

Midway City Council
3 May 2022
Regular Meeting

Warrants

Report Criteria:
Detail report.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
ALSCO / AMERICAN LINEN								
1429	ALSCO / AMERICAN LINEN	LASAL258056	MATS FOR OFFICE BUILDING	03/14/2022	28.40	.00		
1429	ALSCO / AMERICAN LINEN	LSAL2561579	MATS FOR OFFICE BUILDING	01/24/2022	12.76	.00		
1429	ALSCO / AMERICAN LINEN	LSAL2565177	MATS FOR OFFICE BUILDING	02/07/2022	15.64	.00		
1429	ALSCO / AMERICAN LINEN	LSAL2570249	MATS FOR OFFICE BUILDING	02/14/2022	28.40	.00		
1429	ALSCO / AMERICAN LINEN	LSAL2575369	MATS FOR OFFICE BUILDING	02/28/2022	28.40	.00		
1429	ALSCO / AMERICAN LINEN	LSAL2585767	MATS FOR OFFICE BUILDING	03/28/2022	30.02	.00		
1429	ALSCO / AMERICAN LINEN	LSAL2590877	MATS FOR OFFICE BUILDING	04/11/2022	30.02	.00		
1429	ALSCO / AMERICAN LINEN	LSAL2595994	MATS FOR OFFICE BUILDING	04/25/2022	30.02	.00		
Total ALSCO / AMERICAN LINEN:					203.66	.00		
Bell Janitorial Supply								
2880	Bell Janitorial Supply	1023535	TP 2PLY	04/14/2022	260.56	.00		
Total Bell Janitorial Supply:					260.56	.00		
Brandon Rose								
2686	Brandon Rose	04252022	Reimburse for Car Rental - Nashv	04/25/2022	270.14	.00		
Total Brandon Rose:					270.14	.00		
BUILDING RENTAL DEPOSIT REFUNDS								
2479	BUILDING RENTAL DEPOSIT RE	041422	Switched Rental from Shelter to C	04/14/2022	150.00	.00		
Total BUILDING RENTAL DEPOSIT REFUNDS:					150.00	.00		
CENTURYLINK -435-654-3924 453B								
2561	CENTURYLINK -435-654-3924 45	435-654-3924	435-654-3924 453B BN	04/07/2022	175.18	.00		
Total CENTURYLINK -435-654-3924 453B:					175.18	.00		
CENTURYLINK 435-654-4204 775B								
2562	CENTURYLINK 435-654-4204 77	435-654-4204	ADJUSTMENT	04/07/2022	15.00-	.00		
2562	CENTURYLINK 435-654-4204 77	435-654-4204	435-654-4204 775B	04/07/2022	89.24	.00		
Total CENTURYLINK 435-654-4204 775B:					74.24	.00		
CenturyLink ACCT# 88239224								
2636	CenturyLink ACCT# 88239224	288768754	Phone Services	04/12/2022	1,026.17	.00		
Total CenturyLink ACCT# 88239224:					1,026.17	.00		
COLONIAL FLAG & SPECIALTY CO								
305	COLONIAL FLAG & SPECIALTY	0266224	Administrative Bldg Rotations	04/11/2022	112.00	.00		
305	COLONIAL FLAG & SPECIALTY	0266227	Cemetery Flag Rotations	04/11/2022	285.00	.00		
305	COLONIAL FLAG & SPECIALTY	0266229	Hamlet Park Rotations	04/11/2022	112.00	.00		
Total COLONIAL FLAG & SPECIALTY CO:					509.00	.00		
COMCAST								
2816	COMCAST	4-11-22 TO 5-1	849441040300361	04/06/2022	86.40	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total COMCAST:					86.40	.00		
Dominion Energy								
930	Dominion Energy	2731063797 4/	2731063797 Community Center	04/05/2022	478.26	.00		
930	Dominion Energy	5770020000 4/	Town Hall 5770020000	04/05/2022	736.03	.00		
930	Dominion Energy	6558550000 A	MAINTENANCE SHOP 65585500	04/13/2022	808.03	.00		
930	Dominion Energy	6801020000 4/	6801020000 Admin Office	04/05/2022	145.35	.00		
Total Dominion Energy:					2,167.67	.00		
Executech Utah, Inc.								
2614	Executech Utah, Inc.	EXEC-114946	IT Services Agreement - 13 hours	04/01/2022	1,473.00	.00		
2614	Executech Utah, Inc.	EXEC-115611	Non-Agreement or Overage Hour	03/31/2022	702.85	.00		
2614	Executech Utah, Inc.	EXEC-116091	Midway City - Recurring Products	03/31/2022	753.35	.00		
Total Executech Utah, Inc.:					2,929.20	.00		
FINAL COMPLETION DEPOSIT								
2418	FINAL COMPLETION DEPOSIT	21-098 FCD	21-098 FINAL COMPLETION DE	04/21/2022	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	21-121 FCD	21-121 FINAL COMPLETION DE	04/22/2022	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	21-131 FCD	21-131 FINAL COMPLETION DE	04/22/2022	1,500.00	.00		
2418	FINAL COMPLETION DEPOSIT	21-214 FCD	21-214 FINAL COMPLETION DE	04/22/2022	3,000.00	.00		
2418	FINAL COMPLETION DEPOSIT	21-216 FCD	21-216 FINAL COMPLETION DE	04/22/2022	3,000.00	.00		
Total FINAL COMPLETION DEPOSIT:					10,500.00	.00		
GORDON LAW GROUP, P.C.								
2627	GORDON LAW GROUP, P.C.	12076	Lynn David v. Midway State & GR	04/11/2022	1,042.65	.00		
2627	GORDON LAW GROUP, P.C.	12077	Lynn David v. Midway Federal La	04/11/2022	115.85	.00		
Total GORDON LAW GROUP, P.C.:					1,158.50	.00		
HARBOR FREIGHT TOOLS								
2166	HARBOR FREIGHT TOOLS	978147	Tools, measurer tape, canvas bag	03/16/2022	136.90	136.90	04/19/2022	
Total HARBOR FREIGHT TOOLS:					136.90	136.90		
HEBER LIGHT & POWER								
1421	HEBER LIGHT & POWER	1691	STREET LIGHT REPAIR	04/08/2022	2,777.00	.00		
Total HEBER LIGHT & POWER:					2,777.00	.00		
HORROCKS ENGINEERS INC								
565	HORROCKS ENGINEERS INC	68586	Attend City Council Meeting	04/13/2022	340.00	.00		
565	HORROCKS ENGINEERS INC	68586	Midway General Engineering	04/13/2022	2,245.95	.00		
565	HORROCKS ENGINEERS INC	68586	Attend Planning Commission	04/13/2022	340.00	.00		
565	HORROCKS ENGINEERS INC	68586	10 Year Road & Water Plan	04/13/2022	3,197.00	.00		
565	HORROCKS ENGINEERS INC	68586	2020 Capital Facility Plan	04/13/2022	4,048.60	.00		
565	HORROCKS ENGINEERS INC	68586	Midway City Cut Permits	04/13/2022	197.70	.00		
565	HORROCKS ENGINEERS INC	68586	Develop Rev. Comm/Michael & St	04/13/2022	340.00	.00		
565	HORROCKS ENGINEERS INC	68586	Update Trail General Plan	04/13/2022	680.00	.00		
565	HORROCKS ENGINEERS INC	68586	Update the Roadway General Pla	04/13/2022	680.00	.00		
565	HORROCKS ENGINEERS INC	68586	Remund Farms Ph 4 - Planning	04/13/2022	647.50	.00		
565	HORROCKS ENGINEERS INC	68586	Villages of Zermatt - Construction	04/13/2022	197.00	.00		
565	HORROCKS ENGINEERS INC	68586	Farm Meadows (Ryan Davis): Pla	04/13/2022	92.50	.00		
565	HORROCKS ENGINEERS INC	68586	Saddle Creek Phase 1: Constructi	04/13/2022	109.90	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
565	HORROCKS ENGINEERS INC	68586	Homestead Resort - Construction	04/13/2022	1,984.25	.00		
565	HORROCKS ENGINEERS INC	68586	Huntleigh Woods Sub: Constructio	04/13/2022	420.90	.00		
565	HORROCKS ENGINEERS INC	68586	Saddle Creek Phase 2 & 3: Const	04/13/2022	813.40	.00		
565	HORROCKS ENGINEERS INC	68586	Mill Canyon Farms: Construction	04/13/2022	1,944.60	.00		
565	HORROCKS ENGINEERS INC	68586	Haynie Rural Sub: Construction	04/13/2022	1,296.05	.00		
565	HORROCKS ENGINEERS INC	68586	The Reserve Phase 2: (Const.)	04/13/2022	5,735.40	.00		
565	HORROCKS ENGINEERS INC	68586	Dance Subdivision: Planning & Co	04/13/2022	420.50	.00		
565	HORROCKS ENGINEERS INC	68586	The Village: Planning	04/13/2022	1,182.00	.00		
565	HORROCKS ENGINEERS INC	68586	Mt. Spa Resort: Planning	04/13/2022	788.00	.00		
565	HORROCKS ENGINEERS INC	68586	The highlands at Soldier Hollow -	04/13/2022	2,115.90	.00		
565	HORROCKS ENGINEERS INC	68586	Saddle Creek Phase 4 - Construct	04/13/2022	985.00	.00		
