

# MINUTES OF THE MIDWAY CITY COUNCIL

## (Work Meeting)

Tuesday, 16 November 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 5:05 p.m.

#### Members Present:

Celeste Johnson, Mayor  
Steve Dougherty, Council Member  
(Participated Electronically)  
Jeff Drury, Council Member  
Lisa Orme, Council Member  
Kevin Payne, Council Member  
JC Simonsen, Council Member

#### Staff Present:

Corbin Gordon, Attorney  
Michael Henke, Planning Administrator  
Wes Johnson, Engineer  
Luke Robinson, Planner  
Brad Wilson, Recorder/Financial Officer

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

### 2. Alpenhof Park / Improvement Plan (Council Member Simonsen – Approximately 20 minutes) – Receive a presentation on and discuss an improvement plan for the Alpenhof Park located at 1295 West Alpenhof Lane.

Council Member Simonsen gave a presentation regarding the improvement of Alpenhof Park and reviewed the following items:

- Potential design
- Overview
- Aerial photographs of the Alpenhof Park
- Discharge from the Alpenhof wells
- Photographs of the Alpenhof Park
- Inspection standards
- Alpenhof Park design process
- Results from a public survey

- Concept plan
- Cost estimates per phase
- Phasing plan
- Capital improvements for major parks
- Review of capital projects
- Capital replacement cost/depreciation estimates
- Tentative three-year plan
- Rational for the use of impact fees

Council Member Simonsen also made the following comments:

- Berg Landscape Architects helped obtain public feedback and prepared the improvement plan.
- A preliminary price had been prepared.
- Wanted to know how the project would fit into overall parks maintenance and improvements.
- Recommended the phasing order be “A”, “C”, “D”, then “B”.
- “B” should be done last because of cost.
- Prep work could be done on the wooded area and that phase done later.
- Did not include the Town Square in the parks planning because it had historically been treated differently from other parks.

**Note:** A copy of Council Member Simonsen’s presentation is contained in the supplemental file.

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


- Had locations for additional parks been identified?
- The project cost was high for a park that was isolated.
- The Alpenhof Park had never been finished.
- The cost was high because the ground was not flat.
- The cost could increase if the City waited.
- A study should be done to determine park needs based on population.
- An amphitheater was impractical at the Alpenhof Park because of limited parking.
- The sledding hill at Michie Lane Park was popular.
- Impact fees could not be used to repair the tennis courts at the Valais Park. Some members of the Parks, Trails, and Trees Advisory Committee wanted to repair the courts immediately while others wanted to wait. Public input should be sought on the issue.
- Expanding parks was impact fee eligible.
- Parks improvements could be discussed at the Council’s strategic planning meeting.
- The Public Works Department could clean up the wooded area in the Alpenhof Park.
- The improvement project for the Alpenhof Park could begin that spring if the Council agreed. The project should not stall after so much effort and public input. A decision should be made soon so that bids could be received for spring.
- The cost could be finalized and then taken to the public.
- A charrette should be held for overall parks planning. Parks would be reviewed as part of the general plan update.

**3. PUDs / Discussion** (City Planner – Approximately 40 minutes) – Discuss amending Title 16 (Land Use) of the Midway City Municipal Code regarding planned unit developments (PUDs).

The item was not considered.

**4. Adjournment**

The meeting was adjourned at 5:57 p.m.

  
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Celeste Johnson, Mayor

  
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Brad Wilson, Recorder