

Midway City Council  
2 August 2022  
Regular Meeting

Ordinance 2022-21 /  
Performing Arts Centers



## **CITY COUNCIL MEETING STAFF REPORT**

**DATE OF MEETING:** August 2, 2022

**NAME OF APPLICANT:** Midway City

**AGENDA ITEM:** Code Text Amendment of Section 16.5.2, 16.13.10, and 12.11.020

### **ITEM: 10**

Stuart Waldrip, representative for the Midway Arts Center Foundation, is proposing an amendment to section 16.5.2: Permitted and Conditional Uses (Commercial C-2 and C-3 Zones) to add indoor performing arts centers as a conditional use in the C-2 zone. He is also proposing an amendment to section 16.13.10: Maximum Height Provisions for all Buildings, and section 12.11.020: Exceptions, to include indoor performing arts centers in the list of structures that are allowed to exceed stated height requirements.

### **BACKGROUND:**

Stuart Waldrip, representing the Midway Arts Center Foundation, is proposing two general amendments to the Midway municipal code. One amendment to title 16, would add indoor performing arts centers as a conditional use in the C-2 zone, the other amendments would adjust similar sections in 16.13.10 and 12.11.020 that provide exceptions to the maximum height requirements for specific types of buildings. These adjustments are being requested by the Midway Arts Center Foundation as they hope to propose an indoor performing arts center (not to exceed 50,000 sq. ft. per the proposed code text amendment) at approximately 330 East Main Street. The 1.6-acre site where they are proposing the facility is zoned C-2, which currently does not allow for the proposed use. It is important to note that the proposed amendment would allow performing arts centers in all of the C-2 zone, not only the aforementioned site of which, in this report, is included site specific information.

Additionally, the applicant is proposing to amend the code that would expand the height limit for architectural features of a performing arts center to increase from 52.5' to a limit based on the setbacks for the structure. The C-2 zone has a 35' height limit for all structures (excluding public buildings and churches) which is measured as the vertical distance from natural grade to the highest point of the roof. To allow for unusual conditions or appurtenances some exceptions are allowed. One such exception is for church spires, bell towers, finials, and like architectural features which are allowed to extend above the 35' maximum height by up to 50 percent (52 feet 6 inches for a 35-foot building). The proposed performing arts center does include a clock tower which would allow for the increased height limit for the architectural feature. The proposed code text amendment would also allow a performing arts center an increased height limit measured from natural grade to the roof and to the height of any architectural features. Currently public buildings and churches may be erected to any height provided the building is set back from required building setback lines a distance of a least 1 foot for each additional foot of building height above the maximum height permitted. The applicant is proposing to include performing arts centers on the short list of structures with special maximum height restrictions but with one difference for performing arts centers. The difference is public buildings and churches have a height limit based on the setback, which would allow living space above a 35' height. The proposed code amendment for performing arts centers would not allow living space above 35' but only architectural features would be allowed to increase height based on the setback of the structure from the property line. This is different from the current restrictions for all structures except public buildings and churches that are limited to a height of 52.5' for architectural elements.

Specifically, the proposed code amendments would appear as the following in the code (text in red would be added to the code):

**1. USES IN THE C-2 AND C-3 ZONES**

To be Added to Section 16.5.2 - Permitted and Conditional Uses:

| USES   | C-2 | C-3 |
|--|-----|-----|
| Indoor Performing Arts Centers (up to 50,000 sq. ft.) with largest audience venue up to 500 seats, primarily for live performances | C   | N   |

**2. SUPPLEMENTARY REQUIREMENTS IN ZONES**

Section 16.13.10 Maximum Height Provisions for all Buildings

E. Public buildings, indoor performing arts centers (as to architectural features only), and churches may be erected to any height provided the building is set back from required building setback lines a distance of a least 1 foot for each additional foot of building height above the maximum height permitted.

**3. BUILDING CODE PROVISIONS**

Section 12.11.020 Exceptions

D. Public buildings, **indoor performing arts centers (as to architectural features only)**, and churches may be erected to any height provided the building is set back from required building setback lines a distance of at least 1 foot for each additional foot of building height above the maximum height permitted.

#### ANALYSIS:

Code text amendments fall under the category of a legislative action. Therefore, the City Council has broad discretion regarding the petition. It can be approved or denied based on the discretion of the City Council members. There is no obligation by the City to approve the proposals. If the City Council feels that the proposal will contribute to the community and will help promote the goals and policies of the General Plan, then the proposals should be considered. The City Council may consider any issue, included in the staff report or not, as a discussion item. Also, the City may require items from the petitioner that normally would not be allowed if a developer's property were properly located in a zone that allowed for the proposed use.

In reviewing the proposed code text amendment, staff reviews the Midway General Plan to see whether the proposed amendment helps accomplish its goals and policies. In 2016/2017, the current General Plan was revised and adopted. There does appear support in the General Plan for a performing arts center. Some support includes the following sections of the General Plan:

#### Community Vision Goals and Guidelines

Guideline 1: Provide recreational and cultural opportunities that would be of interest to the full range of age groups.

Guideline 4: Encourage all types of visual and performing arts.

#### Main Street

Main Street is the economic, architectural, and historical heart of the community. The most powerful and lasting image associated with Midway is Main Street. This commercial core should be developed as a distinctive shopping and business area emphasizing it as an attractive location for tourism tied to **Midway being a meeting place and staging area for festivals, special events, celebrations and a variety of community activities which will indeed produce a vibrant healthy community centerpiece.** Midway's Swiss theme and architectural design standards are prominent and important elements of Main Street.

#### Economic Goals and Guidelines

Guideline 3: Pursue arts, activities, recreation opportunities, and land uses that will create an experience to attract tourists.

Regarding the proposed amendment to the height restriction provisions that would allow a performing arts center to exceed the current height limitation of 35' for the roof and 52.5' for any allowed architectural elements, support from the General Plan is more difficult to identify. One possible section that would support the proposed amendment is found in the Main Street section of the General Plan which states the following:

Main Street Element page 61:

Design – Using proper design standards such as setbacks, storefronts size and placement will improve the overall appearance and walkability.

The proposed structure is larger than most structures that are currently located along Main Street and without an amendment to the height restriction, the design for a performing arts center without the added architectural element of a clock tower might not have a good proportional design.

The other side of the issue to consider is viewshed. If the structure is allowed a greater height than the current code allows there will be an impact to the surrounding neighboring properties and from Main Street for pedestrians and from vehicles. In this case, a better architectural design and proportions will lead to the loss of views from the surrounding area.