565	HORROCKS ENGINEERS INC	68586	Remund Farms Ph 2 & 3 - Constr	04/13/2022	108.60	.00		
565	HORROCKS ENGINEERS INC	68586	Bonner Meadows: Planning	04/13/2022	1,219.05	.00		
565	HORROCKS ENGINEERS INC	68586	Amaylli, Mt. Spa Resort: Planning	04/13/2022	776.00	.00		
565	HORROCKS ENGINEERS INC	68586	Wayne's Pond: Planning	04/13/2022	92.50	.00		
565	HORROCKS ENGINEERS INC	68586	Rising Ranch: Construction	04/13/2022	192.32	.00		
565	HORROCKS ENGINEERS INC	68586	2021 South Homestead Trail Desi	04/13/2022	28,974.05	.00		
565	HORROCKS ENGINEERS INC	68586	2022 Road Surface Treatment Co	04/13/2022	9,297.75	.00		
565	HORROCKS ENGINEERS INC	68586	Pine Canyon Storm Drain Design	04/13/2022	1,627.70	.00		
565	HORROCKS ENGINEERS INC	68586	2021 RIVER ROAD IMPROVEME	04/13/2022	4,961.90	.00		
Total HORROCKS ENGINEERS INC:					78,052.02	.00		
JENNIFER SWEAT								
2446	JENNIFER SWEAT	04132022	Reimbursement for Wave Renewa	04/13/2022	60.00	.00		
2446	JENNIFER SWEAT	04252022	MILEAGE-UAPT MAY 2022	04/25/2022	340.48	.00		
2446	JENNIFER SWEAT	04252022	PER DIEM-DINNER	04/25/2022	44.00	.00		
Total JENNIFER SWEAT:					444.48	.00		
KAREE CANNON								
2915	KAREE CANNON	10	FUDGE	04/19/2022	54.00	.00		
Total KAREE CANNON:					54.00	.00		
KW ROBINSON CONSTRUCTION, INC.								
1931	KW ROBINSON CONSTRUCTIO	2022-10	RIVER ROAD-60 S to 300 N Proj	04/14/2022	612.73	.00		
1931	KW ROBINSON CONSTRUCTIO	2022-10	RIVER ROAD-60 S to 300 N Proj	04/14/2022	99,600.18	.00		
1931	KW ROBINSON CONSTRUCTIO	2022-10	RIVER ROAD-60 S to 300 N Proj	04/14/2022	245.09	.00		
1931	KW ROBINSON CONSTRUCTIO	2022-10	RIVER ROAD-60 S to 300 N Proj	04/14/2022	94,842.10	.00		
Total KW ROBINSON CONSTRUCTION, INC.:					195,300.10	.00		
LES OLSON COMPANY								
735	LES OLSON COMPANY	EA1132201	Quarterly #4 Quarterly Contract bil	04/08/2022	802.50	.00		
Total LES OLSON COMPANY:					802.50	.00		
MORETON & COMPANY								
1950	MORETON & COMPANY	329395	INSURANCE	04/21/2022	294.00	.00		
Total MORETON & COMPANY:					294.00	.00		
MOUNTAINLAND SUPPLY COMPANY								
845	MOUNTAINLAND SUPPLY COMP	S104599821.0	16" Rake	04/11/2022	24.00	.00		
845	MOUNTAINLAND SUPPLY COMP	S104615079.0	Credit Memo	04/06/2022	26.63-	.00		
845	MOUNTAINLAND SUPPLY COMP	S104615702.0	WATER Supplies	04/07/2022	451.06	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
845	MOUNTAINLAND SUPPLY COMP	S104615702.0	WATER	04/11/2022	112.16	.00		
845	MOUNTAINLAND SUPPLY COMP	S104624161.0	Cemetery	04/12/2022	170.05	.00		
845	MOUNTAINLAND SUPPLY COMP	S104626384.0	PARK Strips	04/13/2022	532.96	.00		
845	MOUNTAINLAND SUPPLY COMP	S104628227.0	Supplies	04/14/2022	2,509.11	.00		
845	MOUNTAINLAND SUPPLY COMP	S104628596.0	2 PVC s80 Male Adapter	04/14/2022	234.66	.00		
845	MOUNTAINLAND SUPPLY COMP	S104628613.0	Supplies	04/18/2022	1,095.36	.00		
845	MOUNTAINLAND SUPPLY COMP	S104629089.0	Supplies	04/14/2022	179.10	.00		
845	MOUNTAINLAND SUPPLY COMP	S104631725.0	Sensus Power Cord	04/18/2022	259.28	.00		
845	MOUNTAINLAND SUPPLY COMP	S104635760.0	Supplies	04/19/2022	360.69	.00		
Total MOUNTAINLAND SUPPLY COMPANY:					5,901.80	.00		
RIVERTON CHEVROLET								
2974	RIVERTON CHEVROLET	04132022	CHEVROLET SILVERADO 1500	04/21/2022	40,860.95	40,860.95	04/21/2022	
Total RIVERTON CHEVROLET:					40,860.95	40,860.95		
SANDERS STONE ART, LLC								
2827	SANDERS STONE ART, LLC	22425	Burgi Hill Park Sign	03/16/2022	1,400.00	.00		
Total SANDERS STONE ART, LLC:					1,400.00	.00		
SHERWIN WILLIAMS CO								
2868	SHERWIN WILLIAMS CO	5547-5	MIDWAY OFFICE WHITE	04/07/2022	83.91	.00		
Total SHERWIN WILLIAMS CO:					83.91	.00		
SPECTRUM Landscaping Services								
2758	SPECTRUM Landscaping Service	12213	APRIL Monthly contract services	04/11/2022	14,125.00	.00		
Total SPECTRUM Landscaping Services:					14,125.00	.00		
STANDARD PLUMBING SUPPLY CO.								
1045	STANDARD PLUMBING SUPPLY	QCHD27	OFFICE CAR DETAIL	04/13/2022	20.97	.00		
1045	STANDARD PLUMBING SUPPLY	QCT279	PARK STRIPS GALV NIPPLE	04/18/2022	27.34	.00		
1045	STANDARD PLUMBING SUPPLY	QDBN08	KORKY QUIET VLV	04/21/2022	32.82	.00		
Total STANDARD PLUMBING SUPPLY CO.:					81.13	.00		
STATE OF UTAH								
2422	STATE OF UTAH	3RD QUARTE	3rd Quarter	04/14/2022	1,114.50	.00		
Total STATE OF UTAH:					1,114.50	.00		
SUNPRO								
2899	SUNPRO	2538240	MITCHIE PARK	04/13/2022	235.44	.00		
Total SUNPRO:					235.44	.00		
SUPERIOR LOCKSMITH								
2806	SUPERIOR LOCKSMITH	65653	NW. DOOR	04/23/2022	320.00	.00		
2806	SUPERIOR LOCKSMITH	WO-0283	Keys & Master Hitch Lock	04/04/2022	46.95	46.95	04/19/2022	
Total SUPERIOR LOCKSMITH:					366.95	46.95		
T.B.I. Industries LLC								
2954	T.B.I. Industries LLC	585	PLOW TRUCK #2 ECM #60	04/25/2022	3,500.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total T.B.I. Industries LLC:					3,500.00	.00		
TIMBERLINE ACE HARDWARE								
1170	TIMBERLINE ACE HARDWARE	151184	PARKS	04/12/2022	5.18	.00		
1170	TIMBERLINE ACE HARDWARE	151199	PARKS	04/12/2022	18.99	.00		
1170	TIMBERLINE ACE HARDWARE	151302	Streets	04/14/2022	29.99	.00		
1170	TIMBERLINE ACE HARDWARE	151400	Park Strip Filter	04/18/2022	44.92	.00		
1170	TIMBERLINE ACE HARDWARE	151413	PARKS	04/19/2022	95.46	.00		
Total TIMBERLINE ACE HARDWARE:					194.54	.00		
TWIN D INC ENVIRONMENTAL SRVS								
1593	TWIN D INC ENVIRONMENTAL S	21963	Storm Drain Cleaning And Video	03/22/2022	717.50	.00		
Total TWIN D INC ENVIRONMENTAL SRVS:					717.50	.00		
ULINE								
2787	ULINE	145207982	white label/shopping bags	02/16/2022	123.85	.00		
Total ULINE:					123.85	.00		
UTAH LOCAL GOVERNMENTS TRUST								
1255	UTAH LOCAL GOVERNMENTS T	1598057	WORKERS COMP Invoice	04/12/2022	1,208.61	.00		
Total UTAH LOCAL GOVERNMENTS TRUST:					1,208.61	.00		
UTAH WATER USERS ASSOCIATION								
1300	UTAH WATER USERS ASSOCIA	04252022	2022 Annual Dues	04/25/2022	100.00	.00		
Total UTAH WATER USERS ASSOCIATION:					100.00	.00		
VALLEY HARDWARE								
2906	VALLEY HARDWARE	2203-033187	propane exchange	03/15/2022	45.98	.00		
Total VALLEY HARDWARE:					45.98	.00		
VERIZON WIRELESS								
2783	VERIZON WIRELESS	9903074627	Cell service - Backnet	04/01/2022	373.22	.00		
Total VERIZON WIRELESS:					373.22	.00		
WASATCH AUTO PARTS								
1310	WASATCH AUTO PARTS	247565	water project	04/19/2022	594.89	.00		
1310	WASATCH AUTO PARTS	247912	batteroes, c-act contour floor, thre	04/25/2022	401.44	.00		
Total WASATCH AUTO PARTS:					996.33	.00		
Wate Hydrant Rental Refund								
2973	Wate Hydrant Rental Refund	04202022	REFUND ON WATER HYDRANT	04/20/2022	2,000.00	.00		
Total Wate Hydrant Rental Refund:					2,000.00	.00		
WAVE PUBLISHING								
1365	WAVE PUBLISHING	L17562	Parks & Trails Meeting	04/14/2022	18.50	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total WAVE PUBLISHING:					18.50	.00		
Grand Totals:					370,819.93	41,044.80		

