

**MINUTES OF THE
MIDWAY CITY COUNCIL
(Meeting)**

**Tuesday, May 19, 2026, 6:00 p.m.
Midway Community Center, Conference “Pie” Room
160 West Main Street, Midway, Utah**

Note: Notices/agendas were posted at 7-Eleven, The Market at Midway, the United States Post Office, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the Mayor, City Council, City Engineer, City Attorney, and Planning Director. The public notice/agenda was published on the Utah State Public Notice Website and on the City’s website. A copy of the public notice/agenda is contained in the supplemental file for the meeting.

1. Call to Order and Prayer and/or Inspirational Message

Mayor Simons called the meeting to order at 6:00 p.m.

Members Present

Craig Simons, Mayor
Andy Garland, Council Member
Lisa Orme, Council Member
Andrew Osborne, Council Member
Kevin Payne, Council Member
JC Simonsen, Council Member

Michael Henke, Planning Director
Wes Johnson, Engineer
Camille Palmer, Mayor’s Assistant
Nancy Simons, Budget Officer (Left at 6:15 p.m.)
Jennifer Sweat, Treasurer (Left at 6:27 p.m.)
Brad Wilson, Recorder

Staff Present

Corbin Gordon, Attorney (Arrived at 7:26 p.m.)

Note: A copy of the meeting roll is contained in the supplemental file for the meeting.

Council Member Orme gave the prayer and/or inspirational message.

2. Consent Agenda

- a. Agenda for the May 19, 2026 City Council Meeting
- b. Warrants
- c. Minutes of the May 5, 2026 City Council Regular Meeting

Note: Copies of items 2a through 2c are contained in the supplemental file for the meeting.

Jennifer Sweat explained the warrants for new computers. She indicated that the warrant for fuel was inadvertently listed under CenturyLink.

Motion: Council Member Garland moved to approve the consent agenda as presented with the corrections to the warrants.

Second: Council Member Simonsen seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Garland	Aye
Council Member Orme	Aye
Council Member Osborne	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye*

* Council Member Simonsen abstained from voting on the May 5th minutes because he was excused from the meeting.

3. Law Enforcement

Branden Rose, Heber City Deputy Police Chief, reviewed the following items:

- School zone enforcement
- Speeding
- Construction zones
- Rotation of officers patrolling Midway
- Knew of no Immigration and Customs Enforcement (ICE) operations in the area.
- Heber City Police Department asked ICE to notify them before they operated in their jurisdiction.

4. Resolution 2026-09 / Fee Schedule (Brad Wilson, City Recorder – Approximately 5 minutes) – Discuss and possibly approve Resolution 2026-09 amending the Midway City Fee Schedule regarding certain fees.

Brad Wilson summarized the proposed resolution.

Note: A copy of Mr. Wilson’s summary is contained in the supplemental file for the meeting.

The Council, staff, and meeting attendees discussed the following items:

- The fee changes were discussed twice with team leaders.
- The proposed fees covered the City’s costs.
- Residents would continue to pay less than non-residents to rent the City’s facilities.

- Deposits had been increased so that renters would not leave a facility dirty.
- Fees for the cremation niche were made uniform.
- Sunrise Engineering was working with Zions Bank Public Finance to update the City's impact fee facility plan.

Motion: Council Member Garland moved to approve Resolution 2026-09 amending the fee schedule as presented.

Second: Council Member Osborne seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Garland	Aye
Council Member Orme	Aye
Council Member Osborne	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

5. Tentative FY 2027 Budget / Adoption (Nancy Simons, Budget Officer – Approximately 15 minutes) – Discuss and possibly adopt a tentative budget for FY 2027.

6. Tentative FY 2027 Budget / Set Public Hearing (Nancy Simons, Budget Officer – Approximately 5 minutes) – Discuss and possibly set a public hearing, on the tentative budget for FY 2027, for June 2, 2026, 6:00 p.m. at the Midway Community Center (160 West Main Street, Midway, Utah).

Nancy Simons noted that the Council held a meeting to discuss the tentative budget. She reviewed amounts that had been lowered and new items for buildings and the Pine Canyon trail.

Council Member Simons asked that items for the Pine Canyon trail be broken out.

Motion: Council Member Simonsen moved to approve the tentative FY 2027 budget and set a public hearing for June 2 at 6:00 p.m. at the Midway Community Center.

Second: Council Member Garland seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Garland	Aye
Council Member Orme	Aye
Council Member Osborne	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Note: Nancy Simons left at 6:15 p.m.

7. Commercial Zones / Discussion (Michael Henke, Planning Director – Approximately 60 minutes) – Discuss the commercial zones in Midway City.

Michael Henke gave a presentation regarding commercial zones and reviewed the following items:

- General Plan
- Boundaries of the commercial zones
- Main Street

Note: Jennifer Sweat left at 6:27 p.m.

- Main Street goals and guidelines
- Parking on Main Street
- Open space
- Look and feel of Main Street
- Expanding the C-3 zone
- Park City's Main Street
- C-3 zone
- C-2 zone
- "Stepping" for multi-story buildings and second story setbacks
- Fenestration
- Roof colors
- Density
- Historic dwellings
- Density used to preserve historic structures
- Affordable housing

Mr. Henke also made the following comments:

- The zoning for Southhill was governed by its master plan and was not affected by the zone that it was in.
- Dividing blocks between commercial and residential made sense.

Note: A copy of Mr. Henke's presentation is contained in the supplemental file for the meeting.

The Council, staff, and meeting attendees discussed the following items:

- The City needed to look forward and be solution minded.
- Subterranean parking was a good compromise.
- Older houses should be preserved.
- Building footprints should be limited to a percentage of the property.

- The zones along Main Street should be divided so the entire area was not high density commercial.
- The commercial zones should be expanded west.
- The Council needed to understand the scope of Southhill.
- Change would only increase.
- The City should encourage people to walk.
- The C-2 zone should not be like Heber City's Main Street.
- Midway's Main Street should be eclectic, unique, and utilize existing houses.
- The aesthetic of Main Street could be maintained with subterranean parking and fields with animals.
- Commercial density had been reduced from 20 units per acre.
- Incentives were needed to protect existing structures.
- The small notch in the north boundary of the C-2 zone should be eliminated.
- What should happen with the commercial area along south Center Street? Should it be a different zone? This should be discussed.
- The City should be careful with down zoning.
- The commercial zones were tied to parking and the Transient Rental Overlay District (TROD).
- Setbacks between commercial and residential properties needed to be reconsidered.
- Entire blocks zoned commercial encouraged larger commercial developments.
- The size and use of buildings should be limited.
- The ten-foot front setback for commercial structures was too small.
- The footprint of commercial buildings needed to be limited.
- Should a covered porch be allowed in a commercial setback?
- Staggering made sense when there was a wall of buildings.
- New buildings should look historic.
- The City should utilize the Visual Architecture Committee.
- A front commercial setback could be 20 feet with a covered porch at 15 feet.
- Current commercial setbacks negatively impacted residential properties.
- Many lots along Main Street were narrow. Two lots might be needed if the setbacks were too restrictive.
- Parking between and in back of buildings was preferred.
- UDOT had limits on entrances and exits along its roads.
- Many developers wanted to maximize the density of their projects.
- Variation should be allowed if the Council liked a business or a concept.
- A more restrictive code ensured that the City got what it wanted. The code could always be modified.
- Residential development agreements were an option.
- Side setbacks would not be an issue with existing houses.
- Rear commercial setbacks could be 30 feet.
- Some setbacks could be based on the use and the zone.

Note: Corbin Gordon arrived at 7:26 p.m.

- The Council could choose examples of what it liked and use them to develop standards. The Granary was not a preferred example.
- Parking versus landscaping.

- Commercial structures should be limited to two stories above grade and 35 feet in height.
- Pitched roofs should be required.
- Vignettes of what the Council preferred should be added to the Municipal Code.
- Commercial should mimic residential
- What some people liked others did not like.
- Affordable housing should be deed restricted for more than five years especially if additional density was allowed.

8. TROD / Discussion (Michael Henke, Planning Director – Approximately 45 minutes) – Discuss the transient rental overlay district (TROD) in Midway City.

Michael Henke gave a presentation regarding the TROD and reviewed the following items:

- TROD
- Locations
- Process to reduce the TROD
- Locations of transient rental units

Mr. Henke also made the following comments:

- Should developments that prohibited transient rentals be removed from the TROD?
- Should the area south of Main Street and east of Fox Den Road be removed from the TROD?

Note: A copy of Mr. Henke’s presentation is contained in the supplemental file for the meeting.

