

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
ABE NEERINGS & SON									
105	ABE NEERINGS & SON	Vendor Address	7584	Com. Center HVAC	09/08/2025	3,766.00	.00		10/01/2025
105	ABE NEERINGS & SON	Vendor Address	7592	Support and Labor for floor mounted condenser	09/08/2025	1,863.00	.00		10/01/2025
105	ABE NEERINGS & SON	Vendor Address	7593	Core Drill for electricians 2" conduit into building found	09/08/2025	370.00	.00		10/01/2025
105	ABE NEERINGS & SON	Vendor Address	7602	City Office restroom toilet fix	09/16/2025	492.00	.00		10/09/2025
105	ABE NEERINGS & SON	Vendor Address	7608	Town Hall HVAC	09/25/2025	1,800.00	.00		10/16/2025
105	ABE NEERINGS & SON	Vendor Address	ARIV1005754	Replaced leaking PRV at 131 N Center St	09/16/2025	317.00	.00		10/16/2025
Total ABE NEERINGS & SON:						8,608.00	.00		
Bell Janitorial Supply									
2880	Bell Janitorial Supply	Vendor Address	1071976A	Trash Can Liners	09/04/2025	121.32	.00		10/01/2025
Total Bell Janitorial Supply:						121.32	.00		
BISCO									
180	BISCO	Vendor Address	1707380	Tools for new pickup	09/24/2025	1,087.32	.00		10/16/2025
Total BISCO:						1,087.32	.00		
Blue Stakes of Utah 811									
200	Blue Stakes of Utah 811	Vendor Address	UT202502393	BILLABLE E-MAIL NOTIFICATIONS	08/31/2025	115.28	.00		09/30/2025
Total Blue Stakes of Utah 811:						115.28	.00		
BOLT RANCH STORE LLC									
3072	BOLT RANCH STORE LLC	Vendor Address	D121	Clothing Allowance - Lane Taylor	09/11/2025	144.37	.00		10/03/2025
Total BOLT RANCH STORE LLC:						144.37	.00		
BORDER STATES INDUSTRIES Inc.									
2757	BORDER STATES INDUSTRIES I	Vendor Address	931078518	Katie's Wall	09/09/2025	208.27	.00		10/01/2025
2757	BORDER STATES INDUSTRIES I	Vendor Address	931085763	Katie's Wall	09/09/2025	173.28	.00		10/01/2025
2757	BORDER STATES INDUSTRIES I	Vendor Address	931184596	Town Hall Sprinkler Clock	09/25/2025	34.24	.00		10/16/2025

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
Total BORDER STATES INDUSTRIES Inc.:						415.79	.00		
Car Quest Auto Parts									
2700	Car Quest Auto Parts	Vendor Address	15341-218934	Oil filter	09/09/2025	191.05	.00		10/01/2025
2700	Car Quest Auto Parts	Vendor Address	15341-219326	Oil Changes Korbon Johnson	09/15/2025	181.93	.00		10/08/2025
Total Car Quest Auto Parts:						372.98	.00		
CENTURYLINK - 333723442									
2562	CENTURYLINK - 333723442	Vendor Address	333723442 9/2	Phone Service	09/07/2025	100.86	.00		10/01/2025
Total CENTURYLINK - 333723442:						100.86	.00		
CENTURYLINK - 333977502									
945	CENTURYLINK - 333977502	Vendor Address	333977502 9/2	PHONE SERVICE	09/07/2025	710.10	.00		10/01/2025
Total CENTURYLINK - 333977502:						710.10	.00		
CENTURYLINK -435-654-3924 453B									
2561	CENTURYLINK -435-654-3924 45	Vendor Address	9725	Phone/Internet Service	09/07/2025	156.54	.00		10/01/2025
2561	CENTURYLINK -435-654-3924 45	Vendor Address	9725	Late Fee	09/07/2025	34.00	.00		10/01/2025
Total CENTURYLINK -435-654-3924 453B:						190.54	.00		
CENTURYLINK 76612167									
2563	CENTURYLINK 76612167	Vendor Address	752304464	CenturyLink Service	09/01/2025	.03	.00		10/01/2025
Total CENTURYLINK 76612167:						.03	.00		
CHEMTECH-FORD, LLC									
2147	CHEMTECH-FORD, LLC	Vendor Address	25I0196	Lead and copper samples	09/11/2025	1,029.00	.00		10/06/2025
Total CHEMTECH-FORD, LLC:						1,029.00	.00		
COMMERCIAL MECHANICAL									
2444	COMMERCIAL MECHANICAL	Vendor Address	SV113707	Shipment of Brine	07/18/2025	8,409.69	.00		09/26/2025
2444	COMMERCIAL MECHANICAL	Vendor Address	SV113986	Brine Leak Repair	08/26/2025	5,303.35	.00		09/26/2025

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
Total COMMERCIAL MECHANICAL:						13,713.04	.00		
Elroy Hortin									
3263	Elroy Hortin	Vendor Address	35915	Reimbursement	09/04/2025	125.00	.00		09/25/2025
Total Elroy Hortin:						125.00	.00		
Enbridge Gas									
930	Enbridge Gas	Vendor Address	2731063797 9/	Comm. Center 2731063797	09/15/2025	27.37	.00		10/02/2025
930	Enbridge Gas	Vendor Address	5770020000 9/	Town Hall	09/15/2025	262.11	.00		10/02/2025
930	Enbridge Gas	Vendor Address	6558550000 9/	MAINTENANCE SHOP 6558550000	09/15/2025	17.83	.00		10/02/2025
930	Enbridge Gas	Vendor Address	6801020000 9/	Admin. Office 6801020000	09/15/2025	12.57	.00		10/02/2025
Total Enbridge Gas:						319.88	.00		
Executech Utah, Inc.									
2614	Executech Utah, Inc.	Vendor Address	UTH-228608	IT Services	09/01/2025	2,040.00	.00		10/01/2025
2614	Executech Utah, Inc.	Vendor Address	UTH-230891	IT Services	09/15/2025	1,205.30	.00		10/08/2025
Total Executech Utah, Inc.:						3,245.30	.00		
FINAL COMPLETION DEPOSIT									
2418	FINAL COMPLETION DEPOSIT	Matt Roberts	24-225.1 FCD	24-225.1 Final Completion Deposit	09/18/2025	3,000.00	.00		10/18/2025
Total FINAL COMPLETION DEPOSIT:						3,000.00	.00		
FLOOR SEASONS									
3189	FLOOR SEASONS	Vendor Address	3253	Carpet Cleaning from Swiss Days	09/16/2025	900.00	.00		09/16/2025
Total FLOOR SEASONS:						900.00	.00		
GORDON LAW GROUP, P.C.									
2627	GORDON LAW GROUP, P.C.	Vendor Address	20458	MONTHLY FLAT FEE	09/02/2025	5,576.08	.00		10/02/2025
2627	GORDON LAW GROUP, P.C.	Vendor Address	20458	MONTHLY FLAT FEE	09/02/2025	355.92	.00		10/02/2025
2627	GORDON LAW GROUP, P.C.	Vendor Address	20484	Swiss Haven	09/02/2025	837.41	.00		10/02/2025
Total GORDON LAW GROUP, P.C.:						6,769.41	.00		

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
HEBER VALLEY TOURISM AND									
2409	HEBER VALLEY TOURISM AND	Vendor Address	4478	Interlocal Contribution	09/12/2025	25,000.00	.00		09/12/2025
Total HEBER VALLEY TOURISM AND:						25,000.00	.00		
INTERMOUNTAIN PLANTINGS LLC									
3157	INTERMOUNTAIN PLANTINGS L	Vendor Address	9522049	Parks, Cemetery for October 2025	10/01/2025	3,247.72	.00		10/15/2025
3157	INTERMOUNTAIN PLANTINGS L	Vendor Address	9522049	Parks, Remainder of properties, Landscape Maintenan	10/01/2025	11,449.03	.00		10/15/2025
Total INTERMOUNTAIN PLANTINGS LLC:						14,696.75	.00		
IT'S SEW COOL, LLC									
3098	IT'S SEW COOL, LLC	Vendor Address	1442	Embroidery Logo on Shirt (2 for Tex, 2 for Becky J)	09/24/2025	40.00	.00		09/24/2025
Total IT'S SEW COOL, LLC:						40.00	.00		
JIVE COMMUNICATIONS, INC.									
2804	JIVE COMMUNICATIONS, INC.	Vendor Address	IN7104215904	Monthly Service Charge	09/01/2025	755.19	.00		09/16/2025
Total JIVE COMMUNICATIONS, INC.:						755.19	.00		
Karl Malone Polaris									
3130	Karl Malone Polaris	Vendor Address	2251793	Polaris Gears	09/04/2025	1,882.24	.00		10/01/2025
Total Karl Malone Polaris:						1,882.24	.00		
LETS Corporation									
2635	LETS Corporation	Vendor Address	2679	Service Renewal (2025)	04/01/2025	1,990.00	.00		05/01/2025
Total LETS Corporation:						1,990.00	.00		
M & M ASPHALT SERVICES INC									
765	M & M ASPHALT SERVICES INC	Vendor Address	125310	Deer Ridge Paths crack and seal coat	09/15/2025	15,284.64	.00		10/15/2025
765	M & M ASPHALT SERVICES INC	Vendor Address	125311	Burgi Park Paths crack and seal coat	09/15/2025	31,295.44	.00		10/15/2025
Total M & M ASPHALT SERVICES INC:						46,580.08	.00		
MARY M.THOMAS									
3191	MARY M.THOMAS	Vendor Address	92225	Retail Items for Midway Must Haves	09/22/2025	305.00	.00		10/22/2025

