

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

**Tuesday, 1 February 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 5:01 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

Staff Present:

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. Ordinance 2022-03 / PUDs** (City Planner – Approximately 60 minutes) – Discuss Ordinance 2022-03 amending Chapter 16.16 (Planned Unit Developments and Subdivisions) of the Midway City Municipal Code regarding planned unit developments and large-scale subdivisions. Recommended by the Midway City Planning Commission.

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

- Recommendations from the previous council meeting
- Proposed revisions
- Density

Mr. Henke also made the following comments:

- Duplexes but not apartment buildings could be built in Midway.
- An infill or cottage code could be adopted.

- PUDs provided slightly more in tax revenue than subdivisions.

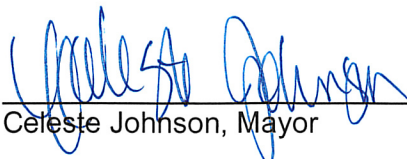
Note: A copy of Mr. Henke's presentation is contained in the supplemental file.

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

- A sliding scale could be used to incentivize structures to be in the center of a lot.
- Would attainable housing have to be in a PUD? Were PUDs the best way to provide such housing? Infill and cottage codes were alternatives.
- PUDs provided open space and private roads. They averaged 40% second homes and did not put as great a burden on schools. They did not require as much enforcement by the City.
- The City should be creative.
- Small houses in courtyards were preferred for attainable housing as opposed to condos and apartments
- Cottage communities and less prohibitive water requirements would encourage attainable housing.
- The cost to build a development was the same whether it was attainable housing or not.
- Subsidies or fee waivers were needed for attainable housing.
- Attainable housing should be deed restricted.
- There could be an attainable housing zone that did not require subsidies.
- Different solutions would be needed for different types of attainable housing.
- Were PUDs still meeting a need in the City?
- PUDs provided green area but not open space.
- PUDs satisfied a need for second homes.
- There were not enough workers in restaurants. Should the City encourage more development which would increase the demand on the restaurants?
- Attainable housing should only be considered after the General Plan was revised.
- The market not the City should decide which types of developments were built.
- There was a place for PUDs.
- Different types of housing should be provided.
- PUDs created a sense of community.
- Apartments were needed for service sector employees.
- PUDs should meet a minimum acreage requirement per zone.

3. Adjournment

The meeting was adjourned at 6:03 p.m.


Celeste Johnson, Mayor


Brad Wilson, Recorder