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

- Detail report.
- Paid and unpaid invoices included.

Midway City Council
3 May 2022
Regular Meeting

Minutes of the
19 April 2022
Work Meeting



Memo

Date: 25 April 2022
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 19 April 2022 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, 19 April 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 5:08 p.m.

Members Present:

Celeste Johnson, Mayor
Steve Dougherty, Council Member
Jeff Drury, Council Member (Arrived at 5:19 p.m.)
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. Ameyalli Resort / Preliminary Architectural Review (City Planner – Approximately 60 minutes) – Preliminary architectural review of the Ameyalli Resort (Formerly the Mountain Spa Resort) located at 800 North 200 East.

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

- Overview
- Location of the development
- Resort area
- Purpose for the presentation

Mr. Henke also made the following comments:

- The item was just a review of the architecture.

- The architecture was preliminarily approved by the Vision Architecture Committee (VAC). It had not been reviewed by the Planning Commission.
- A theme other than Swiss/European had to be approved by the City Council.
- A 100-foot setback from the other property owned by the applicant was not required.

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

Chuck Heath, applicant, reviewed the open space being preserved as part of the project. He made the following comments:

- Looked at spa resorts in Switzerland.
- The proposed architecture bridged the gap between Swiss and the look and feel of the property.
- The two towers would be lower than 35 feet and below the ridgeline.
- Met with three of the four lot owners in the Mountain Spa Subdivision. They liked the proposal.
- Did not want a six-story hotel on the property.
- The cottages would be next to two of the lots in the Mountain Spa Subdivision.

Robert Shemwell, Overland Partners and representing the applicant, gave a presentation and reviewed the following items:

- Pictures of the site
- Conservation easements
- Site plan
- Lanes
- Diversity of Swiss architecture
- Swiss spas
- Project chalets
- Swiss integration
- Project duplexes & lodges
- Project core and spa
- Green roofs
- Perspectives
- Project cottages
- Architectural features

Mr. Shemwell also made the following comments:

- Wanted to respect the site and the neighbors.
- The site should be restored and preserved.
- The views should be preserved.
- At least one of the buildings would be restored.
- Wanted the buildings to fold into the landscape.
- The site was spartan.
- The architecture should be site specific.
- Wanted approval from the Council to continue working on the design.

- The green roofs would not be irrigated.
- His firm had done considerable work with arboretums and green roofs.
- The firm had experience with high desert landscapes.
- Some of the parking would be under the buildings but not underground.
- Service items would be under the buildings.
- There was less room for parking because of the setbacks.

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

- People wanted the historical Swiss feel in Midway.
- A project should not be transplanted into the City.
- Switzerland had contemporary architecture.
- Some developments were a “Disney” creation of Switzerland.
- Traditional Swiss architecture could be expensive.
- The architecture for the proposal was not Swiss, but it fit the location.
- It had a southwest look.
- A lot of developments in Midway did not have Swiss architecture.
- Liked the green roofs, low heights, and smear walls.
- The Town Hall was a local Swiss design that should be emulated.
- Some forms of traditional European architecture were undesirable.

Mr. Heath indicated that another meeting regarding architecture was not needed.

3. Adjournment

The meeting was adjourned at 6:00 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

Midway City Council
3 May 2022
Regular Meeting

Minutes of the
19 April 2022
Regular Meeting



Memo

Date: 26 April 2022
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 19 April 2022 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, 19 April 2022, 6:00 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; Pledge of Allegiance; Prayer and/or Inspirational Message

Mayor Johnson called the meeting to order at 6:14 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

Michael Henke, Planning Director
Wes Johnson, Engineer
Cory Lott, Public Works Crew Chief
Shane Owens, Public Works Assistant Crew Chief
Brad Wilson, Recorder/Financial Officer

Staff Present:

Corbin Gordon, Attorney

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. Corbin Gordon gave the prayer and/or inspirational message.

2. Consent Calendar

- a. Agenda for the 19 April 2022 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 5 April 2022 City Council Work Meeting
- d. Minutes of the 5 April 2022 City Council Regular Meeting
- e. Minutes of the 5 April 2022 City Council Closed Meeting
- f. Resolution 2022-11 adopting an updated pre-disaster mitigation plan for Midway City

Note: Copies of items 2a, 2b, 2c, 2d, and 2f are contained in the supplemental file.

Motion: Council Member Payne moved to approve the consent calendar as provided.

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

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.

Wasatch County Fire District / Deputy Fire Chief

Eric Hales introduced himself as the deputy fire chief for the Wasatch County Fire District. He indicated that he would be the interim fire chief until a new one was chosen.

No further comments were offered.

4. Department Reports

Wasatch County Housing Authority / Restructuring

Council Member Payne reported that the restructuring of the Wasatch County Housing Authority was ongoing.

Ice Rink / Season Report

Council Member Drury reported that the City's ice rink had closed for the season. He indicated that the season was successful with 15,000 skaters.

Water Quality Report

Council Member Dougherty reported that the water quality report for the City was completed. He indicated that the water quality was good.

