

Midway City Council
17 August 2021
Regular Meeting

Warrants

Report Criteria:

Detail report.
Invoices with totals above \$0 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
200								
200	Blue Stakes of Utah 811	UT202101413	BILLABLE E-MAIL NOTIFICATIO	07/31/2021	143.33	.00		
Total 200:					143.33	.00		
245								
245	C-THRU WINDOW	101743	Services at Midway Gift Shop	07/31/2021	425.00	.00		
Total 245:					425.00	.00		
270								
270	CASELLE INC	111013	Support Sept 2021	08/01/2021	358.27	.00		
Total 270:					358.27	.00		
565								
565	HORROCKS ENGINEERS INC	62795	ATTEND CITY COUNCIL	07/21/2021	318.00	.00		
565	HORROCKS ENGINEERS INC	62795	MIDWAY GENERAL ENGINEERI	07/21/2021	8,222.15	.00		
565	HORROCKS ENGINEERS INC	62795	2020 CAPITAL FACILITY PLAN	07/21/2021	109.00	.00		
565	HORROCKS ENGINEERS INC	62795	MIDWAY CITY CUT PERMITS	07/21/2021	251.50	.00		
565	HORROCKS ENGINEERS INC	62795	ATTEND PLANNING COMMISSI	07/21/2021	318.00	.00		
565	HORROCKS ENGINEERS INC	62795	2021 HOMESTEAD IMPROVEME	07/21/2021	1,229.95	.00		
565	HORROCKS ENGINEERS INC	62795	SCOTCH FIELDS PHASE 3&4 C	07/21/2021	3,353.00	.00		
565	HORROCKS ENGINEERS INC	62795	THE RESERVE PHASE 2 PLANN	07/21/2021	1,428.00	.00		
565	HORROCKS ENGINEERS INC	62795	EDELWEISS MEADOWS-CONST	07/21/2021	369.00	.00		
565	HORROCKS ENGINEERS INC	62795	HOMESTEAD RESORT=PLANNI	07/21/2021	252.00	.00		
565	HORROCKS ENGINEERS INC	62795	SADDLE CREEK PHASE CONS	07/21/2021	4,413.15	.00		
565	HORROCKS ENGINEERS INC	62795	THE VILLAGE=PLANNING	07/21/2021	364.00	.00		
565	HORROCKS ENGINEERS INC	62795	WHITAKER FARMS=CONST	07/21/2021	566.50	.00		
565	HORROCKS ENGINEERS INC	62795	HUNTLEIGH WOODS SUB-PLAN	07/21/2021	756.00	.00		
565	HORROCKS ENGINEERS INC	62795	REMUND FARMS PH 2 &3 CON	07/21/2021	5,034.20	.00		
565	HORROCKS ENGINEERS INC	62795	RISING RANCH (SAM CASTOR_	07/21/2021	434.00	.00		
565	HORROCKS ENGINEERS INC	62795	EDLEWEISS MEADOWS PLANN	07/21/2021	546.00	.00		
565	HORROCKS ENGINEERS INC	62795	SADDLE CREEK RANCH PHASE	07/21/2021	1,162.00	.00		
565	HORROCKS ENGINEERS INC	62795	THE RESERVE PHASE 1 CONS	07/21/2021	9,785.10	.00		
565	HORROCKS ENGINEERS INC	62795	BURGI HILL LOT 1 -PLANNING	07/21/2021	91.00	.00		
565	HORROCKS ENGINEERS INC	62795	REMUND FARMS-PHASE 4 PLA	07/21/2021	616.00	.00		
565	HORROCKS ENGINEERS INC	62795	SADDLE CREEK PHASE 4 PLAN	07/21/2021	770.00	.00		
565	HORROCKS ENGINEERS INC	62795	THE FARM AT WILSON LANE-PL	07/21/2021	532.00	.00		
565	HORROCKS ENGINEERS INC	62795	2021 Road Surface Treatment De	07/21/2021	2,493.30	.00		
565	HORROCKS ENGINEERS INC	62795	2021 Road Surface Treatment CO	07/21/2021	2,868.65	.00		
565	HORROCKS ENGINEERS INC	62795	2021 RIVER ROAD IMPROVEME	07/21/2021	7,945.45	.00		
565	HORROCKS ENGINEERS INC	62795	EAST MAIN STREET IMPROVM	07/21/2021	1,272.00	.00		
565	HORROCKS ENGINEERS INC	62795	2020 WaTER LINE DESGIN	07/21/2021	360.00	.00		
565	HORROCKS ENGINEERS INC	62795	UPDATE THE WATER GIS MAP	07/21/2021	184.35	.00		
565	HORROCKS ENGINEERS INC	62795	CREATE AND UPDATE STORM	07/21/2021	180.00	.00		
565	HORROCKS ENGINEERS INC	62795	METERING THE GERBER & MA	07/21/2021	318.00	.00		
565	HORROCKS ENGINEERS INC	62795	GERBER TANK WATER LINE-CO	07/21/2021	151.00	.00		
Total 565:					56,693.30	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
845								
845	MOUNTAINLAND SUPPLY COMP	S104034307.0	TOWN HALL	04/15/2021	1,020.09	.00		
845	MOUNTAINLAND SUPPLY COMP	S104046172.0	WATER DEPT	04/15/2021	213.82	.00		
845	MOUNTAINLAND SUPPLY COMP	S104055100.0	CEMETARY	04/28/2021	99.22	.00		
845	MOUNTAINLAND SUPPLY COMP	S104063482.0	SENSUS SUPPORT	04/27/2021	2,200.00	.00		
845	MOUNTAINLAND SUPPLY COMP	S104067816.0	HAMLET PARK	04/27/2021	48.60	.00		
845	MOUNTAINLAND SUPPLY COMP	S104067880.0	SPRINKLERMAINT	04/28/2021	1,467.50	.00		
845	MOUNTAINLAND SUPPLY COMP	S104067880.0	SPRINKLER MATERIAL	04/28/2021	467.10	.00		
845	MOUNTAINLAND SUPPLY COMP	S104185272.0	BLUE FLUOR	06/30/2021	126.97	.00		
845	MOUNTAINLAND SUPPLY COMP	S104216987.0	WATER-SOLENOID	07/29/2021	1,464.96	.00		
845	MOUNTAINLAND SUPPLY COMP	S104216987.0	WATER-SOLENOID	07/28/2021	17.18	.00		
845	MOUNTAINLAND SUPPLY COMP	S104219690.0	PARKS	07/27/2021	1,082.51	.00		
845	MOUNTAINLAND SUPPLY COMP	S104228707.0	WATER	07/27/2021	69.81	.00		
845	MOUNTAINLAND SUPPLY COMP	S104231413.0	HAMLET PARK	07/27/2021	9.11	.00		
845	MOUNTAINLAND SUPPLY COMP	S104231502.0	WATER	07/28/2021	305.01	.00		
845	MOUNTAINLAND SUPPLY COMP	S104244756.0	IRRIGATION	08/04/2021	64.43	.00		
845	MOUNTAINLAND SUPPLY COMP	S104244756.0	IRRIGATION	08/05/2021	590.27	.00		
845	MOUNTAINLAND SUPPLY COMP	S104245408.0	WATER	08/05/2021	1,224.79	.00		
845	MOUNTAINLAND SUPPLY COMP	S104245408.0	WATER	08/05/2021	213.55	.00		
845	MOUNTAINLAND SUPPLY COMP	S104245408.0	WATER	08/05/2021	27.17	.00		
845	MOUNTAINLAND SUPPLY COMP	S1042489290.	200 NORTH	08/05/2021	305.77	.00		
Total 845:					11,017.86	.00		
875								
875	OFFICE DEPOT	182938893001	FASTENERS	07/30/2021	19.17	.00		
875	OFFICE DEPOT	182938893001	RULER	07/30/2021	2.02	.00		
875	OFFICE DEPOT	182938893001	CALENDAR-3 MONTH	07/30/2021	20.78	.00		
875	OFFICE DEPOT	183365235001	Binder	07/31/2021	186.12	.00		
875	OFFICE DEPOT	183365237001	SHANE=PEN	07/30/2021	7.11	.00		
875	OFFICE DEPOT	183365237001	ADMIN OFFICE SUPPLIES	07/30/2021	100.23	.00		
875	OFFICE DEPOT	183365237001	BUILDING SAFETY SUPPLIES	07/30/2021	57.88	.00		
875	OFFICE DEPOT	183365237002	Notes	08/04/2021	3.98	.00		
875	OFFICE DEPOT	183365243001	POST IT NOTE-CATHY	07/30/2021	3.45	.00		
Total 875:					400.74	.00		
1090								
1090	SUNRISE ENGINEERING	0118681	ANNUAL SUB-CEMETERY	07/09/2021	950.00	.00		
Total 1090:					950.00	.00		
1130								
1130	THATCHER COMPANY	1526438	CHLORINE 7 CYL	07/29/2021	6,091.60	.00		
1130	THATCHER COMPANY	1526439	CYLINDER REFUND	07/29/2021	2,800.00-	.00		
Total 1130:					3,291.60	.00		
1150								
1150	HOME DEPOT Credit Services	07302021	SUPPLIES	07/30/2021	89.46	.00		
Total 1150:					89.46	.00		
1160								
1160	THE UPS STORE	47396	FOUNDER DAYS	05/22/2021	8.00	.00		
1160	THE UPS STORE	47592	FOUNDERS DAY	06/04/2021	10.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 1160:					18.00	.00		
1170								
1170	TIMBERLINE ACE HARDWARE	144526	PARKS	07/29/2021	215.57	.00		
1170	TIMBERLINE ACE HARDWARE	144564	MARKING PAINT	07/29/2021	37.74	.00		
1170	TIMBERLINE ACE HARDWARE	144647	JACKET RAVEN XL/DANNER FI	08/02/2021	289.98	.00		