Elements of the Community Vision:

Effective planning through clustering, setbacks, Transfer Development Rights and animal/agriculture ordinances will help Midway to preserve its view corridors, maintain open spaces and reinforce a country/rural feeling.

Midway's historical preservation Master Plan will identify the specific structures the City would like to preserve/restore, the view corridors it would like to preserve and the elements of the pioneer heritage it would like to maintain.

As mentioned earlier, a code text amendment is a legislative action and therefore, the City Council has broad discretion. The City Council may consider all issues when considering the proposal. Other items the City Council may want to consider include traffic impact, parking, economic and tourism impact, visual impact, site feasibility, project feasibility, and long-term feasibility.

*Economic and Tourism Impact* – A performing arts center would be an economic generator that would draw in patrons and tourists which in turn would spend money in Midway at restaurants, shops, short-term lodging facilities, and gas stations. It seems likely that those businesses would benefit if a performing arts center were built. Midway would also receive the tax benefit from the increased activity.

*Traffic Impact* – Staff requested a traffic impact analysis (see attached) which was submitted with the application. Based on only one theater in the performing arts center being used at a time, the maximum number of patrons is 450 which would generate 180

trips. The model assumes 2.5 people per vehicle. Actors, stagehands, and staff would total approximately 50 people and would generate 50 trips. The total of all trips generated per event would be a maximum of 225 trips. The applicant has supplied some traffic studies that are attached to this report. One of the studies is for The Village development. This is a development located to the northeast of the proposed performing arts center site. It does give information about current traffic, but it is not specific to the proposed site, nor does it appear to contain a performing arts center in the study. The second study is specific to a performing arts center and does give information on the traffic impact of the proposed use. One of the main concerns with traffic is the constant impact traffic will have on Midway streets. While it is true that there have been many years of performances that have generated peak traffic counts on Midway streets, those performances have been limited to about 30 days a year. If a performing arts center is approved then, according to the applicants, there will be 200+ days of active use.

*Parking* – The current code includes a parking requirement for theaters which requires one parking space per four people based on the design. Based on a maximum of 500 people maximum per performance (450 patrons and 50 actors, stagehands, and staff) a total of 125 stalls would be required. The applicant has provided three different parking plans. The first is a shared parking plan with Millstream Properties which owns the parking lots to the east and to the south of the proposed performing arts center. This option does not have support from Millstream Properties based on the public comments made from a representative of Millstream Properties. The second is a plan where all the parking is contained on the performing arts center property. This plan could work if it has the proper access. Again, a representative of Millstream Properties stated that shared access has not been agreed to. If the performing arts property is not able to use Millstream Properties' access, then the performing arts center will need to find its own access. It may be possible to access on the west side of the performing arts center property, but UDOT will need to approve the proposed access. The third option to have some parking on the performing arts center property but to also have 60 stalls on the Olde Swiss Square property located to the west. Any off-site parking agreement will need to be approved by the City Council. The City Council may approve a combined parking agreement between two adjoining property owners if they find the proposed agreement is acceptable. Staff wants to emphasize that any agreement that is approved by the City Council should be in perpetuity. Staff's concern is that if the agreement expires, and is not renewed, then the performing arts center would be severely under parked. The parking needs to be a permanent solution. Option two would provide all the parking on-site but some of the parking would be located under the theater. When considering other land use applications that have proposed below grade parking, the City has had concerns that Midway's generally high-water table could be an issue with the below grade parking.

*Visual Impact* – A performing arts center would be a large building on Main Street. If the building is designed appropriately; it could be a flagship building that helps enhance the Swiss and old European architecture that is so important to Midway. A large building, especially with an increased maximum height, would also impact views from surrounding properties. The applicant has provided some drawings that help visually show the impact of a performing arts center on Main Street (please see attached). Staff has reviewed the

code height restrictions that would be allowed if the proposed amendment is approved, and the following is analysis of the required front setback and height for a performing arts center. The current height limitation is 35' for the roof and 52.5' for any allowed architectural elements. The proposed amendment would allow for a performing arts center to increase in height (only for architectural elements) if setbacks are increased on a ratio of 1:1. For example, if the tower on a performing arts center reached 70' then the required front setback would be 25.5', instead of the minimum 10' front setback. This is based on the maximum height of the structure being 35' (52.5' for architectural elements). With the increased height of 70', the building would need to be setback an additional 17.5' from the original 10' setback for a total of 27.5'. If the tower were 75' tall then the front setback would need to be 32.5' (any setback greater than 30' would require specific City Council approval).

*Site Feasibility* – Staff has asked the applicant for a geotechnical report specific to the proposed site of the performing arts center to help determine if the site is feasible for the proposed use and structure. A report has been submitted to staff and is currently being reviewed by Horrocks Engineers.

*Project Feasibility* – The applicant has submitted information regarding fundraising to gather the needed funds to purchase and develop the property. It is unknown how likely it will be to gather the roughly 45 million dollars required to complete the project. The City must consider the possibility that, if approved, the building might only be partially completed and the potential problems that would arise from such a scenario. Though unlikely, it is also important to consider the possibility of an abandoned large building on Main Street. The applicant has supplied more information on their proposed timeline (please see attached). There are many factors that can come into play regarding proposed timelines. The applicant has stated that construction will not begin until all the required funds are committed. This is helpful but there could still be flaws with this proposed scenario, especially if committed funds are never paid.

*Long-Term Feasibility* – The applicant has submitted some information on long-term feasibility that would include maintenance, management, etc. They plan to establish a four-million-dollar endowment fund that will provide approximately \$200,000 each year for facility upkeep and to lower rental costs for local arts groups.

## **PLANNING COMMISSION RECOMMENDATION:**

**Motion:** Commissioner Bouwhuis: I make a motion that we recommend approval for an amendment to section 16.5.2: Permitted and Conditional Uses (Commercial C-2 and C-3 Zones) to add indoor performing arts centers as a conditional use in the C-2 zone. He is also proposing an amendment to section 16.13.10: Maximum Height Provisions for all Buildings, and section 12.11.020: Exceptions, to include indoor performing arts centers in the list of structures that are allowed to exceed stated height requirements. Accept the staff findings that are included in the staff report and adding two other findings, one being that the C-2 and the C-3 zones is consistent in the intent with this type of use. Also,

a new conditional use process needs to be in place to make considerations on impacts on the community such as parking and other concerns that have been brought up.