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
Total MARY M.THOMAS:						305.00	.00		
McGees Stamp and Trophy									
3121	McGees Stamp and Trophy	Vendor Address	INV161814	Corporate Seal	09/25/2025	60.00	.00		09/25/2025
Total McGees Stamp and Trophy:						60.00	.00		
MOUNTAIN									
3076	MOUNTAIN	Vendor Address	297	The Pocket Guide to Park City	09/18/2025	1,180.00	.00		10/18/2025
Total MOUNTAIN:						1,180.00	.00		
MOUNTAINLAND SUPPLY COMPANY									
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107232917.0	Food Grade Grease	09/15/2025	728.23	.00		10/31/2025
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107257139.0	12"Repair Saddle	09/03/2025	3,579.71	.00		10/31/2025
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107264561.0	Food Grade Fire Hydrant, Oil	09/04/2025	2,313.16	.00		10/31/2025
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107282154.0	Water-Hose	09/15/2025	88.24	.00		10/31/2025
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107282157.0	2.5 Fire Hydrant Valve, Fire Wrench	09/09/2025	419.87	.00		10/31/2025
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107292071.0	Meter Gaskets	09/08/2025	396.26	.00		10/31/2025
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107292071.0	Snap Repair Lug	09/09/2025	219.19	.00		10/31/2025
845	MOUNTAINLAND SUPPLY COMP	Vendor Address	S107330613.0	Pipe Wrench	09/24/2025	224.20	.00		10/31/2025
Total MOUNTAINLAND SUPPLY COMPANY:						7,968.86	.00		
ODP BUSINESS SOLUTIONS LLC									
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	436358732001	Envelope	09/17/2025	26.39	.00		10/19/2025
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	436358732001	Wall Calendar	09/17/2025	26.99	.00		10/19/2025
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	437708368001	Stamp "COPY"	08/26/2025	7.11	.00		09/28/2025
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	437932071001	Reink for Stamp	09/13/2025	9.69	.00		10/19/2025
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	437932884001	White Correction Tape	09/12/2025	22.19	.00		10/12/2025
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	438000480001	Stamp	09/12/2025	23.99	.00		10/12/2025
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	438001423001	Ink, HP, BLK, 2PK	09/10/2025	59.69	.00		10/12/2025
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	438001423001	LGL Pad	09/10/2025	5.80	.00		10/12/2025
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	438001423001	Paper 8.5X11	09/10/2025	8.71	.00		10/12/2025
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	438001423001	Pen Energel Rtx Dlx Be	09/10/2025	14.55	.00		10/12/2025
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	438001425001	Folder	09/10/2025	22.68	.00		10/12/2025
875	ODP BUSINESS SOLUTIONS LL	Vendor Address	438019959001	*REFUND-Stamp "COPY"	09/08/2025	7.11-	.00		09/08/2025

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
Total ODP BUSINESS SOLUTIONS LLC:						220.68	.00		
QUALITY COUNTS LLC									
3202	QUALITY COUNTS LLC	Vendor Address	171928	Traffic Tube Study	08/08/2025	14,760.00	.00		10/08/2025
Total QUALITY COUNTS LLC:						14,760.00	.00		
ROCKY MOUNTAIN POWER									
1603	ROCKY MOUNTAIN POWER	Vendor Address	52369498-002	868 W GOLF COURSE DR Culinary Watter Valve Sch	09/12/2025	12.77	.00		10/01/2025
Total ROCKY MOUNTAIN POWER:						12.77	.00		
SHERWIN WILLIAMS CO									
2868	SHERWIN WILLIAMS CO	Vendor Address	9705-5	Paint for Katie's Office	09/17/2025	80.91	.00		10/10/2025
Total SHERWIN WILLIAMS CO:						80.91	.00		
SIGNARAMA									
2658	SIGNARAMA	Vendor Address	INV-20168	Logo Decals	08/28/2025	180.83	.00		08/28/2025
2658	SIGNARAMA	Vendor Address	INV-20175	Signs for Michie Park	09/16/2025	77.47	.00		09/16/2025
Total SIGNARAMA:						258.30	.00		
SMITH & EDWARDS WEST JORDAN									
2961	SMITH & EDWARDS WEST JOR	Vendor Address	34561	Clothing Allowance-Travus Jensen	09/12/2025	360.69	.00		10/08/2025
2961	SMITH & EDWARDS WEST JOR	Vendor Address	34645	Clothing Allowance- Shane Owens	09/17/2025	164.94	.00		10/08/2025
Total SMITH & EDWARDS WEST JORDAN:						525.63	.00		
STANDARD PLUMBING SUPPLY CO.									
1045	STANDARD PLUMBING SUPPLY	Vendor Address	ZGVW77	Tree Supplies	09/16/2025	62.47	.00		10/10/2025
1045	STANDARD PLUMBING SUPPLY	Vendor Address	ZHD521	Office Paint - Katie's	09/18/2025	61.70	.00		10/10/2025
1045	STANDARD PLUMBING SUPPLY	Vendor Address	ZHN695	Town Square Sprinkler Clocks Chiller Building	09/23/2025	9.54	.00		10/16/2025
1045	STANDARD PLUMBING SUPPLY	Vendor Address	ZHND27	Cottage-Pipe Location	09/23/2025	208.11	.00		10/16/2025
1045	STANDARD PLUMBING SUPPLY	Vendor Address	ZHV385	Sprinklers	09/25/2025	3.70	.00		10/16/2025
Total STANDARD PLUMBING SUPPLY CO.:						345.52	.00		

Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
SUNRISE ENGINEERING									
1090	SUNRISE ENGINEERING	Vendor Address	ARIV1002640	Cremation Niche	05/08/2025	382.50	.00		06/08/2025
1090	SUNRISE ENGINEERING	Vendor Address	ARIV1005729	Main Street Parking Lot Design	08/29/2025	13,310.25	.00		10/07/2025
1090	SUNRISE ENGINEERING	Vendor Address	ARIV1005754	North Center Street	08/29/2025	3,641.25	.00		10/07/2025
Total SUNRISE ENGINEERING:						17,334.00	.00		
SUPERIOR LOCKSMITH									
2806	SUPERIOR LOCKSMITH	Vendor Address	8753	Camille's Closet-CC	09/23/2025	484.75	.00		09/23/2025
Total SUPERIOR LOCKSMITH:						484.75	.00		
THE UPS STORE									
1160	THE UPS STORE	Vendor Address	000019540	Color Copies and Laminationg	08/27/2025	23.92	.00		09/17/2025
Total THE UPS STORE:						23.92	.00		
TIMBERLINE ACE HARDWARE									
1170	TIMBERLINE ACE HARDWARE	Vendor Address	188567	Red Curb paint, Tray Brush	09/10/2025	162.08	.00		10/10/2025
1170	TIMBERLINE ACE HARDWARE	Vendor Address	188594	Trails	09/11/2025	195.73	.00		10/10/2025
1170	TIMBERLINE ACE HARDWARE	Vendor Address	188663	Katie's Office	09/15/2025	43.18	.00		10/10/2025
1170	TIMBERLINE ACE HARDWARE	Vendor Address	188680	Office Wall Box Screws	09/15/2025	47.69	.00		10/10/2025
1170	TIMBERLINE ACE HARDWARE	Vendor Address	188888	Water Tank Research Waterline	09/23/2025	72.82	.00		10/10/2025
1170	TIMBERLINE ACE HARDWARE	Vendor Address	188903	Trees-Pruning Oil	09/23/2025	76.97	.00		10/10/2025
1170	TIMBERLINE ACE HARDWARE	Vendor Address	189034	Clothing Allowance for Nolan Robertson	09/26/2025	119.66	.00		10/10/2025
Total TIMBERLINE ACE HARDWARE:						718.13	.00		
TRACY LARSON									
3158	TRACY LARSON	Vendor Address	09222025	Reimburse for Paper for Cemetery	09/22/2025	26.98	.00		09/22/2025
Total TRACY LARSON:						26.98	.00		
TRAVUS JENSEN									
3081	TRAVUS JENSEN	Vendor Address	REIMBURSE-	REIMBURSEMENT to Travus J.	09/19/2025	388.97	.00		09/19/2025
Total TRAVUS JENSEN:						388.97	.00		
Triple S Western Wear									
3181	Triple S Western Wear	Vendor Address	891112	Lane Taylor- Clothing Allowance	08/07/2025	75.00	.00		09/07/2025

Midway City
75 North 100 West

Payment Approval Report - With Due Date - Unpaid Invoices Only
Report dates: 9/17/2025-10/7/2025

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Vendor	Vendor Name	Description	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Payment Due Date
3181	Triple S Western Wear	Vendor Address	891114	Gage Anderson-Clothing Allowance	08/07/2025	59.99	.00		09/07/2025
Total Triple S Western Wear:						134.99	.00		
ULINE									
2787	ULINE	Vendor Address	197755924	Supplies for Midway Must Haves	09/10/2025	350.39	.00		10/02/2025
Total ULINE:						350.39	.00		
WASATCH AUTO PARTS									
1310	WASATCH AUTO PARTS	Vendor Address	326630	Water/Air Pump - Cottages	09/23/2025	143.00	.00		10/16/2025
Total WASATCH AUTO PARTS:						143.00	.00		
WESTERN ELECTRICAL ALLIANCE									
3244	WESTERN ELECTRICAL ALLIAN	Vendor Address	S100151139.00	20 AMP Switch	09/08/2025	33.05	.00		10/08/2025
Total WESTERN ELECTRICAL ALLIANCE:						33.05	.00		
WILDE EMBROIDERY									
2799	WILDE EMBROIDERY	Vendor Address	505	Embroider Midway Logo on vest and hoodie w/ Shane	09/21/2025	15.00	.00		09/21/2025
Total WILDE EMBROIDERY:						15.00	.00		
Grand Totals:						177,283.33	.00		

Dated: _____

City Treasurer: _____

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



Memo

Date: 2 October 2025

To:

Cc:

From: Brad Wilson, City Recorder

RE: Minutes of the 19 August 2025 City Council Regular Meeting

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, 19 August 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, and Planning Director. 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 6:00 p.m.

Members Present

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

Staff Present

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

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 Simonsen gave the prayer and/or inspirational message.

The necessary information to count the ballots was not yet available. The Council agreed to meet on September 26th at 8:00 a.m. at the City Office Building to canvass the ballots.

2. Consent Agenda

- a. Agenda for the 19 August 2025 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 15 July 2025 City Council Regular Meeting
- d. Resolution 2025-25 amending the Midway City Fee Schedule regarding fees for using city buildings.
- e. Resolution 2025-26 honoring Kem Gardner and facilitating the preservation of some of his properties as open space.
- f. Tom Wardle as an alternate member of the Midway City Vision Architecture Committee.