1170	TIMBERLINE ACE HARDWARE	144756	PARKS	08/05/2021	68.70	.00		
1170	TIMBERLINE ACE HARDWARE	144761	CUP BRUSH	08/05/2021	19.99	.00		
Total 1170:					631.98	.00		
1305								
1305	VERIZON WIRELESS	9885229794	PUBLIC WORKS PHONES	08/01/2021	299.51	.00		
1305	VERIZON WIRELESS	9885229794	PLANNING	08/01/2021	84.64	.00		
1305	VERIZON WIRELESS	9885229794	BUILDING DEPT-TABLET	08/01/2021	85.20	.00		
1305	VERIZON WIRELESS	9885229794	JETPACK	08/01/2021	40.01	.00		
1305	VERIZON WIRELESS	9885229794	Ice Rink Jetpack	08/01/2021	45.19	.00		
Total 1305:					554.55	.00		
1340								
1340	WASATCH COUNTY SHERIFFS	INV0721	LAW ENFORCEMENT (JULY 202	07/31/2021	19,750.00	.00		
1340	WASATCH COUNTY SHERIFFS	INV0721	Additional Dispatch Services (JUL	07/31/2021	1,250.00	.00		
1340	WASATCH COUNTY SHERIFFS	INV0721	4HT OF JULY-LEO SERVICES	07/31/2021	600.00	.00		
Total 1340:					21,600.00	.00		
1360								
1360	WASATCH COUNTY SOLID WAS	18364	Weighed Load	07/20/2021	10.00	.00		
1360	WASATCH COUNTY SOLID WAS	80293 AUG 20	.80293 CENTENNIAL PARK	08/01/2021	64.00	.00		
1360	WASATCH COUNTY SOLID WAS	80294 AUG 20	.80294 Hamlet Park	08/01/2021	75.00	.00		
1360	WASATCH COUNTY SOLID WAS	90042 AUG 20	.90042 CC	08/01/2021	75.00	.00		
1360	WASATCH COUNTY SOLID WAS	90291 AUG 20	.90291 PARK & OFFICES	08/01/2021	32.00	.00		
1360	WASATCH COUNTY SOLID WAS	90638 AUG 20	.90638 MICHIE LANE	08/01/2021	32.00	.00		
1360	WASATCH COUNTY SOLID WAS	93287 AUG 20	.93287 SHOP	08/01/2021	75.00	.00		
Total 1360:					363.00	.00		
1365								
1365	WAVE PUBLISHING	L17338	PUBLIC HEARING	07/28/2021	166.50	.00		
1365	WAVE PUBLISHING	L17341	PUBLIC HEARING	07/28/2021	50.88	.00		
1365	WAVE PUBLISHING	L17342	OPEN SPACE NOTICE	08/04/2021	37.00	.00		
1365	WAVE PUBLISHING	L17343	PLANNING COMMISSION	08/04/2021	259.00	.00		
Total 1365:					513.38	.00		
1421								
1421	HEBER LIGHT & POWER	18153001 7/30/	18153001-1100 Snake Creek RD-	07/30/2021	49.81	.00		
1421	HEBER LIGHT & POWER	18153002 7/30/	18153002-75 N 100 W CITY OFFI	07/30/2021	496.79	.00		
1421	HEBER LIGHT & POWER	18153003 7/30/	18153003 - 600 W 500 S CEMET	07/30/2021	52.78	.00		
1421	HEBER LIGHT & POWER	18153004 7/30/	18153004 - 1210 N WARM SPRI	07/30/2021	2,659.83	.00		
1421	HEBER LIGHT & POWER	18153006 7/30/	18153006-280 E 850 S MAINT S	07/30/2021	266.17	.00		
1421	HEBER LIGHT & POWER	18153007 7/30/	18153007 - 850 E MAIN CITY PA	07/30/2021	20.47	.00		
1421	HEBER LIGHT & POWER	18153008 7/30/	18153008-75 N 100 W TOWNHA	07/30/2021	357.45	.00		
1421	HEBER LIGHT & POWER	18153009 7/30/	18153009 - 60 N 200 W ICE RINK	07/30/2021	20.73	.00		
1421	HEBER LIGHT & POWER	18153010 7/30/	18153010--Ice Rink Chiller	07/30/2021	174.39	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1421	HEBER LIGHT & POWER	18153012 7/30/	18153012 - 1005 N RIVER ROAD	07/30/2021	21.88	.00		
1421	HEBER LIGHT & POWER	18153013 7/30/	18153013-160 W MAIN ST-CC	07/30/2021	113.34	.00		
1421	HEBER LIGHT & POWER	18153014 7/30/	18153014-VALAIS PARK	07/30/2021	14.13	.00		
1421	HEBER LIGHT & POWER	18153015 7/30/	18153015 - 35 W 100 N CENTEN	07/30/2021	16.33	.00		
1421	HEBER LIGHT & POWER	18153016 7/30/	18153016 - BALL PARK LIGHTS	07/30/2021	13.78	.00		
1421	HEBER LIGHT & POWER	18153017 7/30/	18153017 75 N 100 W SWISS DA	07/30/2021	13.78	.00		
1421	HEBER LIGHT & POWER	18153018 7/30/	18153018-ALPINHOF TANK	07/30/2021	13.75	.00		
1421	HEBER LIGHT & POWER	18153019 7/30/	18153019 75 N 100 W Town Squa	07/30/2021	116.63	.00		
1421	HEBER LIGHT & POWER	18153021 7/30/	18153021-RESTROOMS	07/30/2021	14.05	.00		
1421	HEBER LIGHT & POWER	18153022 7/30/	18153022 1449 N PINE CANYOJ	07/30/2021	71.62	.00		
1421	HEBER LIGHT & POWER	18153033 7/30/	18153033 Pedestal for Swiss Day	07/30/2021	17.65	.00		
1421	HEBER LIGHT & POWER	18153034 7/30/	18153034 -ALPENHOF WELL HO	07/30/2021	1,452.89	.00		
1421	HEBER LIGHT & POWER	18153035 7/30/	18153035-280 E 900 S	07/30/2021	162.93	.00		
1421	HEBER LIGHT & POWER	18153036 7/30/	18153036-250 E MICHIE LANE P	07/30/2021	13.00	.00		
1421	HEBER LIGHT & POWER	18153040 7/30/	18153040 - 300 S 300 E SPRINK	07/30/2021	14.75	.00		
1421	HEBER LIGHT & POWER	18153041 7/30/	18153041 - 350 S 300 E -SPRINK	07/30/2021	14.83	.00		
Total 1421:					6,183.76	.00		
1821								
1821	WEX BANK	73136383	FUEL	07/31/2021	343.90	.00		
Total 1821:					343.90	.00		
1917								
1917	HOSE & RUBBER SUPPLY LLC	01565490	4-20 DIE MC34	08/03/2021	217.80	.00		
Total 1917:					217.80	.00		
1989								
1989	BANKCARD CENTER	1229 832021 B	HVHotel	08/03/2021	380.68	.00		
1989	BANKCARD CENTER	1229 832021 B	HVHotel	08/03/2021	380.68	.00		
1989	BANKCARD CENTER	1229 832021 B	HVHotel	08/03/2021	380.68	.00		
1989	BANKCARD CENTER	1229 832021 B	Delta Air Brandon Rose	08/03/2021	122.00	.00		
1989	BANKCARD CENTER	1229 832021 B	Delta Air Shane Higgs	08/03/2021	318.80	.00		
1989	BANKCARD CENTER	1229 832021 B	Delta Air Branden Russell	08/03/2021	318.80	.00		
1989	BANKCARD CENTER	1229 832021 B	Delta Air Joseph Shuler	08/03/2021	318.80	.00		
1989	BANKCARD CENTER	2512 JULY 202	FAIRE -COG	08/03/2021	488.52	.00		
1989	BANKCARD CENTER	2512 JULY 202	FAIRE-COG	08/03/2021	2,458.51	.00		
1989	BANKCARD CENTER	2512 JULY 202	EQUIPMENT	08/03/2021	49.27	.00		
1989	BANKCARD CENTER	2512 JULY 202	FAIRE	08/03/2021	56.00	.00		
1989	BANKCARD CENTER	2917 - 7/2021	LATE FEE	08/03/2021	39.00	.00		
1989	BANKCARD CENTER	5219 832021 C	Ty B-Day	08/03/2021	30.72	.00		
1989	BANKCARD CENTER	5219 832021 C	SideXSide	08/03/2021	90.48	.00		
1989	BANKCARD CENTER	5219 832021 C	Clutch	08/03/2021	767.00	.00		
1989	BANKCARD CENTER	5923 832021 C	Adobe CC	08/03/2021	14.99	.00		
1989	BANKCARD CENTER	5923 832021 C	Natalie-Maya X3	08/03/2021	64.35	.00		
1989	BANKCARD CENTER	5923 832021 C	Melanie	08/03/2021	63.84	.00		
1989	BANKCARD CENTER	5923 832021 C	Ivete 1St Day	08/03/2021	27.22	.00		
1989	BANKCARD CENTER	5923 832021 C	Adobe IM	08/03/2021	16.11	.00		
1989	BANKCARD CENTER	6014 832021 J	Zoom	08/03/2021	913.42	.00		
1989	BANKCARD CENTER	6014 832021 J	Adobe NS	08/03/2021	193.37	.00		
1989	BANKCARD CENTER	6014 832021 J	Adobe JS	08/03/2021	26.86	.00		
1989	BANKCARD CENTER	6014 832021 J	Lindy F/IN	08/03/2021	91.94	.00		
1989	BANKCARD CENTER	6014 832021 J	Payroll	08/03/2021	473.70	.00		
1989	BANKCARD CENTER	6014 832021 J	Treasurer Academy	08/03/2021	400.00	.00		
1989	BANKCARD CENTER	6014 832021 J	Monthly	08/03/2021	34.97	.00		