**Seconded:** Commissioner Cliften

**Chairman Nicholas:** Any discussion on the motion?

**Chairman Nicholas:** All in favor.

**Ayes:** Commissioners: Ream, Bouwhuis and Cliften

**Nays:** Garland and Simons

**Motion:** Passed

### **POSSIBLE FINDINGS:**

- The proposed amendments, if approved, are not limited to the applicant's proposed site but would be a possibility for the entire C-2 zone
- The proposed amendments are a legislative action, and the City Council has broad discretion on whether to approve the amendments
- Promotes the goals and objectives of the General Plan which includes encouraging all types of visual and performing arts
- Could help generate economic activity for other Midway businesses and will help expand the tax base for Midway
- If the height limit is expanded for a performing arts center, views from surrounding properties will be impacted
- A traffic study has been submitted
- A geotechnical report has been submitted

### **ALTERNATIVE ACTIONS:**

1. Approval. This action can be taken if the City Council finds that the proposed language is an acceptable amendment to the City's Municipal Code.
  - a. Accept staff report
  - b. List accepted findings



2. Continuance. This action can be taken if the City Council would like to continue exploring potential options for the amendment.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for continuance
    - i. Unresolved issues that must be addressed
  - d. Date when the item will be heard again
  
3. Denial. This action can be taken if the City Council finds that the proposed amendment is not an acceptable revision to the City's Municipal Code.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

JULY 9TH, 2022

Mayor Celeste Johnson;

I am writing for myself as a Midway resident of Valais, as well as the President of the Wasatch County Arts Council. I would welcome the opportunity to present the progress we have made as the Community Arts Center of Heber Valley. But this is not the time.

I do, however, want to make a few comments regarding the Waldrip's proposed theatre on Main Street in Midway. In sitting through several planning commission meetings, I did realize some inequities in the process. During public comments, I was the first speaker. I not only made some comments that were positive regarding the Midway theatre and the crowd she had brought to the meeting. Following my comments, Stu Waldrip asked to make a rebuttal. I did not think that was permitted. He was granted more time than I was given and proceeded to tell untruths about our program.

I have to admit that I overreacted and raised my voice. The Planning Commission gave several points for the Waldrips to accomplish. One was to find a way to work with the CAC. We have approached the Waldrip's several times over the last few years to ask them to join the theatre group. One meeting was mediated by Mike Kohler. While mediation is a compromise, that never occurred. Following the planning commission meeting, I received a text from Ms. Waldrip as she thought the meeting was "contentious" and we could not work together. Case closed.

Never did I discuss the questionable setback, I did question the calculations of the number of parking spaces allotted. The concern is that the Waldrip's program becomes, not a community theatre, but a Sue Waldrip repertoire theatre. While it plays on the quality production she has produced, it eliminates other production houses from using by her choice.

I ask that you consider the Waldrip's magnificent planned contribution to Main Street with the open eyes you give to every project. The Waldrip's legacy would be forever a central part of Main Street. The Community Arts Center of the Heber Valley will reach the Valley and beyond and will welcome everyone.

Sincerely,  
Pat Sweeney  
President, Wasatch County Arts Council





MIDWAY

ARTS

CENTER

High Valley Arts-  
Midway Arts Center

Code Text  
Amendment  
Application

July 19, 2022  
Midway City Council

G|S

GRAYSTONE  
STRATEGIES





**IMPORTANT: Your application cannot be processed until determined complete by the Planning Staff. An application shall be considered complete when all applicable fees are paid (such as Midway Water Board, Midway Sanitation District, out-of-pocket expenses, etc.) and all items listed herewith are provided or considered not applicable by the Planning Office. All application fees are non-refundable.**

### **Amendment to the Land Use Code Text:**

#### Section 16.26.7 Amendments

The Midway City Land Use Title and accompanying zoning map may be amended as follows:

- A. The Planning Commission shall, after providing the proper notice requirements, hold a public hearing on a proposed amendment to the Land Use Title or zoning map. After holding the public hearing and receiving any public comment on the proposed amendment, the Planning Commission shall make a recommendation to the City Council on the proposed amendment.
- B. The City Council may amend any provision of the Land Use Title or the accompanying zoning map after the Planning Commission has held a public hearing and made a recommendation to the City Council on the proposed amendment; provided, however that the City Council shall, after providing the proper notice requirements also hold a public hearing on the proposed amendment before voting the amendment.

#### **CHECKLIST:**

- Completed application
- Written statement formally requesting the amendment and identifying why the proposed changes are necessary:
  - Specify the section to be amended and provide proposed language
  - Identify the positive impact of the proposed changes;
  - Identify the negative impact of the proposed changes;
  - State how the proposal is in the best interest of the community and the general public;
  - State how the proposed changes to the Land Use Code text promote the goals and objectives of the General Plan
- Other things as may be required by the Planning Department
- Payment of fees and costs

# PROPOSED CODE LANGUAGE AMENDMENTS

## Proposed changes in bold red text

### 1. USES IN THE C-2 AND C-3 ZONES

To be Added to Section 16.5.2 - Permitted and Conditional Uses:

| USES  | C-2      | C-3      |
|---|----------|----------|
| <b>Indoor Performing Arts Centers (up to 50,000 sq. ft.) with largest audience venue up to 500 seats, primarily for live performances</b> | <b>C</b> | <b>N</b> |

### 2. SUPPLEMENTARY REQUIREMENTS IN ZONES

#### Section 16.13.10 Maximum Height Provisions for all Buildings

The height of any building shall not exceed 35 feet. The total height shall be measured as the vertical distance from the natural grade, as defined in this Title, to the highest point of a roof. To allow for unusual conditions or appurtenances the following exceptions apply:

A. Antennas, chimneys, flues, vents, or similar structures may extend up to 5 feet above the specified maximum height limit.

B. Water towers and mechanical equipment may extend up to 5 feet above the specified maximum height limit.

C. Church spires, bell towers, finials, and like architectural features as well as flag poles, may extend above the specified maximum height limit by up to 50 percent of the height limit (52 feet 6 inches for a 35-foot building), but shall not contain any habitable spaces above the maximum height.

D. The height of buildings in Resort Zones may exceed 35 feet if all the requirements of the Recreational Resort Chapter of this Title are satisfied.

E. Public buildings, **indoor performing arts centers (as to architectural features only)**, and churches may be erected to any height provided the building is set back from required building setback lines a distance of at least 1 foot for each additional foot of building height above the maximum height permitted.

F. Special height requirements for some buildings on benches and slopes greater than 10 percent are imposed by the Sensitive Lands Chapter of this Title. These restrictions on building height shall be applied where applicable.