Pressurized Irrigation / Ponds / Restrictions / Meters

Council Member Dougherty reported that the Midway Irrigation Company was trying to fill its ponds and had not yet turned on the pressurized irrigation system. He indicated that there would be immediate use restrictions and a letter would be sent out detailing them. He added that meters were being installed for each connection to the system. He said that the installation was simple.

Parks and Cemetery / Lawn Care / Water Conservation

Mayor Johnson reported that organic products would be used for lawn care at the City's parks and cemetery. She added that sensors might be added to the sprinkling systems to conserve water.

HL&P / Infrastructure / Fees / Availability

Council Member Dougherty reported on the new infrastructure being installed by the Heber Light & Power Company (HL&P). He indicated that HL&P was doing rate and impact fee studies. He added that the availability of electricity had been affected by the drought and the price of natural gas.

5. Resolution 2022-15 / Appenzell PUD Master Plan Amendment (City Planner – Approximately 45 minutes) – Discuss and possibly approve Resolution 2022-15 amending the master plan for the Appenzell PUD located at 700 South Center Street.

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

- Background
- Development agreement
- Land use summary
- Location of the development
- Landscaping plan
- Proposed landscaping plan
- Photograph of the property
- High Valley Ranch
- Open space plan
- Density
- Items for consideration

Mr. Henke also made the following comments:

- Had received inquiries from other HOAs regarding selling open space.

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

Wes Johnson explained how the \$21,000 bond amount, for landscaping, was determined. He made the following comments:

- Spoke to the City Attorney and thought that the bond money could not be transferred to the HOA.
- The bond money could be used if the infrastructure failed during the warranty period.
- A warranty period should not begin unless the infrastructure was installed correctly.
- The developer had not requested that the bond be released even though it had been three years since the warranty period began.
- Would recommend that the bond be released if the developer requested that the warranty period end.
- When the warranty period began, he determined that each zone of the sprinkling system was coming on and going off. A neighbor indicated that a landscaper damaged the system after that.

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

- Some of the landscaping was not installed correctly and did not work well over time.
- The City Attorney would review the relevant documents and prepare a memo.
- It was difficult and rare to use bond money.
- The sprinkling system was installed and then damaged when the houses were built.

David Tew, Appenzell HOA President, made the following comments:

- The goal was to amend the 2016 not the 2018 plat amendment.
- Selling the open space helped overcome the cost of remediation.
- The developer had not performed well.
- Had a revised plan for the vacation and sale of the open space.
- The homeowners had already contributed \$255,000 for the remediation. \$483,000 was still needed. The total cost per owner would be \$12,000 if the requested property was not sold.
- Proposed replacing the open space with property left when a barn was removed. This would mean that no open space was lost. This would also avoid precedence being set.
- The potential buyers would not purchase the property if it came with restrictions.
- The homeowners' destinies were in the hands of the Council.

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

- The Council had not seen the new proposal prior to the meeting.
- The item should be continued to give time for consideration.
- Could the City change the development agreement which was with the developer?
- The agreement was changed in 2016 but a relevant section of the Municipal Code was changed in 2018. The consequences would be different if the 2018 change was applied to the request.
- The open space along Center Street allowed more density in the development.
- The proposed amendment would change the overall size of the development.
- The City did not decide that the barn should be removed.
- One or two units still needed to be sold by the developer.
- The City had not done anything to limit the HOA's ability to sue the developer.

- The bond should not have a dollar limit but should pay to repair all deficiencies.
- The City Attorney should address the issue of liability greater than the bond amount.

Motion: Council Member Simonsen moved to continue the item until the May 17th meeting when all the council members could be present.

Discussion: Mayor Johnson made the following comments:

- Appreciated the neighbors coming to the City for help.
- The request would set precedence.
- Other people had already contacted the City wanting to do the same thing. This would happen again and again.
- Civil matters were not city matters.
- The HOA had the right to sue the developer.

Brenda Ford, who wanted to purchase the open space, made the following comments:

- Wanted to purchase the property.
- Was the only person who could purchase it.
- Could add nine feet from her existing lot to make the property a conforming lot.
- Would she have to do a subdivision to build on the property? Michael Henke indicated that she would have to do a two-lot subdivision after the property was vacated.
- Was there any other reason that she could not build a house on the property? Michael Henke responded that he would have to do further review to answer that question.

Second: Council Member Drury seconded the motion.

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

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

6. Springer Property / Water Rights (City Planner – Approximately 15 minutes) – Discuss and possibly approve the required amount of water rights for the Springer Property located at 65 North 200 West (Zoning is C-3). Recommended by the Midway Water Advisory Board.

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

- Project overview
- Location of the property
- Zoning
- Pictures
- Site plan for water rights
- Recommended water requirement

Mr. Henke also made the following comments:

- The Midway Bakery on Main was planned to be in the main building.
- The applicant would come back for a master plan for the rest of the property.
- The building would look like the old house but have a new design.
- There was a credit of 1.5-acre feet for the existing culinary connection.
- The second floor would be a transient rental unit.
- A long-term rental would require a conditional use permit and more water.

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

Motion: Council Member Payne moved to approve the Springer property water rights in the amount of an additional three-acre feet.

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

7. The Village / M&I Water (City Attorney – Approximately 30 minutes) – Discuss and possibly approve the use of municipal and industrial (M&I) water to meet the needs of The Village located at 541 East Main Street (Zoning is C-2).

Corbin Gordon made the following comments regarding the water right:

- The Midway Water Advisory Board had reviewed the request. The Board did not recommend or oppose the use of the water right.
- The developer was short water for the project. He obtained a lease of M&I water that was approved by the Wasatch County Special Service Area #1. This could be transferred to the City’s well.
- The Midway Irrigation Company did not oppose using the right.
- There was sufficient capacity in the Alpenhof-Weber well for this and other water rights.
- Drafted a continuing lien, which would be in first position, to address non-payment of water fees to the City. The City could recover the fees when a property was sold or could foreclose on it. Legal costs would be covered.
- Needed to do more research to determine if a change in the point of diversion was needed.

Wes Johnson reviewed acre feet, capacity in the Alpenhof-Weber well, average usage, and peak usage. He made the following comments:

- All the M&I water rights in the City, including what was proposed that evening, would use less than 50% of the capacity in the well.
- Midway Irrigation Company water rights would come out of the existing springs. The well could be used for other water rights.
- The City had enough storage, in its existing water tanks, for buildout.
- It needed one more water source.
- The Alpenhof-Weber well was not test pumped to its maximum flow because there was no place to put the water.

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

- The City should monitor its capacity to determine the maximum usage that it could provide.
- The amount of water for approved but not built projects needed to be considered.
- Accepting foreign water obligated the City to provide the required potable water source.
- The Jordanelle Reservoir, where the M&I water was stored, was only at 50% capacity.
- The City should test the well to determine its maximum flow.
- The State now required that water conservation be part of a community's general plan.
- The Council should be provided an update on how its water sources were committed. This should include foreign water.
- The Council should also be provided an update of how its water would be allocated at buildout.
- The amount of water per source should be provided to the Council.
- Did the amount of water that the City agreed to provide match what was being provided?
- The Irrigation Company water rights would not meet total demand at buildout.
- The State Legislature might lower the amount of water required for development.
- Several council members would not be at the next meeting.

Motion: Council Member Drury moved to continue the item with the following specific concerns being addressed:

- The capacity of the Alpenhof-Weber well versus what had been promised but not consumed.
- Water for developments that had been approved but not yet built so the Council knew what had been committed in gallons per minute (gpm).
- The well had a capacity of 500 gpm and the Council should know if that capacity was being consumed. This should be done before the Council consider transferring additional rights into that source.

Second: Council Member Orme seconded the motion.

Discussion: Council Member Simonsen asked how much Irrigation Company water had been transferred into the well. Wes Johnson responded that none had been transferred into the well.

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 8:30 p.m. She reconvened the meeting at 8:36 p.m.

8. Animals on the Town Square / Discussion (Council Member Drury – Approximately 30 minutes) – Discuss sections 5.03.070(A)(5) and 6.04.010(B) of the Midway City Municipal Code regulating animals on the Midway Town Square located at 150 West Main Street.

Council Member Drury made the following comments:

- The Midway Boosters and Swiss Days Committee had concerns about animals on the Town Square during Swiss Days. They did not want the prohibition to go away.
- Some animals could be aggressive.
- It was not appropriate for Swiss Days volunteers to perform animal control.
- Heber Valley Animal Services did not have the resources to patrol the event.
- Law enforcement was busy with other responsibilities during the event.
- Midway City was not enforcing animal control on the Town Square.
- Paws for Life did not want to enforce it.

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

- The restriction on animals on the Town Square should be repealed.
- A repeal would reduce options for the City.
- The Municipal Code could be changed to allow those renting the Town Square to determine the restrictions for their event.
- The Code did not include any penalties for animals being on the Town Square.
- Violations could be a civil infraction like some parking issues.
- Swiss Days did not sufficiently publicize that no dogs were allowed on the Square. The restriction should be noted at each entrance and the parking lots.
- Swiss Days could hire a security company for enforcement.
- The City had immunity when it enforced its Code.
- Private citizens should not be able to write citations on behalf of the City.
- Swiss Days should ask Wasatch County to hire more deputies.
- City council members and employees had done enforcement during the event.
- Who could enforce the Code?

Corbin Gordon said that he would research who could enforce the Municipal Code. Mayor Johnson asked that be completed by the meeting on May 17th.

9. Lawn Care / Contract (Public Works Assistant Crew Chief – Approximately 5 minutes) – Discuss and possibly award a contract for lawn care for Midway City.

Council Member Drury asked why one of the bids was so low? Mayor Johnson responded that the same request for bids was sent to all the bidders.

Motion: Council Member Orme moved to award to Spectrum Landscaping Services the Midway City mowing contract for fiscal year 2023 and authorized the Mayor to sign it.

Second: Council Member Payne seconded the motion.

Discussion: Mayor Johnson indicated that she would determine why the low bid was so different from the others submitted.

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. HVAC Maintenance / Contract (Public Works Assistant Crew Chief – Approximately 5 minutes) – Discuss and possibly award a contract for heating, ventilation, and air conditioning (HVAC) maintenance for Midway City.

Council Member Orme explained that Abe Neerings was the low bidder and had been doing the maintenance for the City.

Motion: Council Member Drury moved to approve Abe Neerings for the HVAC maintenance contract for fiscal year 2023 for \$7,200 a year and authorized the Mayor to sign it.

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

11. Holiday Lighting / Contract (Mayor Johnson – Approximately 5 minutes) – Discuss and possibly award a contract for holiday lighting on the Town Square and along Main Street.

Mayor Johnson made the following comments regarding the contract:

- Holiday lighting had gone up substantially because of the cost of labor and the trees had grown larger.
- Two companies had submitted bids which were close.
- Recommended contracting with the company that had been doing the lighting for the

City.

- The lights would be leased and the City would get credit for the existing lights.

Council Member Simonsen asked how long the City had contracted for hanging the lights. He wondered if the City should consider other options. Mayor Johnson and Council Member Dougherty opposed having the Public Works Department hang the lights.

Motion: Council Member Drury moved to approve the Christmas lighting contract for \$26,878 including a \$3,647 discount that would be honored as a condition of the approval

Second: Council Member Payne seconded the motion.

Discussion: Council Member Simonsen again asked that the City consider other options.

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

12. Ordinance 2022-03 / PUDs and Subdivisions (City Planner – Approximately 15 minutes) – Discuss and possibly adopt Ordinance 2022-03 amending Chapter 16.16 (Planned Unit Developments and Subdivisions) of the Midway City Municipal Code regarding planned unit developments and subdivisions. Recommended by the Midway City Planning Commission.

Michael Henke reviewed the highlights of the proposed ordinance and made the following comments:

- The proposal was one of three pending ordinances.
- It would prohibit re-subdividing a PUD.
- It would apply to any pending applications.
- Density had been reduced.
- The minimum acreage requirement for PUDs had been eliminated.
- The size of PUDs was now based on the number of units. Should the minimum number be 40 or reduced to 30? This would limit the zones where they could be built.
- PUD pads were allowed to have limited common area.
- The proposal required more clustering.

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

- State Code would not change provisions of a development agreement.
- House sizes and water requirements should be included in the proposal.
- The Council had three more months before the notice of pending ordinance ended.
- The ordinance should be adopted that evening knowing that it could be amended in the future.
- The regulations should change by zone because the core of Midway was different than its outer area.

- The term density determination plan should be used to avoid confusion.
- 16.16.12(B)(1) should state ten instead of five years.

Motion: Council Member Dougherty moved to continue the item until the May 17th meeting.

Second: Council Member Orme seconded the motion.

Discussion: Council Member Payne asked the deadline for adopting an ordinance. Mr. Henke responded that August was the deadline.

Council Member Dougherty indicated that the proposal was the most important pending ordinance and should not be rushed. He thought that a lot of applications would be submitted if it was approved that night. He recommended only adopting it if the Council had reached the deadline and no other code was ready for adoption.

Council Member Drury suggested further consideration only on the latest changes to the ordinance.

Council Member Payne recommended a separate ordinance for infill developments. He thought that this would take more than four months to prepare and adopt.

Council Member Dougherty wanted a limitation on the size of dwellings.

Council Member Dougherty stated that regulations had to be mandated because you could not incentivize someone to develop something the market did not want.

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

13. Closed Meeting to Discuss Pending or Reasonably Imminent Litigation and the Purchase, Exchange, or Lease of Real Property

A closed meeting was not held.

14. Adjournment

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

The meeting was adjourned at 10:13 p.m.

DRAFT

Midway City Council
3 May 2022
Regular Meeting

Resolution 2022-16 /
Fee for Special Use Permits

Memo



Midway

Date: May 3, 2022
To: Midway City Council
From: Michael Henke
Re: Fee Schedule Amendment

Staff has identified a fee schedule amendment for the City Council to consider. The main goal, whenever a fee is required, is for that fee to cover the cost of processing the application. This includes the time for meeting with applicants, noticing, creating staff reports and other documents, creating presentations, and answering questions of the public regarding the application, to name several. Some applications take more time and effort than others, even if the proposals are, for example, both special uses. Therefore, the fee is based on an average amount of time and effort for the type of application. Staff has identified that Chapter 16.22: Wireless Telecommunications, requires a Special Use Permit. There is not a specific line item in the Fee Schedule for Special Use Permits. In the past, the Conditional Use Permit application and fees have been used for wireless telecommunication applications. Staff feels it is important to adopt a specific fee and professional review deposit for this specific type of petition. The proposal is that an application fee for a Special Use Permit is \$1,000 and the review deposit of \$5,000 (this is required, but not limited to, professional review including the possibility of the City hiring an expert to review the request, paid for out of the review deposit, to prove that colocation and colocation upgrade is not an option and that a new tower is required to cover the coverage gap. The proposed siting of the new telecommunication facility could also be reason to hire an expert).

Please contact me if you have any questions.



RESOLUTION 2022-16

A RESOLUTION AMENDING THE MIDWAY CITY FEE SCHEDULE REGARDING SPECIAL USE PERMITS AND RELATED MATTERS.

WHEREAS, Pursuant to Utah Code Ann. §10-3-717, Midway City has previously adopted a fee schedule which applies to the provision of municipal services by the City; and

WHEREAS, the Midway City Council finds it in the best interests of the City and the public to amend the fee schedule from time to time, in order to both update the fees to more accurately reflect the costs incurred by the City, and to add additional line items to the fee schedule to cover municipal services that were not previously included; and

WHEREAS, the Midway City Council desires to amend the fee schedule as set forth herein.

NOW THEREFORE, be it hereby **RESOLVED** by the City Council of Midway City, Utah, as follows:

The Midway City Fee Schedule is hereby amended as shown on the attached Exhibit “A”.

PASSED AND ADOPTED by the Midway City Council on the day of 2022.

