

Report Criteria:

Detail report.  
Invoices with totals above \$0.00 included.  
Only unpaid invoices included.

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
<b>ABE NEERINGS &amp; SON</b>									
105	ABE NEERINGS & SON	Vendor Address	7524	Town Hall Emergency Sewer Repair	05/20/2025	8,260.00	.00		06/20/2025
105	ABE NEERINGS & SON	Vendor Address	7526	Quarterly Maintenance for HVAC System	06/26/2025	1,800.00	.00		07/21/2025
105	ABE NEERINGS & SON	Vendor Address	7527	124 N Center Plugged PRV, Plugged by contractors ne	06/27/2025	360.00	.00		07/21/2025
Total ABE NEERINGS & SON:						10,420.00	.00		
<b>ALSCO / AMERICAN LINEN</b>									
1429	ALSCO / AMERICAN LINEN	Vendor Address	LSAL2997510	Rugs	06/30/2025	37.46	.00		07/28/2025
Total ALSCO / AMERICAN LINEN:						37.46	.00		
<b>Art Studio Company</b>									
3152	Art Studio Company	Vendor Address	PSI-161095	COG	06/30/2025	429.08	.00		07/30/2025
Total Art Studio Company:						429.08	.00		
<b>BANKCARD CENTER</b>									
1989	BANKCARD CENTER	Vendor Address	3327 JUNE 20	BIG 5 SPORTING GOODS-EQUIPMENT	06/30/2025	255.25	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	3327 JUNE 20	SMITHS-FOOD	06/30/2025	81.32	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	3327 JUNE 20	SPORTSMAN WAREHOUSE-EQUIPMENT	06/30/2025	13.44	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	3327 JUNE 20	UTAH GANG ASSOC CONFERENCE	06/30/2025	900.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	3327 JUNE 20	OPSEC ARMS = EQUIPMENT	06/30/2025	339.97	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	3327 JUNE 20	Amazon-EQUIPMENT FOR BACKNET	06/30/2025	1,720.88	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	3327 JUNE 20	MAXWELL RESTAURANT-BACKNET	06/30/2025	160.90	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	3327 JUNE 20	LITTLE CAESARS FOOD -BACKNET	06/30/2025	78.14	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	LEE'S MARKET-CC DINNER ITEMS	06/30/2025	29.84	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	FLOWERS FOR JC MOM PASSING	06/30/2025	115.21	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	DON PEDROS-CC DINNER	06/30/2025	64.48	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	Amazon-FLOWERS	06/30/2025	108.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	CCOKS- FLOWERS	06/30/2025	169.02	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	HOME DEPOT-CLEANING SUPPLIES	06/30/2025	52.52	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	HISTORIC MEMBERSHIP WEBSITE	06/30/2025	39.11	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	ADOBE MEMBERSHIP-TRACY AND CAMILLE	06/30/2025	19.99	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	HARMONS-FOOD FOR CC MTG	06/30/2025	7.20	.00		07/22/2025

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1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	THE MARKET-CC DINNER	06/30/2025	12.34	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	Amazon-FLAGS FOR POTS	06/30/2025	55.40	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	Amazon-RETURN FOR FLOWERS	06/30/2025	95.18-	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	JIMMY JONES-CC DINNER	06/30/2025	50.46	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	COSTCO-DRINKS FOR OFFICE AND CC CHAMBER	06/30/2025	79.46	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	Amazon-VACUMN FOR TOWN HALL	06/30/2025	141.23	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	THE MARKET-DRINKS FOR OFFICE/CC	06/30/2025	45.22	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	Amazon-FLOWERS FOR CEMETERY	06/30/2025	113.48	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	Amazon-BROOMS FOR TOWN HALL / CC	06/30/2025	27.37	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	4235 JUNE 20	LEES MARKETE-CC DINNER	06/30/2025	12.96	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 JUNE 20	UAPT Membership Dues	06/30/2025	75.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 JUNE 20	AMERICAN PLANNING MEMBERSHIP-M. HENKE	06/30/2025	746.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 JUNE 20	ADOBE MEMBERSHIP-JS	06/30/2025	29.99	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 JUNE 20	PITNEY BOWES-INK FOR POSTAGE	06/30/2025	91.29	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 JUNE 20	PANDA EXPRESS-PLANNING COMMISSION	06/30/2025	160.11	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 JUNE 20	SURVEY MONKEY-ANNUAL MEMBERSHIP	06/30/2025	508.48	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 JUNE 20	USPS-PO BOX RENEW	06/30/2025	226.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 JUNE 20	BAMBOO HR-PAYROLL	06/30/2025	557.31	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 JUNE 20	Amazon-OFFICE SUPPLIES TREASURER OFFICE	06/30/2025	77.45	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 JUNE 20	UTAH OPEN LANDS-TRAINING KATIE	06/30/2025	70.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6014 JUNE 20	UTAH BROADBAND-BATHROOM DOORS	06/30/2025	60.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6153 JUNE 20	PROPANE	06/30/2025	49.96	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6153 JUNE 20	Amazon-Prime Membership	06/30/2025	16.29	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6153 JUNE 20	Walmart - Locks for Stage	06/30/2025	35.31	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6153 JUNE 20	Amazon-Korbon Clothing Allowance	06/30/2025	306.15	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6153 JUNE 20	Dominos-Lunch during water break	06/30/2025	54.05	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6153 JUNE 20	Amazon-Ty Clothing Allowance	06/30/2025	461.74	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6153 JUNE 20	Amazon-Elroy Clothing Allowance	06/30/2025	246.26	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6153 JUNE 20	Amazon-Elroy Clothing Allowance	06/30/2025	94.84	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6153 JUNE 20	Amazon - Jeff Clothing Allowance	06/30/2025	561.98	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 JUNE 20	ACE Hardware - Tarp and Tie Down for Arbor Day Tree	06/30/2025	68.49	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 JUNE 20	Sams Club - Supplies for Founders Day	06/30/2025	350.49	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 JUNE 20	Walmart-Ice Cream Sprinklers-Founder Day	06/30/2025	14.38	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 JUNE 20	Sams Club-Food for Founders Day	06/30/2025	432.72	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 JUNE 20	Doodilly Soft Serve-Ice Cream Machine Founder Day	06/30/2025	200.15	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 JUNE 20	Tractor Supplie-Welding Rod	06/30/2025	7.30	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 JUNE 20	Steve Regan-Weed Spray	06/30/2025	38.50	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 JUNE 20	Rocky Mountain Wire-Cable Connects	06/30/2025	169.41	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 JUNE 20	Carhartt - Shirts for Abby/Haden	06/30/2025	84.57	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 JUNE 20	Tractor Supplie-Parts for 4 wheeler	06/30/2025	23.64	.00		07/22/2025

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1989	BANKCARD CENTER	Vendor Address	6799 JUNE 20	Midway Must Haves-Hats for PW	06/30/2025	114.08	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 JUNE 20	Daltons Memorial-Cremation Niche Engraving	06/30/2025	1,350.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 JUNE 20	Google - Memory for Shane's phone	06/30/2025	.52	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 JUNE 20	Tractor Supply-Will Shirts	06/30/2025	53.74	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 JUNE 20	Amazon=Prime Membership	06/30/2025	16.29	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	6799 JUNE 20	Sams Club - Chef Knife, Cutting Board - Founder Day	06/30/2025	62.17	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8211 JUNE 202	LEE'S MARKET-DONUTS FOR OPEN ENROLLMENT	06/30/2025	26.76	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8211 JUNE 202	PSHRA MEMBERSHIP	06/30/2025	175.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8211 JUNE 202	Amazon-TARP	06/30/2025	270.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8211 JUNE 202	AmazoN -TARP	06/30/2025	140.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8211 JUNE 202	ADOBE MEMBERSHIP-IM	06/30/2025	19.99	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Joel Zae LLC - Founders Day Entertainment	06/30/2025	690.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Wasatch County Health Department-Permit founder da	06/30/2025	50.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Haven Haus-gift card for raffle Founder Day	06/30/2025	25.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Walmart-Founders Day Supplies	06/30/2025	71.21	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	The Pizza Yard-Gift Card Raffle	06/30/2025	25.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Midway Bakery-Gift Card Raffle Founder Day	06/30/2025	25.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	The Market-Food for Founder Days	06/30/2025	206.62	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Midway Merch-Gift Card Raffle Founder Day	06/30/2025	25.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Cafe Galleria-Gift Card-Raffle Prize	06/30/2025	25.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Ice for Founder Day	06/30/2025	17.34	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	True South Puzzle Company-COG	06/30/2025	268.88	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Gibbs Smith Faire -COG	06/30/2025	169.47	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Mountaineers Boo Faire-COG	06/30/2025	174.94	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Amazon-Equipment for MMH	06/30/2025	15.20	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Amazon-Shade for Stage	06/30/2025	42.36	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Amazon-Equipment for MMH	06/30/2025	147.48	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Amazon-COG MMH	06/30/2025	10.81	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Amazon-COG MMH	06/30/2025	86.80	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Amazon-COG MMH	06/30/2025	73.13	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Amazon-COG MMH	06/30/2025	43.24	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Walmart-Equipment for MMH	06/30/2025	175.72	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	Beyond Cushions Corp-COG MMH	06/30/2025	953.00	.00		07/22/2025
1989	BANKCARD CENTER	Vendor Address	8498 JUNE 20	MKT K Lani - MMH COG	06/30/2025	540.00	.00		07/22/2025
Total BANKCARD CENTER:						16,505.62	.00		
<b>BD BUSH EXCAVATION</b>									
2772	BD BUSH EXCAVATION	Vendor Address	07032025	Pay Request #3 - North Center St. Trail - Water	07/03/2025	690,321.96	.00		08/03/2025
2772	BD BUSH EXCAVATION	Vendor Address	07032025	Pay Request #3 - North Center St. Trail - City	07/03/2025	65,899.37	.00		08/03/2025

Midway City  
75 North 100 West

Payment Approval Report - With Due Date July 2024 - Unpaid Invoices Only  
Report dates: 6/30/2025-7/15/2025

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Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
2772	BD BUSH EXCAVATION	Vendor Address	07032025	Pay Request #3 North Center St. Trail -MSD	07/03/2025	53,402.49	.00		08/03/2025
Total BD BUSH EXCAVATION:						809,623.82	.00		
<b>BORDER STATES INDUSTRIES Inc.</b>									
2757	BORDER STATES INDUSTRIES I	Vendor Address	930618035	Public Works Shop Interior Supply Room Lights	06/23/2025	3,191.83	.00		07/17/2025
Total BORDER STATES INDUSTRIES Inc.:						3,191.83	.00		
<b>CHEMTECH-FORD LABORATORIES</b>									
2147	CHEMTECH-FORD LABORATOR	Vendor Address	25G0006	colilert AP	07/02/2025	180.00	.00		08/01/2025
Total CHEMTECH-FORD LABORATORIES:						180.00	.00		
<b>COLONIAL FLAG &amp; SPECIALTY CO</b>									
305	COLONIAL FLAG & SPECIALTY	Vendor Address	0340987-IN	Cemetery Flags-Entrance Flags	06/27/2025	967.50	.00		07/21/2025
Total COLONIAL FLAG & SPECIALTY CO:						967.50	.00		
<b>CORE &amp; MAIN LP</b>									
3237	CORE & MAIN LP	Vendor Address	X128987	Water Fittings High Pressure Gage's Truck	06/19/2025	2,570.25	.00		07/17/2025
Total CORE & MAIN LP:						2,570.25	.00		
<b>CURTIS BLUE LINE</b>									
2754	CURTIS BLUE LINE	Vendor Address	952783	Equipment-	05/23/2025	4,415.00	.00		06/27/2025
Total CURTIS BLUE LINE:						4,415.00	.00		
<b>FUEL NETWORK</b>									
2821	FUEL NETWORK	Vendor Address	F2512E00913	Fuel Billing	06/30/2025	2,812.16	.00		07/31/2025
Total FUEL NETWORK:						2,812.16	.00		
<b>INTERMOUNTAIN BOBCAT</b>									
2659	INTERMOUNTAIN BOBCAT	Vendor Address	P19145	Streets Replacement Bristle Brooms 2 sets Bobcat Sw	06/23/2025	1,823.50	.00		07/17/2025
Total INTERMOUNTAIN BOBCAT:						1,823.50	.00		

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
<b>INTERMOUNTAIN PLANTINGS LLC</b>									
3157	INTERMOUNTAIN PLANTINGS L	Vendor Address	9410329	CEMETERY LANDSCAPING	07/01/2025	3,247.74	.00		07/30/2025
3157	INTERMOUNTAIN PLANTINGS L	Vendor Address	9410329	Public Cemetery/Landscape Maintenance	07/01/2025	11,449.04	.00		07/30/2025
Total INTERMOUNTAIN PLANTINGS LLC:						14,696.78	.00		
<b>KAREE CANNON</b>									
2915	KAREE CANNON	Vendor Address	41	COG- MMH	07/01/2025	906.23	.00		08/01/2025
Total KAREE CANNON:						906.23	.00		
<b>PUBLIC FACILITIES DEPOSIT</b>									
2421	PUBLIC FACILITIES DEPOSIT	MIKE BAIRD	21-015 PFD	21-015 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	STOKER BROS. CONSTR	22-032 PFD	22-032 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	MARK E. ANTOLIK	22-076 PFD	22-076 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	CHARLES AND DENSIE C	22-102 PFD	22-102 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	MARK STOKES	22-128 PFD	22-128 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	CHATWIN HOMES	22-180 PFD	22-180 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	Hymark Homes	22-196 PFD	22-196 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	Hymark Homes	22-197 PFD	22-197 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	HAMMOND HOMES	22-203 PFD	22-203 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	JIM W ASHTON	23-064 PFD	23-064 PUBLIC FACILITIES DEPOSIT	06/26/2025	3,500.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	JIM W ASHTON	23-065 PFD	23-065 PUBLIC FACILITIES DEPOSIT	06/26/2025	3,500.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	JIM W ASHTON	23-066 PFD	23-066 PUBLIC FACILITIES DEPOSIT	06/26/2025	3,500.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	DAVIES DESIGN BUILD	23-077 PFD	23-077 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	LYTHGOE CONSTRUCTI	23-078 PFD	23-078 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	Watts Enterprises	23-079 PFD	23-079 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	Watts Enterprises	23-080 PFD	23-080 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	KUCH COMPANY LLC	23-091 PFD	23-091 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	BONNIE VANCE	23-111 PFD	23-111 PUBLIC FACILITIES DEPOSIT	06/25/2025	1,750.00	.00		07/25/2025
2421	PUBLIC FACILITIES DEPOSIT	Watts Enterprises	23-175 PFD	23-175 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	RAKK LLC	23-224 PFD	23-224 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	Watts Enterprises	23-236 PFD	23-236 PUBLIC FACILITIES DEPOSIT	06/25/2025	1,750.00	.00		07/25/2025
2421	PUBLIC FACILITIES DEPOSIT	RAKK LLC	23-239 PFD	23-239 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	MICHAEL ROBERTS	24-0077 PFD	24-0077 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	Watts Enterprises	24-056 PFD	24-056 PUBLIC FACILITIES DEPOSIT	06/25/2025	1,750.00	.00		07/25/2025
2421	PUBLIC FACILITIES DEPOSIT	Watts Enterprises	24-057 PFD	24-057 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	Probst Enterprises	24-069 PFD	24-069 PUBLIC FACILITIES DEPOSIT	06/25/2025	1,750.00	.00		07/25/2025
2421	PUBLIC FACILITIES DEPOSIT	Watts Enterprises	24-070 PFD	24-070 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	Watts Enterprises	24-078 PFD	24-078 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025

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Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
2421	PUBLIC FACILITIES DEPOSIT	Watts Enterprises	24-079 PFD	24-079 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	Watts Enterprises	24-092 PFD	24-092 PUBLIC FACILITIES DEPOSIT	06/25/2025	1,750.00	.00		07/25/2025
2421	PUBLIC FACILITIES DEPOSIT	BROOKE SLYE	24-103 PFD	24-103 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	Watts Enterprises	24-129 PFD	24-129 PUBLIC FACILITIES DEPOSIT	06/25/2025	1,750.00	.00		07/25/2025
2421	PUBLIC FACILITIES DEPOSIT	Watts Enterprises	24-156 PFD	24-156 PUBLIC FACILITIES DEPOSIT	06/25/2025	1,750.00	.00		07/25/2025
2421	PUBLIC FACILITIES DEPOSIT	Watts Enterprises	24-157 PFD	24-157 PUBLIC FACILITIES DEPOSIT	06/25/2025	1,750.00	.00		07/25/2025
2421	PUBLIC FACILITIES DEPOSIT	TYLER EVANS	24-174 PFD	24-174 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
2421	PUBLIC FACILITIES DEPOSIT	TYLER EVANS	24-175 PFD	24-175 PUBLIC FACILITIES DEPOSIT	06/26/2025	1,750.00	.00		07/26/2025
Total PUBLIC FACILITIES DEPOSIT:						68,250.00	.00		
<b>SIGNARAMA</b>									
2658	SIGNARAMA	Vendor Address	INV-19061	Street Light Banners for Main St.	04/15/2025	1,490.00	.00		04/15/2025
2658	SIGNARAMA	Vendor Address	INV-19456	Stickers for Big Signs-QR Codes	05/28/2025	80.00	.00		06/28/2025
Total SIGNARAMA:						1,570.00	.00		
<b>SMITH &amp; EDWARDS WEST JORDAN</b>									
2961	SMITH & EDWARDS WEST JOR	Vendor Address	310014	Korbon Clothing Allowance	06/14/2025	357.82	.00		07/14/2025
Total SMITH & EDWARDS WEST JORDAN:						357.82	.00		
<b>STANDARD PLUMBING SUPPLY CO.</b>									
1045	STANDARD PLUMBING SUPPLY	Vendor Address	YVTN87	Water Clock Batteries	06/24/2025	18.99	.00		07/04/2025
1045	STANDARD PLUMBING SUPPLY	Vendor Address	YWD752	Vent Stick	06/26/2025	2.99	.00		07/26/2025
1045	STANDARD PLUMBING SUPPLY	Vendor Address	YWD752	Key Set	06/26/2025	10.49	.00		07/26/2025
1045	STANDARD PLUMBING SUPPLY	Vendor Address	YWD752	TEE SSS, Bushing	06/26/2025	21.88	.00		07/26/2025
1045	STANDARD PLUMBING SUPPLY	Vendor Address	YXDL91	Thistle Spray - Parks	07/07/2025	95.99	.00		07/17/2025
Total STANDARD PLUMBING SUPPLY CO.:						150.34	.00		
<b>TAP FUND</b>									
3183	TAP FUND	Friends of Wasatch Mounta	06242025-1	Tap Grant Award	06/24/2025	6,950.00	.00		06/24/2025
3183	TAP FUND	Midway Playhouse	06242025-2	Tap Grant Award	06/24/2025	23,000.00	.00		06/24/2025
3183	TAP FUND	Midway Art Association	06252025	Tap Grant Award	06/25/2025	6,750.00	.00		06/25/2025
3183	TAP FUND	Wasatch Trails Foundation	07082025	Tap Grant Award	07/08/2025	10,000.00	.00		07/22/2025
3183	TAP FUND	Dani Radcliffe	07082025-1	Tap Grant Award	07/08/2025	1,800.00	.00		07/22/2025
Total TAP FUND:						48,500.00	.00		

