

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

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

Attendance

Commissioners

Laura Wardle – Chair
Kelly Lineback – VC
Kim Facer
Suellen Winegar
Genene Probst
Craig Knight
Tim Dougherty (Alternate)

Staff

Michael Henke – City Planning
Director
Craig Simons – Mayor
Andrew Osborne – City Council
Melissa Jones – Planning Asst.

Absent

Steve Farrell (Alternate)
Travis Nokes

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 Knight

Item 1: Administer Oath of Office

City Recorder Brad Wilson administered oath of office to Tim Dougherty as an alternate member of the Planning Commission.

Item 2: Approve Meeting Minutes of February 10, 2026

The Commission reviewed and approved the February 10, 2026 meeting minutes.

Motion: Commissioner Facer: “I’ll make a motion that we approve the Planning Commission meeting minutes of February 10, 2026.”

Seconded: Commissioner Knight

Ayes: Commissioners Facer, Knight, Winegar, Probst, Dougherty, Lineback

Nays: None

Motion: Passed

Item 3: Conditional Use Permit – Southill Montblu Bistro

(This item was heard after Item 4 to allow the time for the applicant to join the meeting.)

Review and provide a recommendation to City Council regarding an application for a Conditional Use Permit (CUP) for an alcohol dispensing establishment by Megan Dial, agent for Montblu Bistro at 23 Holly Lane in Southill. The restaurant will be located in one of the commercial buildings in Phase 1 of the Southill development, near the Main Street entrance, in the C-2 Zone.

Discussion:

- The applicant plans to obtain a restaurant alcohol license through the Utah Department of Alcoholic Beverage Control (DABC). This license requires food to be served with alcohol purchases and must meet required food-to-alcohol sales ratios. The request is not for a bar license.
- State law governing alcohol licensing provides cities broader discretion when reviewing alcohol-related conditional use permits than other CUPs applications.
- The building will include a commercial kitchen on the lower level and dining space on the upper level, with outdoor patio seating.
- A question was raised to confirm the outdoor patio would be enclosed to prevent patrons from leaving the designated area with alcoholic beverages. Staff confirmed the patio would be enclosed and must comply with applicable state alcohol requirements.
- Parking will be provided within the Southill master-planned parking areas, including nearby surface parking and future structured parking north of the spa building.
- A standard condition of approval is recommended requiring that no alcohol-related signage be visible from the exterior of the building, including from Main Street.

Analysis & Possible Findings

- The proposed use is conditionally permitted within the applicable zoning district and would not impair the integrity or character of the surrounding area.
- The proposal is consistent with the Midway General Plan.
- Approval of the Conditional Use Permit requires the applicant to obtain local consent, a business license, an alcohol license, and all required approvals from the Utah Department of Alcoholic Beverage Control (DABC).
- The proposed use does not create significant impacts related to noise, traffic, or environmental quality and is compatible with other commercial uses in the area.
- The subject site is physically suitable for the proposed restaurant use and includes adequate provisions for parking, access, utilities, and services.
- The property is not located within 200 feet of a school, park, or other restricted use that would limit approval under state law.

- Any special events or temporary alcohol service must comply with Midway City Code and applicable state regulations.

Public Hearing:

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

Motion by Commissioner Probst: “I make a motion that we accept for approval the conditional use permit and local consent at 23 N. Holly Lane, and that we accept the staff report, the list of accepted findings, and proposed condition of no alcohol-related signage.”

Second: Commissioner Facer

Ayes: Commissioners: Probst, Facer, Lineback, Winegar, Dougherty, Knight

Nays: None

Motion: Passed

Item 4: Code Text Amendment – Places of Worship Architecture

Review and provide a recommendation to City Council to amend Midway City Code 16.13.370.A Commercial and Resort Architectural Requirements. The proposed amendment will require places of worship to meet the same architectural standards as commercial and resort buildings.

Discussion:

- The code text amendment was initiated following prior discussion by the Planning Commission and City Council regarding whether places of worship should follow the same Swiss-European architectural standards required for other buildings in Midway.
- The amendment replaces the word “churches” with the broader term “places of worship” to ensure the code applies to all religious buildings.
- The proposed change would require places of worship in any zone to comply with Midway’s adopted Swiss-European architectural theme, similar to requirements already applied to commercial and resort buildings.
- Architectural review would be conducted by the Visual and Architectural Committee, consistent with the process used for other buildings subject to architectural standards.
- Most existing churches in Midway incorporate Swiss or European architectural elements, although one recently approved church does not.
- The amendment would apply to new construction and substantial alterations or remodels but would not apply retroactively to projects already vested under current law.

Analysis & Possible Findings

- The proposed amendment requires review by the Visual and Architectural Committee to ensure compliance with Midway’s architectural standards.

- The amendment supports the Midway General Plan vision of maintaining the community's Swiss-European architectural character.
- If approved, future places of worship will better align with Midway's architectural theme and community vision.

Public Hearing:

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

Motion by Commissioner Knight: "I'll make a motion that we recommend for approval code text amendment to Section 16.13.370.A Commercial and Resort Architectural Requirements, understanding that we change the language from churches to places of worship with staff's possible findings."

Second: Commissioner Winegar

Ayes: Commissioners: Knight, Winegar, Lineback, Facer, Probst, Dougherty

Nays: None

Motion: Passed

Adjournment at 6:39 PM

Motion: Commissioner Facer

Second: Commissioner Probst

Laura Wardle – Chair

Melissa Jones – Planning Asst.