

MINUTES OF THE MIDWAY CITY COUNCIL

(Work Meeting)

Wednesday, 13 June 2018, 10:00 a.m.
Midway City Office Building, Old City Council Chambers
75 North 100 West, Midway, Utah

Note: Notices/agendas were posted at 7-Eleven, Ridley's Express, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the City Council, City Engineer, City Attorney, Planning Director, Public Works Assistant Crew Chief, 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 10:02 p.m. She excused Council Member Probst.

Members Present:

Celeste Johnson, Mayor
Lisa Christen, Council Member
Jeff Drury, Council Member
JC Simonsen, Council Member
Ken Van Wagoner, Council Member

Staff Present:

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

Members Excused:

Bob Probst, Council Member

Others Present:

Randy Larsen, GilmoreBell

2. Work Meeting Times

Mayor Johnson asked when the Council preferred to start its work meetings. The Council indicated 9:00 a.m.

3. Resolution 2018-13 / Whitaker Annexation Amendment / Whitaker Farm Preliminary Approval

Mayor Johnson reported that she and Wes Johnson would meet with the Wasatch County Council that afternoon. She said they would determine support for a roundabout at the entrance to the Memorial Hill.

Council Member Van Wagoner asked why the City was doing the work on the roundabout instead of the Whitaker Farm developer. Wes Johnson responded that the developer was paying for the work. Mayor Johnson added that the proposed roundabout was beneficial to the City and a better option than what had previously been proposed. Council Member Van

Wagoner stated that the City should not do the work for every developer.

Council Member Van Wagoner thought that the Whitaker Farm Subdivision was not ready for preliminary approval.

Council Member Drury asked if the developer would construct bike lanes on River Road. Michael Henke responded that the latest plan showed five-foot bike lanes.

Council Member Van Wagoner thought that roundabouts did not slow traffic. He indicated that traffic lights and stops signs were more effective. Mayor Johnson thought that roundabouts slowed traffic at least for a short distance.

Michael Henke noted that the Whitaker annexation agreement had to be amended to allow for roundabouts at the entrances to the project and other changes to River Road.

Mr. Henke also noted that issues with the water for the project still needed to be resolved. Wes Johnson was concerned that in certain circumstance someone could build a development without providing the necessary water.

4. Resolution 2018-23 / Resort Zone (City Planner – Approximately 10 minutes) – Discuss Resolution 2018-23 noticing a pending ordinance regarding the Resort Zone.

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

- Zoning map
- Resort zone
- Water rights
- Water requirements

Mr. Henke also made the following comments:

- The resolution noticed a pending ordinance regarding the resort zone.
- The Municipal Code assumed but did not require that only resorts would be built in the resort zone.
- The Code did not require commercial uses.
- It needed to accommodate small parcels in the zone.
- Vague and ambiguous language also needed to be eliminated.
- There were no density or height limits in the zone.
- The uses in the zone needed to be defined.

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

Corbin Gordon explained that any notice of pending ordinance needed to be specific.

5. Open Space Committee / Presentation (Approximately 2 hours) – Receive and discuss a presentation from the Midway City Open Space Advisory Committee regarding bonding for

the preservation of open space.

Mayor Johnson introduced the members of the Midway City Open Space Advisory Committee and thanked them for their work.

Courtland Nelson, chair of the Committee, made the following comments:

- Recommended that an open space bond proposition be on the ballot that year.
- There had been several years of studies and surveys regarding open space and bonding for it.
- A resolution from the Committee would be presented.
- The Wasatch County Council voted to place an open space bond proposition on the ballot for that year.
- The County would focus on preserving agricultural land.
- Each City might receive a portion of the County's bond proceeds.

David Carson, committee member, gave a presentation and reviewed the following items regarding the survey conducted by the Committee:

- Survey details
- Geographic representation of respondents
- Demographic representation of respondents
- Recommended size of a bond
- Financial impact of a bond
- Types of land to preserve
- Open space maintenance

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

Mr. Carson indicated that the Committee recommended a five-million-dollar bond based upon the survey.

Natalie Streeter, committee member, made the following comments regarding the forums held by the Committee:

- They were public meetings.
- The Committee tried to reach out to residents.
- Committee members were neutral at the forums.
- Discussed open space for Midway and not Wasatch County.
- Provided information.
- Addressed why a bond was needed at that time and why open space could not be preserved through zoning.
- Reviewed the impact of future growth.
- Discussed leveraging the bond proceeds.
- A bond provided the money that would be a key to a box of tools to preserve open space.

Paul Tew, committee member, indicated that the Committee focused on transparency and

education. It also emphasized the Municipal Code and its limitation for preserving open space.

Woody Woodruff, committee member, reviewed the committee resolution and the following items:

- Timeline
- FAQ
- Possible tax burden
- Bond amounts
- Open space maintenance costs

Mr. Woodruff also made the following comments:

- The tax impact would only begin when bonds were funded
- Residential development did not pay for itself.
- Open space cost less to service and maintain than residential development.
- There was an open space plan in the General Plan.
- Open space was in the eye of the beholder.
- The committee could not determine the impact of a local bond being on the same ballot as a county bond and how they would affect each other.
- Recommended against the outright purchase of open space.
- It was unwise to use loaned money to maintain open space.
- Bond proceeds should be used to leverage money, partner with other funding sources and purchase conservation easements.

Randy Larson made the following comments:

- Bond proceeds that were used for operation and maintenance were not tax exempt.
- Recommended against including O&M in the bond parameters.
- The details of a bond issue could be explained in the ballot language and voter information pamphlet.
- Advocating for or against a ballot proposition had to be independent of the City.

Motion: Without objection, Mayor Johnson recessed the meeting at 11:33 a.m. She reconvened the meeting at 11:40 a.m.

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

- How significant was the long-term cost of residential development?
- How much money would the City save if a piece of land was open space instead of a development?
- Owners should not be punished for developing their land.
- Owners would not be forced to sell their land to preserve open space.
- The bond proceeds would provide another option for landowners.
- In what geographic area should the bond proceeds be used?
- The City was better prepared that year to put a bond proposition on the ballot.
- Organizations like Utah Open Lands could arrange for open space to be farmed.
- Bond proceeds could purchase trail easements but should not be used for trail

maintenance.

Corbin Gordon indicated that the proposed memorandum of understanding (MOU) with Wasatch County, regarding open space and an open lands board, was not well defined and unworkable. Mayor Johnson responded that Midway, Heber City and Wasatch County needed to discuss the MOU.

6. Sidewalk / Swiss Alpine Road

Council Member Van Wagoner recommended that the City construct a sidewalk from the Swiss Alpine Road entrance of Saint-Prex Estates to Homestead Drive. He also said that the developer of Saint-Prex Estates could install that sidewalk instead of putting ribbon curb along the road.

Michael Henke recommended that the sidewalk along Sunburst Ranch be extended to Saint-Prex Estates.

7. Parking / Commercial Zones

Council Member Van Wagoner recommended that the Council amend the Municipal Code regarding parking in and around the commercial zones. He indicated that businesses did not have enough parking. He said that businesses could also participate in common parking areas.

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

- Current parking requirements did not consider outdoor seating.
- The City should focus on off-site/common parking areas.
- There were a lot of places for parking.
- Swiss Days equipment behind the Cannery could be moved to the City's maintenance yard. That area could then be used for parking.
- Should parking be behind businesses?
- The theater that was being discussed would increase parking problems.
- Parking could be added around the Centennial Park.
- Signs should be installed directing people to parking.

8. Adjournment

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

The meeting was adjourned at 1:27 p.m.



Celeste Johnson, Mayor



Brad Wilson, Recorder