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1989	BANKCARD CENTER	6014 832021 J	National Treas.	08/03/2021	529.74	.00		
1989	BANKCARD CENTER	6014 JULY 202	QUICKBOOKS-REFUND COMIN	08/03/2021	720.25	.00		
1989	BANKCARD CENTER	6014 JULY 202	FAIRE-COG	08/03/2021	627.64	.00		
1989	BANKCARD CENTER	8789 832021 R	CC/TH Micro	08/03/2021	261.65	.00		
1989	BANKCARD CENTER	8789 832021 R	Plan/CC	08/03/2021	129.59	.00		
1989	BANKCARD CENTER	8789 832021 R	Drinks	08/03/2021	212.47	.00		
1989	BANKCARD CENTER	8789 832021 R	Split/Rail	08/03/2021	155.68	.00		
1989	BANKCARD CENTER	8789 832021 R	Notebooks	08/03/2021	12.81	.00		
1989	BANKCARD CENTER	8789 832021 R	PArks Flowers	08/03/2021	235.83	.00		
1989	BANKCARD CENTER	8789 832021 R	PArk Flowers	08/03/2021	150.12	.00		
1989	BANKCARD CENTER	8789 832021 R	Sams Club	08/03/2021	99.98	.00		
1989	BANKCARD CENTER	8789 832021 R	Sams Club	08/03/2021	78.73	.00		
1989	BANKCARD CENTER	8789 832021 R	Darin Surface	08/03/2021	1,512.17	.00		
1989	BANKCARD CENTER	8789 832021 R	Split/Rail	08/03/2021	131.76	.00		
Total 1989:					13,379.13	.00		
2147								
2147	CHEMTECH-FORD LABORATOR	21H0155	colilert AP	08/04/2021	120.00	.00		
Total 2147:					120.00	.00		
2244								
2244	PEAK ALARM CO, INC	1134049	GIFT SHOP INSTALL	07/31/2021	99.00	.00		
2244	PEAK ALARM CO, INC	1134050	GIFT SHOP-ALARM	07/31/2021	46.80	.00		
Total 2244:					145.80	.00		
2250								
2250	IGNITION GRAPHIX, LLC	6448	RETAIL-SS	07/29/2021	1,271.00	.00		
Total 2250:					1,271.00	.00		
2376								
2376	TECHNOLOGY NET COMPANY,	4285	COMPENSATION SURVERY Ann	05/17/2021	150.00	.00		
Total 2376:					150.00	.00		
2418								
2418	FINAL COMPLETION DEPOSIT	20-246 FCD	20-246 FINAL COMPLETION DE	08/04/2021	1,500.00	.00		
Total 2418:					1,500.00	.00		
2530								
2530	Warner Landscaping	11600	SOD 35	07/27/2021	210.00	.00		
Total 2530:					210.00	.00		
2598								
2598	IIMC	07062021	Annual Membership	07/06/2021	175.00	.00		
Total 2598:					175.00	.00		
2658								
2658	SIGNARAMA	INV-8987	JEREMY HORROCKS-SHIRTS	05/18/2021	40.00	.00		