### **3. BUILDING CODE PROVISIONS**

#### **Section 12.11.020 Exceptions**

To allow for unusual conditions or appurtenances, the following exceptions shall apply:

- A. Antennas, chimneys, flues, vents, or similar structures may extend up to five feet above the specified minimum height limit.
- B. Water towers and mechanical equipment may extend up to five feet above the specified maximum height limit.
- C. Church spires, bell towers, finials and turrets, as well as flag poles, may extend above the specified maximum height limit by up to 50 percent of the height limit, but shall not contain any habitable spaces above the maximum height.
- D. Public buildings, **indoor performing arts centers (as to architectural features only)**, and churches may be erected to any height provided the building is set back from the required building setback lines a distance of at least one foot for each additional foot of building height above the maximum height permitted.

# DETAILED STATEMENT AND REASONS

## • History

The pioneers and their leaders greatly prized cultural and performing arts. From Lethe Tatge to Midway's Social Hall (now the Cannery), to the lovely classical architecture of the early buildings, the history of Midway is intertwined with cultural and performing arts.

"Theaters" were historically a conditional use in the commercial zones of Midway. Only very recently was that use inadvertently deleted in a failed restructuring of the commercial zones. The MAC cannot go forward as planned without restoring a concise, targeted conditional use for this type of indoor performing arts center, as proposed.

The Mayor, with concurrence from all 5 Council members, has recently written a letter of support for the general concept of a performing arts center in our city. It is attached for ease of reference.

## • Reason 1 for the Changes - C-2 Zone Use

Midway's General Plan has always encouraged preservation of culture, history, and family-friendly activities, such as those that will be a part of the MAC.

### **General Plan, Community Vision, Goal 3:**

"Guideline 1: Provide recreational and cultural opportunities that would be of interest to the full range of age groups."

"Guideline 4: Encourage all types of visual and performing arts."

The MAC, with its family-oriented and broad programs for youth and adults in the performing arts, together with displays of visual arts, will go a long way toward accomplishment of this goal.

### **General Plan, Main Street:**

"[A]n attractive location for tourism tied to Midway being a meeting place and staging area for festivals, special events, celebrations and a variety of community activities which will indeed produce a vibrant healthy community centerpiece. Midway's Swiss theme and architectural design standards are prominent and important elements of Main Street."

"well suited for the Main Street core area: . . . Entertainment and cultural venues"

### **General Plan, Economic Goals**

"Guideline 3: Pursue arts, activities, recreation opportunities and land uses that will create an experience to attract tourists"

. . . .

"Guideline 12: Promote events in the City to attract tourism"

The elegant design of the MAC honors and preserves the historic architectural theme of Midway. It will attract thousands of cultural tourists, who will contribute substantially to the success of local businesses and produce much-needed sales tax revenues. It fits



nicely in the surrounding commercial neighborhood. The MAC is a perfect example of a use that was contemplated by the framers of the General Plan.

- **REASON 2 FOR THE CHANGES - Architectural Feature**

### **Current Height Limitation Scheme**

Occupied space is strictly limited to 35 feet. Architectural features may generally extend another 17.5 feet, but may not be occupied. Public buildings and churches may extend those limitations another 1 foot for every foot of set-back beyond the minimum.

### **Proposed Addition of Performing Arts Centers**

The Swiss-inspired tower of the MAC, as proposed, extends beyond the 17.5-foot limitation. However, like a church or public building, to which it is very similar, the tower looks elegant and appropriate, in keeping with the Swiss/European theme of Midway. The MAC is set back sufficiently from the required distances to allow for the tower as designed, provided that the Code clarifies that indoor performing arts centers are included in the public building/churches concept.



Without this language inclusion, the tower will not have an elegant Swiss look and will not be in keeping with Midway's architectural theme. The cut-down tower will look mundane and stubby on such a beautiful structure. There is no precedential danger, as it is extremely unlikely that Midway will ever have another new indoor performing arts center.

**To the Respected members of Midway's City Council:**

You preside over the crossroads of the cultural heritage and future of our community. Your vision and courage are key to the success of this effort to grow the cultural climate that has been an integral part of our City since the Midway Social Hall was built in 1875. Because HVAF events already play a substantial part in the lives of Midway residents, and indeed, in the lives of many Wasatch County residents, your decision to build a permanent home for culture in Midway will affect the lives of thousands of Midway residents and their friends, now and far into the future. Hundreds of supporters are anxiously awaiting your leadership in this effort. We respectfully request that Midway City move confidently into the future and **“Bring the MAC to Midway”!**

# **ADDITIONAL INFORMATION AS REQUESTED**

- **APPENDIX 1- PARKING**
  - Both parking options comply with Midway's parking code
  
- **APPENDIX 2 – TRAFFIC**
  - Traffic studies and performance history demonstrate no significant traffic impact
  
- **APPENDIX 3 – FUNDRAISING**
  - Experienced fundraising committee
  - Building begins once funds are legally committed
  
- **APPENDIX 4 - FINANCIAL PROJECTIONS**
  - Fifteen-year history and proforma projections demonstrate financial viability
  
- **APPENDIX 5 – GEOTECHNICAL REPORT**
  - No geotechnical impediments
  
- **APPENDIX 6 – CLOCK TOWER VIEW ISSUES**
  - The tower does not meaningfully restrict views
  
- **APPENDIX 7 – PUBLIC AND BUSINESS SUPPORT**
  - Letters from resorts, community leaders, City of Midway, and 535 Midway petition signers
  
- **APPENDIX 8 - FINANCIAL BENEFIT TO MIDWAY**
  - Culrtural tourists will spend their money at local restaurants, gas stations, stores, and resorts. ur community
  
- **CONCLUDING OBSERVATIONS**
  - What will our legacy be?

