

MINUTES OF THE MIDWAY CITY COUNCIL

(Work Meeting)

Tuesday, 19 October 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 5:04 p.m. She excused Council Member Drury.

Members Present:

Celeste Johnson, Mayor
Steve Dougherty, Council Member
Lisa Orme, Council Member
Kevin Payne, Council Member
JC Simonsen, Council Member

Staff Present:

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

Members Excused:

Jeff Drury, Council Member

Note: A copy of the meeting roll is contained in the supplemental file.

2. Setbacks / Discussion (City Planner – Approximately 60 minutes) – Discuss amending Title 16 (Land Use) of the Midway City Municipal Code regarding setbacks.

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

- Residential setback requirements
- Background of the proposal
- General plan support
- Current and proposed setbacks
- Dwelling setbacks comparison
- Pictures of examples
- Accessory building setbacks comparison
- Small shed exception

- Examples with the current and proposed setbacks
- Types of accessory buildings.
- Wide but shallow lots.
- Possible findings

Mr. Henke also made the following comments:

- Combined setbacks would be eliminated.
- Corner lots could have two front setbacks.
- The twenty-foot exception for corner lots would be eliminated.
- Non-commercial greenhouses were considered accessory buildings.
- Structures would be built higher if building pads were limited.
- Limiting the total volume of the structures was the best way to limit the size of structures.
- The setbacks would not change if a lot was reduced.
- Structures were prohibited in the public utility easements (PUEs).
- The setbacks were from the property line and not sensitive lands.
- A complex ordinance would cause people to come to his office.

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

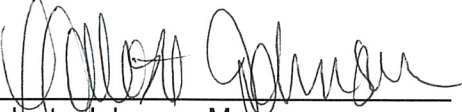
The Council, staff and meeting attendees discussed the following items:

- Owners built large houses to lower the price per square foot and maximize the sale price.
- Concerns could also be addressed by limiting the percentage of the lot area on which structures could be built.
- The square footage of the structures could also be limited.
- There was no easy way to calculate volume.
- Greater volume decreased value.
- Site obscuring fences on half acre lots and larger diminished the open feel and should be discouraged.
- It would be difficult to inform everyone about the new restrictions.
- The City was not regulating landscaping.
- Some municipalities varied the setbacks based on the adjacent uses.
- Should building envelopes be required for ease? This requirement would have to be worded correctly.
- Which area of a lot was used most?
- Increasing setbacks also increased landscaping. This should be addressed with landscaping regulations.
- Could extended front setbacks be used for parking?
- Two-foot and three-foot setbacks were not enough and did not accomplish much.
- The City should not take away owners' ability to creatively use their property.
- Structures should not be pushed into the center of lots.
- A tiered approach should be used.
- Many neighbors would have already built using current setbacks.

3. Adjournment

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

The meeting was adjourned at 6:07 p.m.



Celeste Johnson, Mayor



Brad Wilson, Recorder