806								
2806	SUPERIOR LOCKSMITH	3535	PAXTON REVIEW-SERVICE CAL	08/13/2021	140.00	.00		
Total 2806:					140.00	.00		
2809								
2809	DEWY'S DUSTLESS HARDWOOD	SS123651	TOWNHALL/CC FLOOR	08/16/2021	10,759.00	.00		
Total 2809:					10,759.00	.00		
2881								
2881	IBI Group	10013100	Professional Service Rendered thr	08/13/2021	2,989.51	.00		
Total 2881:					2,989.51	.00		
2882								
2882	Tonia Turner	07182021	REIMBURSE-COG	07/18/2021	82.61	.00		
2882	Tonia Turner	08252021	REIMBURSE-SETUP	08/25/2021	44.25	.00		
2882	Tonia Turner	08312021	REIMBURSE-DISPLAY	08/31/2021	266.22	.00		
2882	Tonia Turner	08312021-1	REIMBURSMENT FOR SWISS D	08/31/2021	1,081.42	.00		
2882	Tonia Turner	09012021	REIMBURSMENT FOR SWISS D	09/01/2021	1,535.37	.00		
Total 2882:					3,009.87	.00		
2885								
2885	RITUAL CHOCOLATE	HS-63757	CHOCOLATE ORDER	08/31/2021	186.00	.00		
Total 2885:					186.00	.00		
2886								
2886	Fell	1386	MERC-SS	07/26/2021	735.00	.00		
Total 2886:					735.00	.00		
2891								
2891	RUBY JENSEN GALLERY	104	MIDWAY DOOR POSTERS SS	08/14/2021	30.00	.00		
Total 2891:					30.00	.00		
2901								
2901	MARY WATERMAN PHOTOGRA	34	SS-COST OF GOODS	07/19/2021	648.64	.00		
Total 2901:					648.64	.00		
2904								
2904	PEPPERLANE PRODUCTS	11109	ASSORTED JELLY	08/25/2021	102.00	.00		
Total 2904:					102.00	.00		
2908								
2908	JEREMY HORROCKS	08242021	CDL Skills Test	08/24/2021	140.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 2908:					140.00	.00		
2915								
2915	KAREE CANNON	1-A	FUDGE	08/05/2021	30.00	.00		
2915	KAREE CANNON	3	FUDGE	08/19/2021	30.00	.00		
2915	KAREE CANNON	4	FUDGE	08/31/2021	180.00	.00		
Total 2915:					240.00	.00		
2918								
2918	DRIVE MARKETING	178197	MERC FOR SS	08/04/2021	5,106.31	.00		
2918	DRIVE MARKETING	178943	MERC FOR SS	08/10/2021	6,835.04	.00		
Total 2918:					11,941.35	.00		
2919								
2919	GLENN MONSON	08192021	TUNING PIANO TOWN HALL	08/19/2021	90.00	.00		
Total 2919:					90.00	.00		
2920								
2920	WASATCH CREAMERY LLC	1021	ICE CREAM	08/05/2021	84.00	.00		
Total 2920:					84.00	.00		
2921								
2921	FESTIVAL MARKET BUSINESS L	08302021	FESTIVAL MARKET LICENSE - U	08/30/2021	700.00	.00		
Total 2921:					700.00	.00		
2922								
2922	MIDWAY MUST HAVES	08312021	GIFT CARD PURCHAsE	08/31/2021	50.00	50.00	08/31/2021	
Total 2922:					50.00	50.00		
2923								
2923	RITA HALE	08212021	ABC ART IS EVERYWHERE	08/21/2021	192.00	.00		
Total 2923:					192.00	.00		
Grand Totals:					269,095.21	250.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Midway City Council
7 September 2021
Regular Meeting

Minutes of the
17 August 2021
Work Meeting



Memo

Date: 25 August 2021
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 17 August 2021 City Council Work Meeting

Please note that the following minutes are awaiting formal approval and are in draft or unapproved form.

