



Memo

Date: 18 June 2025
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 13 June 2025 City Council Site Tour

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

MINUTES OF THE MIDWAY CITY COUNCIL (Site Tour)

**Friday, 13 June 2025, 10:00 a.m.
Pear Tree Llama Ranch
105 East 850 South, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, The Market Express, the United States Post Office, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the Mayor, City Council, and The Wasatch Wave. The public notice/agenda was published on the Utah State Public Notice Website and on the City's website. A copy of the public notice/agenda is contained in the supplemental file for the meeting.

1. Call to Order

The meeting was called to order at 10:04 a.m.

Members Present

Lisa Orme, Council Member
Craig Simons, Council Member
JC Simonsen, Council Member

Wendy Fisher, Utah Open Lands Executive
Director

Courtland Nelson, Open Space Advisory
Committee Chair

Natalie Streeter, Open Space Advisory
Committee Member

Staff Present

Katie Villani, City Planner

Gerald White, Applicant / Property Owner

Katy White, Applicant / Property Owner

Woody Woodruff, Open Space Advisory
Committee Member

Others Present

Maryssa Fenwick, Utah Open Lands

2. Pear Tree Llama Ranch / Site Tour – Tour the Pear Tree Llama Ranch located at 105 East 850 South. The owners have requested bond funds to preserve a portion of the property as open space.

Gerald and Katy White have made an application for Midway Open Space Bond Funds. They seek to place a conservation easement through Utah Open Lands on approximately 40 acres located on 850 South in the Midway Annexation Boundary.

City Council members and attendees toured the operating llama ranch with the owners and representatives of Utah Open Lands. The owners pointed out property boundaries, ditches, a large sage field, and described the historic use of the property. The property is currently home to 11 llamas. Approximately 18 acres on the northern portion of the property are leased for cattle grazing to Kohler Dairy (which was Midway's first recipient of Open Space Bond Funds).

Should the property develop, the City Master Street and Trail Plans show a road and accompanying trail bisecting the property. This would have to be amended in the event of

conservation. The parties discussed alternate locations for a trail. The Whites have irrigation risers along the northwest portion of the property. One possibility discussed is a trail easement following the eastern boundary of the property, avoiding the sage field, and potentially eventually connecting to the existing Midway Crest trail.

The Midway Open Space Advisory Committee has made a recommendation for consideration of open space bond funds with conditions, and the application is expected to come before the City Council at their July 15, 2025 meeting.

3. Adjournment

Motion: Council Member Simonsen moved to adjourn the meeting. Council Member Simons seconded the motion. The motion passed unanimously.

The meeting was adjourned at 11:24 a.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder