Midway
C.A.R.E.S.

Midway City Planning Commission
Regular Meeting Minutes
October 21, 2026

The Midway City Planning Commission held its regularly scheduled meeting at 6:00 p.m. on October 21, 2026 at the Midway City Community Center, 160 West Main Street, Midway, Utah.

Attendance

Commissioners
Laura Wardle – Chair
Kelly Lineback – Co-chair
Genene Probst
Kim Facer (online)
Suellen Winegar
Craig Knight
Steve Farrell (Alternate)

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

Absent
Travis Nokes
Tim Dougherty

6:00 P.M. Regular Meeting

Call to Order
Invocation by Commissioner Lineback; Pledge of Allegiance

The Planning Commission Chair adjusted the agenda order, moving Item 2 (Kohler Farm Subdivision) before Item 1 (Approval of Meeting Minutes), followed by the Liaison Report.

Item 2: Preliminary/Final Approval Kohler Farm Small Scale Subdivision
Review and consider preliminary/final approval of an application submitted by Berg Engineering on behalf of the Grant B. Kohler Trust to subdivide 2.07 acres into two lots. The recently annexed property is located at 970 N. River Road in the RA-1-43 zone.

Discussion:

- The existing driveway from River Road will provide access to both lots and neighboring properties to the east. Access easements will be included on the subdivision plat to preserve access.

- City Council established the 85-foot setback on Lot 2 during the annexation process to maintain an open entryway into town and align with the setbacks of neighboring homes.

- Both lots must connect to sewer, culinary water, and secondary irrigation systems. Staff

explained that septic system acreage requirements generally necessitate sewer connections when subdividing property.

- Paul Berg, the applicant's representative, questioned whether the existing pressurized irrigation line was privately owned or operated by Midway Irrigation Company. No changes to the proposed findings were requested.

Findings

- Both lots comply with the requirements of the RA-1-43 zone.
- The proposed subdivision complies with the approved annexation agreement.
- No new direct access from River Road is permitted. Both lots must use the existing River Road access crossing Lot 1.
- An 85-foot setback from River Road is required for all structures on Lot 2.

Public Comment:
A public hearing was opened and closed with no public comments.

Motion by Commissioner Farrell: "I'll make the motion we approve the Kohler Farm subdivision, as presented, with all the conditions and findings of the staff."
Second: Commissioner Probst
Ayes: Commissioners Farrell, Lineback, Probst, Facer, Winegar, Knight
Nays: None
Motion: Passed

Item 1: Approve Meeting Minutes of September 8, 2026

Motion by Commissioner Knight: "I'll make a motion to approve the meeting minutes of the September 8, 2026 Planning Commission meeting."
Second: Commissioner Winegar
Ayes: Commissioners Knight, Farrell, Facer, Winegar, Lineback, Probst
Nays: None
Motion: Passed

Liaison Report
Report given by Michael Henke, Community Development Director

Motion to adjourn: Commissioners Lineback
Second: Commissioner Probst
Adjournment at 6:22 PM

Laura Wardle – Chair

Melissa Jones – Planning Asst.