

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

**Tuesday, 18 September 2018, 9:00 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 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, 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 9:03 a.m. She excused Council Member Drury.

Members Present:

Celeste Johnson, Mayor
Lisa Christen, Council Member
Bob Probst, Council Member
JC Simonsen, Council Member
Ken Van Wagoner, Council Member (Left at
10:55 a.m.)

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. Insurance / ULGT (Approximately 40 minutes) – Receive a presentation on the insurance coverage provided to Midway City by the Utah Local Governments Trust.

Greg Baumgartner, ULGT, reviewed the City's membership in the organization and the following subjects:

- Insurance coverage
- Training
- Risk assessments
- Member equity
- Property appraisals
- Legal hotline

- ULGT organization
- Claim amounts
- Coverage exceptions

Mr. Baumgartner indicated that the ULGT covered exceptions, such as land use, up to \$25,000. He doubted that there was a product on the market that covered land use liability and litigation.

3. Lola's Street Kitchen / Conditional Use Permit to Serve Alcohol (David Perez-Medina – Approximately 10 minutes) – Discuss a conditional use permit and local consent for Lola's Street Kitchen, located at 24 East Main Street, to serve beer and wine (Zoning is C-2). Recommended with conditions by the Midway City Planning Commission.

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

- What was being requested
- Changes to proximity variances
- Definition of a park
- Hours of operation
- Proposed conditions
- Restaurants in the City that sold alcohol

Mr. Henke also made the following comments:

- The Council had broad discretion when allowing the sale of alcohol.
- Had received several calls regarding the proposed permit.

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

4. Midway Mercantile / Conditional Use Amendment to Serve Alcohol (John Platt – Approximately 10 Minutes) – Discuss amending the conditional use permit for the Midway Mercantile Restaurant, located at 99 East Main Street, to serve alcohol (Zoning is C-2).

Michael Henke reviewed the hours of operation for the restaurant and other restaurants in the City that served alcohol. He explained that John Platt, applicant, was requesting that the limit on the hours of operation, imposed by the City, be removed.

5. Canyon View PUD, Plat B / Hamlet Homes (Michael Brodsky) – Receive a presentation on Hamlet Homes' purchase of Plat B of the Canyon View PUD located at approximately 1150 Springer View Loop.

Michael Henke gave a presentation on the development and reviewed the following items:

- Land use summary
- Location of the project
- Roads
- Sensitive lands

- Landscaping plan
- Bonding
- Water requirements.

Michael Brodskey, Hamlet Homes, reviewed the following items:

- Purchase of the project by Hamlet Homes
- Unit sizes
- Soil testing
- Combining the HOA's for both Plat A and B
- Unit architecture
- Landscaping
- Bonding

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

6. Board of Equalization Meeting – A meeting of the Midway City Board of Equalization (Please see separate agenda).

Motion: Council Member Simonsen moved to convene as the Midway City Board of Equalization.

Second: Council Member Van Wagoner seconded the motion.

Discussion: None

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

Council Member Christen	Aye
Council Member Drury	Excused from the Meeting
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Aye

Note: Minutes of the Board are maintained separately.

Motion: Board Member Van Wagoner moved to adjourn the Midway City Board of Equalization meeting and to continue the city council meeting.

Second: Board Member Simonsen seconded the motion.

Discussion: None

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

Board Member Christen	Aye
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Board Member Drury	Excused from the Meeting
Board Member Probst	Aye
Board Member Simonsen	Aye
Board Member Van Wagoner	Aye

Note: Council Member Van Wagoner and Council Member Christen left at 10:55 a.m.

7. Closed Meeting to Discuss Pending or Reasonably Imminent Litigation

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

Second: Council Member Christen seconded the motion.

Discussion: None

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

Council Member Christen	Aye
Council Member Drury	Excused from the Meeting
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Excused from the Meeting

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

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

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

Council Member Christen	Excused from the Meeting
Council Member Drury	Excused from the Meeting
Council Member Probst	Aye
Council Member Simonsen	Aye
Council Member Van Wagoner	Excused from the Meeting

8. Adjournment

Motion: Council Member Simonsen moved to adjourn the meeting. Council Member Probst seconded the motion. The motion passed unanimously.

The meeting was adjourned at 12:30 p.m.


Celeste Johnson, Mayor


Brad Wilson, Recorder