# **APPENDIX 1 – PARKING**

# 1:4 (1 car with 4 patrons) is the State-wide Standard for Theaters/Auditoriums

## Midway's Current Standard – 1:4

- Cedar City – 1:5
- Centerville - 1:4 and 1:6
- Heber City – 1:4
- Logan – 1:4
- Orem – 1:4
- Park City – 1:4
- Provo – 1:4
- Taylorsville - 1:4
- Salt Lake City – 1:4
- Sandy – 1:4



# Option 1 - Onsite and Shared

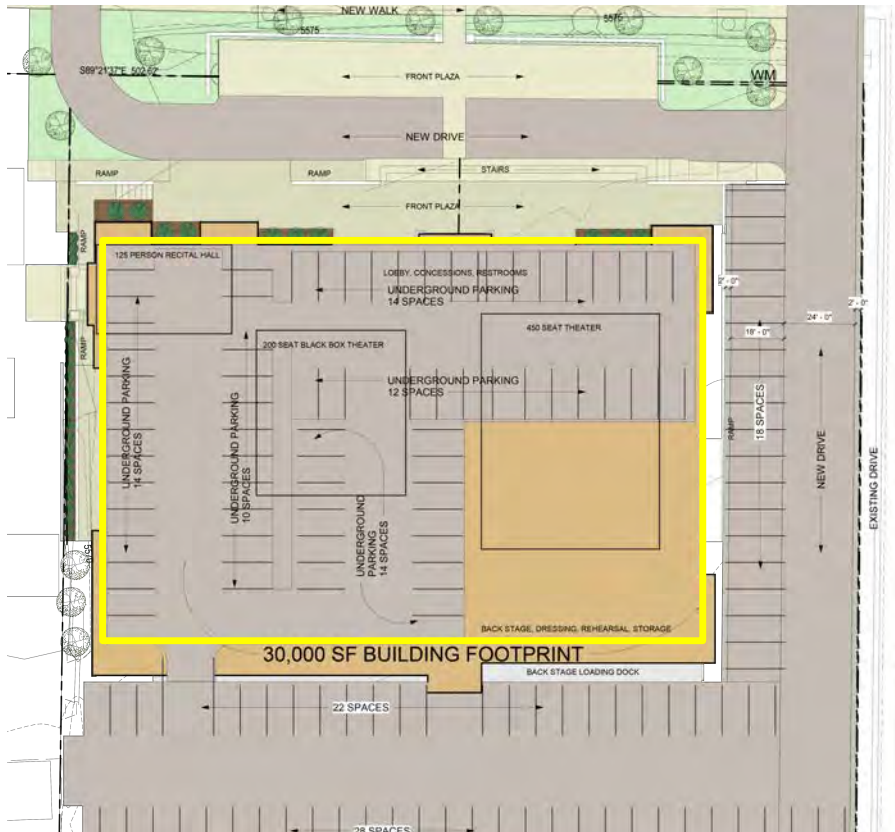


- 500 maximum occupancy
- 125 spaces required
- 68 spaces on site
- 60 spaces at Olde Swiss Square - a permanent lease agreement has been signed with the owners
- 128 total spaces

# 60 Shared Spaces at Olde Swiss Square



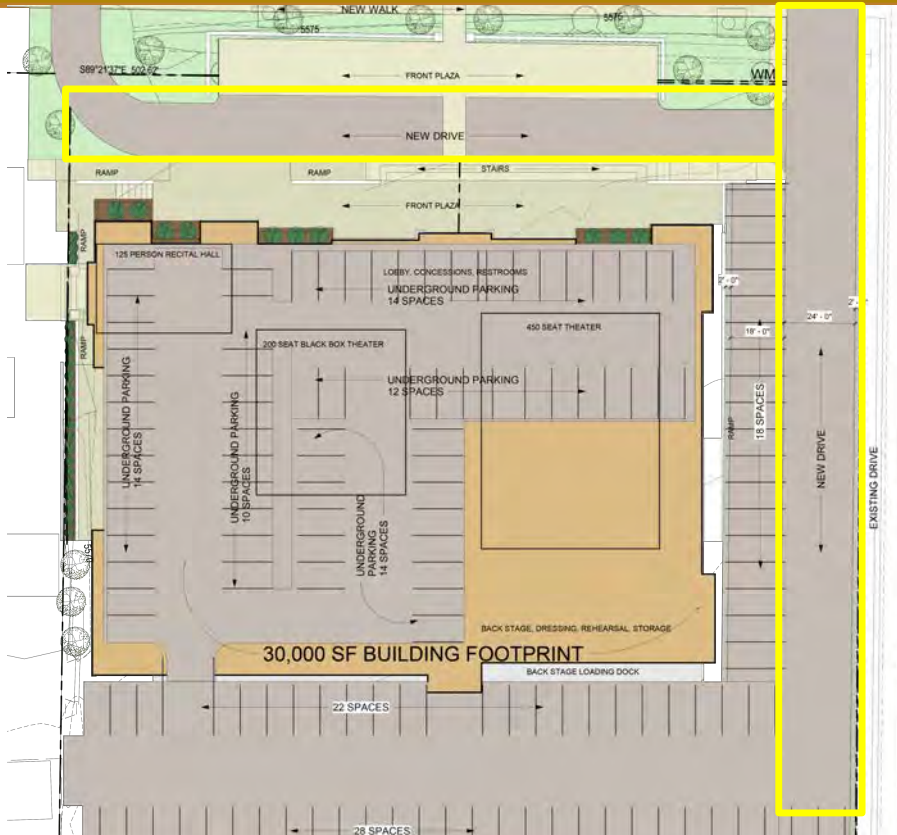
# Option 2 - Fully Onsite



- 500 max occupancy
- 125 spaces required
- 68 spaces on perimeter
- 64 spaces under building
- 132 total parking spaces



# Driveway Update



- The main MAC driveway has been moved to be entirely onsite.
- Two entry driveways remain.
- The MAC will do whatever UDOT requires

# **Parking Lease with Old Swiss Square**

## PARKING LEASE AGREEMENT

This Agreement is entered into by and between GREENFIELD INVESTMENT, LC and/or OSSLBF,LLC ["Greenfield"], and MIDWAY ARTS CENTER FOUNDATION ["the MAC"], to be effective on the "Commencement Date," as set forth below, with regard to the following:

### PRELIMINARY FACTS

1. Greenfield owns and operates the building and its associated parking facilities located at 210 E. Main Street, Midway, Utah, commonly known as the Olde Swiss Square. The parking is virtually unused in the evening hours by other tenants of the Olde Swiss Square.
2. High Valley Arts Foundation is a sister organization to the MAC and will be the resident theater company in the new MAC facility at approximately 300 E. Main Street, about a half-block away from the Olde Swiss Square parking lot.
3. High Valley Arts Foundation is a tenant in the Olde Swiss Square, with its leasehold to begin when the tenant improvements have been completed by Greenfield. The basement leasehold will be used as a "studio" for rehearsals, auditions, classes, and the like for the indefinite future.
4. The MAC has a need for additional parking beyond that which is contemplated for the new facility and Greenfield is willing to provide parking for the evening performances of the events at the MAC between the hours of 7 PM and 12 AM, pursuant to the terms that follow.

