

MINUTES OF THE MIDWAY CITY COUNCIL

(Work Meeting)

Tuesday, 19 February 2019, 9:00 a.m.
Midway City Office Building, Upstairs Conference Room
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 9:04 a.m.

Members Present:

Celeste Johnson, Mayor
Jeff Drury, Council Member
Lisa Orme, Council Member
Bob Probst, 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:

Ken Van Wagoner, Council Member

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

2. **Saddle Creek Ranch / Concept Plan** (Paul Berg – Approximately 30 minutes) – Discuss amending the development agreement and the recorded plat map for the Saddle Creek Ranch PUD located at approximately 970 South 250 West (Street Lane) (Zoning is R-1-22).

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

- History of the development
- Recorded plat map and agreement
- Land use summary
- Location of the development
- Easements
- Proposed plan

- Percentage of second homes
- Traffic
- Open space
- Trails
- Streets
- Discussion points
- Storm drain system
- Property tax impact
- Setbacks
- Neighbors' views
- Trails maintenance
- Amenities and improvements
- Possible phasing
- Affordable housing
- Water line extension agreements
- Fencing
- Transmission lines
- Accessory buildings

Mr. Henke also made the following comments:

- It was the second time that the Council had considered the plan.
- The developer would widen all of 970 South from 250 West to Center Street. This included the section in front of Byron Day's property.
- All transportation impact fees would be returned to the developer.
- The proposed plan would reduce the density of the development.
- A portion of the original development would be removed and sold.
- The Planning Commission did not come to a consensus if the project should be a PUD or subdivision.
- The developer would improve the east half of 250 West along the development. There were some funds from the Farrell Subdivision to help improve the road.
- The Council could have the developer follow the existing agreement or the current code.

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

Paul Berg, Berg Engineering Resource Group and representing the applicant, made the following comments:

- The interior trails would be private, and the boundary trails would be public.
- Wanted to know the Council's opinion about fencing and the project being a subdivision.
- The HOA would clear the public trails.
- The ditch along 250 West would be moved into the open space.
- The open space could be used for the transmission line.
- If an easement was granted for the private trails, then the HOA could not enforce any regulations for the trail.

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

- Road maintenance would be \$5,000 to \$10,000 a year.
- 970 South and 250 West were some of the narrowest roads in the City.
- Privacy mattered to lot owners.
- Fencing around the lots was not a problem.
- The public trails needed to be maintained.
- A map needed to be prepared that prioritized the clearing of snow from trails and sidewalks throughout the City.
- The maintenance of the setbacks and open space needed to be clear.
- A plan should be developed for the improvement of all of 250 West.
- Should the affordable housing fee, which was required in the agreement for the project, still be assessed?
- Maintaining the roads in exchange for less density was a good arrangement.
- If there was fencing along the boundary of the development, then it should be open and not site obscuring.
- The setbacks addressed the Council's concerns
- The interior sidewalks were private but that would not be monitored.

3. Appenzell PUD / Master Plan Amendment (Dade Rose – Approximately 30 minutes) – Discuss amending the master plan for the Appenzell PUD located at 700 South Center Street (Zoning is R-1-22).

The applicant asked that the item not be considered at the meeting.

4. Ordinance 2019-06 / Parking Requirements for Commercial and Mixed-Use Developments (City Planner – Approximately 60 minutes) – Discuss Ordinance 2019-06 amending Section 16.13.39 (Off-Street Parking and Loading) of the Midway City Municipal Code regarding parking requirements for commercial and mixed-use developments. Recommended for approval by the Midway City Planning Commission.

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

- Parking concerns
- Non-conforming properties
- General Plan
- Parking requirement comparison with other resort communities
- Points of discussion
- Items to consider
- Economic impact
- Visual impact
- Changes in future needs
- Residential parking
- Potential solutions

Mr. Henke also made the following comments:

- The ordinance had been discussed previously.

- The Planning Commission spent a lot of time discussing it.
- The City did not regulate if someone charged for covered parking in a project.

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

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

- The parking lot for the Granary was full on weekends
- Transient rentals were allowed in the same zones as mixed-use developments.
- Units larger than studio apartments needed at least two parking stalls.
- The City could require that required parking was free.
- Two spaces should be required for any residential units.
- Were more spaces needed for larger units?
- Should the City regulate for the largest possible use?
- Mixed-use developments needed enough parking for both the commercial and residential components.
- Specific locations for public parking lots needed to be discussed.
- More parking made businesses money.
- How should new and existing businesses help increase parking?

The Council agreed that any units with up to two bedrooms should have two parking stalls. Units with more bedrooms should have 2.5 stalls. They agreed to table the item for discussion at a future meeting.

Note: Council Member Drury left at 10:33 a.m.

5. Closed Meeting to Discuss Pending or Reasonably Imminent Litigation

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

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
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 Simonsen moved to go out of the closed meeting.

Second: Council Member Probst seconded the motion.

Discussion: None

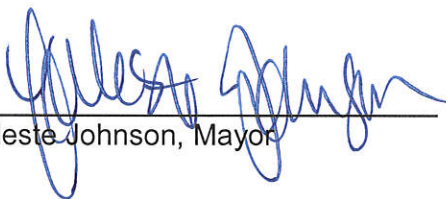
Vote: The motion was approved with the Council voting as follows:

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

6. Adjournment

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

The meeting was adjourned at 11:26 p.m.



Celeste Johnson, Mayor



Brad Wilson, Recorder