



# Memo

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**Date:** 19 May 2016

**To:**

**Cc:**

**From:** Brad Wilson, City Recorder/Financial Officer

**RE:** Minutes of the 27 April 2016 City Council Work Meeting

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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)**

**Wednesday, 27 April 2016, 5:30 p.m.  
Midway Community Center, City Council Chambers  
160 West Main Street, Midway, Utah**

**Note:** Notices/agendas were posted at 7-Eleven, Ridley's Express, 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 Bonner called the meeting to order at 5:31 p.m.

**Members Present:**

Colleen Bonner, Mayor  
Ken Van Wagoner, Council Member  
Karl Dodge, Council Member  
Kent Kohler, Council Member  
Lisa Christen, Council Member  
Bob Probst, Council Member

**Staff Present:**

Michael Henke, Planning Director  
Kraig Powell, Attorney  
Wes Johnson, Engineer  
Brad Wilson, Recorder/Financial Officer

**2. Resolution 2016-07/Dutch Hollow Annexation Agreement Amendment (Jeremy Pope) –**  
Discuss Resolution 2016-07 Amending the Annexation Agreement for the Dutch Hollow Annexation Located on the West Side of Dutch Canyon Road at Approximately 1600 North.

Mayor Bonner indicated that the first item to be considered would be the proposed amendment to the annexation agreement.

Michael Henke reported that staff held a meeting with Jeremy Pope, who wanted to amend the agreement, and Russ Watts who was developing the Dutch Canyon Subdivision. He said that infrastructure obligations in the agreement were discussed and Mr. Watts made a proposal for their completion. Mr. Henke indicated that Mr. Pope rejected the proposal and nothing had happened since then.

Wes Johnson thought that Mr. Pope was hoping the City would significantly reduce the agreement requirements in exchange for less density.

Council Member Van Wagoner stated that the City should not assume any of the developer's obligations in the agreement.

**3. Dutch Canyon Subdivision/Preliminary Approval (Paul Berg) – Discuss a Request for Preliminary Approval for the Dutch Canyon Subdivision Located at 600 East Saddle Drive (Zoning is RA-1-43). No Recommendation from the Midway City Planning Commission.**

Michael Henke gave a presentation on the proposed subdivision that included a land use summary, its location and various concept plans. Mr. Henke noted that the Planning Commission did not make a recommendation on the project and a public hearing was held at the last council meeting.

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

Mr. Henke reviewed a concept plan with the required two accesses connecting to Burgi Hill Ranches and Dutch Canyon Road.

Wes Johnson reviewed the data from a traffic counter on Dutch Canyon Road. He estimated that connecting the proposed project to the road would increase the traffic count to 400 trips a day.

Mr. Johnson estimated that it would cost \$400,000 to rebuild the road from the top of the property, which Jeremy Pope wanted to purchase, down to River Road.

Mr. Henke reviewed a concept plan with the two accesses connecting to Dutch Fields and Dutch Canyon Road. He said the residents in Burgi Hill Ranches preferred this plan because it impacted them the least. Paul Berg, Berg Engineering Resource Group and representing the applicant, indicated that there would still be a trail with a road base emergency access to Burgi Hill Ranches.

Mr. Henke noted that the emergency access, from Burgi Hill Ranches, was planned to connect to other developments.

Mr. Henke reviewed a concept plan with the two accesses connecting to Burgi Hill Ranches and Dutch Fields. He indicated with that proposal the developer would not have to participate in the improvement of Dutch Canyon Road. He also indicated that this would be the least costly plan for the developer and the City. He added that the neighbors were concerned about safety because neither Burgi Hill Ranches or Dutch Fields had sidewalks.

Mr. Berg explained that the residents of Burgi Hill Ranches and Dutch Fields did not want the proposed project to connect to their respective developments.

Mayor Bonner read the minutes from a meeting where the roads in Dutch Fields were discussed. The minutes indicated that the roads were public because they would connect to future development to the north. Mr. Johnson added that the recorded plat map, for Phase 2 of Dutch

Fields, noted that a future public street would connect to the north.

Council Member Dodge pointed out that the current residents thought that motorists would use the connection as a through road to River Road and then go to Park City or Salt Lake. Mayor Bonner disagreed and said it would be used just for neighborhood traffic.

Council Member Dodge noted that Burgi Hill Ranches and Dutch Fields did not have street side parking.

Mr. Berg indicated that traffic calming measures could be used to limit through traffic.

Mr. Watts did not think that drivers would use the proposed development for through traffic.

Steve Nichols, who lived in Dutch Fields, said that drivers would go through the project because it would be the shortest and fastest route to River Road.

Council Member Dodge asked if the City would take over Interlaken Drive. Mayor Bonner responded that the City should have taken over the road a long time ago. Mr. Berg indicated that the residents of Burgi Hill Ranches had as much ownership of the road as those in Interlaken Estates.

Council Member Christen opposed just a trail going from the proposed development to Dutch Fields. She noted that the trail would end at a street.

Mr. Henke noted that the current road from Burgi Hill Ranches to Dutch Fields was a required emergency access. Mayor Bonner thought that anyone who purchased in the two projects could see that they would connect to future developments.

Council Member Dodge stressed that the Council needed to make the best decision for the current circumstances. Mayor Bonner thought that the best choice was connecting the two projects, through the proposed subdivision, with a stub road for a future connection to Dutch Canyon Road. She added that the proposed project should include traffic calming devices and sidewalks. Council Member Kohler agreed that sidewalks should be required.

Council Member Van Wagoner suggested installing a median that would keep drivers, from Interlaken, from turning left into Burgi Hill Ranches and using the proposed development as a shortcut to River Road. Mayor Bonner said that would make it difficult for residents in Interlaken to visit Burgi Hill Ranches. Russ Watts offered to install the median.

Mr. Henke indicated that the City would have to work with Interlaken to take over the road.

Steve Nichols said that those who bought in the area anticipated additional development but did not anticipate a collector road for Interlaken Estates. He said a collector road should have sidewalks. He added that a police officer, who was at the Planning Commission meeting when the proposed project was discussed, said that drivers would take the new road which would be the shortest route.

Mayor Bonner suggested changing the development plan so that a road would not go straight through the proposed project. Mr. Johnson noted that the south road could be two cul-de-sacs. Russ Watts suggested one long cul-de-sac which would retain frontage for the property to the south owned by Brett Walker.

Mayor Bonner pointed out that snow removal was difficult in cul-de-sacs.

Brett Walker approved of the plan for one or two cul-de-sacs.

Mayor Bonner asked if the length of the cul-de-sac would meet the City's standards. Mr. Henke responded that it would meet the standards.

Council Member Dodge thought that a cul-de-sac would be safer than the south road going through the proposed project.

Council Member Van Wagoner said the proposed cul-de-sac would eliminate the need for his proposed median in Interlaken Road.

Mayor Bonner asked where snow, removed from the road going into Burgi Hill Ranches, would be stored. Wes Johnson responded that the snow would have to be pushed into Burgi Hill Ranches. Brett Walker suggested that it be put into the existing turnaround just inside the subdivision.

Council Member Christen recommended that the proposed project have sidewalks instead of the rural cross-section. Mayor Bonner and Council Member Probst agreed. Paul Berg responded that there would be a trail along one side of each road.

Mayor Bonner noted that property owners tended to fill in the swale on the rural cross-section. Mr. Henke suggested requiring rock in the swale to make it distinct. Council Member Van Wagoner added that residents along Lime Canyon Road filled in the swale which then caused flooding.

Council Member Dodge asked if a trail or sidewalks would be put on the south side of the road next to Brett Walker's property. Wes Johnson asked if Mr. Walker would share in that cost.

Mr. Berg indicated that the rural cross-section should be removed from the City's standards if the Council would not approve its use. Mayor Bonner responded that it worked for a small but not a large development.

The Council asked Mr. Berg to prepare a concept plan with the south road being a cul-de-sac.

#### **4. Department Reports**

No department reports were given.

## 5. Adjournment

**Motion:** Council Member Dodge moved to adjourn the meeting. Council Member Christen seconded the motion. The motion passed unanimously.

The meeting was adjourned at 6:42 p.m.

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Colleen Bonner, Mayor

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Brad Wilson, Recorder

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