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Total 2658:					40.00	.00		
2686								
2686	Brandon Rose	08092021	Amazon - Equipment	08/09/2021	117.28	.00		
2686	Brandon Rose	892021	Amazon - Equipment	08/09/2021	104.18	.00		
Total 2686:					221.46	.00		
2709								
2709	Celeste Johnson	08042021	SCHOOL BOARD MEMBERS	08/04/2021	42.77	.00		
Total 2709:					42.77	.00		
2758								
2758	SPECTRUM Landscaping Service	11597	August 2021 MONTHLY CONTRA	08/01/2021	2,326.00	.00		
2758	SPECTRUM Landscaping Service	11598	August 2021 MONTHLY CONTRA	08/01/2021	8,537.00	.00		
Total 2758:					10,863.00	.00		
2783								
2783	VERIZON WIRELESS	9885248534	Cell service - Backnet	08/01/2021	373.62	.00		
Total 2783:					373.62	.00		
2804								
2804	JIVE COMMUNICATIONS, INC.	IN7100580708	MONTHLY BILL	08/01/2021	564.16	.00		
Total 2804:					564.16	.00		
2821								
2821	FUEL NETWORK	072021	Fuel Billing	07/31/2021	2,046.60	.00		
Total 2821:					2,046.60	.00		
2823								
2823	Robert Duncan Studios	66091	CoG	07/29/2021	124.95	.00		
Total 2823:					124.95	.00		
2882								
2882	Tonia Turner	07302021	SUSS COOKIES	07/30/2021	48.37	.00		
2882	Tonia Turner	07302021	DISPLAY HANGERS	07/30/2021	7.00	.00		
2882	Tonia Turner	07302021	ICE CREAM-COG	07/30/2021	40.45	.00		
Total 2882:					95.82	.00		
2908								
2908	JEREMY HORROCKS	08052021	CDL LICENSE	08/05/2021	52.00	.00		
Total 2908:					52.00	.00		
2914								
2914	CANDYCO, LLC	6805	CANDY-SS	07/23/2021	913.60	.00		
Total 2914:					913.60	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2915								
2915	KAREE CANNON	1	FUDGE	07/30/2021	54.00	.00		
Total 2915:					54.00	.00		
2916								
2916	MARY BROWN	08022021	FLOWERS FOR TH PLANTERS	08/02/2021	359.97	.00		
Total 2916:					359.97	.00		
2917								
2917	WASATCH BAKING COMPANY L	1074	COG	07/17/2021	49.68	.00		
2917	WASATCH BAKING COMPANY L	1078	COG	07/31/2021	66.24	.00		
Total 2917:					115.92	.00		
Grand Totals:					136,614.73	.00		

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Midway City Council
17 August 2021
Regular Meeting

Minutes of the
3 August 2021
Work Meeting



Memo

Date: 10 August 2021
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 3 August 2021 City Council Work Meeting

Please note that the following minutes are awaiting formal approval and are in draft or unapproved form.

MINUTES OF THE MIDWAY CITY COUNCIL

(Work Meeting)

Tuesday, 3 August 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 5:02 p.m.

Members Present:

Celeste Johnson, Mayor
Steve Dougherty, Council Member
Jeff Drury, Council Member
Lisa Orme, 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:

Kevin Payne, Council Member

2. Ordinance 2021-17 / Accessory Dwelling Units (City Planner – Approximately 15 minutes) – Discuss Ordinance 2021-17 amending Midway City Municipal Code regarding Accessory Dwelling Units.

Corbin Gordon gave a presentation regarding accessory dwelling units and reviewed the following items:

- Analysis of State Code
- What could be regulated
- What could not be regulated
- Internal accessory dwelling units (IADUs)
- Building inspections
- Violations and fines
- Requiring additional water

Mr. Gordon also made the following comments:

- The State Code allowed IADUs in primary residences.
- A long-term rental could be considered a primary residence.
- What if an owner could not demonstrate that the space had been inspected?
- IADUs could be excluded from 25% of a city.
- IADUs could simply replace children with renters, or they could add an additional family to a house.
- An ordinance needed to be adopted before October 1st.

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

- The State Code distinguished between IADU's in new and existing construction.
- The City could not prohibit IADUs through zoning.
- Some homeowners wanted a second kitchen with a walkout.
- Could additional water and impact fees be required based on water usage?
- Could the City determine when more than the provided 0.8-acre feet of water was being used? Should this amount be increased?
- 0.8-acre feet assumed full occupancy in a house. It also assumed maximum density which was not happening.
- It was misguided to do everything possible to prevent ADUs.
- The Utah League of Cities and Towns indicated that the percentage of ADUs was not that large in municipalities that allowed them.
- People could not find affordable and attainable housing.
- Nightly rentals competed with affordable housing.

3. Ordinance 2021-18 / One-Family Dwellings (City Planner – Approximately 20 minutes) – Discuss Ordinance 2021-18 amending the Midway City Municipal Code regarding one-family dwellings.

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

- Benefits
- Overview
- Examples
- Option one which allowed only one kitchen
- Option two which was recommended by the Planning Commission

Mr. Henke also made the following comments:

- The ordinance defined what was allowed in a one-family dwelling. This was not clearly defined currently, and he was having to interpret the Municipal Code.

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

4. Ordinance 2021-19 / Accessory Structures (City Planner – Approximately 20 minutes) – Discuss Ordinance 2021-19 amending the Midway City Municipal Code regarding accessory

structures.

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

- Current code language
- Living space
- Nonliving space
- Breezeways
- Planning commission proposal

Mr. Henke also made the following comments:

- The ordinance defined what was allowed in accessory structures.
- Violators were usually caught when they advertised.
- The City spent more than it received because of additional living spaces.

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

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

- Why was the City against guest cottages or multiple kitchens?
- People needed housing and wanted additional living spaces in houses and accessory structures.
- Additional living spaces were not duplexes.
- Allowing living space in accessory structures circumvented the City's zoning and allowed two houses per lot. This was not circumventing the zoning because the house and structure were owned by the same person.
- The City should help provide living space.
- There was a difference between living space and affordable housing. Rent restrictions might be needed to make it affordable. Less expensive was also not necessarily affordable.
- Even if housing was not affordable for a dishwasher it could be for a schoolteacher.
- There was a lack of housing inventory.
- Zoning helped maintain quality of life.
- More inventory lowered prices and rent.
- The City should get something in return for reducing its restrictions.

5. Adjournment

The meeting was adjourned at 6:02 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

Midway City Council
17 August 2021
Regular Meeting

Minutes of the
3 August 2021
Regular Meeting



Memo

Date: 12 August 2021
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 3 August 2021 City Council Regular Meeting

Please note that the following minutes are awaiting formal approval and are in draft or unapproved form.

MINUTES OF THE MIDWAY CITY COUNCIL

(Regular Meeting)

Tuesday, 3 August 2021, 6:00 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; Pledge of Allegiance; Prayer and/or Inspirational Message

Mayor Johnson called the meeting to order at 6:09 p.m. She excused Council Member Payne.

Members Present:

Celeste Johnson, Mayor
Steve Dougherty, Council Member
Jeff Drury, Council Member
Lisa Orme, 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:

Kevin Payne, Council Member

Mayor Johnson led the Council and meeting attendees in the pledge of allegiance. Council Member Drury gave the prayer and/or inspirational message.

2. Consent Calendar

- a. Agenda for the 3 August 2021 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 20 July 2021 City Council Work Meeting
- d. Minutes of the 20 July 2021 City Council Regular Meeting
- e. Resolution 2021-21 adopting a development agreement for Phase 2 of the Saddle Creek Subdivision located at 970 South 250 West (Zoning is R-1-22)
- f. Resolution 2021-22 adopting a development agreement for Phase 3 of the Saddle Creek Subdivision located at 970 South 250 West (Zoning is R-1-22)
- g. Resolution 2021-23 adopting a development agreement for Phase 2 of The Reserve at Midway located at 285 West Luzern Road (Zoning is RA-1-43)

Note: Copies of items 2a – 2g are contained in the supplemental file.

Motion: Council Member Orme moved to approve the consent calendar with no changes.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Excused from the Meeting
Council Member Simonsen	Aye

3. Public Comment – Comments were taken for items not on the agenda.

Mayor Johnson asked if there were any comments from the public for items not on the agenda. No comments were offered.

4. Department Reports

DUP / New Space

Council Member Orme reported that the Daughters of the Utah Pioneers had completed their move to a new space which was in the Community Center.

Cemetery / Moratorium

Council Member Orme reported on the burial space moratorium and issues that needed to be addressed at the City's cemetery.

Parks, Trails, and Trees Committee / Event

Council Member Simonsen indicated that the Midway Parks, Trails, and Trees Advisory Committee would hold an event on September 25th.

Trails / Signage

Mayor Johnson suggested that signage be install at least on the trails that had been built with grant money.

River Road Project / Main Street Intersection / Swiss Days / Winter

Wes Johnson reported on the River Road Project. He noted that crossing Main Street had been completed. He also noted that he was working with the Swiss Days Committee Chair regarding access to River Road. He indicated that contingency plans were being prepared in case the project was not completed by winter.

HVRR / Tour by Legislator

Mayor Johnson reported that another legislator toured the Heber Valley Railroad (HVRR).

HVSSD / Long-Term Planning

Mayor Johnson reported that the Heber Valley Special Service District (HVSSD) was working on long-term planning.

5. Toolmaking Shop / Conditional Use Permit (Brian Haslam – Approximately 30 minutes) – Discuss and possibly grant a conditional use permit for a toolmaking shop located at 295 West Killowen Drive (Zoning is R-1-22). Recommended for approval with conditions by the Midway City Planning Commission. **Public Hearing**

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

- Location of the proposed business
- Overview
- Site plan
- Elevations of the proposed building

Mr. Henke also made the following comments:

- The Municipal Code did not prohibit an accessory building from being built before a house.
- It did say that a house had to be built before there could be a cottage industry on the property.
- Approval could be granted with the condition that the house be built before a business license could be issued.
- The applicant wanted to start the business before the house was built.
- The business space had to be temperature controlled.
- The Planning Commission recommended that the air conditioning units not be next to the neighboring lot.
- The applicant had not yet arrived at the meeting.

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

Motion: Council Member Dougherty moved to table the item to see if the applicant would come to the meeting so that the attendees could hear from him.

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Excused from the Meeting
Council Member Simonsen	Aye

- 6. Saddle Creek Subdivision, Phase 4 / Preliminary Approval** (Berg Engineering - Approximately 20 minutes) – Discuss and possibly grant preliminary approval for Phase 4 of the Saddle Creek Subdivision located at 970 South 250 West (Zoning is R-1-22). Recommended for approval with conditions by the Midway City Planning Commission.
Public Hearing

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

- Land use summary
- Location of the development
- Pictures of the development
- Master plan
- Trails
- Letter from the City Engineer
- Water board recommendation
- Planning commission motion
- Possible findings
- Proposed condition

Mr. Henke also made the following comments:

- The developer would rebuild 970 South and half of the width of 250 West
- A sewer line would be rerouted.

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

Wes Johnson indicated that the owner of the property, to the west of the development, would use the applicant's contractor to do the other half of 250 West. Mr. Henke added that a development application for that property had been received.

Public Hearing

Mayor Johnson opened the hearing and asked if there were any comments from the public. She closed the hearing when no public comment was offered.

Motion: Council Member Simonsen moved to approve the Saddle Creek Subdivision, Phase 4 for preliminary approval with the following findings and conditions:

- The proposed plan for Phase 4 complied with the requirements of the land use code.
- The proposal met the vision as described in the General Plan for the R-1-22 zone.
- Any failure to submit a proposed final plan and final approval submittal package within one year of the approval of the Preliminary Plan by the City Council would terminate all proceedings and render the Preliminary Plan null and void.
- Adjusted sewer easements would be in place before the proposed plat was recorded. This included the release of any easements that crossed building lots.

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Excused from the Meeting
Council Member Simonsen	Aye

7. Ordinance 2021-23 / Wireless Communications (City Planner – Approximately 30 minutes) – Discuss and possibly adopt Ordinance 2021-23 amending Section 16.22 (Wireless Communications) of the Midway City Municipal Code regarding wireless communications. Recommended for approval without conditions by the Midway City Planning Commission. **Public Hearing**

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

- Background
- Proposed language
- Existing towers and facilities
- Planning commission motion
- Possible findings

Mr. Henke also made the following comments:

- The ordinance clarified what a wireless communications tower should look like.
- The Municipal Code currently inferred that such towers would be stealth.
- Received a lot of calls about installing towers.
- Co-location was required first, then locating towers on public property, and finally they were allowed on private property if the other options were not possible.

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

Council Member Dougherty asked if a permit was required for co-location. Michael Henke responded that a permit was required and approved administratively. He added that new tower permits were approved by the Council.

Public Hearing

Mayor Johnson opened the hearing and asked if there were any comments from the public. She closed the hearing when no public comment was offered.

Motion: Council Member Drury moved to approve Ordinance 2021-23 regarding wireless communications with no conditions and the following findings:

- Federal and State requirements required that the City adopt a code if it wished to regulate wireless telecommunication facilities.
- The General Plan promoted careful consideration of improvements along Main Street and in the entire community.
- The City could establish reasonable design standards.
- Telecommunication facilities benefited residents, tourists, and businesses in Midway.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Excused from the Meeting
Council Member Simonsen	Aye

Toolmaking Shop / Conditional Use Permit (Continued)

Michael Henke continued his presentation regarding the conditional use permit and reviewed the following items:

- Possible findings
- Planning commission motion
- Proposed conditions
- Definition and requirements for a cottage business

Mr. Henke also made the following comments:

- There would be one delivery per week.
- Notices had been sent to the neighbors.
- Received some comments from the neighbors.
- There was a concern with how much power the business would use.
- There was also a concern with the business operating before the house was built.
- The license could be revoked or not renewed if the business violated the nuisance regulations.
- The permit would be transferrable if unchanged.