MIDWAY CITY

Celeste Johnson, Mayor

ATTEST:

Brad Wilson, Recorder

(SEAL)

Exhibit A



MIDWAY CITY FEE SCHEDULE

Effective 5/3/2022

Deleted: 4

Deleted: 5

ADMINISTRATIVE

	ITEM	FEE
Copies	8.5" x 11" - black & white	\$0.25/copy
	8.5" x 11" - color	\$1.00/copy
	11" x 17" - black & white	\$0.50/copy
	11" x 17" - color	\$2.00/copy
	24" x 36" - black & white	\$3.00/copy
	24" x 36" - color	\$26.00/copy
	36" x 42" - black & white	\$5.50/copy
	36" x 42" - color	\$32.00/copy
	As provided by the Utah Government Records Access and Management Act, staff time will be charged in an hourly amount that equals but does not exceed the wage of the lowest-paid employee who has the necessary skills and training to perform the request. No charge may be made for the first quarter-hour of staff time.	
Returned Check		\$20.00

BUILDING SAFETY

	ITEM	FEE
After Hours Inspection		\$75.00/hr.
Copies	UPS Store Copies 2' x 3' or actual charge if more	\$3.50/page
	Time - Admin Asst - time spent gathering documents to be copied and going to the UPS store to make large format copies.	\$0.40/min.
Demolition Permit	For the demolition of a structure up to and including 5,000 square feet	\$50.50
	For the demolition of a structure in excess of 5,000 square feet	\$101.00
	A Demolition permit would require a minimum of two inspections: prior to approving for demolition, and after all regrading is complete to assure the requirements of the Site Disturbance ordinance have been met.	
Deposit	Varies depending upon cost of project, not to exceed plan review amount	Variable
Final Completion Deposit	Residential only, permits 07-126 forward	\$3,000.00
Grading Permit	50 cubic yards or less	\$25.00
	51-100 cu yd	\$37.00
	101-1,000 cu yd	\$50.00 for the first 100 cubic yards plus \$15.00 for each additional 100 cubic yards or fraction thereof

	1,001 - 10,000 cu yd	\$185.00 for the first 1,000 cubic yards plus \$13.00 for each additional 1,000 cubic yards or fraction thereof
	10,001 - 10,000 cu yd	\$301.00 for the first 10,000 cubic yards plus \$11.00 for each additional 10,000 cubic yards or fraction thereof
	100,001 cu yd or more	\$401.00 for the first 100,000 cubic yards plus \$9.00 for each additional 10,000 cubic yards or fraction thereof
Permit (+1% state/city surcharge added)	Basement Finish	No charge
	Electrical meter up-grade, relocation, or repair	No charge
	Furnace change-out	No charge
	Modification of existing gas line	No charge
	Recovering roof (second layer of shingles)	No charge
	Reroofing (removing all old roofing material and installing new)	No charge
	Water heater change-out	No charge
Permit Deposit	New Single-family dwelling	\$1,050.25
Permit Fees	Current Appendix "L" IRC	
Plan Review	65% of the building permit fee	
Post-Approval Review	Post-Approval Review (gas line, engineering, truss, REScheck, other) minimum	\$50.00/hr.
Post-Issuance Review		\$50.00/hr.
Re-Inspection Fee		\$75.00
Re-Open Expired Permit	50% of original permit fee	Variable
Residential Valuations	Current Wasatch County Building Department valuation (Updated every 6 months in February and August)	
Site Disturbance	Permit	\$50.50
	Plan Review	\$50.50
Temporary Certificate of Occupancy	Commercial	\$750.00
	New single-family dwellings thru permits 07-125, and all remodels/partial as required	\$500.00

CURRENT ICC EVALUATION TABLE
(For All Permits Except Residential)

Square Foot Construction Costs ^{a, b, c}

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	263.06	254.15	247.55	237.53	223.05	216.60	229.90	207.42	199.94
A-1 Assembly, theaters, without stage	241.02	232.11	225.51	215.49	201.01	194.56	207.86	185.38	177.89
A-2 Assembly, nightclubs	205.93	199.80	194.89	186.91	176.19	171.34	180.27	159.46	154.02
A-2 Assembly, restaurants, bars, banquet halls	204.93	198.80	192.89	185.91	174.19	170.34	179.27	157.46	153.02
A-3 Assembly, churches	243.83	234.92	228.32	218.30	204.21	198.79	210.67	188.58	181.10
A-3 Assembly, general, community halls, libraries, museums	204.02	195.11	187.51	178.49	163.01	157.56	170.86	147.38	140.89
A-4 Assembly, arenas	240.02	231.11	223.51	214.49	199.01	193.56	206.86	183.38	176.89
B Business	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
E Educational	222.69	214.99	208.81	199.81	186.17	176.74	192.93	162.78	157.80
F-1 Factory and industrial, moderate hazard	125.58	119.68	112.86	108.68	97.37	92.83	104.02	80.23	75.34
F-2 Factory and industrial, low hazard	124.58	118.68	112.86	107.68	97.37	91.83	103.02	80.23	74.34
H-1 High Hazard, explosives	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	N.P.
H234 High Hazard	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	67.37
H-5 HPM	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
I-1 Institutional, supervised environment	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
I-2 Institutional, hospitals	355.95	348.21	341.39	331.67	314.48	N.P.	324.26	293.82	N.P.
I-2 Institutional, nursing homes	247.27	239.53	232.71	222.99	207.36	N.P.	215.58	186.70	N.P.
I-3 Institutional, restrained	241.59	233.85	227.03	217.31	202.46	194.97	209.90	181.80	173.00
I-4 Institutional, day care facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
M Mercantile	153.55	147.41	141.50	134.53	123.48	119.63	127.88	106.75	102.31
R-1 Residential, hotels	213.59	206.35	200.28	192.29	176.78	171.95	192.54	158.70	154.00
R-2 Residential, multiple family	179.04	171.80	165.73	157.74	143.25	138.43	157.99	125.18	120.47
R-3 Residential, one- and two-family ^d	166.68	162.17	157.99	154.10	149.61	144.19	151.48	138.79	130.58
R-4 Residential, care/assisted living facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
S-1 Storage, moderate hazard	116.37	110.47	103.65	99.47	88.40	83.87	94.81	71.27	66.37
S-2 Storage, low hazard	115.37	109.47	103.65	98.47	88.40	82.87	93.81	71.27	65.37
U Utility, miscellaneous	89.90	84.75	79.27	75.71	67.97	63.50	72.24	53.83	51.28

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$23.20 per sq. ft.

Fees Collected for Other Entities or Departments

ITEM	FEE
Heber Valley Special Service District (HVSSD) - Impact Fee	\$3,290.00
Midway Sanitation District (MSD) - Lateral Inspection Fee	\$100.00
Midway Sanitation District - Sewer Impact Fee	\$2,450.00
Park Impact Fee	\$1,000.00
Public Facilities Deposit	\$1,750.00
Trails Impact Fee	\$806.00
Transportation Impact Fee	\$2,750.00
Water Connection Fee	\$800.00
Water Impact Fee (3/4" meter)	\$2,300.00
Water Impact Fee (1" meter)	\$3,833.00

Water Impact Fee (1.5" meter)	\$7,677.00
Water Impact Fee (2" meter)	\$12,267.00
Water Impact Fee (3" meter)	\$26,833.00
Water Impact Fee (4" meter)	\$76,667.00
The impact fee for meter sizes greater than 4.0 inches shall be determined by the City Engineer on a case-by-case basis.	
Water Meter Installation	\$50.00
WATTS - Line Extension Fee	\$1,500.00

BUILDINGS

	ITEM	FEE
Town Hall – Large Hall / Stage / Kitchen	Damage / Cleaning Deposit	\$500 (Refundable)
	Monday - Saturday; resident	\$350 daily rate/\$75 per day discounted rate up to 2 consecutive days*
	Monday - Saturday; non-resident	\$550 daily rate/\$100 per day discounted rate up to 2 consecutive days*
Community Center – Large Hall / Stage / Kitchen	Damage / Cleaning Deposit	\$500 (Refundable)
	Monday - Saturday; resident	\$200 day/\$50 per day discounted rate up to 2 consecutive days*
	Monday - Saturday; non-resident	\$300 day/\$75 per day discounted rate up to 2 consecutive days*
Community Center – Conference Room	Damage / Cleaning Deposit	\$500 (Refundable)
	Monday - Saturday; resident	\$50 per day
	Monday - Saturday; non-resident	\$75 per day
Community Center – Small Meeting Room	Damage / Cleaning Deposit	\$500 (Refundable)
	Monday - Saturday; resident	\$30 per day
	Monday - Saturday; non-resident	\$50 per day

* For every 1 day rental at the regular rate, you can rent up to two consecutive days at the discounted rate.