In consideration of the above, the terms below and other good and valuable consideration, the receipt of all of which is acknowledged, the parties hereto hereby agree as follows:

### AGREEMENT

5. **Commencement Date.** The new MAC performing arts center is not yet constructed. The term of this agreement will commence upon the issuance of the occupancy permit for the MAC.
6. **Term.** The term of this agreement shall be for 10 years, with unlimited options of the MAC to renew the term for additional 10-year periods, in accordance with the provisions that follow.
7. **Parking Allotment.** The MAC shall be entitled to utilize 60 of the 74 parking spaces available from 7 PM to 12 AM nightly, whenever there is an event at the MAC, and for so long as the MAC is a functioning performing arts center.

WMAF      JTW

8. **Rental Fees.** The basic rental fee is \$600 per month for year one with 3% annual increases, payable on the 1<sup>st</sup> of each month. For as long as High Valley Arts Foundation is a tenant of the Olde Swiss Square, The MAC will receive a discount on the rental fee based upon the percentage of the total parking to which High Valley Arts is entitled as a tenant of the building. The parties will cooperate in good faith to establish this discount in accordance with the principle just stated. In the event that High Valley Arts is no longer a tenant, the full rental fee will apply. Rent may be prepaid up to one year in advance.

9. **Option to Renew.** No later than 90 days before the expiration of any 10-year term, the MAC shall give notice in writing of its intent to renew the agreement. The rental fee for the new term shall be based upon the difference in the Bureau of Labor Statistics published Consumer Price Index, Western Region, for all items, between the commencement date of the previous term and latest CPI prior to the commencement date of the new term, but will be no less than the last years rate. The new rate will continue to have 3% annual increases through the term of the lease.

10. **Monitoring and Possible Annual Adjustment.** The parties will monitor the use of the parking and will cooperate in good faith to adjust the number of parking spaces covered by this agreement in accordance with usage requirements of the MAC and the Olde Swiss Square. However, the number of spaces shall never be less than required by the City of Midway for the operation of the MAC.

#### GENERAL PROVISIONS

11. **Integration.** This is the entire agreement between the parties and supersedes any prior or contemporaneous oral or written representations, agreements or promises with respect to the subject matter hereof. It may be modified only by a writing signed by the parties.

12. **Inurement.** This agreement is binding upon and inures to the benefit of the heirs, personal representatives, principals, agents, officers, partners, affiliates, owners, subsidiaries, shareholders, directors, members, managers, successors and assigns of the parties.

13. **Cooperation.** Each party agrees to sign such additional documents, provide such information, and cooperate as may be reasonably necessary to carry out the intent and purpose of this Agreement.

14. **Counterparts and Delivery.** This Agreement may be executed in counterparts, in which case all counterparts taken together shall be one Agreement. It may be delivered by .pdf attachment to an email, by fax, by mail, by overnight delivery service or by personal delivery.

AMF STU

15. **Warranty of Authority.** Each person signing this Agreement on behalf of a party hereby warrants and affirms that he or she is fully authorized to do so by his or her principal.

16. **Delivery of Notices.** Notices required under this Agreement may be given in person, by text message, by email, or by next business day overnight mail service. Notices shall be effective as follows:

15.1 if in person or by text message, on the day of delivery;

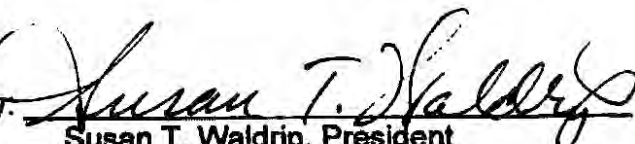
15.2 if by email or overnight delivery, on the next business day following transmission or delivery to the overnight delivery service.

#### SIGNATURES

GREENFIELD INVESTMENTS, LC/ OSSLB, LLC

By:   
William Fairbanks, Authorized Agent  
bill@gfiutah.com

MIDWAY ARTS CENTER FOUNDATION

By:   
Susan T. Waldrip, President  
suewaldrip@me.com

# **APPENDIX 2 – TRAFFIC**

# Available Data and Experience

1. Many years of High Valley Arts performance experience at identical maximum occupancy and traffic levels has shown no significant traffic congestion.
2. MAC traffic will be at off-peak hours (IN: 7:00-7:30 pm; OUT: after 9 pm) – 125 cars can clear in 10 minutes with an average of ~5 seconds per car.
3. There will be an increase in the number of events per year, but not an increase in the traffic level per event.
4. An additional traffic impact study can be performed for the MAC as needed.