**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

Midway City Council
7 September 2021
Regular Meeting

Minutes of the
17 August 2021
Regular Meeting



Memo

Date: 31 August 2021
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 17 August 2021 City Council Regular Meeting

Please note that the following minutes are awaiting formal approval and are in draft or unapproved form.

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

**Tuesday, 17 August 2021, 6:00 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 6:06 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.

Mayor Johnson led the Council and meeting attendees in the pledge of allegiance. Council Member Dougherty gave the prayer and/or inspirational message.

2. Consent Calendar

- a. Agenda for the 17 August 2021 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 3 August 2021 City Council Work Meeting
- d. Minutes of the 3 August 2021 City Council Regular Meeting
- e. Ordinance 2021-28 amending the Midway City Municipal Code regarding Special Event Permit Enforcement
- f. Ordinance 2021-29 amending the Midway City Municipal Code regarding Accessory Structures

Note: Copies of items 2a through 2f are contained in the supplemental file.

Corbin Gordon indicated that a business would be put on probation after the first violation of the special event regulations. He added that the license would automatically be revoked after the second violation.

Motion: Council Member Drury moved to approve the consent calendar with the agenda, warrants, minutes of the work and regular meetings, Ordinance 2021-28, and Ordinance 2021-29.

Second: Council Member Orme seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Council Member Payne abstained from approving items 2c and 2d because he did not attend the meeting.

3. Public Comment – Comments were taken for items not on the agenda.

Mayor Johnson asked if there were any comments from the public for items not on the agenda.

MAG

Jess Bedingfield, Mountainland Association of Governments (MAG), reviewed the following items:

- Funding opportunities and resources
- Qualifying for Community Development Block Grants
- Resource flyers

No further comments were offered.

4. Department Reports

Park View / Ceremony

Council Member Dougherty reported that he attended a ceremony for the Park View housing project.

Swiss Days / Volunteer

Council Member Drury reported that Swiss Days would be held that year in a reduced fashion because of the pandemic. He indicated that people could volunteer at the event through justserve.org.

Swiss Days / Parade

Council Member Orme reported that she was in charge of the Swiss Days parade. She encouraged people to participate in the parade.

New Zamboni

Council Member Drury reported that a new Zamboni for the ice rink would arrive the following week.

Water / Town Hall Meeting

Council Member Dougherty reported that a town hall meeting was held regarding water. He said that a video of the meeting was available on the City's Facebook page.

PI System / Restrictions

Council Member Dougherty reported that restrictions were still in place for the use of the pressurized irrigation (PI) system.

HL&P / Outages

Council Member Dougherty reported that Heber Light & Power recently had several outages.

Souvenir Shop / Success

Council Member Dougherty reported that the City's new souvenir shop, called Midway Must Haves, was successful.

Rising Ranch / Combination of Lots

Michael Henke reported that the developer wanted to combine two lots in the Rising Ranch Subdivision. Council Member Dougherty was concerned about the driveways for the lots. He preferred that the lots be accessed from Homestead Drive. He recommended that the request be a formal agenda item at the next council meeting.

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

September 11th / Service Projects

Mayor Johnson indicated that service projects would be performed to commemorate the twentieth anniversary of the 11 September 2001 terrorist attacks. She asked for ideas for projects.

5. Parks, Trails, and Trees Committee / Update (Rob Bouwhuis – Approximately 15 minutes)
– Receive an update from the Midway City Parks, Trails, and Trees Advisory Committee.

Rob Bouwhuis, chair of the Midway City Parks, Trails, and Trees Advisory Committee, gave a presentation on the Committee's work and specifically addressed the following items:

- Committee members
- Purpose
- Focus on activity and safety
- Subcommittees
- Trails
- Trails map and brochure
- Trails maintenance plan
- Parks and trails survey
- Parks
- Community input
- Michie Lane Park
- Alpenhof Park
- The dog park
- Park maintenance standards and plan
- Trees
- Tree list for trails
- Participation in revising the General Plan
- Trails event on September 25th
- Budgeting

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

The Council agreed that the Committee should report to it annually.