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
<b>TIMBERLINE ACE HARDWARE</b>									
1170	TIMBERLINE ACE HARDWARE	Vendor Address	186208	Town Square Ice Rink Signs/No Parking etc Supplies	06/25/2025	169.52	.00		07/10/2025
1170	TIMBERLINE ACE HARDWARE	Vendor Address	186284	Parks Parking Supplies	06/27/2025	17.22	.00		07/10/2025
1170	TIMBERLINE ACE HARDWARE	Vendor Address	186399	Nolan Robertson-Clothing Allowance	06/30/2025	280.92	.00		07/10/2025
Total TIMBERLINE ACE HARDWARE:						467.66	.00		
<b>TIMP ENGINEERING LLC</b>									
3074	TIMP ENGINEERING LLC	Vendor Address	1737	Water System Repair-Lime Canyon	06/30/2025	190.00	.00		07/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1738	Cut Permits	06/30/2025	330.00	.00		07/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1739	General Engineering	06/30/2025	2,805.00	.00		07/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1740	General Engineering-Water	06/30/2025	990.00	.00		07/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1741	Adding and Updating GIS System-Water	06/30/2025	1,350.00	.00		07/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1742	Trip Hazard Recording	06/30/2025	340.00	.00		07/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1743	2025 Road Surface Treatment	06/30/2025	1,995.00	.00		07/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1744	North Center Street Trail-Water	06/30/2025	35,050.00	.00		07/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1745	Scotch Fields-Engineering Dev Review	06/30/2025	225.00	.00		07/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1746	Bonner Meadows- Engineering Dev Review	06/30/2025	2,085.00	.00		07/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1747	The Villages of Zermatt-Engineering Dev Review	06/30/2025	1,130.00	.00		07/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1748	Southill-Engineering Dev Review	06/30/2025	2,250.00	.00		07/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1749	Homestead Resort-Engineering Dev Review	06/30/2025	5,385.00	.00		07/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1750	Whitaker Farms - Engineering Dev Review	06/30/2025	225.00	.00		07/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1751	Brock Huber Building-Engineering Dev Review	06/30/2025	390.00	.00		07/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1752	Kastle Court-Engineering Dev Review	06/30/2025	225.00	.00		07/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1753	Whispering Creek-Engineereing Dev Review	06/30/2025	2,790.00	.00		07/30/2025
3074	TIMP ENGINEERING LLC	Vendor Address	1754	Farm Road-Capital Overlay Farm Meadows	06/30/2025	660.00	.00		07/30/2025
Total TIMP ENGINEERING LLC:						58,415.00	.00		
<b>TRI-CITY ALARM COMPANY</b>									
2512	TRI-CITY ALARM COMPANY	Vendor Address	42572	Monitoring for Public Works Gate	06/30/2025	480.00	.00		06/30/2025
Total TRI-CITY ALARM COMPANY:						480.00	.00		
<b>TYLER GOULD</b>									
3242	TYLER GOULD	Vendor Address	110	Wednesday Night Concert - June 4, 2025	06/20/2025	400.00	.00		06/20/2025
Total TYLER GOULD:						400.00	.00		

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Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
<b>UNSEEN POWERS, INC</b>									
2869	UNSEEN POWERS, INC	Vendor Address	1145	Graphic Design/Midway City Monthly Work	07/01/2025	300.00	.00		07/31/2025
Total UNSEEN POWERS, INC:						300.00	.00		
<b>VERIZON WIRELESS</b>									
1305	VERIZON WIRELESS	Vendor Address	6117369827	Public Works Cell Phones	06/30/2025	320.99	.00		07/24/2025
1305	VERIZON WIRELESS	Vendor Address	6117369827	Tree USA	06/30/2025	40.01	.00		07/24/2025
1305	VERIZON WIRELESS	Vendor Address	6117369827	Streets	06/30/2025	40.01	.00		07/24/2025
1305	VERIZON WIRELESS	Vendor Address	6117369827	PLANNING	06/30/2025	42.67	.00		07/24/2025
1305	VERIZON WIRELESS	Vendor Address	6117369827	BUILDING	06/30/2025	84.97	.00		07/24/2025
Total VERIZON WIRELESS:						528.65	.00		
<b>Verizon Wireless 442763705-00001</b>									
3224	Verizon Wireless 442763705-000	Vendor Address	6117403802	Cellular Service- Backnet	06/30/2025	501.40	.00		07/24/2025
Total Verizon Wireless 442763705-00001:						501.40	.00		
<b>WALKER MONUMENT</b>									
3243	WALKER MONUMENT	Vendor Address	06182025	Replace Max and Diane Grose Headstone	06/18/2025	2,919.00	.00		07/18/2025
Total WALKER MONUMENT:						2,919.00	.00		
<b>WASATCH COUNTY SOLID WASTE</b>									
1360	WASATCH COUNTY SOLID WAS	Vendor Address	80293 JUNE 2	.80293 CENTENNIAL PARK	06/01/2025	141.00	.00		06/20/2025
1360	WASATCH COUNTY SOLID WAS	Vendor Address	80294 JUNE 2	.80294 Hamlet Park	06/01/2025	70.50	.00		06/20/2025
1360	WASATCH COUNTY SOLID WAS	Vendor Address	90042 JUNE 2	.90042 Community Center	06/01/2025	110.00	.00		06/20/2025
1360	WASATCH COUNTY SOLID WAS	Vendor Address	90291 JUNE 2	.90291 PARK & OFFICES	06/01/2025	47.00	.00		06/20/2025
1360	WASATCH COUNTY SOLID WAS	Vendor Address	90292 JUNE 2	.90292 Cemetery	06/01/2025	110.00	.00		06/20/2025
1360	WASATCH COUNTY SOLID WAS	Vendor Address	90638 JUNE 2	.90638 MICHIE LANE	06/01/2025	47.00	.00		06/20/2025
1360	WASATCH COUNTY SOLID WAS	Vendor Address	93287 JUNE 2	.93287 MIDWAY CITY SHOP	06/01/2025	110.00	.00		06/20/2025
Total WASATCH COUNTY SOLID WASTE:						635.50	.00		
<b>WAVE PUBLISHING</b>									
1365	WAVE PUBLISHING	Vendor Address	L18551	Public Hearing	06/25/2025	198.88	.00		07/10/2025
1365	WAVE PUBLISHING	Vendor Address	L18552	Card for Elections	06/09/2025	92.50	.00		07/10/2025



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Total WAVE PUBLISHING:						291.38	.00		
<b>WESTERN ELECTRICAL ALLIANCE</b>									
3244	WESTERN ELECTRICAL ALLIAN	Vendor Address	153928	Panelboard Maintenance Building	06/25/2025	5,300.00	.00		07/25/2025
Total WESTERN ELECTRICAL ALLIANCE:						5,300.00	.00		
<b>WEX BANK</b>									
1821	WEX BANK	Vendor Address	105764000	SINCLAIR-FUEL	06/30/2025	361.55	.00		07/25/2025
Total WEX BANK:						361.55	.00		
Grand Totals:						1,058,007.53	.00		

Dated: \_\_\_\_\_

City Treasurer: \_\_\_\_\_

Report Criteria:  
Detail report.  
Invoices with totals above \$0.00 included.  
Only unpaid invoices included.