- g. Zach Watts as an alternate member of the Midway City Vision Architecture Committee.
- h. Melisa Jones as an alternate member of the Midway City Historic Preservation Committee.
- i. First one-year extension of the final approval for the Probst Meadow Small Scale Subdivision located at 305 West Main Street (Zoning is R-1-9)
- j. Second one-year extension of the final approval for the Wayne's Pond Rural Preservation Subdivision located at 101 West 100 South (Zoning is R-1-43).
- k. Release the construction bond, minus 10% and any amount for landscaping, and begin the one-year warranty period for the Bonner Meadows Subdivision located at 100 South and 100 East.

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

Motion: Council Member Simons moved to accept the consent agenda as presented with items "a" through "k".

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Drury	Aye
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.

Mayor Johnson asked if there were any comments from the public about items that were not on the agenda.

Resort Communities Tax

Kent Jones made the following comments regarding Midway City continuing to levy the resort communities tax:

- Proposed that second homes be included in the calculation for transient rental capacity. This would require a state legislative change.
- Work on the proposal would have to be done quickly.
- Second homes had a similar impact to transient rentals.
- Second homes would replace houses rented on a short-term basis in the calculation.
- The proposed process would be simpler.
- Recommended meeting with Midway's state representative and then the Utah State Tax Commission.

Mr. Jones reviewed the following items:

- Sales tax revenue
- Property tax parcels
- Transient room nights
- Property tax rates
- Draft letter and memo

Mayor Johnson thanked Mr. Jones for his work. She indicated that the proposed changes did not need to happen in the next legislative session.

Wasatch Community Foundation / National Day of Service

Bruce Wardle thanked the Council for letting the Wasatch Community Foundation use the Town Hall. He explained the Foundation. He also explained the National Day of Service which would be held on September 25th.

No further comments were offered.

4. Department Reports

Law Enforcement / E-Bikes

An officer with the Heber City Police Department reviewed the following items:

- Parking issues
- Non-emergency phone number for law enforcement
- North Center Street
- Swiss Days
- Enforcing e-bike regulations

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

- E-bikes should be impounded when used to break the law.
- Notifying residents about e-bike regulations.
- Local governments had met to improve consistency in e-bike regulations.
- Creating a positive situation to promote e-bike safety.
- There should be consequences for violations.
- Chasing people on e-bikes could lead to crashes.

Ice Rink / End of Season Meeting

Council Member Drury reported that the City and the Midway Boosters met to close the season for the ice rink.

MAG / Symposium

Mayor Johnson reported on an economic development symposium held by the Mountainland Association of Governments (MAG). She noted that the State was encouraging economic development without having sufficient housing.

HVSSD / Planning / Dredging

Mayor Johnson reported that the Heber Valley Special Service District (HVSSD) was working on a long-range plan and dredging its ponds and basins.

MSD / Sewer Lines

Mayor Johnson reported that the Midway Sanitation District's sewer lines were in good condition. Wes Johnson reported that one-fifth of the lines were cleaned each year.

Caring Coalition

Mayor Johnson reported that the Wasatch County Caring Coalition was working against underage purchasing of alcohol, tobacco, and vaping products.

HVSSD / Will-Serve Letters

Council Member Drury asked the status of requiring will-serve letters from HVSSD. Michael Henke responded that planning applications now included the requirement, and a code text amendment would be considered by the Planning Commission.

Legislative / Ending Crime and Disorder on America's Streets

Katie Villani reviewed the Ending Crime and Disorder on America's Streets initiative.

Financial Report

Brad Wilson asked if there were any questions regarding the financial report provided to the Council. There were no questions.

Traffic Tubes

Wes Johnson reported that traffic tubes had been placed throughout the City. He said they were in the same locations as previous years.

- 5. Café Galleria Leasing Parking / Reconsider Motion** (Council Member Drury – Approximately 20 minutes) – Reconsider a motion from the 6 May 2025 council meeting approving a parking lease with the Café Galleria located at 101 West Main Street (Zoning is C-2).

Council Member Drury gave a presentation regarding his previous motion and reviewed the following items:

- Commercial versus residential uses
- Areas posted for no parking
- Residential areas with potential for commercial parking
- Findings from the General Plan

Council Member Drury also made the following comments:

- The intent of his May 6th motion was not to lease any parking south of Café Galleria on 100 West.
- He listened to the recording of the meeting.
- Did not want to lease parking in residential areas.
- Parking around the Town Square could be leased.
- After the May 6th meeting the City installed parking south of Café Galleria. This was against the intent of his motion.
- Other places in the City had the same issue with commercial parking in residential areas.
- The City was establishing precedence and going against its General Plan.
- Should have been more specific in his motion and included findings.

Note: A copy of Council Member Drury's presentation is contained in the supplemental file for the meeting.

Council Member Drury restated his motion as follows:

- Approve leasing twenty parking stalls around the Town Square north of Café Galleria.
- Not approve leasing or creating any parking south of the business in the right-of-way.
- The lease fee would be based on the City's fee schedule as amended from time to time.
- Any parking spaces that had been created by the City would be removed.
- Business owners and signage would direct parking to the leased stalls north of Main Street.

Mayor Johnson made the following comments:

- Was not at the meeting when Council Member Drury made his original motion.
- Met with Alan Giles several months prior to that meeting.
- Mr. Giles owned the property where the parking was created.
- Mr. Giles was amicable and did not express any concern with the parking at that time.
- Safety was a concern.
- The City did not deliberately go against Council Member Drury's motion.

Michael Henke explained the parking requirements for Café Galleria and Ballerina Farm and made the following comments:

- The parking in front of Mr. Gile's property was not used for any required parking.

Council Member Simonsen made the following comments:

- Did not understand that the motion prohibited constructing parking spaces to the south.
- Disagreed that building the spaces set precedence.
- Did not want to overpark but parking requirements had been increased.
- Wanted to provide more shared public parking.
- People could park in the City's right-of-way whether it was in a commercial or residential area.
- The City decided on the style of parking.
- It was a bad idea to have no parking areas in the City's rights-of-way.
- The City was trying to deal with legacy businesses.
- Was at the meeting with Mr. Giles and thought that he was fine with the parking spaces.
- The interface between commercial and residential areas was always problematic.
- The City used its rights-of-way to increase safety.
- How could the City get the right amount of parking?
- The spaces created to the south should not be removed.

Council Member Payne made the following comments:

- Facilitating parking prevented Café Galleria from being razed.
- Should the City encourage commercial parking in front of residences?
- Parking signs should be limited.
- Parking agreements should be clear regarding the number of parking spaces and their location.
- The City should only lease spaces for required parking.

Council Member Simons made the following comments:

- Commercial parking in residential areas would only increase.
- The City should emphasize safety.
- Hoped that someone would not get hurt in the area.

Council Member Orme said that she did not know stalls would be constructed to the south.

Council Member Drury indicated that he was not part of the meeting with Mr. Giles.

Motion: Council Member Drury made the following motion:

- Approved leasing twenty parking stalls around the Town Square north of Café Galleria.
- Did not approve leasing or creating any parking south of the business in the right-of-way.
- The lease fee would be based on the City's fee schedule as amended from time to time.
- Any parking stalls that were created by the City south of the business would be removed.
- Business owners and signage would direct parking to the leased stalls north of Main Street.

Second: Council Member Orme seconded the motion.

Discussion: Council Member Payne asked how many parking spaces were required for Café Galleria. Michael Henke responded that ten spaces were required, and the owner requested an additional nine.

Council Member Drury indicated that drivers could park parallel but not diagonally along 100 West south of Café Galleria. Council Member Simonsen responded that drivers would park anyway they wanted on the entire road. He thought that the new parking stalls would help the area.

Katie Villani noted that at the last meeting the Council decided not to lease parking in the City's right-of-way.

Council Member Payne recommended that the motion state Café Galleria was a historic building.

Council Member Drury noted that he did not have the context from the meeting with Mr. Giles.

Council Member Simonsen added that the City never considered leasing the stalls to the south that were created.

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Nay

6. City-Wide Recycling / Discussion (Celeste Johnson, Mayor – Approximately 30 minutes) – Discuss issuing a request for proposals for city-wide recycling in Midway City.

Mayor Johnson made the following comments:

- Multiple residents contacted her and requested curbside recycling in Midway.
- Recycling should be countywide.
- Met with the County twice about recycling without success. They said they did not have the resources, did not want to subcontract it out, and questioned where the recycled items would go.
- Recyclops was willing to provide the service in Midway.
- Residents would be automatically signed up for the service but could opt out.
- The recyclables would be processed at a facility in Salt Lake City which was working well.
- Billing would be handled by the City. This would be a cost-effective use of the city staff's time.
- The service could not be let out for bid because there were no other providers.

Ryan Smith, with Recyclops, reviewed the proposed fees and recycling process. He made the following comments:

- Recyclops used two different facilities in Salt Lake City to process its recyclables.
- Their model was efficient. Five to ten percent of the items they collected ended up in a landfill compared to a national average of 25 percent.
- Using a commercial vehicle was not feasible.

- Used independent contractors and bags. This model reduced road wear and emissions.
- Glass and large cardboard had to be separate.
- Glass was dangerous, heavy, and more expensive to recycle. It could not be recycled at the same facility as other recyclables.
- Sandy City charged less for the same service because it was mandatory for residents, had more participants, and was closer to the recycling locations.
- The City could add credit card fees, postage, etc. to what was charged.
- 18% of Midway residents used their service.
- Anticipated that 25% of Midway residents would opt out.
- Recyclops maintained sufficient insurance and would sign a liability release with the City.
- Most residents would be on the same pick-up schedule as solid waste.
- Pricing would be unchanged for one year.

Council Member Drury made the following comments:

- Recyclops' predecessor had several problems. Pick up was irregular. They did not pick up recycling that was improperly sorted instead of informing the customer.
- Sorting with bags was cumbersome. They were not large enough. Getting more bags was difficult.
- How would the City hold Recyclops responsible if it took the support calls?
- Trailers used for pick-up needed to be tarped appropriately.

The Council agreed to discuss recycling further after additional research.

Motion: Without objection, Mayor Johnson recessed the meeting at 8:24 p.m. She reconvened the meeting at 8:35 p.m.