**Midway Arts Center  
Foundation  
Parking Study**



# Midway Arts Center Foundation

March, 2022

Ryan Hales, PE, PTOE, AICP

# Midway Arts Center (MAC)

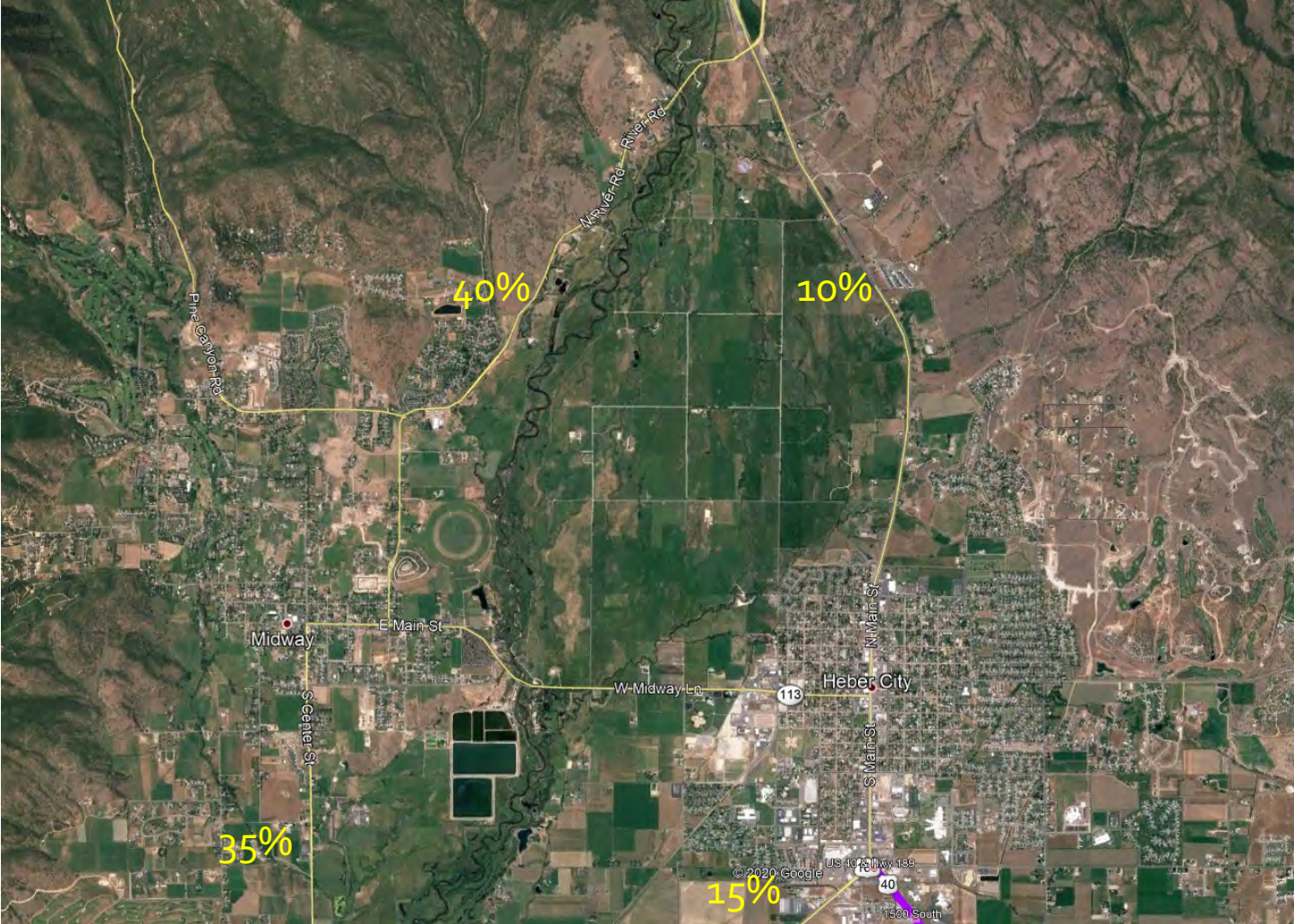
- Maximum venue seating
  - Main Stage = 450 seats
  - Black Box = 225 seats
  - Recital Hall = 125 seats
  - Large Rehearsal Hall
  - Smaller Rehearsal Hall
  - Dressing Rooms
- 40 Actors / stage-hands
- 10 staff / ticket takers
- The MAC will only run one theater at a time
- Start time will be consistent with other theater venues in Utah
  - 7:30 pm start
    - After peak traffic flows
- Distribution will be 50% from north (Salt Lake, Park City), and 50% from the south (Orem, Provo)

# MAC - Maximum Event Trip Generation

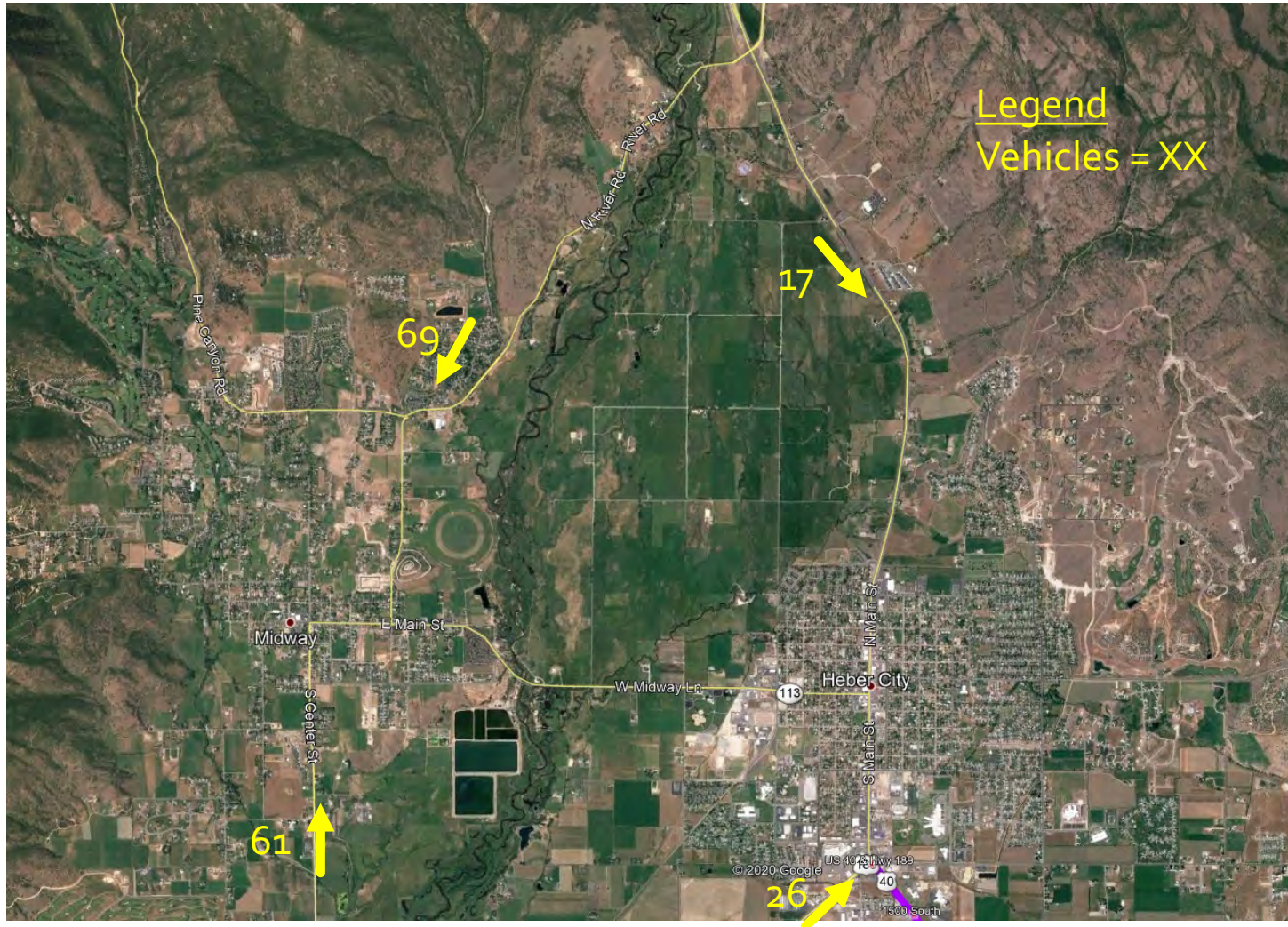
| Midway Arts Center<br>Trip Generation                  |                                  |                    |               |              |                   |                  |                     |
|--|----------------------------------|--------------------|---------------|--------------|-------------------|------------------|---------------------|
| P.M. Peak Hour<br>Land Use <sup>1</sup>                | Number of<br>People <sup>2</sup> | Trip<br>Generation | %<br>Entering | %<br>Exiting | Trips<br>Entering | Trips<br>Exiting | Total p.m.<br>Trips |
| Live Theater (Patrons) <sup>2</sup>                    | 450                              | 180                | 96%           | 4%           | 173               | 7                | <b>180</b>          |
| Live Theater (Actors, stage hands, staff) <sup>3</sup> | 50                               | 50                 | 90%           | 0%           | 45                | 0                | <b>45</b>           |
| <b>Project Total p.m. Peak Hour Trips</b>              |                                  |                    |               |              | <b>218</b>        | <b>7</b>         | <b>225</b>          |