# Memo

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**Date:** 11 July 2025

**To:**

**Cc:**

**From:** Brad Wilson, City Recorder

**RE:** Minutes of the 1 July 2025 City Council Regular Meeting

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

# **MINUTES OF THE MIDWAY CITY COUNCIL**

## **(Regular Meeting)**

**Tuesday, 1 July 2025, 6:00 p.m.**  
**Midway Community Center, Council Chambers**  
**160 West Main Street, 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, City Engineer, City Attorney, Planning Director, 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; Pledge of Allegiance; Prayer and/or Inspirational Message**

Mayor Johnson called the meeting to order at 6:03 p.m. She excused Council Member Drury.

#### **Members Present**

Celeste Johnson, Mayor  
Lisa Orme, Council Member  
Kevin Payne, Council Member  
Craig Simons, Council Member  
JC Simonsen, Council Member

#### **Staff Present**

Corbin Gordon, City Attorney  
Michael Henke, City Planning Director  
Wes Johnson, City Engineer  
Camille Palmer, Mayor's Assistant  
Katie Villani, City Planner  
Brad Wilson, City Recorder

#### **Members Excused**

Jeff Drury, Council Member

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

Mayor Johnson led the Council and meeting attendees in the pledge of allegiance. Council Member Simons gave the prayer and/or inspirational message.

### **2. Consent Agenda**

- a. Agenda for the 1 July 2025 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 13 June 2025 City Council Site Tour
- d. Minutes of the 17 June 2025 City Council Regular Meeting
- e. First extension of final approval, from 15 August 2024 to 15 August 2025, for the Farmstead Off Midway Density Reduction Subdivision located at 101 West 100 South (Zoning is R-1-9).

- f. Second extension of final approval from, 15 August 2025 to 15 August 2026, for the Farmstead Off Midway Density Reduction Subdivision located at 101 West 100 South (Zoning is R-1-9).
- g. Resolution 2025-20 adopting a certified property tax rate for Midway City.
- h. Extend until 30 September 2025 a motion approving the use of Midway open space bond funds for the Lundin property located at approximately 900 West Bigler Lane.

**Note:** Copies of items 2a through 2h are contained in the supplemental file for the meeting.

**Motion:** Council Member Simons moved to approve the consent agenda items “a” through “h” as listed.

**Second:** Council Member Orme seconded the motion.

**Discussion:** Council Member Simonsen asked if the tax rate was decreasing. Brad Wilson responded that it was.

**Vote:** The motion was approved with the Council voting as follows:

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

### 3. Public Comment – Comments were taken for items not on the agenda.

#### Resolution 2025-21 / Charitable Donation

Carl Berg asked if he would be able to speak regarding the charitable donation on the agenda. Mayor Johnson responded that he would be able to speak when the item was discussed.

### 4. Department Reports

#### Red, White, and Blue Festival

Council Member Orme reported that the Heber Valley Chamber of Commerce was helping with the Red, White, and Blue Festival. She asked everyone to support the event.

#### Pear Tree Llama Ranch

Mayor Johnson asked the council members’ opinions of preserving open space in the Pear Tree Llama Ranch. Council Member Orme supported preserving the open space. Council Member Simons supported it because it would connect trails and the owners worked with the Albert Kohler Dairy. Council Member Simonsen said the site tour was informative.

Katie Villani reported that the City needed to work with a neighboring landowner to obtain a small section of land for the trail.

#### HL&P / HVRR / Track Extension

Council Member Payne reported that the Heber Light & Power Company (HL&P) would provide property for the Heber Valley Railroad (HVRR) to extend its track and have longer trains.

#### HVSSD / Advisory Group / Will-Serve Letter

Mayor Johnson reported that the Heber Valley Special Service District (HVSSD) would put together an advisory group to discuss the capacity issues at its sewer treatment plant. She added that HVSSD would also consider issuing will-serve letters.

#### Joint City Council and Planning Commission Meeting / Zoning

Michael Henke reported that the City Council and Planning Commission would hold a joint meeting in August to discuss zoning. Council Member Payne indicated that he would be traveling and asked to be excused from the meeting.

- 5. Norm George Flag Lot Subdivision / Third Plat Map Amendment** (Quinn and Laura Calder, Applicants – Approximately 30 minutes) – Discuss and possibly approve a third plat map amendment of the Norm George Flag Lot Subdivision located at 146 North 300 East (Zoning is R-1-9). **Public Hearing** – Public comment must be related to this item on the agenda.

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

- Land use summary
- Location of the development
- Former flag lot ordinance
- Most recent plat map
- Quit claim deed
- Proposed plat map
- Vacated portions of the property
- New lot
- Setbacks
- Proposed findings

Mr. Henke also made the following comments:

- 300 East had been built on a portion of Quinn Calder's lot.
- The amendment would correct the issue.
- It complied with the Municipal Code.
- The Council was required to approve the amendment according to state law.

- A lot had to have frontage on both streets to be considered a corner lot.
- The Indian Summer Subdivision would not be affected by the amendment.

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

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

- The request would let Mike Hopkins, who owned property just south of Mr. Calder, have a smaller setback and provide more space for development. What would the next person ask for?
- Mr. Calder was giving a lot to the City.
- Such low setbacks were not allowed in the zone.
- Mr. Hopkins wanted to add onto his house and build a five-car garage. The amendment would allow him to do that. His fence line was 22 feet from the curb and gutter of 300 East. Preferred a setback of 30 feet from the center of the road. The only way for the amendment to work was for Mr. Calder's lot to have a strip of land along his entire property. Mr. Hopkin's property was not part of the Norm George Subdivision.
- Conditions could not be put on Mr. Hopkin's property because it was not part of the request.
- Mr. Calder and Mr. Hopkins should work together to landscape the area between 300 East and Mr. Hopkin's property.

### **Public Hearing**

Mayor Johnson opened the hearing and asked if there were any comments from the public.

### **Quinn Calder, Applicant**

Mr. Calder reviewed the following items:

- Original plat map
- Boundary description
- Amended plat map
- Key evidence
- What he was seeking.
- Closing statement

He made the following comments:

- A lot of crazy things had happened with his property.
- 35 feet of his property was taken by the City. He did not give the City that property.
- The road was built, and the quit claim deed was recorded without the subdivision plat map being amended.
- The taking of his property was a legal issue.
- He had property rights.
- Wanted a response to his claims that evening or within 15 days.
- Wanted 300 East removed from his property or at least for the City to compensate him

for the land.