6. Ordinance 2021-30 / Development Moratorium (City Planner – Approximately 60 minutes)
– Discuss and possibly adopt Ordinance 2021-30 enacting a temporary land use ordinance (development moratorium) in Midway City.

Michael Henke gave a presentation regarding the proposed ordinance and reviewed the

following items:

- Overview
- Proposed code changes
- What would be affected
- What would not be affected
- Possible findings
- Proposed language

Mr. Henke also made the following comments:

- Midway was inundated with development.
- Staff needed time to revise the General Plan.
- Lot consolidations would be allowed during the moratorium.
- Building permits would not be affected.
- The moratorium was not related to water.
- Currently he spent about 50% of his time working on development applications and 5% on code amendments.

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

Wes Johnson asked if the agreement for The Highlands at Soldier Hollow, which included upsizing its proposed well, should be included in the moratorium. Council Member Dougherty responded that it should be exempted.

Council Member Dougherty made the following comments:

- The City was simply patching holes in its Code because of so much development.
- Rural preservation and density reduction subdivisions should be prohibited during the moratorium.
- Development on Main Street included a lot of conditional uses, which took a lot of time.
- The City should incentivize affordable housing instead of large houses.
- Allowing plat map amendments and conditional uses could include a lot of potential requests.
- The moratorium was not about water.

Council Member Payne made the following comments:

- Affordable housing should be addressed.
- Large houses on large lots were different from large houses on small lots.
- Rural preservation and density reduction subdivisions should not be prohibited during the moratorium.
- A moratorium would allow staff to get caught up and focus on needed issues.
- There were a lot of things in the Code that did not reflect the General Plan.

Council Member Simonsen made the following comments:

- There were advantages and disadvantages to prohibiting conditional uses during the

moratorium.

Council Member Orme made the following comments:

- A moratorium was a significant issue.
- Worried that no notice was given for the proposal.
- Was uncomfortable with the timing and how quickly it had been proposed.

Council Member Drury made the following comments:

- For several years he had requested a couple of code changes that had not been put on an agenda.
- Staff's workload was preventing code changes.
- Developers would survive a six-month moratorium.
- The City Planner recommended the moratorium.

Mayor Johnson made the following comments:

- An additional staff member had helped the Planning Department.
- Received many requests for a development moratorium.
- Moratoriums had been done in the past.
- A lot of development applications would have been submitted if more notice had been given of the proposed moratorium. This would have defeated the purpose.

Motion: Council Member Drury moved to approve Ordinance 2021-30.

Second: Council Member Payne seconded the motion.

Discussion: Council Member Dougherty asked if Council Member Drury wanted to remove any of the exceptions. Council Member Drury responded that those items took minimal time and should be exempted.

Wes Johnson asked if a will-serve letter for The Highlands at Soldier Hollow should be exempted. Council Member Drury asked if a single request could be excluded. Corbin Gordon responded that all will-serve letters should be excluded.

Council Member Dougherty noted that will-serve letters were discretionary and any of them could be tabled by the Council until after the moratorium. Council Member Drury was uncomfortable changing the proposal to accommodate a single project. Council Member Dougherty worried that the developer would abandon drilling a well and go back to wells for each lot.

Amended Motion: Council Member Drury moved to approve Ordinance 2021-30 with will-serve letters exempted because they were discretionary.

Second: Council Member Payne seconded the amended motion.

Vote: The motion was approved with the Council voting as follows:

Council Member Dougherty

Aye

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Motion: Without objection, Mayor Johnson recessed the meeting at 7:38 p.m. She reconvened the meeting at 7:47 p.m.