7. Pear Tree Llamas Ranch / Open Space (Utah Open Lands – Approximately 20 minutes) – Discuss and possibly deny, continue, or approve using bond funds to preserve open space at the Pear Tree Llamas Ranch located at 850 South Center Street.

Katie Villani gave a presentation regarding the request and reviewed the following items:

- Location of the proposed open space
- Pictures of the open space
- Estimated value
- Road System Master Plan
- Trail route
- Possible findings
- Proposed conditions

Ms. Villani also made the following comments:

- The property owners requested \$750,000.
- A planned road for the property would be removed from the Road Plan if the open space was preserved.
- The proposed route of a trail through the property would be moved if the open space was preserved.
- Spoke with the Hughes. The trail would need to cross their property.

- The property owners requested that the trail not be built until they passed away or transferred title to the property.
- The trail would be a soft surface to meet federal funding requirements.
- The trail would have a ten-foot easement.
- The Midway City Open Space Advisory Committee unanimously recommended the request.

Note: A copy of Ms. Villani's presentation is contained in the supplemental file for the meeting.

Wendy Fisher, Utah Open Lands Executive Director and representing the property owners, made the following comments:

- A stipulation that the owners consent to a future annexation would not be included in the conservation easement.
- Such a stipulation had never been included in other conservation easements.
- It could also jeopardize federal funding.
- The trail would be included in the conservation easement.
- Future roads could cause problems for conservation easements.

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

- The road and trails plans would be considered at the next council meeting.
- Only the Lower River Annexation could force the property into the City.
- A separate agreement for annexation was not needed because the property could be forced in under the right circumstances.
- The City Attorney should review the issue of requiring property owners' consent to annexation.
- The City needed to consider future owners of the property.
- The language in condition one should be changed from "should" to "will".

Motion: Council Member Simons moved to accept the request for \$750,000 from Midway open space bond funds for 40 acres, located at approximately 850 South Center Street, with the following findings and conditions:

- The property was not within the City of Midway, but it was within the Midway annexation boundary and therefore eligible for funding consideration.
- The project and funding request were consistent with the vision of the Open Space Element of the General Plan.
- The committed funds from Wasatch County and from other potential sources would maximize Midway's contribution through leveraging, and the continuation of an important agricultural business was an added benefit.
- The project was visible from much of Midway and from many areas of the Heber Valley.
- Preservation would keep valuable agricultural land as open space and the farm would continue to provide grazing and agricultural products to the community.
- Because significant acreage was leased to other agricultural operations, such as the Kohler Dairy, preservation might help preserve other open space conservation areas.
- Preservation would help provide a buffer between Midway and county land to the east.
- Preservation of this parcel adjacent to the Midway Fish Hatchery, which was in turn

adjacent to City land obtained from Kem Gardner encumbered by a conservation easement, would help to connect existing conserved lands and reinforce a larger network of protected open space.

- Preservation would help protect native grasslands and Big Sagebrush, as well as provide habitat for wildlife including sandhill crane, red and silver fox, deer, skunk, marmots, and an active beehive.
- Conservation might render the need for a planned road between 850 S and Michie Lane (as set forth in Midway's Master Street Plan) unnecessary, resulting in cost savings for both installation and ongoing maintenance.
- Midway's Master Street Plan showed a future road planned across the property that would connect 850 South to Michie Lane. If the property was encumbered with a conservation easement such that it would not be developed, this would render the need for such a road moot and the master plan should be amended to remove this planned road.
- 24 water shares would be encumbered by the conservation easement, which would be incorporated into any purchase and sale agreement and conservation easement document(s).
- Midway's Master Trail Plan showed a future paved trail running from 850 South to Michie Lane along the east side of the Pear Tree Llama property. If the property was encumbered with a conservation easement, the master plan should be amended to replace this trail with the proposed eastern trail alignment depicted on the attached map, which followed the eastern and southeastern property boundaries and had been approved by the Applicants. The Applicants requested that the trail not be constructed or opened to public use until the Applicants' death or sale of the property, whichever was sooner. Applicants would provide a metes and bounds description for a ten foot easement (in light of ongoing agricultural uses of the property, location of sagebrush field, etc.) following the alignment shown on the eastern trail alignment map, with a draft easement submitted for approval by the City, and the trail easement would be recorded at the time the conservation easement was recorded.
- In consideration of Midway taxpayer funds being used toward conservation: While applicants would have no proactive obligation to pursue annexation into the City of Midway, the Applicants would cooperate (and not object) to annexation into Midway if the property was included in an annexation of surrounding properties, and further agreed to take all steps necessary to ensure that successors in title to the property would similarly cooperate/not object to annexation petition(s) for surrounding properties which might involve this property.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

- 8. Impact Fee Facilities Plan** (Wes Johnson, City Engineer – Approximately 30 minutes) – Discuss and possibly deny, continue, or adopt an updated impact fee facilities plan for Midway City. **Public Hearing** – Public comment must be related to this item on the agenda.

Brad Wilson made the following comments regarding the process to update impact fees:

- An impact fee facilities plan first needed to be considered and adopted. This required a public hearing.
- Once the plan was adopted then an impact fee analysis also needed to be considered and adopted. This also required a public hearing.
- The analysis and updated fees were adopted by ordinance.

Wes Johnson gave a presentation and reviewed the following items:

- Existing fees compared to proposed fees
- Fee increases
- Equivalent residential units
- Population

Wes Johnson also made the following comments:

- An impact fee analysis still needed to be done.
- Two entities in Utah performed such an analysis.
- The fee would be \$20,000.
- It would take one to three months to complete.

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

Michael Henke made the following comments:

- The proposed fees were based on the recently adopted General Plan.
- Less infrastructure was required as the remaining land was developed.
- The City would not have gained much additional revenue if it had adopted the amounts of the impact fees earlier.
- Had compared the amount of the proposed fees with those of other local governments. In comparison they were slightly high. Did not want the fees to be an outlier.
- The Midway Irrigation Company was allowed to charge an impact fee, but it did not.

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

- Costs had increased because of inflation.
- Impact fees paid for the construction but not the maintenance of infrastructure.

Public Hearing

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

Andy Garland

Mr. Garland made the following comments:

- It was premature to look at the amount of the fees that night.
- The impact fee facilities plan should be reviewed that night. It outlined the impact that future development would have on the City.
- The City needed to ensure that its impact fees were defensible.
- An outside consultant should be hired.
- Impact fees for schools could be included in the plan.
- The City Engineer wore too many hats.

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

Motion: Council Member Simons moved to adopt the updated impact fee facilities plan for Midway City at that point.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

- 9. Ordinance 2025-22 / Parking Under Open Space** (Katie Villani, City Planner – Approximately 10 minutes) – Discuss and possibly deny, continue, or adopt Ordinance 2025-22 amending the Midway City Municipal Code regarding underground parking underneath open space.

Katie Villani gave a presentation regarding the request and reviewed the following items:

- Proposed code
- Examples of underground parking

Ms. Villani said that the 25% limit on hardscape was a guess.

Note: A copy of Ms. Villani's presentation is contained in the supplemental file for the meeting.

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

- The ramp to the underground parking and other structures should not be included in any open space calculations.

- A ramp should not be visible.
- The allowed amount of hardscape should be 10%. The applicant could request a higher percentage subject to the Council's approval.
- The open space should be green but walkways, etc. were allowed. Pickleball courts were also allowed.
- Open space was not required in the commercial zones.
- Council approval was better than changing the Municipal Code.
- Hardscape should be limited to 10% with a larger amount requiring Council approval.
- Parking should not be underneath open space.

Motion: Council Member Payne moved to approve Ordinance 2025-22 regarding parking under open space with the following findings and modifications:

- The proposed amendment was consistent with the current Midway General Plan, Land Use Goals and Guidelines, and Economic Goals and Guidelines for parking in the commercial zones.
- Allowing below natural grade parking under required or voluntary open space provided the open space remained visually indistinguishable from open space areas that did not have parking below would allow another tool to address the challenges of limited parking in commercial zones without changing the appearance of open space.
- The percentage would be lowered to 10%.
- Anything above 10% required council approval.
- The ramp language from the previous amendment to this section would be added.
- Ramps could not be part of any open space calculation.

Second: Council Member Simons seconded the motion.

Discussion: None

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

Council Member Drury	Nay
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

10. The Homestead Resort / Exception to Standard Specifications (Paul Berg, Berg Engineering – Approximately 20 minutes) – Discuss and possibly deny, continue, or approve an exception to the Midway City Standard Specifications and Drawings, regarding the width of a private road, for the Homestead Resort located at 700 North Homestead Drive.

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

- Petition
- Land use summary
- Maps
- Pictures
- Findings

Mr. Henke also made the following comments:

- The Homestead Resort requested a reduction to the standard street width from 26 to 20 feet.
- The reduction would preserve a row of trees.
- The request should be tailored to the situation to avoid setting precedence.
- The road would be private.
- Snow could be stored at the end of the cul-de-sac.

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

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

- The owners of the Homestead Resort wanted to be good neighbors.
- Could build the road 26 feet wide.

Motion: Council Member Simonsen moved to approve the exception with the following findings and conditions:

- The minimum fire code width was 20'.
- The diameter of the cul-de-sac would not change (90') and would comply with city and fire code minimums.
- The street would be private and a cul-de-sac.
- The access easement with The Links and the approved master plan limited five dwellings to the cul-de-sac.
- The limited access would ensure a minimal number of trips per day on the cul-de-sac.
- No parking would need to be marked and enforced to maintain fire access if the road width was narrowed to 20'.
- Reducing the road width would allow the mature landscaping to remain, which helped protect the existing structures from errant golf balls.
- Fire code was referenced and discussed by the parties.
- The change was to engineering standards which were often adjusted.
- The road would remain serviceable and might have lower speeds

Second: Council Member Orme seconded the motion.

Discussion: Mayor Johnson thought that people did not respect no parking signs but did avoid curbs painted red. She suggested that the curbs be painted red.

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

11. Ordinance 2025-23 / Appointment Process (Brad Wilson, City Recorder – Approximately 45 minutes) – Discuss and possibly deny, continue, or adopt Ordinance 2025-08 amending the Midway City Municipal Code regarding the process for appointing members to commissions, boards, and committees.

