

Midway City Planning Commission

Regular Meeting Minutes

December 9, 2025

The Midway City Planning Commission held their regularly scheduled meeting at 6:00 p.m., December 9, 2025, at the Midway City Community Center, 160 West Main Street, Midway, Utah.

Attendance

Andy Garland – Chairman
Kelly Lineback- Vice Chair
Andrew Osborne
Laura Wardle
Craig Knight
Travis Nokes
Genene Probst
Suellen Winegar (Alt)

Staff

Michael Henke – City Planner
Director
Katie Villani – Senior Planner
Craig Simons – City Council
Melissa Jones – Planning Asst.

Excused

Kim Facer (Alt)

Liaison Report

Staff reports to the Planning Commission regarding land use-related items in Midway and the surrounding area.

6:00 P.M. Regular Meeting

Call to Order

- Opening Remarks or Invocation; Pledge of Allegiance
 - Invocation given by Commissioner Wardle

Item 1: Approve Meeting Minutes of October 14, 2025

Review and possibly approve the Planning Commission Meeting Minutes of October 14, 2025.

Motion: Commissioner Wardle: "I'll make a motion that we approve the meeting minutes of October 14, 2025."

Seconded: Commissioner Knight

Ayes: Commissioners Lineback, Osborne, Nokes, Probst

Nays: None

Motion: Passed

Item 2: Vote for Planning Commission Chair & Vice-Chair

Andy Garland announced his resignation from the Planning Commission, effective at the end of December, due to his election to the City Council. Following discussion and a vote, **Laura Wardle was elected Chair, and Kelly Lineback will continue serving as Vice-Chair** for the remainder of

the term.

Item 3: 2026 Planning Commission Calendar

The Commission reviewed and unanimously approved the 2026 Planning Commission meeting calendar.

Motion: Commissioner Osborne: "I make a motion that we approve the calendar for 2026."

Seconded: Commissioner Probst

Ayes: Commissioners Lineback, Wardle, Knight, and Nokes

Nays: None

Motion: Passed

Item 4: Berg Engineering / Homestead Group LLC – Code Text Amendment

Berg Engineering, agent for The Homestead Group LLC, is proposing a Code Text Amendment to Midway Land Use Code 16.15.040.G.11.c (3) to reduce the setback from 100 feet to 10 feet for structures in resort master plans adjacent to dedicated golf course open space.

Discussion:

- Paul Berg, representing the applicant, stated the amendment is intended to provide design flexibility for resort structures adjacent to golf course open space. He explained that a reduced setback would still preserve a 10-foot utility corridor for public utilities. Berg noted that the visual impact would be minimal because the affected lots back onto open space rather than neighboring residences, and that staggered placement would help maintain sightlines.
- Commissioners discussed the trade-off between increased design flexibility and the incremental reduction of green space and view corridors. Concerns were expressed that reducing setbacks, even in limited circumstances, contributes to long-term loss of open space and sets a precedent.
- Staff clarified that the amendment enables but does not guarantee reduced setbacks. Each project would still require separate review and approval and must comply with all other applicable code requirements. The amendment is narrowly tailored, applies only to resort master plans adjacent to dedicated golf course open space, and does not modify density or overall building size approvals because those items are specific to the Homestead's master plan.
- Further discussion included whether additional limitations could be imposed through future plat or project approvals, and whether alternative tools, such as legislative development agreements, would be appropriate.

Analysis & Possible Findings

- The proposal allows greater flexibility in locating buildings adjacent to open space, potentially improving site planning and accommodating grading and floodplain constraints.

- Eligibility is limited to properties within a resort master plan and adjacent to officially dedicated golf course open space, minimizing broader city-wide impacts.
- While reduced setbacks could allow larger building footprints if not otherwise constrained, staff noted that future project approvals provide opportunities to address building size and site-specific impacts.
- Visual impacts are expected to be minor due to adjacency to open space rather than neighboring homes, though some commissioners expressed concern about precedent and cumulative loss of green space.

Public Hearing:

- **Gary Gorda (Resident):** Clarified property ownership and golf course open space, noting that some land is owned by the Links HOA and subject to permanent easement provisions. He expressed no objection but emphasized the importance of transparency regarding future building plans and the conditional nature of golf course easements.
- **Ben Shakespeare (representing the Homestead):** Explained the rationale for the amendment, confirmed that building footprints would not increase, and stated that the HOA had been consulted as part of the process.

Motion by Commissioner Osborne: “I would like to make a motion of approval for Berg engineering, who's the agent for Midway Heritage Land Holding, and this requested amendment to Midway City Code, Chapter 16.15.040.G.11.c (3). The proposed amendment is to reduce the setback to 10 feet for structures and resort master plans next to dedicated golf courses open space. I would also just put in as a condition for approval if it's possible, it doesn't sound like we can. But I'd just like to make a note in the motion that the size of the structures cannot be increased, and the other findings per stated as well.”

Second: Commissioner Wardle

Ayes: Commissioners Nokes, Lineback, and Probst

Nays: Commissioner Knight

Motion: Passed

Item 5 Code Text Amendment – Public Noticing Newspapers

A proposed code text amendment to Midway City Code Sections 16.22.040: General Requirements, 16.26.010: Public Notice, and Section 16.26.040 Notice Regarding Changes to Zoning Ordinance Requirements was presented to reflect the closure of the local newspaper, the *Wasatch Wave*. The amendment would remove requirements to publish public notices in a newspaper and instead require notice to be posted in at least three public locations within Midway City, on the City website, and mailed to property owners within 600 feet.

Discussion:

- Discussion focused on aligning local code with state law, removing duplicative or unclear

provisions, and whether a new local newspaper (*Wasatch Record*) could serve as a publication of record in the future.

Analysis & Possible Findings

- The amendment aligns City code with available local resources and current notice practices.
- Public notification will continue through physical postings, website publication, and mailed notices, despite the absence of a local newspaper.
- The Planning Commission found the changes reasonable and necessary in light of local media changes, with no reduction in the effectiveness of public notice compared to prior practice.

Motion by Commissioner Wardle: “I make a motion that we recommend approval for the proposed code, text amendment to Midway City Code Sections 16.22.040: General Requirements, 16.26.010: Public Notice, and Section 16.26.040 Notice Regarding Changes To Zoning Ordinances to reflect the fact that the local newspaper, the “Wasatch Wave” is no longer in business, and that might include all of the possible findings by the staff as part of the motion.”

Second: Commissioner Lineback

Ayes: Commissioners Osborne, Nokes, Probst, Knight

Nays: None

Motion: Passed

Motion by Commissioner Andrew Osborne to adjourn the meeting.

Seconded by Commissioner Genene Probst.

Unanimously approved.

Meeting adjourned at 7:22 PM

Chair Person – Laura Wardle

Planning Assistant – Melissa Jones