



Memo

Date: July 27, 2026
To: Mayor, City Council, and Staff
Cc: File
From: Brad Wilson, City Recorder
RE: Minutes of the July 21, 2026, City Council Meeting

Please note that the following minutes await formal approval and are in draft or unapproved form.

MINUTES OF THE MIDWAY CITY COUNCIL

(Meeting)

Tuesday, July 21, 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 Community Development 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; 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

Staff Present

Corbin Gordon, Attorney
Michael Henke, Community Development
Director
Camille Palmer, Mayor’s Assistant
Jennifer Sweat, Treasurer
Brad Wilson, Recorder

Members Excused

JC Simonsen, Council Member

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

Mayor Simons led the Council and meeting attendees in the pledge of allegiance. Council Member Osborne gave the prayer and/or inspirational message.

2. Consent Agenda

- a. Agenda for the July 21, 2026 City Council Work Meeting
- b. Warrants
- c. Minutes of the July 7, 2026 City Council Regular Meeting
- d. Conclude the warranty period and release the remainder of the bond for Whitaker Farm located at 455 North River Road subject to the payment of all fees due to Midway City.
- e. Water calculation for a proposed garage located at 95 East 250 North.

Note: Copies of items 2a, 2b, 2c, 2d, and 2e are contained in the supplemental file for the meeting.

Council Member Garland asked about the issue with the concrete ribbon curb in Whitaker Farm. Michael Henke responded that it was part of the infrastructure and the warranty.

Motion: Council Member Garland moved to approve the consent agenda except for the Whitaker Farm bond until the issue with the curb was resolved.

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	Excused from the Meeting

3. Town Square (Approximately 90 minutes) – Discuss a vision and improvements for the Midway Town Square located at 150 West Main Street.

The first portion of the work meeting reviewed the Town Square Master Plan, focusing on evaluating the proposed design elements, establishing project priorities, and determining how to move forward while meeting grant deadlines. Council emphasized that the master plan should serve as a long-term guide, but immediate attention must be given to constructing a qualifying recreation building and improving the ice rink to preserve grant funding.

Key Discussion Points

- Staff presented the preferred Town Square Master Plan, emphasizing:
 - Improved pedestrian circulation through north-south and east-west promenades.
 - Relocating central parking to create a larger, greener gathering space.
 - Better connections to Main Street and Centennial Park.
 - Additional seating, shade, landscaping, event spaces, and year-round community amenities.
- The proposed plan is intended to be a long-term vision, with implementation occurring over multiple phases and many years rather than all at once.
- The Council discussed each major feature individually, including:
 - Promenades and pedestrian improvements.
 - Event plazas and gathering spaces.
 - Ice rink upgrades.
 - Restroom facilities.
 - Pavilion and community building options.
 - Parking modifications.
 - Memorial grove and preservation of mature trees.
 - Potential improvements to the existing community building.

Ice Rink and Recreation Improvements

- The Council identified the ice rink as one of the highest priorities.
- Discussion included:
 - Resurfacing the rink to improve safety while not inhibiting the underlying chiller system.
 - Renovating the chiller building.
 - Relocating Zamboni access to reduce maintenance issues.
 - Using the rink for additional year-round recreation.
- A separate grant is available to help fund rink and chiller improvements.

Building and Grant Requirements

- Members recognized that the recreation building required by the grant must move forward before much of the broader master plan.
- The Council discussed several building concepts, including:
 - Expanding or remodeling the Community Center.
 - Constructing a connected addition to the Community Center.
 - Using permanent recreation trailers with an improved exterior as a solution if approved by the grant agency.
- Staff emphasized that any revised concept must support year-round recreation and receive state approval before grant funds can be used.

Concerns Raised

- Council members expressed concerns regarding:
 - The limited time available to complete a qualifying project before grant deadlines.
 - The cost of implementing the full master plan, acknowledging it will require phased construction over many years.
 - Reducing parking within Town Square while maintaining accessibility for city buildings, the ice rink, Swiss Days, and downtown businesses.
 - Eliminating existing amenities such as the shelter and tennis courts without clearly identifying suitable replacements.
 - The proposed water feature, which members generally viewed as costly to build and maintain and inconsistent with ongoing drought conditions.

Funding Opportunities

- Nancy O'Toole highlighted additional grant opportunities that could fund future phases of the master plan, including a new rural UDOT program that may support sidewalks, trails, parking, and other public improvements without a local funding match.
- The Council agreed these grants could significantly reduce future project costs and should be incorporated into long-term planning.

Conclusions Reached

- The Council agreed that:
 - A comprehensive master plan is essential to guide future Town Square improvements and prevent piecemeal decisions.
 - The plan should remain flexible and be updated to reflect current funding realities and project priorities.

- Immediate efforts should focus on designing and approving the recreation building and completing critical ice rink improvements to preserve existing grant funding.
- Staff will revise the master plan, develop a realistic phasing strategy, prepare updated building concepts, and return the matter to the Council for further discussion and formal consideration at a future meeting.

Motion: Without objection, Mayor Simons recessed the meeting at 7:15 p.m. He reconvened the meeting at 7:20 p.m.

4. Workforce Housing (Michael Henke, Community Development Director – Approximately 60 minutes) – Discuss workforce housing in Midway City.

The next portion of the work meeting focused on developing a framework for workforce housing in Midway using legislative development agreements (LDAs). Staff and Council discussed why workforce housing is difficult to develop under market conditions, the incentives the City can offer, policy considerations for future agreements, and reviewed two potential projects.

Key Discussion Points

- Staff explained that Midway's General Plan includes workforce housing goals, but high land costs, water costs, construction expenses, and market conditions make these projects financially infeasible without public incentives.
- Because state law no longer allows municipalities to require workforce housing or collect in-lieu fees, legislative development agreements provide the City's primary tool for negotiating workforce housing on a project-by-project basis.
- Council agreed that maintaining low base density in commercial zones preserves the City's negotiating leverage. Increasing allowable density citywide would reduce the City's ability to secure workforce housing commitments through individual agreements.
- Staff and council members outlined policy considerations for future agreements, including:
 - Length of deed restrictions.
 - Income eligibility standards.
 - Rent limits.
 - Compliance monitoring.
 - Subsidy repayment provisions.
 - Developer profit limitations.
 - Design standards and architectural review.

Workforce Housing Standards

- Council discussed the distinction between workforce, affordable, and attainable housing, concluding that while terminology varies, the City's focus is housing for local workers.
- Council Member Payne emphasized that housing targeted at 60% Area Median Income (AMI) or below better serves teachers, service workers, and entry-level employees than the commonly used 80% AMI standard, which he argued is generally not affordable in Wasatch County.

- Staff reviewed the relationship between AMI levels, household income, and the goal that housing costs (including utilities) should not exceed approximately 30% of household income.

Potential City Incentives

The Council discussed several incentives that could be incorporated into legislative development agreements, including:

- Leasing City-owned municipal and industrial (M&I) water rights.
- Paying impact fees or permit fees, with repayment provisions if affordability restrictions expire.
- Allowing additional residential density.
- Requiring open-book financial information and reasonable limits on developer profits when public subsidies are provided.
- Avoiding federal funding when possible to allow housing preferences for people working in Midway rather than broader regional eligibility requirements.

41 West Main Street

- Staff presented a proposal to complete six unfinished basement residential units beneath an existing commercial building.
- The project was viewed as a "low-hanging fruit" because:
 - The building already exists.
 - Utilities and parking are largely in place.
 - Minimal exterior changes would be required.
 - The downtown location provides walkable access to employment and services.
- Council discussed negotiating affordable rents, deed restriction terms, occupancy qualifications, and maintaining commercial uses on the upper floor.

Midway Mountain Village

- Staff introduced a conceptual mixed-use redevelopment near Main Street featuring:
 - Commercial buildings along Main Street.
 - Parking located internally.
 - Small-scale workforce rental units behind the commercial frontage.
- Council supported maintaining low building heights, traditional Midway architecture, and neighborhood compatibility while creating smaller, less expensive rental units.

Concerns Raised

- Members stressed that workforce housing should:
 - Serve local employees rather than become unrestricted market-rate housing after a short period.
 - Preserve Midway's architectural character and neighborhood scale.
 - Include meaningful long-term affordability through deed restrictions.
 - Balance affordability with design standards so projects remain financially feasible.
- Council also discussed creating fair eligibility criteria and maintaining oversight of future projects through negotiated development agreements.

Conclusions Reached

- The Council supported using legislative development agreements for creating workforce housing.
- Members agreed that every project should be individually negotiated to ensure the City receives lasting public benefits in exchange for incentives.
- Staff will prepare a boilerplate legislative development agreement outlining standard affordability requirements, incentives, deed restrictions, and repayment provisions.
- The two proposed projects will serve as initial test cases, with negotiated agreements returning to the City Council for review and final approval before proceeding.

5. Closed Meeting - Closed Executive Session to Discuss Pending or Reasonably Imminent Litigation and the Character, Professional Competence or Physical or Mental Health of an Individual.

Motion: Council Member Garland moved to go into a closed meeting.

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	Excused from the Meeting

Note: Closed meeting minutes are sealed and strictly confidential. Access to such minutes must be obtained through a court of law.

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

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	Excused from the Meeting

6. 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 8:34 p.m.

Craig Simons, Mayor

Brad Wilson, Recorder

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