12. Change Orders (City Attorney – Approximately 20 minutes) – Discuss amending Title 4 (Revenue of Finance) of the Midway City Municipal Code regarding contract change orders.

Motion: Council Member Drury moved to table items eleven and twelve.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

13. Town Square / LWCF Grant (Brad Wilson, City Recorder – Approximately 20 minutes) – Receive and discuss a presentation on a Land and Water Conservation Fund grant received for the Midway Town Square.

Brad Wilson gave a presentation regarding the grant and reviewed the following items:

- Summary
- Map of acquired property
- Map of grant property

Mr. Wilson also made the following comments:

- The City was bound by the Land and Water Conservation Fund grant restrictions placed on a portion of the Town Square.
- Changes to the property would need state or even federal approval.
- The restrictions could be transferred to another park with federal approval.

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

Mayor Johnson noted that the park designation for the Town Square could affect the liquor licenses for surrounding businesses.

14. Closed Meeting to Discuss the Character, Professional Competence, or Physical or Mental Health of an Individual

Motion: Council Member Payne moved to go into a closed meeting to discuss the character, professional competence, or physical or mental health of an individual.

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

Note: Closed meeting minutes are sealed and strictly confidential. Access to such minutes must be obtained through a court of law.

Motion: Council Member Payne moved to go out of the closed meeting.

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Aye
Council Member Simonsen	Aye

15. Adjournment

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

The meeting was adjourned at 10:29 p.m.

DRAFT



Memo

Date: 2 October 2025

To:

Cc:

From: Brad Wilson, City Recorder

RE: Minutes of the 16 September 2025 City Council Regular Meeting

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, 16 September 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, and Planning Director. 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 6:01 p.m. She excused Council Member Simonsen and Council Member Drury.

Members Present

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

Members Excused

Jeff Drury, Council Member
JC Simonsen, Council Member

Staff Present

Corbin Gordon, City Attorney (Arrived at 7:23 p.m.)
Michael Henke, City Planning Director
Wes Johnson, City Engineer
Camille Palmer, Mayor's Assistant
Brad Wilson, City Recorder

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 Orme gave the prayer and/or inspirational message.

2. Consent Agenda

- a. Agenda for the 16 September 2025 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 26 August 2025 City Council Meeting
- d. Minutes of the 26 August 2025 City Council Emergency Meeting
- e. Reappoint Elizabeth Crittenden as a member of the Midway City Board of Adjustment

- f. Conclude the warranty period and release the remainder of the bond for Ameyalli Resort, Phase 1 located at 800 North 200 East subject to the payment of all fees due to Midway City.
- g. Extend through 30 November 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 2g are contained in the supplemental file for the meeting.

Motion: Council Member Payne moved to approve the consent agenda as provided.

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	Excused from the Meeting

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

Mayor Johnson asked if there were any comments from the public about items that were not on the agenda. No comments were offered.

4. Department Reports

Historic Preservation Committee / Oral Histories / Book of Historic Buildings

Council Member Simons reported that the Midway Historic Preservation Committee was continuing to work on oral histories and would reprint a book of historic buildings.

Midway Irrigation Company / Burgi Hill Park Culverts

Council Member Simons reported that the Midway Irrigation Company was cleaning irrigation culverts that were clogged in the Burgi Hill Park.

Swiss Days

Council Member Simons reported that Swiss Days was successful with 110,000 attendees. He added that several changes to the event were also successful.

HVTED / Grant / Signs

Council Member Orme reported that Heber Valley Tourism and Economic Development (HVTED) had \$25,000 in grant money for businesses and other funds available for signs.

Speeding / Running Stop Signs / Police Dog

Heber City Police Chief Parker Sever indicated that officers were focusing on speeders and drivers running stop signs. He added that the Department had a new police dog.

5. Automated License Plate Reader / Subscription (Celeste Johnson, Mayor – Approximately 20 minutes) – Discuss and possibly deny, continue, or approve a subscription with Flock Safety for an automated license plate reader in Midway City.

Chief Sever gave a presentation regarding license plate readers and reviewed the following items:

- Interface
- Examples of uses
- Search capabilities

Chief Sever also made the following comments:

- The readers did not issue tickets.
- They did not check driver's licenses or immigration status.
- They took pictures of license plates. The plates were then checked against Amber alerts, silver alerts, stolen vehicles, missing people, and local alerts.
- Officers could access the information collected through a cell phone app.
- The data was deleted every 30 days.
- 15% of crimes were solved using the readers.
- The cost per reader was \$3,000 per year.
- Eight readers were placed in Heber City.
- One reader was recommended for Midway on Main Street.
- They were movable.
- The Department was evaluating readers from another provider.

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

- There were five roads into Midway. Should each road have a reader?
- The City's budget would need to be amended if a reader and subscription were purchased.
- The purchase could be approved that night with a budget amendment to follow.
- Two readers should be purchased.

Chief Sever recommended that the Council not make a decision until the competing reader was evaluated.

6. Midway Art Association / TAP Grant (Jerry Watterworth – Approximately 10 minutes) – Receive a report on Trails, Arts, and Parks (TAP) funds received by the Midway Art Association.

Jerry Watterworth gave a presentation regarding the grant money received and reviewed the following items:

- Summary report
- Plein Air Paradise
- Categories
- Successes
- Improved facilities
- Difficulties
- How the event benefited the community.
- Number and scope of attendees
- Participant feedback

Mr. Watterworth indicated that it was the 18th year of Plein Air Paradise.

7. Ordinance 2025-25 / General Plan Amendment (Michelle MacDonnell, The Church of Jesus Christ of Latter-Day Saints – Approximately 45 minutes) – Discuss and possibly deny, continue, or adopt Ordinance 2025-25 amending the Midway City General Plan to remove certain future roads and trails. Recommended for approval without conditions 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:

- General Plan
- Lots of record
- Road System Master Plan
- Roads proposed for removal
- Pear Tree Llama conservation approval
- Trails System Master Plan
- Trails proposed for removal
- Impacted properties
- Site plan for the future church house
- Layout of the future church site
- Possible layouts for a school
- School access
- Planning commission motion
- Possible findings
- Previous master plans
- Imminent domain process
- Proposed roads

Mr. Henke also made the following comments:

- Met with planners at Wasatch County regarding the request.

- The applicant wanted to subdivide the property in the future.
- The Wasatch County School District was considering buying part of the property.
- The School District wanted 400 South to remain on the Road System Master Plan.
- The church house would be a stake center.
- The application was just for the applicant's property. However, the requested changes affected the surrounding network of roads and trails.
- The applicant did not request that 400 South be removed from the Road System Master Plan.
- The school proposal was not presented to the Planning Commission.
- The proposed section of 400 South stubbed into Deer Creek Estates.

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

Public Hearing

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

Jeff Findarle

Mr. Findarle made the following comments:

- Suggested a school access on the east side of the church house.
- The school could be moved back to make room for school parking.
- The Studderts, who owned the property dissected by the proposed section 400 South, wanted that section removed from the Road System Master Plan.
- One of the school's accesses should go to Center Street.

Paul Berg, Berg Engineering Resource Group

Mr. Berg, representing the School District, made the following comments:

- The current Road System Master Plan provided three accesses for a school. The request would remove all those options.
- The unused portion of the property was an ideal school site.
- A school site would need two accesses, preferably from two different roads.
- The School District was in discussions to purchase a portion of the property.
- The applicant supported the School District's concept plans.
- The School District submitted a proposal for the property in 2019. The proposal was for the Midway Wrangler Subdivision. They relied on this proposal for planning.

Katie Studdert

Ms. Studdert made the following comments:

- Did not know until recently about the road planned through her property.
- No one contacted her or her husband about the road.

- Preferred an open space conservation easement on the applicant's property.
- Supported removing the section of 400 South from the Road System Master Plan.
- The roads planned in the County would not happen.
- More open space needed to be preserved.

Andy Garland

Mr. Garland made the following comments:

- He was the chair of the Midway City Planning Commission.
- The Commission was not shown any of the concept drawings for the school.
- The preservation of the Pear Tree Llama Ranch as open space negated the need for a road through the applicant's property.
- It was not fair to provide important information at the last minute.

Jason Lott, Wasatch County School District Business Administrator

Mr. Lott made the following comments:

- The School District had agreed to terms of sale with the applicant pending the access issues being resolved.
- An elementary school would be built on the property in the near future.
- Other school sites were limited in Midway.
- The current elementary school was built in 1975 and needed to be replaced.
- Safety would be limited if both school accesses came from Michie Lane.

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

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

- Why was the School District part of the discussion if they did not own any of the property?
- The Council based its decisions on the applications submitted. It should not base its decisions on proposals by those who didn't own the property.
- Preserving the Pear Tree Llama Ranch supported removing the requested roads from the Road System Master Plan. This would also remove the need for the proposed section of 400 South.
- The School District should come back to the Council after it purchased part of the property.
- There was now a home on the property dissected by 400 South.
- The City requested that 400 South be included in the Road System Master Plan. It was not a request from a property owner.

Note: Corbin Gordon arrived at 7:23 p.m.

- Entitlement for the Midway Wrangler Subdivision expired years earlier.

- The School District could negotiate with the applicant regarding access.

Motion: Council Member Simons moved to adopt Ordinance 2025-25 amending the Midway City General Plan to remove certain future roads and trails with the following findings:

- Pear Tree Llama Ranch might become permanent open space which might reduce or eliminate the need for connectivity.
- Goals in the General Plan promoted preservation of open space which might reduce the need for connecting and redundant roads.
- A planned future trail would be realigned which might connect 850 South to a public trail in Midway Crest Subdivision in the future.
- The road and trails maps were adopted in the General Plan in 2023.

Discussion: Council Member Payne asked if the motion included removing the future section of 400 South. Council Member Simons responded that it included all the roads and trails proposed for removal.

Second: Council Member Payne seconded the motion.

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	Excused from the Meeting

8. The Farm at Wilson Lane Subdivision / Plat Map Amendment (Erik and Erika Lundquist and Mark Fletcher – Approximately 30 minutes) – Discuss and possibly deny, continue, or approve a plat map amendment for The Farm at Wilson Lane Subdivision located at Canyon View Road and Wilson Court (Zoning is RA-1-43). **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 subdivision
- Plat map amendments
- Recorded plat map
- Proposed amended plat map with new building pad
- Application
- Letter from the Lundquists who wanted to purchase the lot.
- Possible findings
- Proposed condition

Mr. Henke also made the following comments:

- The acreage would not change.

- Was contacted by several neighbors. None of them opposed the amendment.
- Did not measure the potential height of a house at the new location based on the topographical map.
- No grading had been done on the lot.

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

Erik and Erika Lundquist made the following comments:

- Had a seven-year love affair with Midway.
- She was close to her family in Switzerland.
- Would build their dream home, which would be a gathering place, on the lot.
- Wanted to maintain the open space requirements.
- Adjusting the building pad improved the views.
- Wanted to be sensitive to the impact of the house.
- It would be one story with a basement.

Public Hearing

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

Michelle Shumard

Ms. Shumard made the following comments:

- Owned a lot in The Reserve at Midway.
- Purchased the lot because of its views.
- Would the height limit of the house, on the applicant's lot, be lowered as it went further up the grade? Would it be lower than the unit on the northwest corner of Valais? Council Member Payne responded that it would be lower than the standard height restriction and about the same as the Valais unit.
- Would any buildings be in the open space on the lot? Michael Henke responded that only amenities like a pool would be allowed in the open space.

Mark Fletcher

Mr. Fletcher made the following comments:

- Was the builder and designer for the house proposed on the lot.
- would comply with the 50-foot setbacks.
- The new building envelope would have less impact compared to the current envelope.
- Wanted to be neighborly.

Tony Tibbitts

Mr. Tibbits made the following comments:

- Lived on Chancy Lane in Valais.
- Would all structures on the lot be limited to 30 feet? Michael Henke responded that the amended plat map would include that restriction.

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

Council Member Payne indicated that he disliked tight setbacks.

Motion: Council Member Payne moved to approve The Farms at Wilson Lane Subdivision plat map amendment with the following findings and condition:

- The proposal complied with the requirements of the Midway City Code, including Section 16.16.120.
- No public street, right-of-way, or easement would be vacated or altered.
- The duration of the plat amendment approval would be for one year from the date of approval of the amendment by the City Council. Should the amended plat not be recorded by the County Recorder within the one-year period of time, the plat amendment's approval would be voided, and approval must be re-obtained unless, upon request by the applicant and on a showing of extenuating circumstances, the Item 2 Plat Amendment 4 City Council extended the time limit for recording, with or without conditions. Such conditions might include, but were not limited to, provisions requiring that: (a) each extension would be for a one-year period only, after which time an annual review would be requested by the applicant and presented before the City Council; and/or (b) no more than three one-year extensions would be allowed. The granting or denying of any extension, with or without conditions, was within the sole discretion of the City Council, and an applicant had no right to receive such an extension. Parking spots in the City right-of-way traditionally had been meant for everybody on a first come first serve basis. Trying to reserve spots contradicted this principle. It also might result in inefficient use of parking and pose challenges regarding enforcement.
- If the requested plat amendment was granted, the maximum height of any structure on Lot 4 which the Code limited to 35 feet from natural grade would instead be limited to 30 feet from natural grade.

Second: Council Member Simons 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	Excused from the Meeting

Motion: Without objection, Mayor Johnson recessed the meeting at 7:56 p.m. She reconvened the meeting at 8:09 p.m.

- 9. Julian Subdivision / Plat Map Amendment** (Jeff Findarle – Approximately 30 minutes) – Discuss and possibly deny, continue, or approve a plat map amendment for the Julian Subdivision located at 145 North Center Street (Zoning is R-1-7). **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
- Current lots
- Current plat map
- Proposed plat map
- Plat amendments
- Proposal
- Zoning
- Discussion
- Possible findings
- Proposed conditions

Mr. Henke also made the following comments:

- The development could always have three lots.
- The applicant was requesting a third lot on the north side.
- The zone allowed duplexes.
- Limiting all the lots to single family houses had been discussed.
- The lots were walking distance from services.
- The zone allowed for two dwellings on a lot if they had the same ownership.
- New laterals were installed. The City needed to be reimbursed for them.

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:

- It would be good to have a duplex on the property that might be more affordable.
- A similar request to further subdivide the Whimsy Willow Subdivision was denied by the Council. The Council should be consistent and have a policy for approving plat map amendments.
- Should the Council allow already approved subdivisions to be further subdivided?
- Developers would initially maximize the density in their projects if they knew they could not be further subdivided.
- Approval should be conditioned on allowing duplexes or affordable housing.
- What was considered affordable?

Public Hearing

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

Jeff Findarle

Jeff Findarle made the following comments:

- Each application should be considered individually.
- The request complied with all codes and requirements.
- Single family houses instead of duplexes created pride in ownership.
- The current owner needed money for retirement.
- Fronted the money for the amendment.
- Midway needed more affordable lots, especially for young families.
- Opposed duplexes on any of the lots.
- A portion of the original house on the property dated back to 1888.
- The Midway Irrigation Company approved splitting the existing pressurized irrigation lateral to service the new lot. Wes Johnson responded that the City wanted each lot to have its own lateral.
- The proposal was a good fit for the neighborhood.

Steve and Lauren Butler

Mr. and Ms. Butler made the following comments:

- Wanted to live in Midway.
- Would purchase the original house and the new lot.
- Would remodel the house.
- Creating a third lot made the purchase more affordable.

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

Motion: Council Member Simons moved to approve the plat map amendment for the Julian Subdivision, located at 145 North Center Street, with the following findings and conditions:

- The proposed subdivision and plat amendment would result in lots (amended Lot 1, new Lot 3, and unchanged Lot 2), which met the minimum requirements for the R-1-7 zone, and the dimensions of which would be in accordance with the proposed amended plat by Atwell, 2025, Project Number 25005941.
- While there was an existing subdivision and plat for this property, the proposed subdivision met the requirements of the Midway City Code for the R-1-7 zone, and this zone was characterized by higher density, including allowing attached and detached two-family dwellings.
- All lots would continue to comply with the requirements of the R-1-7 zone.
- No public street, right-of-way, or easement would be vacated or altered.
- The duration of the plat amendment approval would be for one year from the date of approval of the amendment by the City Council. Should the amended plat not be recorded by the County Recorder within the one-year period of time, the plat amendment's approval would be voided, and approval would have to be re-obtained unless, upon request by the applicant and upon a showing of extenuating

circumstances, the City Council extended the time limit for recording, with or without conditions. Such conditions might include, but were not limited to, provisions requiring that: (a) each extension would be for a one-year period only, after which time an annual review would be requested by the applicant and presented before the City Council; and/or (b) no more than three one-year extensions would be allowed. The granting or denying of any extension, with or without conditions, was within the sole discretion of the City Council, and an applicant had no right to receive such an extension.

- Any amended plat would retain the name of the subdivision as the “Julian Subdivision”. If Lot 1 was divided into two lots, the northern lot would be denoted Lot 3 and the southern remain Lot 1.
- Lot 1 would continue to be restricted to one driveway access with a turnaround. A similar note would be placed on the plat for the newly created Lot 3, restricting to one driveway with turnaround to avoid backing into Center Street.
- Public utility easements of 10 feet would run along each side of the property line between Lots 1 and 3.
- Water shares sufficient for the new Lot 3 would have to be dedicated prior to recording of any amended plat.
- Individual laterals for water and sewer had been installed by the City to the proposed lot. If the City Council approved the amendment, an irrigation lateral would also be installed. The developer would reimburse the City for all costs incurred for the laterals prior to recording the amended plat map.

Second: Council Member Orme seconded the motion.

Discussion: Mayor Johnson asked if the motion or findings limited what could be done with the houses. Michael Henke responded there were not any limitations. Council Member Simons responded his motion did not include any such limitations. Michael Henke added that additional water rights would be needed for a duplex.

Council Member Payne noted that four houses could be built on the property with no guarantee that they would be affordable. He added that the applicant offered to prohibit duplexes. Mayor Johnson indicated that a house could still include an interior accessory dwelling unit.

Council Member Payne emphasized that the City needed a policy for handling plat map amendments that created additional density. He thought that the Council had been inconsistent. Mayor Johnson responded that the Council had generally been consistent with plat map amendments.

Council Member Payne indicated that affordable housing would not remain affordable unless it was deed restricted.

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	Nay
Council Member Simons	Aye
Council Member Simonsen	Excused from the Meeting

10. Resolution 2025-27 / FY 2026 Budget Amendment (Wes Johnson, City Engineer – Approximately 10 minutes) – Discuss and possibly deny, continue, or approve Resolution

2025-27 amending the FY 2026 Budget to add the replacement of a section of Bigler Lane and the preparation of an impact fees analysis. **Public Hearing** – Public comment must be related to this item on the agenda.

Wes Johnson made the following comments:

- Bigler Lane had failed.
- The developer of the Swiss Haven PUD would replace the section of Bigler Lane in front of the development.
- The City agreed to replace the next 250 feet going east. The cost would be \$45,000.
- Became aware that an analysis was needed for the City to update its impact fees.
- Sent requests for bids to two analysis providers.
- Received a bid from Zions Public Finance for \$18,500.
- Asked that the Council approve a budget amendment that included the costs for Bigler Lane and an impact fee analysis.

Mayor Johnson noted that the analysis cost was less because Mr. Johnson had already done some of the work.

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 approve Resolution 2025-27 amending the FY 2026 Budget for the following items:

- Replace a section of Bigler Lane for less than \$45,000.
- Zions Public Finance completing an impact fee analysis for less than \$20,000.

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	Excused from the Meeting

11. Impact Fees Analysis / Award Contract (Wes Johnson, City Engineer – Approximately 10 minutes) – Discuss and possibly deny, continue, or award a contract to Zions Bank Public Finance for an impact fees analysis.

Motion: Council Member Simons moved to award a contract to Zions Bank Public Finance for an impact fee analysis as discussed previously.

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	Excused from the Meeting

12. Change Orders (City Attorney – Approximately 20 minutes) – Discuss amending Title 4 (Revenue of Finance) of the Midway City Municipal Code regarding contract change orders.

Mayor Johnson suggested that the item be continued until Council Member Drury could be present.

Motion: Council Member Payne moved to continue the item.