- Residents relied on the City to protect them.
- Wanted his land and wanted to sell a portion of it to Mr. Hopkins.
- Property within a recorded plat map could not be deeded away.
- Someone could quit claim anything they wanted, but that would not change a recorded plat map.

**Note:** A copy of a document from Mr. Calder, outlining his presentation, is contained in the supplemental file.

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

- Mr. Calder was asking for something different from what the staff presented.
- The Council could not do anything that night to fulfill Mr. Calder's requests.
- Conflicting requests were presented that evening.
- Only the proposed plat amendment was on the agenda that evening. That was the only action that could be taken that night.
- The intent of the quit claim deed was to transfer the property to the City.
- The request should be tabled so that Mr. Calder and Mr. Hopkins could discuss the issue. Their issues were separate.
- The City attorney could not give Mr. Calder legal advice. He could review the issue if directed by the City. The review would not happen within 15 days.

Mayor Johnson closed the public hearing.

**Motion:** Council Member Payne moved to continue Item #5, the Norm George Flag Lot Subdivision third plat map amendment, to a future and to be determined date with the direction that the City Attorney look at and try to resolve the issue.

**Second:** Council Member Orme seconded the motion.

**Discussion:** Council Member Simons said that staff had presented a proposal, Mr. Calder presented a different proposal, and the motion was different from Mr. Hopkin's request to allow him and Mr. Calder to meet and then come back to the Council. Council Member Payne responded that the motion continued the item so another application would not have to be submitted.

**Vote:** The motion was approved with the Council voting as follows:

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

**6. Ordinance 2025-18 / Underground Parking Structures** (Paul Berg, Berg Engineering – Approximately 30 minutes) – Discuss and possibly deny, continue, or adopt Ordinance

2025-18 amending Section 16.13.390 (Off-Street Parking and Loading) of the Midway City Municipal Code to allow underground parking structures. Recommended by the Midway City Planning Commission. **Public Hearing** – Public comment must be related to this item on the agenda.

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

- Current code
- Planning commission discussion
- Applicant's proposed code
- Alternative code proposed by staff
- Planning commission recommendation
- General Plan

Mr. Henke reviewed the following proposal from the applicant:

- Parking structures would be allowed as a Conditional Use.
- A parking structure was defined as a building designed for car parking and where there was more than one floor or level on which parking took place. It was essentially an indoor, stacked parking lot.

Mr. Henke reviewed the following proposal from staff:

A parking structure was defined as a building designed for car parking and where there was more than one floor or level on which parking took place. It was essentially an indoor, stacked parking lot. Parking Structures were not allowed except if all the following requirements were met:

1. Only one layer of parking was visible.
2. Any lower parking levels (surface parking area to the roof) were completely below natural grade and such lower parking level(s) would not be visible from adjacent streets, neighboring properties, or within the development.
3. Berms would not be used to create a visual barrier for lower parking levels or to create a new "natural grade".
4. Access ramps to below natural grade parking would not have direct access from Main Street, Center Street, River Road or from roads fronting the Town Square which included the following:
  - a. 100 North (100 West to 200 West),
  - b. 100 West (Main Street to 100 North), and
  - c. 200 West (Main Street to 200 North).
5. Access ramps to below natural grade parking would not exceed 10% unless they were covered or heated.
6. Below natural grade parking lots with more than 150 parking stalls below natural grade would have two accesses.



7. At grade parking would comply with other surface level parking requirements.
8. Amenities could be installed above the below natural grade level parking and could include landscaping, sports facilities, and parking.
9. Any area gained by creating below natural grade parking could not be used to create more building area. Any area gained would be used for landscaping, sports facilities (roofless), or parking.
10. Below-natural grade parking was allowed under designated open space if the design of the structure allowed the open space to be visually indistinguishable from open space areas that did not have parking below.
11. At the time of the building permit, below grade parking lots would provide lighting, ventilation, storm water runoff, groundwater and all applicable codes.

Mr. Henke also made the following comments:

- The applicant's proposal would make parking structures a conditional use.
- Did not want larger buildings because of parking structures.
- The request did not require a master plan amendment.
- Recommended a restriction against buildings above parking.

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

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

- What did number one mean? This should be clarified.
- Could a structure be built above parking?
- Parking structures conveyed an urban feel.
- Only one level of parking should be allowed above grade.
- Subterranean and multi-level parking was a tool for urban high-density development.
- The Municipal Code should preserve existing houses on Main Street.
- More parking was needed along Main Street.
- Subterranean parking allowed for more commercial density. It was a more efficient use of space.
- More time was needed to process the proposal.
- The proposal for the entire development should be presented with any request for layered parking.
- The staff's proposed language should be refined.
- Recommended against staff's proposal that any area gained could not be used for more building area.
- Staff's phrasing for visible parking should be adjusted.

Paul Berg, Berg Engineering Resource Group and representing the applicants, made the following comments:

- Talked Michael Henke through the revisions.

- The above ground parking should be allowed at approximately natural grade. Some flexibility was needed.
- Wanted to provide parking alternatives and the ability to hide parking.
- The proposal would be a tool to make Main Street look good.
- Parking should not be used to control growth.
- All cities wanted additional commercial development.
- Architectural standards, etc., not the proposal, would give the City a nice Main Street.
- Pickle ball courts would replace some of the above ground parking in Southill.
- The commercial building square footage in Southill would remain the same.
- The applicant was considering more underground parking on the west side of Southill.

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

- The Council did not want a main street like Heber City's.
- More density hindered the City's ability to retain the Resort Tax.
- The City had the lowest property tax rate of any City in Utah.
- Parking should be behind commercial buildings.
- Parking was not beautiful.
- People liked the current feel of Midway.
- A city could have too much commercial development.
- Underground parking should not have one lane access.
- Did any of the proposals provide a thorough enough review and oversight?
- Engineering specifications should be required with a request for a parking structure.
- Approval should not be granted until a definition of open space was provided for commercial development.
- Should there be a universal definition of open space in the Municipal Code?
- It was smart to have open space over underground parking.
- Zermatt Resort could benefit from underground parking.
- Underground parking was forward thinking. It would help with the City's parking problem and would not change the use of the property.

### **Public Hearing**

Mayor Johnson opened the hearing and asked if there were any comments from the public. She closed the hearing when no public comment was offered.

**Motion:** Council Member Simons moved to continue Ordinance 2025-18 with the input from Council including the following items:

- Item one of the staff's proposal would say "at grade".
- Items nine and ten would be reviewed.
- The addition of a twelfth item.
- And anything else from staff's notes.

**Discussion:** Michael Henke indicated that the changes could not be made in time for the next council meeting. Paul Berg indicated that could hurt the applicant's construction schedule.

Mayor Johnson asked if the proposed change should be just for Southill. Michael Henke

responded that the proposal was specific enough that it would only apply to Southill.

Mr. Berg indicated that the item could be continued for a month if plans could be submitted sooner. The Council agreed.

**Second:** Council Member Orme seconded the motion.

**Discussion:** None

**Vote:** The motion was approved with the Council voting as follows:

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

**Motion:** Without objection, Mayor Johnson recessed the meeting at 8:16 p.m. She reconvened the meeting at 8:28 p.m.

- 7. Ordinance 2025-21 / Lot Sizes** (Michael Henke, Planning Director – Approximately 45 minutes) – Discuss and possibly deny, continue, or adopt Ordinance 2025-20 amending Title 16 (Land Use) of the Midway City Municipal Code regarding lot sizes. Recommended by the Midway City Planning Commission. **Public Hearing** – Public comment must be related to this item on the agenda.

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

- Proposed Municipal Code Section 16.16.120
- Proposed Municipal Code Section 16.17.040
- Small scale subdivisions by zone.
- Density and open space
- Examples
- Impact
- Items of discussion
- Possible findings

Mr. Henke also made the following comments:

- Open space was built into density reduction and rural preservation subdivisions.
- The proposal would not affect already recorded developments.
- The R-1-7 and R-1-9 zones were exempted.
- The size of houses could be limited with setbacks. Sizes could also be limited by a cap on volume and building envelopes.
- Was always discussing setbacks with landowners or potential landowners.
- Subdivisions limited by street frontage would not be affected.

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

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

- The proposal would hurt the families that wanted to subdivide their property so their children could build houses and stay in Midway.
- Its negatives outweighed its benefits.
- It would create larger lots but with larger houses and not as much open space.
- Open space should be fought for in larger developments.
- Open space should be required instead of larger lots.
- The proposal would create open area without needing an HOA.
- The current code gave a benefit to developers.
- The current code or the proposed code would not create affordable housing.
- Was language needed requiring a minimum of 15% open space?
- The cut off point for the proposal was six acres or ten acres in the RA-1-43 zone.

### **Public Hearing**

Mayor Johnson opened the hearing and asked if there were any comments from the public.

#### **Paul Berg**

Mr. Berg made the following comments:

- Had a history with open space in Midway.
- Helped create open space tools with Mayor Bill Probst.
- Work with Bob Mathis, a former planner, to create 15% open space with clustering.
- Density and open space were different.
- If the City wanted less density then it should change its density regulations.
- The City should look at how to create open space.
- The 15% open space requirement should remain.
- The minimums could be reduced.
- Most HOAs worked successfully.
- Agricultural land was better than just open space because it reduced maintenance costs.
- Large lots were not necessarily to create open space or a rural feel. Instead, the City should just create open space. This would give the City more control.
- Requiring a percentage of open space upfront avoided having to overregulate lots.

Mayor Johnson closed the hearing when no further public comment was offered.

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

- Open space included density, setbacks, etc.
- Could there be an HOA or entity that administered various pieces of open space throughout the City?
- The City should have an arsenal of tools to preserve open space.
- Families should be able to provide building lots for their children.

- The Council should not create more work for staff.
- The current code was not that broken.
- The City could restrict the percentage of a lot that could be built upon.
- Limiting the volume of house was a better way to create open area in a lot.
- The Code did not allow developers to carve off six-acre parcels to avoid the open space requirement.

**Motion:** Council Member Orme moved to deny Ordinance 2025-21 regarding lot size and leave the Code as it was currently.

**Second:** The motion died for the lack of a second.

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

- The Planning Commission was considering increasing the open space requirement to 25%.
- The proposal should be considered again after the City Council and Planning Commission's joint meeting.
- Clustering could also be used to create open space.

**Motion:** Council Member Payne moved to table the item for further discussion until after the combined meeting with the Planning Commission regarding zoning.

**Second:** Council Member Simonsen seconded the motion.

**Discussion:** None

**Vote:** The motion was approved with the Council voting as follows:

Council Member Drury	Excused from the Meeting
Council Member Orme	Nay
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

**8. Resolution 2025-21 / Charitable Donation** (Corbin Gordon, City Attorney – Approximately 10 minutes) – Discuss and possibly deny, continue, or approve Resolution 2025-21 acknowledging the value of a charitable donation of land, by Honua Development, LLC and Tyson Miller, for a trail in Midway City.

Corbin Gordon gave a presentation regarding the proposed donation and reviewed the location of the donation. Mr. Gordon also made the following comments:

- The trail was in the City's trails plan.
- There was no plan to develop the associated property for maybe ten years.
- Tyson Miller, one of the property owners, was willing to donate the land for the trail if it could be a tax right-off.

- Mr. Miller had the property appraised.
- Requested that the Council approve the appraised value for the IRS then the property would be deeded to the City.

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

Michael Henke made the following comments:

- The property around the trail would eventually be developed. Hopefully open space in the development would be next to the trail.
- It was possible that the developer might want to move the trail when the property was developed.
- The City had miles of trails but only one section that had fencing that created a tunnel feel.
- The City should accept the donation because it was free and would help complete the City's trails plan.
- The City would allow a future developer to count the trail as open space.
- The City would decide when the trail would be built.
- Resident's wanted trails.

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

- Could the trail be behind lots and have a tunnel feel with fences on both sides?
- Usually, the City and community knew what a trail would be like when it was built with the development.
- Could the City require that a future development have open space next to the trail? The City did not have any leverage to require that.
- The City would have to amend its code to prohibit fencing along trails. Setbacks could be required for privacy fencing along trails.
- The City usually waited for a property to be developed for a trail to be built.
- The trail could be gravel.
- The owners wanted to deed the property instead of granting an easement to prevent liability.
- The owners or developers would have to build the trail and not receive a right-off if they waited for it to develop.
- A developer would only need to make sure the trail went from point A to point B. The City could not necessarily dictate the route.
- The owner might withdraw the donation if the City prohibited fencing along the trail.

Carl Berg, who lived next to the proposed donation, made the following comments:

- Not all gifts were good.
- The City's typical trail easement was 20 feet. Why was the gift for only 12 feet?
- Loved trails.
- The trail on the donated property would be ten feet from his house. He had a patio on that side of his house.
- The trail would set bad precedence by being ten feet from a house.
- Usually trails were built before the surrounding houses.
- Lived in his house for more than a decade.

- The City Council should protect its residents.
- Expected houses but not trails next to him.
- This area of the City had more trails than any other area in the City.
- Mr. Miller said that he wanted to build two houses on the property. This could create an 800-foot long tunnel feel along the trail.
- The more the donation was discussed the fewer rights he would have.

