



Midway
C.A.R.E.S.

Midway City Planning Commission Regular Meeting Minutes July 14, 2026

The Midway City Planning Commission held its regularly scheduled meeting at 6:00 p.m. on July 14, 2026 at the Midway City Community Center, 160 West Main Street, Midway, Utah.

Attendance

Commissioners

Kelly Lineback – Co-chair
Kim Facer
Genene Probst
Suellen Winegar
Steve Farrell (Alternate)
Tim Dougherty (Alternate)

Staff

Craig Simons – Mayor
Michael Henke – Community
Development Director
Andrew Osborne – City Council
Melissa Jones – Community
Development Assistant

Absent

Craig Knight
Travis Nokes
Laura Wardle – Chair

Liaison Report

- Report given by Michael Henke, Community Development Director

6:00 P.M. Regular Meeting

Call to Order

- Invocation by Commissioner Winegar; Pledge of Allegiance

Item 1: Approve Meeting Minutes of June 9, 2026

The Commission reviewed and approved the June 9, 2026 meeting minutes.

Motion: Commissioner Farrell: “Madam Chair, I’ll make the motion we go ahead and approve the minutes of the Commission.”

Seconded: Commissioner Facer

Ayes: Commissioners Farrell, Facer, Probst, Winegar, Dougherty

Nays: None

Motion: Passed

regulations in shaping future commercial development.

- Additional landscaping requirements may provide environmental benefits by reducing urban heat retention while helping preserve Midway's small-town character.

Analysis & Possible Findings

- The proposed amendments are consistent with the vision and objectives of the 2023 Midway City General Plan for Main Street as a walkable, vibrant commercial district.
- Increased setbacks, landscaping requirements, and building design standards may help preserve Midway's small-town character while improving pedestrian experience and visual appeal along Main Street.
- Impervious surface limitations and landscaping requirements may promote additional green space, reduce urban heat impacts, and support the General Plan's emphasis on open space preservation.
- The proposed standards establish clearer expectations for future commercial development and may encourage building designs that contribute to the desired character of Main Street.

Public Comment:

- Andrew Osborne, City Council Liaison, encouraged the Planning Commission to observe successful planning and design approaches from other communities while preserving Midway's character as the City grows.
- No other public comments were offered, and no comments were received from online participants.

Motion by Commissioner Facer: "I'll make a motion that we consider the Code Text Amendment to Section 16.05 for Commercial C-2 and C-3 and that the amendment would change various requirements of code, including but not limited to setbacks, landscaping, building size, building design, lot impervious surface limitations, and other requirements, and as mentioned by the staff."

Seconded: Commissioner Winegar

Ayes: Commissioners Probst, Facer, Winegar, Dougherty, Farrell

Nays: None

Motion: Passed

Motion to adjourn: Commissioner Probst; **Second:** Commissioner Facer

Adjournment at 7:12 PM



Laura Wardle – Chair



Melissa Jones – Planning Asst.