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

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

- Was the use industrial?
- The applicant gave a good presentation to the Planning Commission. The building was insulated and had a controlled environment. The business would have one employee.
- The request was allowed only if the applicant lived in a house on the lot.
- More should be known about the manufacturing process. Would solvents be used? What was wasted?
- The owner of the business had to occupy the house.
- Did the Wasatch County Fire District have any input on the request?

Public Hearing

Mayor Johnson opened the hearing and asked if there were any comments from the public.

Tony Hull

Mr. Hull made the following comments:

- Lived next door to the proposed business.
- Met with the applicant who was polite and eloquent.
- Did not oppose the request if it was safe and there were no problems with noise, power, fire, etc.
- He had children.
- Did not understand what would be done inside the building.
- Supported home based businesses except manufacturing, daycare, etc.
- The business owner should live in the house.

Mayor Johnson closed the hearing when no further public comment was offered.

Motion: Council Member Dougherty moved to deny the request without prejudice and credit the already paid application fee.

Second: Council Member Orme seconded the motion.

Discussion: Council Member Orme thought that the request should be denied because there was not an existing house. She said that the applicant could reapply when the house was built, and he occupied it.

Withdrawal: Council Member Dougherty withdrew his motion.

Motion: Council Member Dougherty moved to deny the request without crediting the already paid application fee.

Second: Council Member Orme seconded the motion.

Discussion: Council Member Simonsen thought that the applicant had been given some indication that his request was valid. Mayor Johnson responded that the applicant first applied to build a garage, but the Planning Department stopped the application when it learned the building would include a business.

Council Member Drury asked if a permit had been requested for the house. Michael Henke responded that one was close to being submitted.

Council Member Simonsen asked if the applicant knew his request did not meet code requirements. Michael Henke responded that he thought the issue could be addressed with a condition to the motion.

Amended Motion: Council Member Dougherty moved to deny the request, without crediting the already paid application fee, because there was not a house on the lot.

Second: Council Member Orme seconded the amended motion.

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Excused from the Meeting
Council Member Simonsen	Aye

8. The Reserve at Midway, Phase 1 / Plat Map Amendment (Berg Engineering – Approximately 10 minutes) – Discuss and possibly approve a plat map amendment for Phase 1 of The Reserve at Midway located at 285 West Luzern Road (Zoning is RA-1-43).
Public Hearing

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

- Land use summary
- Possible findings
- Proposed condition.

Mr. Henke also made the following comments:

- The amendment was minor.
- The request would change the road names on the plat map.
- Some of the lots had already been sold.
- The road names could be changed without an amendment, but an amendment eliminated confusion.
- The request did not go before the Planning Commission.
- The applicant should speak with the County Recorder to determine who should sign the plat map.
- Ivan Spencer, who assigned road names and addresses, approved of the request.

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

Public Hearing

Mayor Johnson opened the hearing and asked if there were any comments from the public. She closed the hearing when no public comment was offered.

Motion: Council Member Simonsen moved to approve the plat map amendment for Phase 1 of The Reserve at Midway for the name changes of the roads as stated with the following findings and conditions:

- Some lots had been sold, but the development was still under construction, so adjusting the road names on the plat did not appear to create a significant impact on the City or property owners.
- The duration of a plat amendment approval would be for one year from the date of approval of the amendment by the City Council. Should the amended plat not be recorded by the County Recorder within the one-year period of time, the plat amendment's approval would be voided, and approval would have to be re-obtained, unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extended the time limit for recording, with or without conditions. Such conditions might include, but were not limited to, provisions requiring that: (a) each extension would be for a one-year period only, after which time an annual review would be requested by the applicant and presented before the City Council; and/or (b) no more than three one-year extensions would be allowed. The granting or denying of any extension, with or without conditions, was within the sole discretion of the City Council, and an applicant had no right to receive such an extension.
- Any costs associated with the name changes would be borne by the applicant.
- The recording of the plat map would meet the requirements of the County Recorder's office.
- The request did not vacate any public roads or easements.

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Excused from the Meeting
Council Member Simonsen	Aye

Motion: Without objection, Mayor Johnson recessed the meeting at 7:29 p.m. She reconvened the meeting at 7:38 p.m.

9. Ordinance 2021-22 / Events (City Planner – Approximately 45 minutes) – Discuss and possibly adopt Ordinance 2021-22 amending the Midway City Municipal Code regarding events.

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

- Proposed language
- Definitions

Mr. Henke also made the following comments:

- A recent event in the City prompted the ordinance.
- The Municipal Code already included noise restrictions.
- The capacity of a restaurant was based on its seating.

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

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

- How would noise restrictions be applied if they were included in the ordinance? Would a permit be needed every time someone performed at a restaurant? Should multiple permits be approved administratively, or a blanket approval granted? One permit had previously been granted for multiple theater performances.
- The proposal was good for events that exceeded a restaurant's approved capacity.
- Noise was regulated in a different section of the Municipal Code.
- Problematic businesses should not be left unregulated.
- Public parking had been blocked off for another recent event. The Sheriff's Department had to intervene.
- The proposal addressed events that were beyond a business's capacity.
- It was difficult to require permits for nuisances.
- The proposal needed to be clear on which events it applied to.
- What actions could the City take if the ordinance was violated?
- A business would get the permit, but the event host should also know the regulations.
- The permit should be tied to the property owner.
- What prevented a business from having multiple violations? Revoking a permit might not

be enough.

- What if a business did not get an event permit? Should a violation also effect the business's license? It should not be tied to a liquor license.
- The owner should intervene if an event violated the restrictions.
- Suspending a license would mean letting employees go and then having to rehire them.
- There should be a warning period before a business's income was cut off.
- Events could be prohibited during a probation period.
- A business should not be closed after a first offense.
- The ordinance should be adopted even if enforcement still needed to be addressed.

Motion: Council Member Drury moved to approve Ordinance 2021-22 for events within the City making the adjustments to Section 7.07 – Definitions and Section 7.07.050 – Standards for License Approval with the following findings and conditions:

- The proposed code would clarify what a special event was and required organizers to apply for and obtain a permit for a special event.
- By requiring a special event permit, Midway City could ensure that impacts created by special events were reasonably mitigated.
- By requiring a special event permit, Midway City would know the quantity of events taking place each day throughout the City. With this understanding, the City could limit the number of approved events happening at any given time.
- By requiring a special event permit, Midway City would be provided with contact information for event organizers, allowing it to have access to them if there were concerns that need to be addressed before or during an event.
- Staff would work on enforcement in that section of the Code with direction on enforcement, possible probation, and outlining the process on how the City could tie enforcement of the Code to business licenses within state law.