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

- Carl Berg chose to build his house close to the property line.
- Carl Berg had a private lot for many years.
- It was difficult to accept a gift and then ask the giver to accept restrictions. The City should at least ask.
- The setback on the property with the proposed donation was ten feet. This meant 20 feet between Carl Berg's house and a house on the property. The trail would create more space.
- Mr. Henke and Carl Berg met with Mr. Miller. Mr. Miller wanted the trail on the boundary so that the property could still be used for agriculture. He refused that it be in any other location, including further from Carl Berg's property.
- Carl Berg should have some privacy.
- The City could landscape along the trail to provide privacy.
- The Homestead Trail was as close to some properties.
- The gift should not be accepted unless the City knew how the property would be developed.
- What would the perception be if the City refused the gift.
- The trail would be built for free when the property developed.
- Mr. Miller was not asked to attend the meeting. He should be invited.
- If Carl Berg had not been to the meeting, then the Council would have approved the donation. The Council did care and listened to residents.
- The staff work on the donation was appreciated.
- There was not a deadline to accept the donation.
- Should the Code be changed just for this section of trail?
- The City should again ask Mr. Miller for flexibility in the route of the trail.

**Motion:** Council Member Payne moved to continue the item to allow staff, and anyone else who wanted to be part of the conversations, to see if any movement could be made to address the negative impacts on the adjacent property owners.

**Discussion:** Council Member Simonsen wanted a 20-foot easement for the trail.

Council Member Payne asked Carl Berg what minimum setback he wanted. Carl Berg asked that it be more than ten feet away.

Corbin Gordon noted that the owners did spend time and money to get an appraisal and legal description. Council Member Payne noted that the appraisal was from 2022.

Council Member Simons noted that the proposed resolution was just to accept the value.

**Second:** Council Member Simonsen seconded the motion.

**Discussion:** None

**Vote:** The motion was approved with the Council voting as follows:

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

**Motion:** Council Member Payne moved to continue the meeting to consider the next item on the agenda.

**Second:** Council Member Simonsen seconded the motion.

**Discussion:** None

**Vote:** The motion was approved with the Council voting as follows:

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

- 9. Ordinance 2025-19 / Parking Agreements** (Katie Villani, City Planner – Approximately 10 minutes) – Discuss and Possibly deny, continue, or adopt Ordinance 2025-19 amending Section 16.13.390 (Off-Street Parking and Loading) of the Midway City Municipal Code regarding parking agreements between Midway City and businesses. Recommended by the Midway City Planning Commission. **Public Hearing** – Public comment must be related to this item on the agenda.

### **Public Hearing**

Mayor Johnson opened the hearing and asked if there were any comments from the public. She closed the hearing when no public comment was offered.

**Motion:** Council Member Simonsen moved to continue the item to the next available meeting.

**Second:** Council Member Payne seconded the motion.

**Discussion:** None

**Vote:** The motion was approved with the Council voting as follows:

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye



Council Member Simons	Aye
Council Member Simonsen	Aye

**Motion:** Council Member Simonsen moved to continue the meeting to consider the next item on the agenda.

**Second:** Council Member Orme seconded the motion.

**Discussion:** None

**Vote:** The motion was approved with the Council voting as follows:

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

**10. Ordinance 2025-20 / Poultry** (Katie Villani, City Planner – Approximately 10 minutes) – Discuss and possibly deny, continue, or adopt Ordinance 2025-20 amending Title 16 (Land Use) of the Midway City Municipal Code regarding poultry. Recommended by the Midway City Planning Commission. **Public Hearing** – Public comment must be related to this item on the agenda.

### **Public Hearing**

Mayor Johnson opened the hearing and asked if there were any comments from the public. She closed the hearing when no public comment was offered.

**Motion:** Council Member Orme moved to continue the item.

**Second:** Council Member Simonsen seconded the motion.

**Discussion:** None

**Vote:** The motion was approved with the Council voting as follows:

Council Member Drury	Excused from the Meeting
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

**11. Ordinance 2025-15 / Committee Member Term Limits** (Katie Villani, City Planner – Approximately 10 minutes) – Discuss and possibly deny, continue, or adopt Ordinance 2025-15 removing term limits for members of some or all committees established by Midway City.

The item was not considered.

**12. Commission and Committee Members / Appointment Process** (Brad Wilson, City Recorder – Approximately 20 minutes) – Discuss the process for appointing members to commissions and boards established by Midway City.

The item was not considered.

**13. Contract Change Orders / Discussion** (Brad Wilson, City Recorder – Approximately 20 minutes) – Discuss restrictions on change orders to contracts entered into by Midway City.

The item was not considered.

**14. Closed Meeting** (As needed)

A closed meeting was not held.

**15. Adjournment**

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

The meeting was adjourned at 10:40 p.m.

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Celeste Johnson, Mayor

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Brad Wilson, Recorder

# Midway City Corporation

Mayor: Celeste T. Johnson  
City Council Members  
Lisa Orme • Jeffery Drury  
J.C. Simonsen • Craig Simons  
Kevin Payne



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July 15, 2025

Brad Wilson  
Midway City Recorder  
75 North 100 West  
Midway, Utah 84049  
(Sent via E-Mail)

**Subject: Bonner Meadows Subdivision, Construction Final,  
Warranty to Begin**

Dear Brad:

Please put the Bonner Meadows subdivision on the July 15<sup>th</sup> Consent Agenda. The development has received a final construction inspection. All items appear to be complete as shown on the approved construction drawings. Midway Engineering recommends that this subdivision begin the one year warranty period. The following items should be held until complete and the Warranty ends.

**Midway City:**

Warranty Amount	\$419,463.28
Slurry Seal,	\$14,608.50
Midway Total Retained	\$434,071.78

**Midway Sanitation District:**

Warranty Amount	\$19,034.40
Clean & TV Sewer Line	\$2,740.00
Midway Total Retained	\$21,774.40

Prior to the expiration of the one year warranty period, a slurry seal will be required within the subdivision and the sewer lines shall be re-cleaned and tv'd.

We appreciate working with you on this project. Please call our office with any questions.

Sincerely,

Wesley Johnson, P.E.  
Midway City Engineer

cc:	Tex Couch,	Midway City Building Official, (Sent via E-Mail)
	Michael Henke,	Midway City Planning Department, (Sent via E-Mail)
	Becky Woods,	Midway Sanitation District, (Sent via E-Mail)
	Sid Allsop	Developer (Sent via Email)

E:\Midway City\City Developments\Bonner Meadows\Final Subdivision Approval, Warranty to Begin.doc