CEMETERY

	ITEM	FEE
	Administrative Fee (Replace Burial Rights Certificate, Research, Etc.)	\$50
	After Hours Charge ⁵	\$200 / Hour
Burial Plot (Cremation, Infant, Single, Stacked) ⁴	Primary Resident ¹	\$1,000
	Primary Wasatch County Resident ²	\$1,500
	Non-Resident, Non-Primary Resident ³	\$5,000
Cremation Niche (Rows 1 and 2)	Primary Resident ¹	\$750
	Primary Wasatch County Resident ²	\$1,000
	Non-Resident, Non-Primary Resident ³	\$1,500
Cremation Niche (Rows 3 and 4)	Primary Resident ¹	\$550
	Primary Wasatch County Resident ²	\$1,100
	Non-Resident, Non-Primary Resident ³	\$1,650
	Cremation Vault	\$300
	Disinterment (Adult)	\$2,000
	Disinterment (Infant / Cremation)	\$500
	Interment (Plot - Adult)	\$1,150

Interment (Cremation Niche)	\$150
Interment (Plot - Infant / Cremation)	\$500
Headstone Placement, Removal, or Inspection	\$100
Transfer of Ownership	\$100
¹ Classified as a person whose primary residence is located within the 84049 zip code. May purchase a maximum of four burial plots.	
² Classified as a person whose primary residence is located within Wasatch County. May purchase a maximum of two burial plots.	
³ Classified as a person whose primary residence is outside of Wasatch County. May purchase a maximum of two burial plots.	
⁴ A total of one single adult, two stacked adults, six separate cremated remains, or four infants may be buried on the plot.	
⁵ For Interments and disinterment after 3:00 p.m.	
Gravesites purchased previously for which no perpetual care assessment was paid will be charged an addition 60% of the opening and closing fee at the time of burial.	

ENGINEERING

ITEM	FEE
Engineering Construction Deposit	\$1,000 minimum or 5% of the entire estimate of the construction cost including contingency as determined by the City Engineer, whichever is greater*
* If the amount in the deposit is depleted down to ¼ of the initial amount then all work is put on hold. The hold is in place until the funds are increased to the initial deposit amount or an amount less than the initial amount. This possible lesser amount will be determined by staff based on the project’s level of completion.	

PARKS

ITEM	FEE
Pavilions – Centennial Park, Hamlet Park (North), Hamlet Park (South), Valais Park (East), Valais Park (West)	Resident/non-resident \$25/day
Pavilion – Town Square	Deposit \$250 (Refundable)
	Resident \$50/day
	Non-Resident \$100/day
Centennial or Hamlet Parks (With Vendors, Includes Pavilions)	Deposit (Security/Damage) \$500 (Refundable)*
	Resident/non-resident \$150/day
Town Square (Without Vendors)	Resident \$100/day
	Non-Resident \$200/day
Town Square (With Vendors, Includes Pavilion)	Deposit (Security/Damage) \$500 (Refundable)*
	Resident/non-resident \$250/day
* Required and must be paid within 24 hours of the event.	

PLANNING AND ZONING

ITEM		FEE
Administrative Decision Appeals		\$100
Annexation	Application	\$1,000 (5 acres or less) or \$200/acre (Over 5 acres).
	Legal and Engineering Review Deposit	\$100/acre* (\$1,000 minimum and \$10,000 maximum).
Annexation Agreement Amendment	Application	\$1,000 + \$100/lot or unit that is amended
	Legal and Engineering Review Deposit	\$1,000*
Board of Adjustment Application Fee/Variance		\$500 + \$.50 per letter + Costs
Business Licenses	Business/Event License - Swiss Days/Swiss Christmas	\$3,000.00
	Business License	\$65.00
	Temporary Business License	\$65.00
	Festival Market Business License Application Fee	\$50.00
	Festival Market Business License - 3rd Party Vendor Fee (Paid by the business owner for each 3rd party vendor). For the Thursday, Friday, or Saturday of the Labor Day Weekend commonly falling the last week of August or the first week of September each year.	\$50/day
	Festival Market Business License - 3rd Party Vendor Fee (Paid by the business owner for each 3rd party vendor). For all days except the Thursday, Friday, or Saturday of the Labor Day Weekend commonly falling the last week of August or the first week of September each year.	\$5/day
	Food Truck Business License - Per Occurrence (Paid by sponsoring business) or	\$50.00
	Food Truck Business License - Yearly (Paid by sponsoring business)	\$200.00
	Restaurant Business License	\$115.00
	Commercial Retail License for store 5,000+ square feet of floor space	\$165.00
	Hotel Business License \$3.00 per unit – Minimum of \$75 and Maximum of \$400	\$75 - \$400
	Class A Beer License	\$450.00
	Class B Beer License	\$450.00
	Class C Beer License	\$550.00
	Solicitor License	\$65.00 + \$1,000 bond
Late Fee on Unpaid Business Licenses up to 30 days late	\$0.50	

	License Fee + 100% late fee on unpaid licenses Over 30 days but less than 6 months	\$1.00
	Unpaid licenses over six months – Businesses must reapply, pay required fees, and obtain new inspections	\$65.00
	Special Event Application Fee	\$50.00
	Special Event Recurring Fee - per each instance of a Special Event	\$25.00
	Special Event Liquor License	\$100.00
	Transient Rental Inspection Trip Fee	\$30.00
	Transient Lodging Unit Rental	\$100.00
	Transient Lodging Unit Rental - Condominium Hotel ("Hotel" in plat title and no kitchen facilities)	\$15.00
Conditional Use Permit	Application	\$500 + \$.50 per letter + Costs
	Legal and Engineering Review Deposit	\$1,000* (Required at staff's discretion)
Development Agreement Amendment	Application	\$1,000 + \$100/lot or unit that is amended
	Legal and Engineering Review Deposit	\$1,000*
Development Review Committee (DRC)	To be subtracted from preliminary application once submitted for review	\$100.00
Disconnection	Application	\$500 (5 acres or less) or \$100/acre (Over 5 acres).
	Legal and Engineering Review Deposit	\$50/acre* (\$500 minimum and \$5,000 maximum).
General Plan Amendment		\$1,000 + Costs
Historic Building Permit		\$200 + Costs
Land Use Reviews by City Council (Miscellaneous)	Application	\$100.00
	Legal and Engineering Review Deposit	\$500* (Required at staff's discretion)
Land Use Verification		\$100.00
Lot Boundary Adjustment		\$100.00
Lot of Record Determination		\$300.00
Master Plan Amendment	Application	\$1,000 + \$100/lot or unit that is amended
	Legal and Engineering Review Deposit	\$1,000*
Miscellaneous Services (Waived for entities with a 501(C)(3) designation)		\$100 + Costs
Parking Stall Lease (Public)		\$250/annually (Prorated for first year)
Phased Development Planning**	Concept	\$500/meeting
	Master Plan Review	\$1,000 minimum or \$100/lot or unit
	Legal and Engineering Review Deposit (Master Plan Review)	Master Plan Review - \$2,000 minimum or \$400/lot or unit whichever is greater - \$20,000 maximum*
Plat Amendment	Application	\$250 + \$.50 per letter + Costs
	Legal and Engineering Review Deposit	\$1,000* (Required at staff's discretion)
Pre-Application Meeting		\$75/hr. after the first hour (Required at staff's discretion)

