

Midway City (“Midway”) Open Space Advisory Committee (OSAC)
December 3, 2025
Meeting Minutes

I. Call to Order

- A. The meeting was called to order by Chair, Courtland Nelson, at 6:04pm, and he introduced our newest member, Nancy O’Toole.
- B. Members Present
 - 1. Courtland Nelson, Chair
 - 2. Natalie Streeter, Vice Chair
 - 3. Steve Stevens
 - 4. Woody Woodruff
 - 5. Jared Neal
 - 6. Glen Lent
 - 7. Stefani Sanatar
 - 8. Deborah Farrell
 - 9. Nancy O’Toole
- C. Members Absent
 - 1. None.
- D. Non-Members Present
 - 1. Michael Henke, Midway City Planning Director
 - 2. Brad Winegar, Preserve Midway
 - 3. Celeste Johnson, Midway Mayor
 - 4. Maryssa Fenwick, Utah Open Lands

II. Public Comments

- A. None.

III. Regular Business

- A. **Motion** by Stefani Sanatar, seconded by Natalie Streeter, to approve the meeting minutes from October 8, 2025, unanimously approved.
- B. Preserve Midway – Brad Winegar spoke to the committee in connection with moving into a new year and a new focus, as our valley home costs are rising at an exponential rate, due to our proximity to Deer Valley East and Heber being named one of the most expensive in the country. This rising cost is pressure on us to preserve and what is our strategy. Brad indicated focusing on closing what we have in the pipeline is paramount. This includes: Mitchell/Kissel, Heart of Midway, and the Lundins. Items to consider in terms of impacts to Midway after the pipeline is addressed include: the North Fields; the Bypass (Plan A or B) and those implications; and our water aquifer, which may not be adequately

protected. Lastly, a review of Chapter 16, (land use ordinance) may then be an appropriate focus for potential updates.

- C. Midway City – A huge and heartfelt *Thank You* to our Mayor Celeste Johnson for her wonderful service to Midway and our Open Space Advisory Committee, over the last 8 years. What a list of amazing accomplishments you have achieved! Michael Henke advised the City Council extended the Homestead Conservation Easement deadline by approximately 45 days, and that dark sky regulations will be enforced at the Homestead (some changes will be made to the property - some already underway). There are code changes to commercial zone C-2 and C-3 underway, such as reducing the size of buildings, similar to Haven House, and a more cohesive downtown commercial footprint and viewshed. It was noted the general plan promotes saving pasture land, an OSAC committee principle.

It is time to get aggressive and become proactive, like the north town trail. If we can partner up to obtain funds to make things happen, we should do so. There was county land that might have been a great opportunity to fold into Wasatch State Park. We should learn from these missed opportunities and act. Burgi Hill, Cemetery Ridge, and Hamlet/FKA Old Dump Land are such potential opportunities. A place to start is reaching out to the new Mayor and City Council to reiterate and lay out our values, accomplishments and our goals moving forward. These goals moving forward would look like:

- A. Close all deals in the pipeline: Heart of Midway, Michell/Kissel, and Lundin;
- B. Pursue new Midway opportunities: Burgi Hill, Cemetery Ridge, and Hamlet/FKA Old Dump Land; and
- C. Meet with the new Mayor and City Council to lay out our values, accomplishments, and our priorities moving forward. (maybe a strategic meeting)

Motion by Stefani Sanatar, seconded by Natalie Streeter, to approve the three point goals moving forward, as listed above (Items A – C) which were unanimously approved.

- D. Utah Open Lands (UOL) – Maryssa echoed the need to address the pipeline and new opportunities. The Regional Conservation Partnership Program (RCPP) monies are there and not being lowered this next year (\$20M) and active as of March 2026. A working session will be held with the Lundin family, Midway City Council, UOL and Midway attorney to discuss a pathway to move forward. Mitchell/Kissel is underway to remove the family house from the easement land with Wasatch County (previously contemplated). Giles is completed on UOL side, solely awaiting Federal funding. Pear Tree Llamas had the funding come through, which is 40 acres of land connected to Kohler agricultural land that has

cross over agricultural use. Landowner meetings are upcoming regarding monetary status. In mid-January, the North Fields will be open for comment. Any and all individuals should comment once that time period opens. Kem Gardner has no big update, as more conversations will follow, however, he is still committed.

- E. Summit Lands Conservancy – Our committee was sent golf course information and possible opportunities from the conservancy, for our consideration.
- F. Wasatch County Open Lands Board – Steve Stevens advised there were no new applications. Lack of Wasatch County and Heber City Council coordinated actions have lead to far east side, such as Coyote Ridge and North Fields, water and land lack of cohesiveness, resulting in some of the issues that remain active today. Project locations and their approximation to waterways, aquifers, ground water, appear to require more water determinations and coordinated action for the benefit of our valley.

IV. Adjournment

Motion by Steve Stevens to adjourn, seconded by Natalie Streeter, and unanimously approved. The meeting adjourned at 7:38pm.