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	Staff	Absent
Kelly Lineback – Co-chair	Craig Simons – Mayor	Craig Knight
Kim Facer	Michael Henke – Community	Travis Nokes
Genene Probst	Development Director	Laura Wardle – Chair
Suellen Winegar	Andrew Osborne – City Council	
Steve Farrell (Alternate)	Melissa Jones – Community	
Tim Dougherty (Alternate)	Development Assistant	

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

Item 2: Election for Planning Commission Chair and Co-chair

Laura Wardle was re-elected as Chair and Kelly Lineback was re-elected as Co-chair, each receiving a 3:1 vote.

Item 3: Code Text Amendment to Section 16.05 – C2 & C3 Zones

Review and provide a recommendation to City Council regarding a proposed Code Text Amendment to Section 16.05: Commercial C-2 and C-3 Zones. The proposed changes would amend various requirements of code including, setbacks, landscaping, building size and design, lot impervious surface limitations, and other requirements.

Discussion:

- The proposed amendments are intended to support the 2023 General Plan vision for Main Street as a walkable, vibrant commercial district through increased open space, landscaping, and architectural standards.

- Proposed setback revisions would increase front setbacks while allowing covered open-air porches closer to the sidewalk, creating opportunities for landscaping, outdoor gathering spaces, and a more pedestrian-friendly streetscape.

- A potential adjustment to the boundary between the C2 and C3 Zones would expand the C3 Zone around Town Square. Any boundary change would require a separate public hearing and approval process.

- Increased setbacks may benefit adjacent residential properties while reducing developable area for commercial projects, particularly on smaller lots.

- Maintaining flexibility for existing homes along Main Street may help preserve Midway's historic character as properties transition to commercial use.

- Proposed C2 standards would limit impervious surfaces to 70 percent of a site, require at least 30 percent landscaping, and establish a floor area ratio intended to reduce building mass and preserve open space.

- Proposed architectural standards, including staggered building facades, fenestration requirements, and roof color restrictions, would enhance visual interest and maintain Main Street character.

- Parking challenges on Main Street remain a concern. Staff noted that centralized parking areas, shared parking arrangements, and additional parallel parking associated with the UDOT Main Street project may help address future parking demand.

- Concern was expressed that increasingly restrictive commercial standards may limit the types of businesses able to locate on Main Street and further shift the district toward tourism-oriented uses. The discussion included the role of market forces, community needs, and zoning

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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.