Plat Approval Extension	For each year extension is requested	\$150.00
Profession Review Deposit	Required for any application that requires legal and engineering review (unspent deposit funds)	\$500 unless determined differently by staff*
Residential Treatment Facilities and Elderly Care Facilities	Application	\$2,000
	Legal and Engineering Review Deposit	\$1,000*
Residential Treatment Facilities and Elderly Care Facilities (Special Accommodations)	Application	\$2,000
	Legal and Engineering Review Deposit	\$1,000*
Resort Planning**	Concept	\$500/meeting
	Master Plan Review	\$20,000 minimum or \$100/EU whichever is greater
	Legal and Engineering Review Deposit (Master Plan Review)	\$20,000 or \$100/EU whichever is greater*
	Legal and Engineering Review Deposit (Preliminary)	\$2,000 minimum or \$400/lot or unit whichever is greater - \$20,000 maximum*
	Legal and Engineering Review Deposit (Final)	\$2,000 minimum or 400/lot or unit whichever is greater* - only if staff determines it is necessary based on funds that remain in account after preliminary
Sewer Board Fees / unit or lot for preliminary		\$30.00
Sewer Board Fees / unit or lot for final		\$15.00
Signs	Permit	\$50.00
	Fine/Retrieval Fee for Illegally Placed Signs	\$25.00
Site Plans		\$600.00 or \$150.00 per unit/unit, whichever is greater
Site Plans: Amendment Application Fee	Application fee for site plan amendment approval.	\$300.00
Site Plans: Application Fee	Application fee for site plan approval.	\$300.00
Site Plans with Units: Application Fee Per Unit/Lot	Per unit/lot application fee for site plan approval.	\$150.00
Site Plans with Units: Base Application Fee	Base application fee for site plan approval, if greater than per unit/lot fee.	\$600.00
<u>Special Use Permit</u>	<u>Application</u>	<u>\$1,000 + \$.50 per letter + Costs</u>
	<u>Legal and Engineering Review Deposit</u>	<u>\$5,000* (Required at staff's discretion)</u>
Subdivision Planning (No new roads)	Preliminary	\$300/lot or unit
	Final	\$150/lot or unit
	Legal and Engineering Review Deposit (Preliminary)	\$500 minimum or \$200/lot or unit whichever is greater*
	Legal and Engineering Review Deposit (Final)	\$500 minimum or \$200/lot or unit whichever is greater* - only if staff determines it is necessary based on funds that remain in account after preliminary
Subdivision Planning (New roads)	Concept	\$500/meeting
	Preliminary	\$300/lot or unit
	Final	\$100/lot or unit

	Legal and Engineering Review Deposit (Preliminary)	\$2,000 minimum or \$400/lot or unit whichever is greater* - \$20,000 maximum
	Legal and Engineering Review Deposit (Final)	\$2,000 minimum or 400/lot or unit whichever is greater* - only if staff determines it is necessary based on funds that remain in account after preliminary
Town Architect		\$200/hr. (2 hours maximum)
Zone Compliance		\$100
Zone Text Change Request	Application fee for zone text change request.	\$1,000.00 plus legal and/or technical fees incurred by the City to service the application
Zoning Change Request	Application fee for zoning change request up to one acre, plus 250.00 per acre	\$400.00, up to one acre, plus \$250. per acre beyond one acre
Zoning Map		\$3.00
* If the amount in the deposit is depleted down to ¼ of the initial amount then all review is put on hold. The hold is in place until the funds are increased to the initial deposit amount or an amount less than the initial amount. This possible lesser amount will be determined by staff based on the project's level of completion. Prior to recording payment of fees must be current.		
** Each phase then must be processed through the Preliminary and Final approval process as listed in the Subdivision (new roads) section of this chart.		

PUBLIC SAFETY

ITEM		FEE
Dog Licenses (All fees collected are paid quarterly to Heber City)	Traditional (Not spayed or neutered; per dog; non-transferable)	\$25/year
	Traditional (Spayed or neutered; per dog; non-transferable)	\$20/year
	Lifetime (Spayed or neutered; per dog; non-transferable)	\$40
	Lifetime (Not spayed or neutered; per dog; non-transferable)	\$60
	Lifetime licenses are good for 3 years or when the rabies shot expires. At the time proof of rabies needs to be brought in and a new tag will be issued for \$5. If this tag is purchased, they will be able to renew the license when the dog is vaccinated instead of needing to do it yearly.	

PUBLIC WORKS / USE OF EQUIPMENT

(1 employee supplied with equipment unless otherwise specified)

ITEM	FEE
1 Ton Truck w/dump	\$46.70
Air Compressor	\$38.55
Application Fee	\$50.00
Backhoe - Includes One Employee	\$75.00
Bucket Truck	\$114.00
Cleaning Services	\$31.00/hr.
Code Enforcement	\$31.00/hr.

Generator	\$15.00
Ground Crew	\$31.00/hr.
Hydraulic Truck	\$55.50
Mini-Excavator	\$75.00
Misc. Vehicle	\$70.00
Personnel	\$31.00/hr.
Pressure Washing	\$40.00
Pressure Washing - Pre-Event - Includes One Employee	\$40.00
Restroom Cleaning	\$15.00
RTV	\$70.00
Set Up and Take Down of Load Zones	\$31.00/hr.
Small Loader	\$66.10
Snow Blower Attachment	\$131.55
Snowplow	\$96.30
Street Mechanical Sweeper	\$137.50
Street Mechanical Sweeper - Pre-Event	\$137.50
Street Vacuum Sweeper	\$137.50
Street Vacuum Sweeper - Pre-Event	\$137.50
Traffic Control Candles/Each/Per Day	\$0.60
Traffic Control Cones/Each/Per Day	\$0.60
Traffic Control Sign Stands/Each/Per Day	\$2.50
Traffic Control Signs/Each/Per Day	\$1.50
Trash Bags	\$1.00
Trash Removal	\$31.00/hr.
Trash Removal on City Property	\$31.00/hr.
Vacuum Trailer - Includes Two Employees	102.00/hr.

TAXES

ITEM	FEE
Franchise Fees	Determined by agreement
Highway Sales & Use Tax	0.30%
Municipal Energy Sales & Use Tax	6.00%
Municipal Sales & Use Tax	1.00%
Municipal Telecommunications License Tax	3.50%
Municipal Transient Room Tax	1.00%
Property Tax	Established annually
Resort Communities Sales & Use Tax	1.10%

WATER

Meter Size (Inches)	Allowed Usage (Gallons/Month)	Rate	Overage	
			0 – 5,000 gallons	5,000+ gallons
¾	10,000	\$28	\$3.73 per 1,000 gallons	\$4.67 per 1,000 gallons
1	20,000	\$56		
1 ½	40,000	\$112		
2	70,000	\$196		
3	160,000	\$448		
4	300,000	\$840		
6	640,000	\$1,792		

ITEM		FEE
CF	IRRIGATION CONVERSION FEE - assessed by Midway Irrigation. Fee is collected & passed through to Midway Irrigation.	
Connection Fee	¾ inch meter	\$1,300
	1 inch meter	\$1,600
	1 ½ inch meter	\$3,200
	2 inch meter	\$3,600
	Other sizes based on actual cost	
Connection Petition	Application	\$250
	Legal and Engineering Review Deposit	\$500 *
Excavation Permit	Administrative, Engineering, and Inspections (Includes 4 inspections)	\$500
Fire Hydrant Use	Deposit	\$2,000
	Rental charged for using fire hydrant, valve and meter (6 days per week)	\$10/day
	Charge for water used	\$0.02/gallon
MC	METER COST - set by ordinance based on Meter Size	
PB	PRIOR BALANCE	
PF – Alpenhof	PUMPING FEE - Operating & Maintenance costs	\$8/month
PF – Homestead Zone	PUMPING FEE - Operating & Maintenance costs	\$3/month
Re-Connection Fee	To resume service after first termination	\$25
	To resume service after second or subsequent terminations	\$400
System Enhancement Fee	One-time cost for Water System Development (Transportation, Treatment and Storage)	\$11,500
WA	WATER - fee set by ordinance	
Water Board – Application Fee		\$25/unit or lot
Water Lease	Annual Cost	\$400/year
WL	WATER LEASE per lease agreement	
* If the amount in the deposit is depleted down to ¼ of the initial amount then all review is put on hold. The hold is in place until the funds are increased to the initial deposit amount or an amount less than the initial amount. This possible lesser amount will be determined by staff based on the project's level of completion. Prior to recording payment of fees must be current.		