- 7. Ordinance 2021-16 / Zone Map Amendment** (Midway Heritage Development – Approximately 90 minutes) – Discuss and possibly adopt Ordinance 2021-16 amending the Midway City Land Use Map as it relates to the proposed Village development located at 535 East Main Street (Zoning is R-1-11 and R-1-22). Recommended with conditions by the Midway City Planning Commission.

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

- Proposed zone map amendment
- Location of the proposed development
- Area proposed for rezone
- Zoning map
- Approved concept plan
- Rezone concept plan number one
- Rezone concept plan number two
- Significant differences between the two rezone concept plans.
- General Plan
- Planning commission motion
- Possible findings
- Proposed conditions

Mr. Henke also made the following comments:

- A new concept plan for the project was discussed in that evening's work meeting.
- The City could not stop someone from applying for a theater in the proposal but it would require code text and master plan amendments. No plan had been submitted that included a theater.
- The residential development in the project could not have commercial uses except home offices.
- The zone change would be void if the auto repair business and storage sheds were not purchased and the property included in the project.
- The approved concept plan would guarantee the amount of open space. The zone change could also be conditioned on providing a certain amount of open space.
- The road just to the east of the proposal was only a commercial driveway.

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

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

- Any motion of approval should include the parcel ID number for the auto repair business and storage sheds.
- The zone change should be contingent upon the master plan amendment and not a plat map.
- Both sides had reasons to negotiate in good faith.
- The original plan, which met the current zoning, should not be built.
- The original plan would be abandoned with the master plan amendment.
- The commercial zones were some of the least restrictive in the City.
- The master plan agreement could specify what would and would not be allowed in the rezoned area.
- The five-year sunset clause was a concern because a new owner could wait for it to end. Should the term be longer?
- The zone change could be conditioned upon the original plan being abandoned. If the project failed, then the property owner could apply under the unchanged zoning.
- The previous master plan would also be voided when the revised plan was approved.
- The zone change and master plan approvals were discretionary but preliminary and final approvals were not.
- There could not be multiple applications for the same property.
- It would be wise to have a street that would connect to the road coming out of the Whitaker Farm Subdivision. The City could only require an easement if the street was not on its roads plan. The road from the Whitaker Farm Subdivision was planned to be further to the east near the Hamlet Park.
- The Wasatch County Fire District would only allow the west access to be removed if the east access, to the road from the Whitaker Farm Subdivision, was built.
- The exact location of the easement could be determined later.
- Should other uses allowed in the C-2 zone, such as gas stations and car washes, be specifically prohibited from the project? Some uses like residential treatment facilities could not be prohibited. If a use was not prohibited, then was it allowed by default?
- Allowing transient rentals throughout the project would help the City retain the resort communities tax.
- The Municipal Code indicated that the transient rental overlay district (TR-OD) was included in the commercial zones. The TR-OD map should be amended if the Council wanted to include transient rentals in the project. The applicant should be the one to request the change.
- The zone change was the time to solidify any restrictions.
- A car wash could be included in one of the commercial buildings.
- Twenty residential units per acre was too high for the commercial zones.
- The development should be done right because it was on the last large parcel of property on Main Street.
- Any approval should specify the number of allowed commercial buildings.
- There should be flexibility for architecture.
- Breaks in the commercial buildings should be allowed.
- Any approval should specify that the setbacks were based on the concept plan.

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

- The zone change had to be approved for preliminary and final approval to be granted for each phase of the proposal.

- The concept plan prevented accessory buildings.

Dan Luster, applicant, made the following comments:

- He could not revert to the original plan once the master plan amendment was approved.
- Did not care about the sunset clause or its length. He had no incentive to wait for it to end.
- Did not want the City to back out of the project.
- There would be grass on the roof of the underground parking.
- The lots that were near the easement, to connect to the road coming from the Whitaker Farm Subdivision, were the most valuable because they were isolated from through traffic. This road would also reduce the amount of open space.
- The reason for the zone change was to spread out the density.
- The conditions of the rezone should only apply to the property being rezoned. Including the property already zoned commercial complicated the process.
- The total square footage for commercial should be specified rather than the number of buildings. This would allow flexibility.
- Would need to add additional commercial space if the code text amendment regarding garages was not approved.

Motion: Council Member Simonsen moved to approve Ordinance 2021-16, zone map amendment request, with the following findings and conditions:

- The proposal was a legislative matter, and the City had broad discretion.
- The proposal would require open space to be left along Main Street.
- Density would be reduced by 13 residential units if the property was rezoned.
- The property containing the storage units and automotive shop would be included in the proposal and would become open space.
- All code requirements would need to be satisfied and would be reviewed in detail with the master plan approval and preliminary and final approvals for each phase.
- Some neighboring properties would be more impacted with the proposed zone change than with the approved concept plan.
- The City Council could require conditions on the proposed zone change that would be listed specifically in the master plan agreement.
- The amendment to the Land Use Map was not official until a master plan agreement was signed and recorded by the applicant and the City.
- The concept plan, recorded with the master plan, was the only development that could occur on the property and the layout would be substantially similar to the approved concept plan.
- The density of the development was limited to 143 residential units.
- The minimum setbacks would correspond with what was shown on the concept plan included as Exhibit 5 (Proposed Rezone Concept Plan (August 17)) in the supplemental file for the meeting.
- Adjustments could be made if all parties agreed.
- The automotive shop and other buildings on Parcel 00-0006-6261 would be included in the master plan application as open space.
- Acknowledged that the first application would have to be withdrawn so that the second application could be approved.
- All commercial uses except Home Occupation Businesses, as defined in the City Code,

would be located only in the buildings designated as commercial on the revised concept plan.

- Both the Developer and the City agreed that gas stations and car washes were not compatible with the design and were no longer permitted uses with the acceptance of the agreement.
- A maximum of 20% of the residential units would have direct driveway access to a public road with the garage facing a public road.
- The developer would negotiate with the City to provide a road access easement near the northeast corner of the development shown as open space.
- The area proposed as open space, as currently defined in the City Code, would be no less than 8.32 acres less the width of the road access easement.
- Any large buildings on Main Street would have architectural and landscaping design elements to reduce noise reflection as reviewed by the Vision Architecture Committee and City Architect.
- The TR-OD line would remain as drawn on the map prior to this motion. The TR-OD would no longer encompass all of the commercial zones.
- If any portion or all of a unit was in the rezoned area, then it could not be a transient rental.

Discussion: Council Member Simonsen noted that his motion did not include proposed condition number six, which required that the master plan be recorded within five years of approval of the zone map amendment. He said that proposed condition number one, stating that the change was not official until the master plan agreement was recorded, addressed the issue.

Amaria Scovil said that the current situation was caused by a previous conditional zone change not reverting when a commercial project was not built. Council Member Simonsen emphasized that the zone change would be dependent upon completion of the master plan

Dan Luster preferred that the zoning revert to C-2 and residential if the process was unsuccessful. Council Member Dougherty emphasized that the zoning would only change to commercial if the master plan process was successful.

Council Member Drury thought that removing the proposed condition number six would allow the zone to remain commercial without the conditions in the motion. Council Member Simonsen responded that no one wanted the residential portion of the project to be commercial if the master plan was not approved. Corbin Gordon explained that the zone change occurred only when the master plan agreement was recorded. He added that the master plan agreement should not expire.

Ms. Scovil reiterated that a previous conditional zone change, for the property, had not reverted when the commercial project failed. Council Member Simonsen responded that the City did not want to repeat that type of mistake. Council Member Orme emphasized that if anyone bought the property they had to abide by the agreement.

