



Memo

Date: 25 April 2022
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 19 April 2022 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, 19 April 2022, 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 5:08 p.m.

Members Present:

Celeste Johnson, Mayor
Steve Dougherty, Council Member
Jeff Drury, Council Member (Arrived at 5:19 p.m.)
Lisa Orme, Council Member
Kevin Payne, Council Member
JC Simonsen, Council Member

Staff Present:

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

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

2. Ameyalli Resort / Preliminary Architectural Review (City Planner – Approximately 60 minutes) – Preliminary architectural review of the Ameyalli Resort (Formerly the Mountain Spa Resort) located at 800 North 200 East.

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

- Overview
- Location of the development
- Resort area
- Purpose for the presentation

Mr. Henke also made the following comments:

- The item was just a review of the architecture.

- The architecture was preliminarily approved by the Vision Architecture Committee (VAC). It had not been reviewed by the Planning Commission.
- A theme other than Swiss/European had to be approved by the City Council.
- A 100-foot setback from the other property owned by the applicant was not required.

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

Chuck Heath, applicant, reviewed the open space being preserved as part of the project. He made the following comments:

- Looked at spa resorts in Switzerland.
- The proposed architecture bridged the gap between Swiss and the look and feel of the property.
- The two towers would be lower than 35 feet and below the ridgeline.
- Met with three of the four lot owners in the Mountain Spa Subdivision. They liked the proposal.
- Did not want a six-story hotel on the property.
- The cottages would be next to two of the lots in the Mountain Spa Subdivision.

Robert Shemwell, Overland Partners and representing the applicant, gave a presentation and reviewed the following items:

- Pictures of the site
- Conservation easements
- Site plan
- Lanes
- Diversity of Swiss architecture
- Swiss spas
- Project chalets
- Swiss integration
- Project duplexes & lodges
- Project core and spa
- Green roofs
- Perspectives
- Project cottages
- Architectural features

Mr. Shemwell also made the following comments:

- Wanted to respect the site and the neighbors.
- The site should be restored and preserved.
- The views should be preserved.
- At least one of the buildings would be restored.
- Wanted the buildings to fold into the landscape.
- The site was spartan.
- The architecture should be site specific.
- Wanted approval from the Council to continue working on the design.

- The green roofs would not be irrigated.
- His firm had done considerable work with arboretums and green roofs.
- The firm had experience with high desert landscapes.
- Some of the parking would be under the buildings but not underground.
- Service items would be under the buildings.
- There was less room for parking because of the setbacks.

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

- People wanted the historical Swiss feel in Midway.
- A project should not be transplanted into the City.
- Switzerland had contemporary architecture.
- Some developments were a “Disney” creation of Switzerland.
- Traditional Swiss architecture could be expensive.
- The architecture for the proposal was not Swiss, but it fit the location.
- It had a southwest look.
- A lot of developments in Midway did not have Swiss architecture.
- Liked the green roofs, low heights, and smear walls.
- The Town Hall was a local Swiss design that should be emulated.
- Some forms of traditional European architecture were undesirable.

Mr. Heath indicated that another meeting regarding architecture was not needed.

3. Adjournment

The meeting was adjourned at 6:00 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder