



Memo

Date: 14 November 2025
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 21 October 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, 21 October 2025, 5:00 p.m.
Midway Community Center, City 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

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

Staff Present

Corbin Gordon, City Attorney (Arrived at
6:14 p.m.)

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

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

2. Consent Agenda

- a. Agenda for the 21 October 2025 City Council Regular Meeting
- b. Warrants
- c. Minutes of the 7 October 2025 City Council Regular Meeting
- d. Reappoint Courtland Nelson as a member of the Midway City Open Space Advisory Committee.

- e. Reappoint Natlie Streeter as a member of the Midway City Open Space Advisory Committee.
- f. Reappoint Woody Woodruff as a member of the Midway City Open Space Advisory Committee.

Note: Copies of items 2a, 2b, 2c, 2d, 2e, and 2f are contained in the supplemental file for the meeting.

Motion: Council Member Orme moved to approve the consent agenda as written.

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

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

North Center Street Trail Project / Update

Council Member Simonsen reported that the trail project along the north section of Center Street was on schedule and nearing completion.

Parks Committee / Rob Bouwhuis / Chair

Council Member Simonsen thanked Rob Bouwhuis for his service on the Midway City Parks, Trails, and Trees Advisory Committee. He noted that Cristine Tulle was the new committee chair.

Trails / Signs

Council Member Simonsen reported that the trail signs were on back order.

Tree City USA / Status

Council Member Simonsen reported that Midway City maintained its status as a Tree City USA.

Signal Light / Main Street and River Road / Status

Council Member Simonsen reported that a contract had been awarded for the construction of a signal light at the intersection of Main Street and River Road. He hoped that construction would begin the following spring. Wes Johnson added that a legal dispute with a property owner was being resolved but had delayed the project.

Safe Streets for All / Grant

Council Member Simonsen reported that the City might have received a Safe Streets for All grant. He added that the award could not be confirmed because of the federal government shutdown.

Traffic Tubes

Wes Johnson gave a presentation on data received from traffic tubes placed throughout the City. He specifically reviewed the data and traffic counts. He noted that the data was compared to the traffic studies received from developers.

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

Council Member Simonsen reported that traffic tube data had been collected for several years and helped prepare for new growth.

Note: Corbin Gordon arrived at 6:14 p.m.

Historic Preservation Committee / Buildings of Importance / Plaques

Council Member Simons reported that the Historic Preservation Committee was continuing to identify buildings of historic importance and placing plaques in front of them.

Pressurized Irrigation System / Shut Down

Council Member Simons reported that the Midway Irrigation Company was shutting down its pressurized irrigation system for the winter.

Secret Shopper / Report

Mayor Johnson reported on a secret shopper who was hired using a grant from Heber Valley Tourism and Economic Development. She reviewed the following items:

- Access
- Types of stores
- Signs
- Night scene
- Swiss stroll

She also made the following comments:

- The secret shopper met with the local businesses.
- It was suggested that similar businesses be open at the same time.
- Businesses should look like businesses even if they were in former houses.
- Wanted the secret shopper to meet individually with business owners.

Legislative / Interim / Gas Tax / Signs / Housing Report / Short-Term Rentals

Katie Villani gave a presentation and reviewed the following legislative items:

- Interim sessions of the Utah State Legislature
- Gas tax
- Political signs
- State housing report
- Short-term rentals

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

Financial / Report

Brad Wilson gave a financial report.

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

- 5. Alpenhof Estates, Plat E / Plat Map Amendment** (David Baird – Approximately 10 minutes) – Discuss and possibly deny, continue, or approve a plat map amendment for Alpenhof Estates, Plat E located at 213 North 1400 West (Zoning is R-1-22). **Public Hearing** – Public comment must be related to this item on the agenda.

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

- Location of the development
- Recorded plat map
- Current boundary between Lots 42 and 43
- Proposed boundary

- Analysis
- Proposed findings

Ms. Villani also made the following comments:

- There was not enough room to get equipment to the back of Lot 43. The applicant wanted to adjust the boundary with Lot 42 to increase the width of Lot 43.

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

Michael Henke indicated that there were no utilities in the public utility easements.

David Baird, applicant, made the following comments:

- A sewer line was in the north easement.
- A personal sprinkler box was in one of the easements.
- Moving the boundary between the two properties would allow access to the back of Lot 43. This would make the house easier to sell.
- Owned both lots for a long time.
- The houses on both lots would be for his personal use and would not be long-term or short-term rentals.

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 the plat map amendment for Alpenhof Estates, Plat E, located at 213 North 1400 West, with the following findings:

- The lot line between Lots 42 and 43 would be adjusted as per the amended plat map.
- Both lots would continue to comply with the requirements of the R-1-22 zone.
- State code required that the petition be approved if no land use ordinance was violated.
- No public street, right-of-way, or easement would be vacated or altered.
- The duration of a plat amendment approval would be for one year from the date of approval of the amendment by the City Council. Should the amended plat map 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 need to be re-obtained unless, upon request by the applicant and on 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 must 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.

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

6. TAP Tax / Awards (Mayor Johnson – Approximately 20 minutes) – Discuss and possibly deny, continue, or approve awarding Trails, Arts, and Parks (TAP) tax revenue to various applicants.

Mayor Johnson gave a presentation regarding the proposed awards and reviewed the following items:

- Recommendation process
- Overview
- Total suggested funding
- Percentage by categories
- Recommendations

Mayor Johnson noted that each applicant would receive at least some money.

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

Council Member Drury recused himself from voting on the awards because he was a member of the Heber Valley Choir and Orchestra which was an applicant.

Council Member Drury questioned why the Heber Valley Choir and Orchestra's request for money to purchase sheet music was denied. He noted that another applicant was granted funds for orchestration. Mayor Johnson responded that the Council wanted to fund performances but not items that an applicant would keep. Council Member Orme recommended that the sheet music be funded. Council Member Simonsen noted that sheet music was consumable.

Motion: Council Member Orme moved to award the tap tax funding as itemized except that the Heber Valley Choir and Orchestra award be increased to \$2,177.

Second: Council Member Simons seconded the motion.

Discussion: None

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

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

Mayor Johnson noted that Heber City retained 90% of the TAP tax revenue that it received. She added that Midway City favored the arts and what was wanted by the community. She thanked Camille Palmer for her work with the applications.

7. Closed Meeting to Discuss the Purchase, Exchange, or Lease of Real Property and Pending or Reasonably Imminent Litigation

Motion: Council Member Payne moved to go into a 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

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

Motion: Council Member Drury 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

8. Adjournment

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

The meeting was adjourned at 8:15 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

DRAFT