The Council, staff, and meeting attendees discussed the following items:

- Transient rental units were a problem when mixed with residences.
- The size of the TROD should be reduced.
- Restricting transient rental units should be left to HOAs.
- Second homes and houses originally allowed as transient rental units should continue to be allowed as transient rental units.
- What was the purpose of reducing the TROD and restricting transient rental units?
- What if an HOA wanted to again allow transient rental units but the City had removed the development from the TROD.
- The City would have an enforcement officer beginning on July 1st.
- The City should determine what residents wanted. A public hearing should be held before the TROD was reduced.
- Transient rentals competed with long-term rentals.
- The notch in the TROD along 100 South should be removed.
- Some owners put money into a property knowing that it could be a transient rental.

9. Parking / Discussion (Michael Henke, Planning Director – Approximately 45 minutes) – Discuss parking in Midway City.

Michael Henke gave a presentation regarding parking and reviewed the following items:

- Parking
- Parking around Centennial Park
- Metered parking
- Locations for metered parking

Mr. Henke also made the following comments:

- Employee parking was included in the City's parking requirements.
- A joint agreement allowed public parking at The Market at Midway.

Note: A copy of Mr. Henke's presentation is contained in the supplemental file for the meeting.

The Council, staff, and meeting attendees discussed the following items:

- Businesses should require their employees to park further away to free up parking for their customers.
- Workers parking around the Town Square was a problem.
- Snow plowing should be discussed with parking.
- Should employees be required to have a parking pass?
- Drivers were already parking along the east side of Centennial Park.
- Another public parking lot was needed.
- Metered parking could be used to control behavior and the revenue used for parking issues. People were willing to pay for parking.
- Enforcement was a cost with metered parking. A company could be hired to police parking.
- Residents should pay less for parking. They could have a pass that corresponded to their license plate.
- The area between the Town Hall and Community Center should be returned to parking.
- Parking for commercial businesses should not be encouraged in residential zones.
- A police officer would not know who was or was not allowed to park in residential zones. Passes could be used.
- Parking should not be allowed between the stop sign and the actual Harvest parking on 200 West.
- The number of signs at the public parking lot at 70 East Main Street should be reduced. Traffic flow through the parking lot needed to go a certain way. Some of the signs helped with this.
- A trolley and off Main Street parking could help. The trolley could go from Main Street to the resorts then to Heber Valley Artisan Cheese. It would reduce traffic and help Midway become a destination.
- Businesses should participate in parking improvements.

10. Closed Meeting – Closed executive session to discuss the purchase, exchange or lease of property and the character, professional competence or physical or mental health of an individual.

Motion: Council Member Garland moved to go into a closed meeting to discuss the character, professional competence or physical or mental health of an individual and the purchase, exchange or lease of property.

Second: Council Member Orme seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Garland	Aye
Council Member Orme	Aye
Council Member Osborne	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

Note: Pursuant to Utah Code Ann. § 52-4-206 the closed meeting, to discuss the character, professional competence or physical or mental health of an individual, was not recorded nor was written minutes kept. An affidavit affirming the purpose of the meeting is contained in the supplemental file.

Motion: Council Member Garland moved to go out of the closed meeting.

Second: Council Member Payne seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Garland	Aye
Council Member Orme	Aye
Council Member Osborne	Aye
Council Member Payne	Aye
Council Member Simonsen	Aye

11. Department Reports

Craig Simons, Mayor

Mayor Simons reported on the following items:

- Code enforcement including illegal parking signs and cones
- Asset management software
- Staff helping to clean the Office Building
- Refinishing the wood floor in the Town Hall
- Public works trucks with new signage
- Public works hats and shirts
- Personal protective equipment

- Public works work week
- Limiting the number of meetings

Wes Johnson, Engineer

Mr. Johnson reported on clay material from Burgi Lane being used on the Hamlet PUD open space.

Andrew Osborne, Council Member

Council Member Osborne reported on the flag event for America 250.

Lisa Orme, Council Member

Council Member Orme reported on the beautification event to be held on June 13th.

12. Adjournment

Motion: Council Member Garland moved to adjourn the meeting. Council Member Osborne seconded the motion. The motion passed unanimously.

The meeting was adjourned at 10:01 p.m.



Craig Simons, Mayor



Brad Wilson, Recorder