Corbin Gordon proposed the following language under the enforcement section:

A special event was an extension of a business license and not separate therefrom. If a business owner violated a provision of the special event license, by not getting a permit or violating a permit, the City might take action against its business license as follows:

- Place the owner on probation for a period of six months, during which time the owner could have no further special events.
- If there was another violation during probation, then the owner would lose their license.
- If the owner was put on probation two times, then they would lose their license.

Mr. Gordon asked that staff be allowed to look at and include a civil fine if allowed.

Amended Motion: Council Member Drury moved to approve Ordinance 2021-22 for events within the City making the adjustments to Section 7.07 – Definitions and Section 7.07.050 – Standards for License Approval with the following findings and conditions:

- The proposed code would clarify what a special event was and required organizers to apply for and obtain a permit for a special event.
- By requiring a special event permit, Midway City could ensure that impacts created by special events were reasonably mitigated.

- By requiring a special event permit, Midway City would know the quantity of events taking place each day throughout the City. With this understanding, the City could limit the number of approved events happening at any given time.
- By requiring a special event permit, Midway City would be provided with contact information for event organizers, allowing it to have access to them if there were concerns that needed to be addressed before or during an event.
- Staff would work on enforcement in that section of the Code with direction on enforcement, possible probation, and outlining the process on how the City could tie enforcement of the Code to business licenses within state law.
- The additional language proposed by the City Attorney and regulations on enforcement would be presented as a separate ordinance on the next consent calendar.
- Hosting be defined as occurring on the applicant's property.

Discussion: Council Member Dougherty recommended that the regulations also be in the business license section of the Code.

Second: Council Member Dougherty seconded the motion.

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

Council Member Dougherty	Aye
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Excused from the Meeting
Council Member Simonsen	Aye

10. Ordinance 2021-18 / One-Family Dwellings (City Planner – Approximately 30 minutes) – Discuss and possibly adopt Ordinance 2021-18 amending the Midway City Municipal Code regarding one-family dwellings.

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

- Overview
- Difference between accessory dwelling units (ADUs) and duplexes
- Option 1
- Option 2

Mr. Henke also made the following comments:

- Duplexes required impact fees and water rights for both units.
- A home could be converted into something that was a lot like a duplex.
- The proposed ordinance would specify if something was a duplex.
- Duplexes had a different impact than single family houses.

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

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

- State law legalized some ADUs.
- Why did the City care how many kitchens were in a house?
- The real question was if someone rented out living space. It should be an ADU if they did.
- There was not a problem with two kitchens in a house if they were not in a part of the structure that was rented.
- A large home, with possibly a child and their spouse in the basement, should not have to use the same kitchen as the parents.
- The Municipal Code had to address new construction.
- Duplexes should not be allowed in zones where they were prohibited.
- There should be a policy purpose for a code change. Ease of administration was not such a purpose.
- A separate living space in a basement was not a duplex.
- If someone bought a home in a zone that prohibited duplexes, they should not have a duplex next to them in the zone.
- An owner should be allowed to put a kitchen in their basement.
- Was the problem aesthetics? Did people not like the look of multi-unit houses?
- Staff needed a clear definition for a one-family dwelling.
- There could be multiple kitchens so long as they could not be completely isolated from each other.
- The only justification for the proposal was that the City did not want to hear complaints from neighbors.
- The proposal should not block attainable housing.
- The proposal would not affect attainable housing.
- Attainable housing needed to be defined before it could be regulated.

Motion: Council Member Drury moved to approve Ordinance 2021-18, for one-family dwellings, with the following conditions and findings:

- Approved option two that defined a one-family dwelling.
- Made the changes in Chapter 16.13.14 to define a single-family dwelling as indicated in the staff report.
- The proposed amendment would define one-family and single-family dwellings.
- The proposed code would define if, and under what circumstances, second kitchens were allowed.
- The proposed amendment would help staff to better administer the City's code.
- The proposed amendment would help the public to understand the options available when building in Midway.
- The definition state that there was not a door, wall, or physical barrier between the two kitchens.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

Mayor Johnson	Aye
Council Member Dougherty	Nay

Council Member Drury
Council Member Orme
Council Member Payne
Council Member Simonsen

Aye
Nay
Excused from the Meeting
Aye

11. Ordinance 2021-19 / Accessory Structures (City Planner – Approximately 30 minutes) – Discuss and possibly adopt Ordinance 2021-19 amending the Midway City Municipal Code regarding accessory structures.

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

- Current language
- Living space
- Nonliving space

Mr. Henke also made the following comments:

- There was a definition for agricultural parcel.
- The proposed ordinance would regulate accessory structures.

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

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

- Accessory structures could be problematic.
- Some other municipalities allowed a garage to be built before the house.
- Allowing an accessory building, before the house, depended upon how the building would be used.
- Was aesthetics the problem with accessory buildings?
- A plan should be required that showed the location of the house.
- The concern was building something that was not subordinate to a house.
- Would the accessory structure have to be modified if it was a residence that become subordinate to a house? Modifications would be required.
- The proposed ordinance removed the need for a breezeway.
- The proposal was a good compromise.
- The proposal was strict. Should it be further adjusted?

Motion: Council Member Simonsen moved to approve Ordinance 2021-19 regarding accessory structures as presented by staff with the following findings and conditions:

- The proposed code would define living space and what was allowed in accessory structures.
- Allowed and prohibited uses were clearly stated for accessory buildings.
- The proposed amendment would help staff to better administer the City's code.
- The proposed amendment would help the public to understand the options available

- when building in Midway.
- The proposed code increased options for citizens.
- The Council was concerned about restricting the order of buildings and this should be brought back with language that would allow greater flexibility.

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Dougherty	Nay
Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Excused from the Meeting
Council Member Simonsen	Aye

12. Adjournment

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

The meeting was adjourned at 9:12 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

Midway City Council
17 August 2021
Regular Meeting

Ordinance 2021-28 /
Special Event Permit Enforcement



Midway

ORDINANCE

2021-____

**AN ORDINANCE TO AMEND CHAPTER 7.07 OF THE
MIDWAY CITY MUNICIPAL CODE TO INCLUDE
ENFORCEMENT PROVISIONS REGARDING SPECIAL
EVENTS**

WHEREAS, pursuant to Utah Code Section 10-9a-509 the Midway City Council may formally initiate proceedings to amend city ordinances; and

WHEREAS, Midway's natural beauty and small-town charm make it a popular destination to hold special events and gatherings; and

WHEREAS, special events are becoming more frequent and are creating greater impacts as the population and popularity of Midway continues to grow; and

WHEREAS, in its August 3, 2021 meeting, the City Council of Midway City approved a resolution amending Chapter 7.07 of the Midway City Municipal Code to expand the definition of what constitutes a "Special Event" and when an organizer of an event or gathering must apply for a Special Event Permit; and

WHEREAS, the City Council now desires to further amend Chapter 7.07 to include enforcement provisions pertaining to Special Events and Special Event Permits.

NOW THEREFORE, be it ordained by the City Council of Midway City, Utah, as follows:

Section 7.07.010 shall be amended to read as follows:

Section 7.07.010 Definitions

- D. Host. An individual or an entity is considered the Host of any Special Event that occurs on property the individual or entity owns.

Section 7.07.120 shall be amended to read as follows:

Section 7.07.120 Enforcement

- A. Notice to Cure. If the City's Special Event Manager or any sworn law enforcement officer determines that the conditions of any license issued pursuant to this Chapter has been or is being violated, notice shall be given to the host, licensee, sponsor or designated representative of the Special Event organizer to cure the violation.
- B. Failure to Cure. It is unlawful for the host, licensee, sponsor or on-site representative of the Special Event organizer to fail to take reasonable steps to promptly cure any notice of violation in the Chapter. It is also unlawful for any participant or spectator to fail to comply with the lawful directions issued by the Special Event Manager or a sworn law enforcement officer. Any violation of this Section is grounds for suspension or revocation of the license and/or immediate termination of the event.
- C. Commercial Business Licenses. A commercial business that hosts, organizes or obtains a Special Event License to host or organize a Special Event in Midway City does so as an extension of its general business license. The City may take action against any commercial business that fails to obtain a Special Event License or violates the terms of this Chapter.
 - 1. A commercial business that violates any of the provisions of this Chapter shall be placed on probation for a period of six (6) months, during which time the business shall not be permitted to host or organize Special Events in Midway City.
 - 2. A commercial business that commits a second violation of any of the provisions of this Chapter shall have its business license revoked, pursuant to Section 7.01.110.

These ordinances shall take effect upon publication as required by law.

[Remainder of Page Left Blank Intentionally]

PASSED AND ADOPTED by the City Council of Midway City, Wasatch County, Utah
this ____ day of August, 2021.

	AYE	NAY
Council Member Steve Dougherty	_____	_____
Council Member Jeff Drury	_____	_____
Council Member Lisa Orme	_____	_____
Council Member Kevin Payne	_____	_____
Council Member JC Simonsen	_____	_____

APPROVED:

Celeste Johnson, Mayor

ATTEST:

Brad Wilson, City Recorder

APPROVED AS TO FORM:

Corbin Gordon, City Attorney

(SEAL)

Midway City Council
17 August 2021
Regular Meeting

Ordinance 2021-29 /
Accessory Structures



Midway

CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: August 17, 2021

NAME OF APPLICANT: Midway City

AGENDA ITEM: Code Text Amendment of Section 16.2: Definitions and Section 16.13.6: Accessory Buildings Prohibited as Living Quarters

ITEM: 2 f

Midway City is proposing a code text amendment of Section 16.13.6: Accessory Buildings Prohibited as Living Quarters and Section 16.2: Definitions. The proposed code will better describe what is allowed in an accessory structure and define what is considered living quarters.

BACKGROUND:

The City Council approved an amendment to the City Code regarding accessory dwellings on August 3, 2021. In that meeting, the City Council directed staff to make some further adjustments to the code that would clarify that an accessory structure could be constructed on a parcel or lot before a primary building was constructed on the property. Staff has written text to clarify that issue that you will find in red in the staff report below. Below is the original staff report in its entirety with the proposed language.

Midway City is proposing a code text amendment that would add language to the definitions section of the code that would define accessory buildings and what is allowed in the buildings. The proposal also amends language regarding accessory structures in the supplementary requirements section of the land use code. Staff has found that better

defining these issues will make administering the code easier and the public will have better guidelines regarding accessory structures.

Staff has found that determining what is “living space” is problematic without a definition in the code. Generally, staff has described living space as bedrooms, kitchen, full bathroom, and laundry facilities. Rooms such as offices, hobby rooms, game rooms, music rooms, craft rooms, swimming pool areas, and such staff has defined as nonliving space.

Staff has had many discussions, over the years, on this issue and feels that adopting the following definition will greatly help both the public and staff:

Section 16.2.7a Building, accessory

A subordinate building, located on the same Lot as the main building, the use of which is incidental to that of the main building as outlined in Chapter 16. Accessory buildings are structures including, but not limited to: detached garages, sheds, playhouses, treehouses, storage buildings, pergolas, garden structures, greenhouses, barns, boathouses, pool houses, cabanas, and other similar buildings. Barns, when located on an agricultural parcel, are not a subordinate structure and may be constructed as the main building.

Staff is also proposing to amend Section 16.13.6: Accessory Buildings Prohibited as Living Quarters. The current code reads as follows:

Section 16.13.6 Accessory Buildings Prohibited as Living Quarters

Living and sleeping quarters in any building other than the main residential building is prohibited except as allowed for detached two family dwellings in the R-1-7 and R-1-9 zones.

Those who have wished to have living quarters in accessory structures have suggested that attaching the accessory structure to the main dwelling by connecting a breezeway makes the accessory structure part of the main structure. Some have even suggested building a breezeway of up to 200' to have living space in what staff has considered an accessory structure even with the breezeway connection. Staff feels that the following proposed language will eliminate proposals for breezeways that circumvent the land use code.

The proposed code for Section 16.13.6: Accessory Buildings Prohibited as Living Quarters is as follows:

Section 16.13.6 Accessory Buildings Prohibited as Living Quarters

A. It shall be a violation of the Midway City Code to use, or to allow the use of, an accessory building as living quarters. Violations of this section of the Code shall be enforced as set forth in the Midway City Code for other violations.

B. Living quarters in any building other than the main residential building are prohibited except as allowed for detached two family dwellings in the R-1-7 and R-1-9 zones.

C. It shall be a violation of this Code to rent, lease or otherwise allow for any person to use an accessory building for living quarters except as allowed for detached two family dwellings in the R-1-7 and R-1-9 zones.

D. An accessory building shall be considered living quarters if it includes all the following; sleeping area (including bedrooms), kitchen, and bathroom facilities (three-quarter or full bathroom).

E. Accessory buildings may include rooms such as offices, hobby rooms, game rooms, music rooms, sleeping areas (including bedrooms), and craft rooms.

F. An accessory building may include either:

(i) a full kitchen and a half bath (sink and toilet only) or;

(ii) a bathroom (three-quarter or full bathroom) and a wetbar (sink, fridge, dishwasher, and microwave but does not include a stove or an oven).

G. Accessory buildings are to be used exclusively by the owners or occupants of the main residential building and their temporary guests or invitees.

H. Accessory buildings may be constructed before the main building.

PLANNING COMMISSION RECOMMENDATION (2020):

Motion: Commissioner Ream: I make a motion that we recommend approval of Item 5 proposing a code text amendment of Section 16.13.6: Accessory Buildings Prohibited as Living Quarters and Section 16.2: Definitions. We approve staff report and findings. With the following conditions: Add language that makes agricultural building an exception.

Seconded: Commissioner Streeter

Chairman Kohler: Any discussion the motion?

There was none

Chairman Kohler: All in favor.

Ayes: Commissioners: Streeter, Ream, Nicholas, Whitney

Nays: None

Motion: Passed

POSSIBLE FINDINGS:

- The proposed code will define living space and what is allowed in accessory structures
- Allowed and prohibited uses are clearly stated for accessory buildings
- The proposed amendment will help staff to better administer the City's code
- The proposed amendment will help the public to understand the options available when building in Midway

ALTERNATIVE ACTIONS:

1. Approval. This action can be taken if the City Council finds that the proposed language is an acceptable amendment to the City's Municipal Code.
 - a. Accept staff report
 - b. List accepted findings
2. Continuance. This action can be taken if the City Council would like to continue exploring potential options for the amendment.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again
3. Denial. This action can be taken if the City Council finds that the proposed amendment is not an acceptable revision to the City's Municipal Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial



Midway

CITY COUNCIL MEETING STAFF REPORT

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