Midway
C.A.R.E.S.

Midway City Planning Commission
Regular Meeting Minutes
June 9, 2026

The Midway City Planning Commission held its regularly scheduled meeting at 6:00 p.m. on June 9, 2026 at the Midway City Community Center, 160 West Main Street, Midway, Utah.

Attendance

Commissioners	Staff	Absent
Laura Wardle – Chair	Craig Simons – Mayor	Genene Probst
Kelly Lineback – VC	Michael Henke – City Planning Director	Tim Dougherty (Alternate)
Kim Facer	Wes Johnson – City Engineer	
Craig Knight	Andrew Osborne – City Council	
Travis Nokes	Melissa Jones – Planning Asst.	
Steve Farrell (Alternate)		
Suellen Winegar (Online)		

Liaison Report

- Report given by Michael Henke, City Planning Director.

6:00 P.M. Regular Meeting

Call to Order

- Invocation by Commissioner Farrell; Pledge of Allegiance

Item 1: Approve Meeting Minutes of May 12, 2026

The Commission reviewed and approved the May 12, 2026 meeting minutes.

Motion: Commissioner Knight: "I'll make a motion to approve the Planning Commission meeting minutes of the May 12, 2026 meeting."
Seconded: Commissioner Farrell
Ayes: Commissioners Knight, Farrell, Lineback, Facer, Nokes
Nays: None
Motion: Passed

Item 2: Final Approval – Homestead Golf Cottages & Homes

Review and provide a recommendation to City Council regarding an application by Paul Berg, agent for The Homestead Group LLC, for Final Approval for a Resort Development to be known as The Homestead Golf Cottages and Homes, which is in The Homestead Hotel Condominium Lot 2, Second Plat Amendment of The Homestead Master Plan. The Homestead Golf Cottages are located at 700 North Homestead Drive and are in the RZ/R-1-15 zones.

Discussion:

- The Planning Commission previously granted Preliminary Approval, and no significant changes have been made since that review.
- The proposal consists of five detached single-family homes and two lodging buildings with eight units each on approximately 2.69 acres within The Homestead Master Plan.
- Staff reviewed the proposal's density, building area, height, water-right dedication, and setback requirements under The Homestead Master Plan.
- A landscape plan was presented to prevent through vehicular traffic between the development and The Links while maintaining pedestrian and emergency access from the cul-de-sac to the condominium buildings.
- Parking for the lodging units will be provided in the main resort parking areas rather than adjacent to the buildings.

Analysis & Possible Findings

- The development will expand the resort tax base and increase tourism-related economic activity.
- The proposal complies with The Homestead Master Plan, including density, building area, and other applicable development standards.
- The development complies with setback requirements for structures adjacent to dedicated golf course open space.

Public Comment:

Although not scheduled for a public hearing, interested parties were allowed to comment.

- **Mitch Cato (Links HOA Treasurer)** expressed support for the proposal and noted an agreement that the three parking stalls shown on the cul-de-sac would be removed from the plans in accordance with an agreement between The Links HOA and The Homestead.
- **Paul Berg** confirmed that the stalls would be removed from the final plans.

Motion by Commissioner Nokes: "I would propose that we recommend approval to City Council with the following three conditions. Condition number one, condition number two, as presented, and a third condition added that the three parking spaces in the cul-de-sac will be removed as part of the agreement."

Second: Commissioner Facer
Ayes: Commissioners Nokes, Facer, Farrell, Knight, Lineback
Nays: None
Motion: Passed

Item 3: Plat Amendment – Homestead Hotel Condominiums

Review and provide a recommendation to City Council regarding an application by Paul Berg, agent for The Homestead Group LLC, for a Plat Amendment of The Homestead Hotel Condominiums – Lot 2 Second Amendment Plat. The proposed amendment includes five single family homes and two condominium buildings. The proposal is located at 700 North Homestead Drive and is in zones RZ and R-1-15.

Discussion:

- The existing recorded plat serves as a placeholder and does not identify specific building locations within the development area.
- The proposed plat amendment would establish the locations of five single-family homes and two condominium buildings and depict the condominium ownership configuration.
- Commissioner Farrell asked how the units would be restricted to short-term rental use. Staff explained that the requirement is established through both the development agreement and the Homestead CC&Rs.
- Paul Berg clarified that the plat and civil drawings accurately depict the building locations and setbacks.

Analysis & Possible Findings

- The proposed plat amendment implements the approved development plan for this phase of The Homestead.
- The amendment is consistent with The Homestead Master Plan and prior development approvals.

Public Comment:

No public comments were offered.

Motion by Commissioner Lineback: "I make a motion that we recommend approval for a plat amendment of the Homestead Hotel Condominiums Lot Two, Second Amendment Plat. Proposed amendment includes five single-family homes and two condominium buildings. The proposal is

located at 700 North Homestead Drive and is zoned RZ and R-1-15, and we accept the findings."

Second: Commissioner Knight
Ayes: Commissioners Nokes, Facer, Farrell, Knight, Lineback
Nays: None
Motion: Passed

Item 4: Annexation – Grant B. Kohler Trust

Review and provide a recommendation to City Council regarding an application by Grant B. Kohler Trust and Chad Himmer for annexation of a 2.23-acre parcel located at 970 River Road. The property is currently zoned RA-1 under Wasatch County zoning, which allows one dwelling unit per acre. As part of the annexation request, the applicants are petitioning for Midway City RA-1-43 zoning, which also allows one dwelling unit per acre.

Discussion:

- Staff reviewed a request to annex approximately 2.23 acres located at 970 River Road and rezone the property to RA-1-43.
- If annexed, the property would be subdivided into two one-acre lots, allowing for one additional single-family dwelling while retaining the existing residence.
- Staff recommended a 100-foot setback from River Road for all new structures to help preserve the open character of the City's entry corridor.
- Staff reviewed proposed conditions, including dedication of required water rights, use of the existing driveway for access, payment of a park donation fee, and compliance with utility provider requirements.
- Commissioners discussed the proposed park donation fee and whether future annexations should include higher fees. Staff recommended considering annexation fees on a case-by-case basis.

Analysis & Possible Findings

- The proposed annexation complies with applicable state requirements and the City's annexation policies.
- Annexation would provide the City with greater control over future land use, zoning, and development standards for the property.
- The proposed setback requirements would help preserve the open and rural character of the River Road entry corridor.

Public Comment:

No public comments were offered.

Motion by Commissioner Farrell: "I'll make a motion that we go ahead and approve the annexation of 2.23 acres, with all the conditions and findings as outlined by the staff."
Second: Commissioner Nokes
Ayes: Commissioners Nokes, Facer, Farrell, Knight, Lineback
Nays: None
Motion: Passed

Motion to adjourn: Commissioner Lineback

Adjournment at 6:50 PM

Laura Wardle – Chair
Kelly Lineback vice

Melissa Jones – Planning Asst.

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