Mr. Gordon stated that the City did not want to orphan the property and it should be tied to the approved plan in perpetuity. He thought this would address the concern of a different person developing the property. Council Member Simonsen added that any development would be at least as good or better than the approved plan.

Ms. Scovil asked if someone could purchase the property and still put one large house on the area currently zoned residential. Mr. Gordon responded that would be possible if all parties

agreed to change the agreement. Council Member Payne noted that a request to change an agreement for The Reserve at Midway was denied by the Council.

Cheryl Whiting was concerned that a future mayor and council could change the agreement and allow whatever they wanted on the property.

Council Member Drury asked if there was any harm in including proposed condition number six in the motion. Council Member Simonsen indicated that the plan had less than the maximum allowed density. He emphasized that only the agreement allowed most of the property to be rezoned commercial. Mr. Gordon used the Homestead Resort as an example of a master plan agreement that was binding on a property. Mr. Gordon acknowledged that a future council could change a master plan agreement.

Council Member Dougherty indicated that city staff told the developer that a zone change was needed. He noted that it avoided creating a new zone with all the additional code text.

Ms. Scovil stated that the zone for the property had previously been changed without noticing the neighbors. Michael Henke responded that the State Code now required that neighbors be noticed.

Council Member Orme did not like the plan that met the current requirements of the Municipal Code. She said that the zone map amendment would allow a better project.

Launa Nielson asked that any agreement be concrete.

Council Member Orme asked what was wrong with the proposed condition number six. Council Member Simonsen responded that it could jeopardize the most recent plan and enable something less desirable. Council Member Dougherty and Council Member Payne agreed. Council Member Dougherty stated that he wanted the agreement to be in force in perpetuity.

Mr. Luster said that he was willing to grant an access easement, on the northeast side of the project, only if the City did not require the access road on the northwest side. Council Member Simonsen responded that connectivity and the northeast access would reduce the traffic burden. He doubted that the Wasatch Fire District would approve the project without an access on the north. Mr. Luster said that he would not sign an agreement if both the northwest access and the northeast easement were required.

Mr. Henke indicated that three points of access were needed because two points were both on Main Street and so close. He also indicated that it would be more difficult to build a road on the northeast instead of the northwest.

Council Member Payne suggested requiring three or four points of access that would be finalized with the Fire District. Mr. Luster responded that it was unfair to require another road at that point in the process. He said that the units on the northeast were the most valuable because they were not near a through road. He said the option could be noted but should not be a condition of approval.

Council Member Drury pointed out that the item could be tabled to resolve the various issues. Mr. Luster responded that his primary concern was delaying approval. He noted that it had been a month since the public hearing. Council Member Dougherty did not support tabling the item.

Council Member Simonsen explained that he was looking at the big picture including road

connectivity, but he would not condition approval on the northeast access. He added that Mr. Luster was still willing to discuss it.

Revised Motion: Council Member Simonsen moved to approve Ordinance 2021-16, zone map amendment request, with the following findings and conditions:

- The proposal was a legislative matter, and the City had broad discretion.
- The proposal would require open space to be left along Main Street.
- Density would be reduced by 13 residential units if the property was rezoned.
- The property containing the storage units and automotive shop would be included in the proposal and would become open space.
- All code requirements would need to be satisfied and would be reviewed in detail with the master plan approval and preliminary and final approvals for each phase.
- Some neighboring properties would be more impacted with the proposed zone change than with the approved concept plan.
- The City Council could require conditions on the proposed zone change that would be listed specifically in the master plan agreement.
- The amendment to the Land Use Map was not official until a master plan agreement was signed and recorded by the applicant and the City.
- The concept plan, recorded with the master plan, was the only development that could occur on the property and the layout would be substantially similar to the approved concept plan.
- The density of the development was limited to 143 residential units.
- The minimum setbacks would correspond with what was shown on the concept plan included as Exhibit 5 (Proposed Rezone Concept Plan (August 17)) in the supplemental file for the meeting.
- Adjustments could be made if all parties agreed.
- The automotive shop and other buildings on Parcel 00-0006-6261 would be included in the master plan application as open space.
- Acknowledged that the first application would have to be withdrawn so that the second application could be approved.
- All commercial uses except Home Occupation Businesses, as defined in the City Code, would be located only in the buildings designated as commercial on the revised concept plan.
- Both the Developer and the City agreed that gas stations and car washes were not compatible with the design and were no longer permitted uses with the acceptance of the agreement.
- A maximum of 20% of the residential units would have direct driveway access to a public road with the garage facing a public road.
- The area proposed as open space, as currently defined in the City Code, would be no less than 8.32 acres.
- Any large buildings on Main Street would have architectural and landscaping design elements to reduce noise reflection as reviewed by the Vision Architecture Committee and City Architect.
- The TR-OD line would remain as drawn on the map prior to this motion. The TR-OD would no longer encompass all of the commercial zones.
- If any portion or all of a unit was in the rezoned area, then it could not be a transient rental.

Second: Council Member Dougherty seconded the motion.

Vote: The motion was approved with the Council voting as follows:

Council Member Dougherty	Aye
Council Member Drury	Nay
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Mayor Johnson asked that a copy of the motion be provided to the Council and staff within two days. Council Member Dougherty asked that staff prepare the master plan agreement as soon as possible.

8. Ordinance 2021-21 / Parking Violations (City Attorney – Approximately 30 minutes) – Discuss and possibly adopt Ordinance 2021-21 amending the Midway City Municipal Code regarding parking violations.

Corbin Gordon presented the proposed ordinance and reviewed civil infractions. He made the following comments:

- There would be a discount if the violation was paid within a certain amount of time.
- If the infraction was not paid then it would become a criminal violation and sent to the justice court.
- An infraction could be appealed to the administrative law judge.
- How long should someone be allowed to park on a street before it was an infraction? Currently it was 72 hours.
- Did the Council approve of the amounts for the fines?
- Usually, it was a neighbor who called on a resident overparking their vehicle.

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

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

- Parking on a public trail should be a violation.
- Was 72 hours too short of time to hold a hearing on a towed vehicle? Should this be three days in which the City was open for business? It should be 24 to 48 hours.
- Were four infractions too many before something became a criminal violation?
- Vehicles parked on Main Street for sale was a problem.
- The ordinance should allow hearings to be held electronically.
- The City would pay back any fine that it lost on appeal.
- The Sheriff's Department rotated who it called to tow vehicles.
- Residents would become upset if they were being fined for parking in front of their house.
- The proposal should not empower neighbors to harass someone.
- The City would determine how the proposal would be enforced.
- A former code enforcement officer was willing to help the City with the issue.

Motion: Council Member Simonsen moved to approve Ordinance 2021-21 as presented with the following findings and conditions:

- The City needed to have a process to handle parking violations and work with the Sheriff's Department regarding those violations.
- Section 8.02.010(1) should prohibit parking on or over a trail.
- Section 5.07.080(5) should change the 72 hours to three City business days. It should also state that the hearing could be held by electronic means as needed.

Second: Council Member Payne seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Motion: Council Member Simonsen moved to continue conducting business for the closed meeting.

Second: Council Member Orme seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

9. Closed Meeting to Discuss the Purchase, Exchange, or Lease of Real Property

Motion: Council Member Orme moved to go into a closed meeting.

Second: Council Member Simonsen seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Dougherty	Aye
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Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Note: Closed meeting minutes are sealed and strictly confidential. Access to such minutes must be obtained through a court of law.

Motion: Council Member Drury moved to go out of the closed meeting.

Second: Council Member Dougherty seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

10. Adjournment

Motion: Council Member Drury moved to adjourn the meeting. Council Member Orme seconded the motion. The motion passed unanimously.

The meeting was adjourned at 11:04 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder