

# MIDWAY CITY COUNCIL MEETING

Tuesday, 20 May 2025, 5:00 p.m.  
Midway Community Center, Council Chambers  
160 West Main Street, Midway, Utah

Participation is available electronically.  
Instructions can be found at [www.midwaycityut.gov](http://www.midwaycityut.gov).

*Our vision for the City of Midway is to be a place where citizens, businesses and civic leaders are partners in building a city that is family-oriented, aesthetically pleasing, safe, walkable and visitor friendly. A community that proudly enhances its small-town Swiss character & natural environment, as well as remaining fiscally responsible.*

## 1. Call to Order

### a. Pledge of Allegiance

### b. Prayer and/or Inspirational Message

Any Midway resident interested in giving a prayer and/or an inspirational message may contact the City Recorder at [bwilson@midwaycityut.org](mailto:bwilson@midwaycityut.org) or 435-654-3223 x118.

## 2. Consent Agenda

Be it hereby moved that the following consent agenda items stand approved:

- a. Agenda for the 20 May 2025 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 15 April 2025 City Council Closed Meeting
- d. Minutes of the 30 April 2025 City Council Meeting
- e. Minutes of the 6 May 2025 City Council Meeting
- f. Spencer LaCouture as a full member of the Midway City Vision Architectural Committee
- g. Jennifer Mangum-Whaley as a full member of the Midway City Vision Architectural Committee
- h. James Hendricks as a full member of the Midway City Vision Architectural Committee
- i. Rachel Harvey as a full member of the Midway City Parks, Trails, and Trees Committee
- j. Lisa Barkdull as an alternate member of the Midway City Parks, Trails, and Trees Committee
- k. Suellen Gregory Winegar as an alternate member of the Midway City Planning Commission
- l. Resolution 2025-12 clarifying the spelling of Alpenhof for existing street names.
- m. Zoning violation fine for Randy Lundin
- n. Temporary use permit for High Valley Arts to exceed the allowed sound levels for a musical production at 200 South and 400 East. An application fee waiver is not requested.

## 3. Public Comment (At the discretion of the Mayor)

All public comment shall: 1) only be made by those physically present at the City Council meeting and only after the person states his or her name and address for the record; 2) may last no longer than 1 minute unless otherwise allowed by the Mayor; 3) must be germane to the authority of the City Council and be directly related to city

programs, projects, services or events; and 4) may not address an item already on the agenda.

4. **Department Reports** (Approximately 30 minutes)
  - a. Law Enforcement
  - b. Ice Rink, Midway Boosters, and Swiss Days Committee
  - c. Affordable Housing, Heber Light & Power Company Board, and Open Space Advisory Committee
  - d. Heber Valley Railroad Board, Heber Valley Special Service District Board, Midway Sanitation District Board, and Wasatch County Caring Coalition
  - e. Financial Report
5. **Tentative FY 2026 Budget / Adoption** (Budget Officer – Approximately 10 minutes) – Discuss and possibly deny, continue, or adopt a tentative budget for FY 2026.
6. **Tentative FY 2026 Budget / Set Public Hearing** (Budget Officer – Approximately 5 minutes) – Discuss and possibly deny, continue, or set a public hearing, on the tentative budget for FY 2026, for 17 June 2025, 5:00 p.m. at the Midway Community Center (160 West Main Street, Midway, Utah).
7. **Resolution 2025-13 / C-PACE Professional Services Agreement** (Theddi Chappell – Approximately 10 minutes) – Discuss and possibly deny, continue, or approve Resolution 2025-13 adopting a professional services agreement with SRS to administer the Commercial Property Assessed Clean Energy (C-PACE) Program for Midway City.
8. **Ordinance 2025-12 / TROD Amendment** (Jason and Malinda Powers – Approximately 30 minutes) – Discuss and possibly deny, continue, or adopt Ordinance 2025-12 expanding the Transient Rental Overlay District (TROD) for Midway City to include a property at 62 West 300 South (Zoning is R-1-22). Recommended for denial by the Midway City Planning Commission. **Public Hearing**
9. **Midway Granary / Plat Map Amendment** (James Hendricks – Approximately 20 minutes) – Discuss and possibly deny, continue, or approve a plat map amendment to allow condominiums in the Midway Granary located at 695 East Main Street (Zoning is C-2). Recommended for approval with conditions by the Midway City Planning Commission. **Public Hearing**
10. **Midway Granary / Conditional Use Permit** (James Hendricks – Approximately 20 minutes) – Discuss and possibly deny, continue, or approve a conditional use permit for the Midway Granary located at 695 East Main Street (Zoning is C-2). Recommended for approval with conditions by the Midway City Planning Commission. **Public Hearing**
11. **Resolution 2025-11 / Homestead Master Plan Third Amendment** (City Planner – Approximately 30 minutes) – Discuss and possibly deny, continue, or approve Resolution 2025-11 adopting a third amendment to the Homestead Master Plan. Recommended for approval with conditions by the Midway City Planning Commission.
12. **The Homestead Resort and The Homestead Hotel Condominiums / Plat Map Amendments** (Berg Engineering – Approximately 15 minutes) – Discuss and possibly deny, continue, or approve plat map amendments for The Homestead Resort and The Homestead Hotel Condominiums located at 700 North Homestead

Drive. Recommended for approval by the Midway City Planning Commission (Zoning is Resort).

13. **Resolution 2025- 15 / Southill PUD Master Plan Third Amendment** (Dan Luster – Approximately 30 minutes) – Discuss and possibly deny, continue, or approve Resolution 2025-15 adopting a third amendment to the master plan for the Southill PUD located at 541 East Main Street (Zoning is C-2).
14. **Cozens Subdivision / Second Plat Map Amendment** (Glen Lent – Approximately 20 minutes) – Discuss and possibly deny, continue, or approve a second plat map amendment for the Cozens Subdivision located at 840 South Stringtown Road (Zoning is RA-1-43).
15. **Closed Meeting** (As needed)  
A closed meeting for any purpose as allowed in UCA 52-4-25.
16. **Adjournment**

A meeting of the Community Development and Renewal Agency will be held following the council meeting.

Published on the Utah Public Notice Website on 15 May 2025 at 5:30 p.m. by Brad Wilson (City Recorder)  
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The order of individual items on this agenda is subject to change up to 24 hours in advance.  
All times are approximate.

For those individuals needing special assistance in accordance with the Americans with Disabilities Act, please contact Brad Wilson at the Midway City Office Building, at 75 North 100 West, Midway, UT 84049, 1-435-654-3223 x118, or by email at: [bwilson@midwaycityut.gov](mailto:bwilson@midwaycityut.gov).