

**Midway City Planning Commission
Regular Meeting Minutes
February 10, 2026**

The Midway City Planning Commission held its regularly scheduled meeting at 6:00 p.m. on February 10, 2026 at the Midway City Community Center, 160 West Main Street, Midway, Utah.

Attendance

Commissioners

Laura Wardle – Chair
Kelly Lineback- Vice Chair
Travis Nokes
Kim Facer
Suellen Winegar
Steve Farrell (Alternate)

Staff

Michael Henke – City Planning
Director
Craig Simons – Mayor
Melissa Jones – Planning
Assistant

Excused

Genene Probst
Craig Knight

Liaison Report

Report given by staff.

6:00 P.M. Regular Meeting

Call to Order

- Opening Remarks or Invocation; Pledge of Allegiance
- Invocation given by Commissioner Winegar
- City Recorder Brad Wilson administered oath of office to Kim Facer (regular) and Steve Ferrell (alternate) as members of the Planning Commission.

Item 1: Approve Meeting Minutes of January 13, 2026

The Commission reviewed and approved the meeting minutes of January 13, 2026.

Motion: Commissioner Lineback: “I make a motion to approve the meeting minutes of January 13, 2026.”

Seconded: Commissioner Facer

Ayes: Commissioners Nokes, Facer, Winegar, Lineback, Farrell

Nays: None

Motion: Passed

Item 2: Conditional Use Permit – Michie Lane Church

Review and provide a recommendation to City Council regarding The Church of Jesus Christ of Latter-Day Saints’ application for a Conditional Use Permit (CUP) for a church at approximately 171 E. Michie Lane. This location is in the R-1-15 Zone, where churches are allowed as a conditional use.

Discussion:

- The proposal is for a new stake center on a 4.85-acre portion of an 18.61-acre parcel in the R-1-15 Zone, with the remaining parcel anticipated to be subdivided in the future.
- The proposal includes a stake center building with 356 parking stalls—which exceeds code requirements—landscaping, a pavilion, play field, and maintenance storage shed on a portion of an 18.61-acre parcel.
- Access to the site will be from Michie Lane, with turn lanes and roadway modifications to be constructed and paid for by the applicant, subject to City Engineer approval.
- The building complies with height requirements; however, the steeple exceeds the maximum allowed height by approximately 1 foot and must be reduced to meet code.
- Lighting will be required to comply with dark-sky standards, and the steeple may not be illuminated.
- The Water Board recommended dedication of 5.54 acre-feet of water prior to issuance of a building permit.
- Staff and Commissioners encouraged incorporation of Swiss architectural elements consistent with other buildings and churches in Midway; however, the applicant noted that design decisions are made at a higher organizational level.
- Construction is anticipated to begin in late spring or summer if approvals are obtained, with completion expected in approximately one year; otherwise, construction may begin in spring 2027.

Analysis & Possible Findings

- The proposed church use is conditionally permitted in the R-1-15 Zone and is consistent with the General Plan.
- The site is physically suitable for the proposed use, and the design and operational characteristics are compatible with surrounding residential uses.
- The proposal exceeds required parking requirements and includes provisions for access, utilities, landscaping, and traffic circulation.
- No significant negative impacts on environmental quality or public health and safety were identified.
- Conditions of approval may include compliance with steeple height limits, dark-sky lighting requirements, City Engineer approval of roadway improvements, and dedication of water rights as recommended by the Water Board.

Public Hearing:

No public comments were received, either in-person or online. The public hearing was closed.

Motion by Commissioner Nokes: “I’d like to make a motion that we recommend approval for the Church of Jesus Christ of Latter-Day Saints for the conditional use permit for the church at approximately 171 E. Michie Lane. This location is in the R-1-15 zone, which requires a conditional use permit. Also recommend that we attach the two conditions that are recommended by staff—the steeple height being reduced, also the lighting plan being approved.”

Second: Commissioner Lineback

Ayes: Commissioners: Lineback, Nokes, Facer, Winegar, Farrell

Nays: None

Motion: Passed

Item 3: Code Text Amendment – Churches as Conditional Use in All Zones

Review and provide a recommendation to City Council to amend Midway City Code by deleting Chapter 16.12.020 G, which lists churches as a permitted use in the RA-1-43 Resident Agricultural Zone. This provision is contradictory to Section 16.12.030, which lists churches as a conditional use in the same RA-1-43 zone. Churches are a conditional use in all other zones.

Discussion:

- Staff identified a contradiction in the code where churches are listed as both a permitted use and a conditional use within the RA-1-43 zone.
- The proposed amendment would remove the permitted use listing, leaving churches as a conditional use only in the RA-1-43 zone.
- Churches are conditional uses in all other residential zones in Midway, and the RA-1-43 designation is the only zone where this inconsistency exists.
- A code text amendment is recommended to improve consistency and clarity in the review process for churches.

Analysis & Possible Findings

- The proposed amendment removes contradictory code language within the RA-1-43 zone.
- Making churches a conditional use in the RA-1-43 zone provides consistency across all residential zones in Midway.
- Conditional use permit applications require review by the Planning Commission and City Council, providing appropriate public process and oversight for uses in residential areas.

Public Hearing:

No public comments were received, either in-person or online. The public hearing was closed.

Motion by Commissioner Facer: “I’ll make a motion to amend Section 16.12.020 G that will remove the internally contradictory language in the section which presently lists churches as both a permitted use and a conditional use, with the possible findings listed by staff.”

Second: Commissioner Winegar

Ayes: Commissioners: Lineback, Nokes, Facer, Winegar, Farrell

Nays: None

Motion: Passed

Meeting adjourned at 6:43 PM

Chair – Laura Wardle

Planning Assistant – Melissa Jones