Second: Council Member Simons 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	Excused from the Meeting

13. Ordinance 2025-23 / Appointment Process (Brad Wilson, City Recorder – Approximately 45 minutes) – Discuss and possibly deny, continue, or adopt Ordinance 2025-08 amending the Midway City Municipal Code regarding the process for appointing members to commissions, boards, and committees.

Brad Wilson gave a presentation regarding the proposed ordinance and reviewed the following items:

- Summary of changes
- Current code
- Proposed code

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

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

- Why was the mayor included in the process? The proposal was a compromise that included both the mayor and the council.
- The Council wanted to see the applications for everyone that applied for a position.
- There was a worry that a mayor could stack a commission, etc. with the people he or she wanted.
- All applications could be given to the council. They could then give feedback to the mayor. The mayor could then make a recommendation to the council. The council could approve or reject the recommendation.
- Appointments to the Planning Commission and Vision Architecture Committee were especially important.
- What if the Council did not reach a consensus when reviewing the applications? Then another round of discussion would occur by email.
- Council members could rank the applicants.
- The Council should not do its business or make decisions by email.

Motion: Council Member Simons moved to continue the item to take the Council's input and prepare a different ordinance.

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	Excused from the Meeting

14. IT Services / Award Contract (Brad Wilson, City Recorder – Approximately 15 minutes) – Discuss and possibly award a contract for managed IT services for Midway City.

Brad Wilson gave a presentation regarding IT services and reviewed the following items:

- Introduction
- Recommendation
- Contract conditions
- Monthly cost

Mr. Wilson also made the following comments:

- The cost only included labor and did not include hardware, software, licenses, etc.
- The firm would provide unlimited remote support.
- Its office was in Salt Lake City.

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

Motion: Council Member Simons moved to award a contract for managed IT services to Nexus IT

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	Excused from the Meeting

15. Main Street Parking Lot Improvements / Award Contract (Wes Johnson, City Engineer – Approximately 10 minutes) – Discuss and possibly deny, continue, or award a contract to improve the public parking lot at 70 East Main Street.

Mr. Johnson made the following comments:

- Opened bids to improve the parking lot.
- The low bid was \$225,000 from BD Bush.
- BD Bush quoted \$185,000 several months earlier as part of a change order.
- The cost had increased because of UDOT requirements, and the requirement for a detailed design.
- Recommended awarding a contract to BD Bush for \$225,000.
- A budget amendment would be required.
- The capacity of the lot would increase from 27 to 40 parking spaces.
- The improvements would also eliminate dust.

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

- BD Bush did quality work. They were good to work with.
- Mobilization would be less because they were already working in the City.
- The low bidder was not always a good contractor.
- The City Attorney should determine if the low bidder always had to be chosen.

Motion: Council Member Simons moved to accept the bid of \$225,000 from BD Bush for the parking lot and authorized the Mayor to sign the documents.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Drury
Council Member Orme
Council Member Payne
Council Member Simons
Council Member Simonsen

Excused from the Meeting
Aye
Aye
Aye
Excused from the Meeting

16. Adjournment

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

The meeting was adjourned at 9:51 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder



CITY COUNCIL MEETING STAFF MEMO

AGENDA ITEM: Final Approval extension request for White Acres Planned Unit Development

DATE OF MEETING: October 7, 2025

APPLICANT: Midway Meadows Ranch LLC
Thomas Whitaker Trust

AUTHORIZED REPRESENTATIVE: Berg Engineering

LOCATION: 500 North Whitaker Farm Way

STAFF SUMMARY

Berg Engineering, agent for Midway Meadows Ranch LLC, has submitted a final approval extension request for a previously approved subdivision named White Acres Planned Unit Development (PUD). White Acres PUD is a six-lot lot subdivision located at 500 North Whitaker Farm Way. This is the second extension of three possible extensions for this subdivision. The subdivision was approved for six building pads using the planned unit development code. Final approval of the subdivision was originally granted by the City Council on July 18, 2023. If the extension is granted, the approval would extend to July 18, 2026.

A one-year extension may be granted by the council but is subject to the applicant making a formal request and demonstrating how extenuating circumstances have delayed the plat recording. No more than three one-year extensions may be granted. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension. Staff are unaware of any outstanding fees for this proposal.

Staff are not aware of any code amendments that have been approved since final approval of the subdivision that would have significant impacts on the subdivision if the applicant were required to reapply.

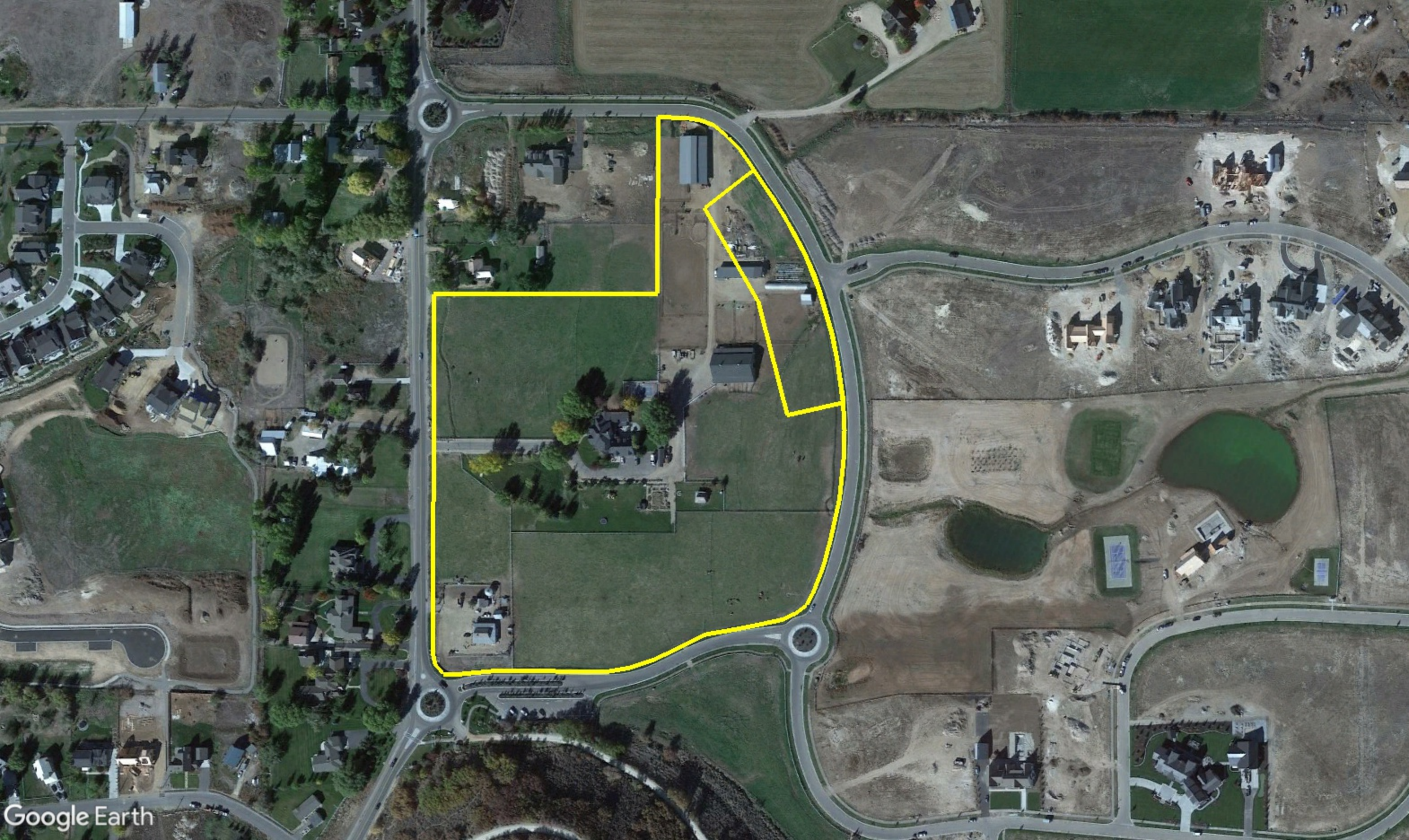
If the following criteria are met, then the City Council may grant an extension:

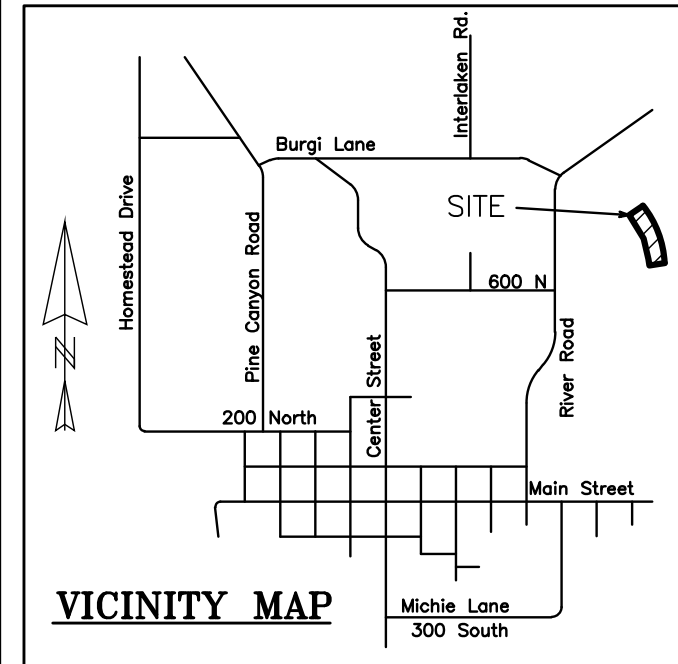
1. Construction must be conducted according to any new City standards in effect at the time the plat is ultimately recorded;
2. The property must be maintained in a clean, dust-free, and weed-free condition at all times;
3. Each extension will be for a one-year period only, after which time an annual review must be requested by the applicant and presented before the City Council; and/or
4. No more than three one-year extensions will be allowed. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension.

The applicants have submitted an explanation of their perceived extenuating circumstances which is the following:

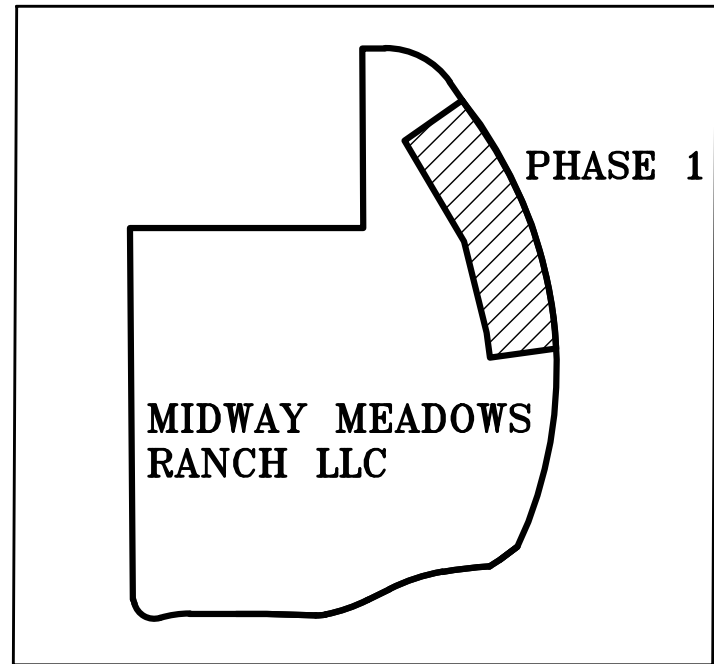
“Family member that was going to build a home in the Fall of 2023 changed their plans. Owner would like to delay recording the plat until a family member is ready to build a home. The owner understands that only three, one year extensions are allowed. This application is for the second extension”

Please contact Michael with any questions that you have.





LOCATED IN THE NE QUARTER OF SECTION 35,
T3S, R4E, SLB&M

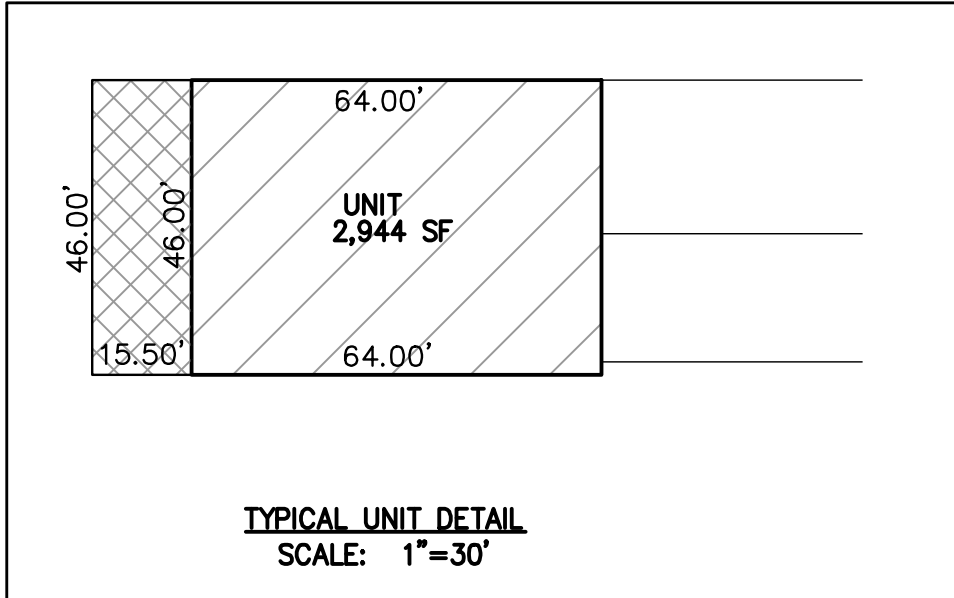
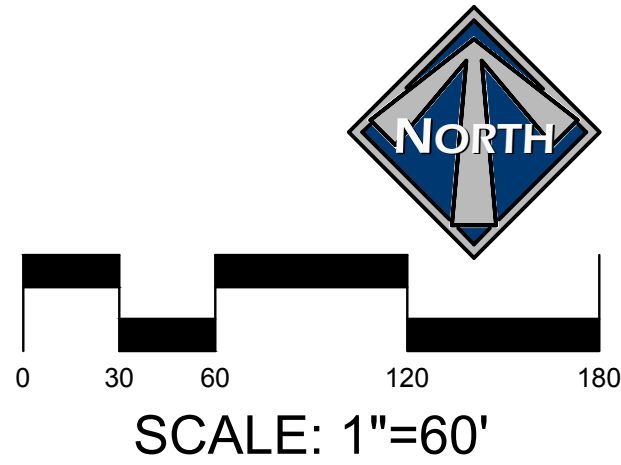


WHITE ACRES PHASING

WHITE ACRES PUD PHASE 1

LEGEND

- COMMON AREA (1.24 AC)
- PRIVATE AREA #1 (HOUSE PAD) (0.41 AC)
- PRIVATE AREA #2 (PATIO) (0.10 AC)
- LIMITED COMMON AREA (DRIVEWAY) (0.13 AC)
- 20' PUBLIC TRAIL AND UTILITY EASEMENT



BUILDING PAD COORDINATES

POINT	NORTHING	EASTING
A	9804.71	10771.09
B	9765.89	10795.76
C	9739.16	10811.18
D	9699.03	10833.67
E	9671.13	10854.15
F	9628.78	10872.11
G	9598.95	10889.95
H	9555.23	10904.24
I	9519.67	10905.01
J	9474.71	10914.70
K	9442.57	10921.57
L	9397.01	10927.86

ADDRESS TABLE

1	XXX WHITAKER FARM WAY
2	XXX WHITAKER FARM WAY
3	XXX WHITAKER FARM WAY
4	XXX WHITAKER FARM WAY
5	XXX WHITAKER FARM WAY
6	XXX WHITAKER FARM WAY

RIGHT TO FARM NOTICE:
PURCHASERS OF LOTS IN THIS DEVELOPMENT ARE HEREBY NOTIFIED THAT THEY ARE PURCHASING PROPERTY ADJACENT TO OR NEARBY FARMLAND AND AGREE TO PROTECT THE RIGHT TO FARM OF THESE PROPERTY OWNERS. PURCHASERS ARE ADVISED THAT FARM HOURS RUN LATE AND BEGIN EARLY AND THAT FARM OPERATIONS AND ANIMALS CREATE NOISE AND ODORS WHICH MAY BE OBJECTIONABLE TO SOME PURCHASERS. EVEN THOUGH FARMERS MAY NOT DIRECTLY WATER YOUR PROPERTIES, YOU MAY EXPERIENCE GROUND WATER SEEPAGES AND/OR SPRINKLER OVERSPRAY FROM THEIR IRRIGATION. DUMPING GRASS CLIPPINGS OR ANY OTHER MATERIALS ONTO THE PROPERTY OF ANOTHER WITHOUT PERMISSION IS AN ILLEGAL TRESPASS.

COMMON AREA IS A PUBLIC UTILITY EASEMENT
ALL COMMON AREA IS DEDICATED AS A PUBLIC UTILITY EASEMENT.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	944.00'	512.34'	31°05'46"	S191°7'26"E	506.07'

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 220.24 FEET AND EAST 682.66 FEET FROM THE FOUND WASATCH COUNTY SURVEYORS MONUMENT FOR THE NORTHWEST CORNER OF THE NORTHEAST QUARTER CORNER SECTION OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN:

THENCE NORTH 55°11'43" EAST 137.60 FEET; THENCE SOUTH 34°48'20" EAST 38.55 FEET; THENCE SOUTH ALONG THE ARC OF A 944.00 FOOT RADIUS CURVE TO THE RIGHT 512.34 FEET (CENTRAL ANGLE OF 31°05'46" AND A CHORD BEARING SOUTH 19°17'26" EAST 506.07 FEET); THENCE WEST 152.12 FEET; THENCE NORTH 07°54'23" WEST 23.59 FEET; THENCE NORTH 13°41'34" WEST 200.99 FEET; THENCE NORTH 30°33'07" WEST 194.41 FEET; THENCE NORTH 00°31'10" WEST 44.71 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.83 ACRES

BASIS OF BEARING

BASIS OF BEARING IS NORTH 00°06'57" WEST 5322.62 FEET (MEASURED) BETWEEN THE NORTHWEST CORNER THE NORTHEAST QUARTER CORNER SECTION OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND THE NORTHWEST CORNER OF THE NORTHEAST QUARTER CORNER SECTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, KEVIN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 11207308 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

SURVEYOR (SEE SEAL BELOW) DATE

RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS AND LIMITED COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE WHITE ACRES P.U.D. AND AS ENFORCED BY THE HOME OWNERS ASSOCIATION.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO PADS, DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS EASEMENTS, LIMITED COMMON, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20__

BY: _____
MIDWAY MEADOWS RANCH LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, _____, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS _____ DAY OF _____, A.D. 20__

APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER
(SEE SEAL BELOW)

APPROVED _____ ATTEST _____
CITY ATTORNEY CITY ENGINEER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20__ BY THE
MIDWAY CITY PLANNING COMMISSION

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

WHITE ACRES PUD PHASE 1

A PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 60 FEET

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS DAY OF _____, 20____, ROS# _____
COUNTY SURVEYOR

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL

SURVEYOR
KEVIN BALLS, PLS
SUMMIT ENGINEERING
35 WEST CENTER
HEBER CITY, UT 84032
PHONE (435) 654-9229

DATE OF SURVEY: APRIL 2018

COUNTY RECORDER

DATE: _____
MIDWAY SANITATION DISTRICT
DATE: _____
MIDWAY IRRIGATION COMPANY

Midway City Corporation

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



Midway

75 North 100 West
P.O. Box 277
Midway, Utah 84049
Phone: 435-654-3223
Fax: 435-654-4120
midwaycityut.org

October 7, 2025

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

Subject: Remund Farms PUD, Phase 5, Warranty Bond Release

Dear Brad:

The Remund Farms PUD, Phase 5 Subdivision has completed all the items required for the warranty release including the landscaping. Midway Engineering recommends the complete Warranty Bond amount be released.

We appreciate working with you on this project. Please contact our office with any questions or concerns

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)
Mike Tagliabue Developer (Sent via Email)