1. Land use information provided by the High Valley Arts Foundation  
 2. Assume 2.5 people per vehicle  
 3. Assume 1 person per vehicle, however; this group will arrive before the event in loading begins  
 SOURCE: Hales Engineering, 2020

# MAC - Event Trip Distribution



# MAC - Event Trip Distribution (in-load)



# Project Accessibility



**Dan Luster Village  
Traffic Impact  
Study**

# The Village

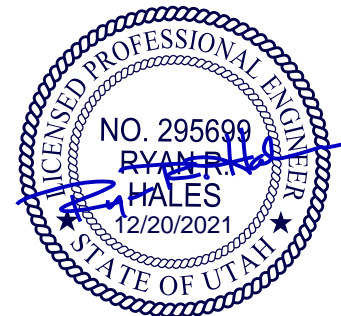
## Traffic Impact Study



## Midway, Utah

December 20, 2021

UT21-1835





## EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed The Village development located in Midway, Utah. The Village project is located on the north side of Main Street, east of River Road.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2021) conditions with and without the proposed project and to recommend mitigation measures as needed. The evening peak hour level of service (LOS) results are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

**Table ES-1: Evening Peak Hour Level of Service Results**

| Intersection                            | Level of Service |                      |              |
|---|------------------|----------------------|--------------|
|   | Existing (2021)  |                      |              |
|   | Background       | Mitigated Background | Plus Project |
| 1 River Road / Main Street (S.R. 113)   | e                | A                    | A            |
| 2 Fox Den Road / Main Street (S.R. 113) | b                | b                    | c            |
| 3 580 East / Main Street (S.R. 113)     | b                | b                    | c            |
| 4 670 East / Main Street (S.R. 113)     | a                | b                    | b            |
| 5 Access 1 / Main Street (S.R. 113)     | -                | -                    | c            |
| 6 Access 3 / River Road                 | -                | -                    | a            |

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)
2. BG = Background (without project traffic), PP = Plus Project (with project traffic)

Source: Hales Engineering, December 2021

**Table ES-2: Recommended Storage Lengths**

| Intersection                        | Recommended Storage Lengths (feet) |   |    |   |            |   |    |   |           |   |     |   |           |   |    |    |
|-------------------------------------|------------------------------------|---|----|---|------------|---|----|---|-----------|---|-----|---|-----------|---|----|----|
|                                     | Northbound                         |   |    |   | Southbound |   |    |   | Eastbound |   |     |   | Westbound |   |    |    |
|                                     | LT                                 |   | RT |   | LT         |   | RT |   | LT        |   | RT  |   | LT        |   | RT |    |
|                                     | E                                  | P | E  | P | E          | P | E  | P | E         | P | E   | P | E         | P | E  | P  |
| 1 580 East / Main Street (S.R. 113) | -                                  | - | -  | - | -          | - | -  | - | -         | - | 100 | - | -         | - | -  | 50 |
| 5 Access 1 / Main Street (S.R. 113) | -                                  | - | -  | - | -          | - | -  | - | -         | - | 100 | - | -         | - | -  | -  |

1. Storage lengths are based on 2021 95th percentile queue lengths and do not include required deceleration / taper distances
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

Source: Hales Engineering, December 2021

**SUMMARY OF KEY FINDINGS & RECOMMENDATIONS**

**Project Conditions**

- The development will consist of residential townhome and single-family units and some commercial
- The project is anticipated to generate approximately 4,412 new weekday daily trips, including 302 trips in the morning peak hour, and 395 trips in the evening peak hour

| 2021               | Background   | Plus Project  |
|--------------------|--|---|
| <b>Assumptions</b> | <ul style="list-style-type: none"> <li>• Traffic volumes from Whitaker Farms, Remund Farms, Indian Summer, Alder Meadows, Midway Crest, and St Prex developments added</li> </ul>  | <ul style="list-style-type: none"> <li>• <b>580 East / Main St (S.R. 113):</b> Construct EB left-turn pocket and stripe WB right-turn pocket</li> <li>• <b>West Access / Main St (S.R. 113):</b> Construct EB left-turn pocket</li> </ul> |
| <b>Findings</b>    | <ul style="list-style-type: none"> <li>• Poor LOS at the River Rd / Main St (S.R. 113) intersection</li> </ul>   | <ul style="list-style-type: none"> <li>• Acceptable LOS</li> </ul>  |
| <b>Mitigations</b> | <ul style="list-style-type: none"> <li>• <b>River Rd / Main St (S.R. 113):</b> Install signal, left-turn pockets on all approaches, and right-turn pockets on EB and WB approaches. It is estimated that approximately 11% of volumes through this intersection will be project-related when the project is complete.</li> </ul> | <ul style="list-style-type: none"> <li>• None are needed. While the Access 3 / River Road intersection works well operationally, River Road could benefit from a southbound left-turn pocket to separate these movements.</li> </ul>      |

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## I. INTRODUCTION

### A. Purpose

This study addresses the traffic impacts associated with the proposed The Village development located in Midway, Utah. The proposed project is located on the north side of Main Street, east of River Road. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2021) conditions with and without the proposed project and to recommend mitigation measures as needed.



**Figure 1: Vicinity map showing the project location in Midway, Utah**

## **B. Scope**

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- River Road / Main Street (S.R. 113)
- Fox Den Road / Main Street (S.R. 113)
- 580 East / Main Street (S.R. 113)
- 670 East / Main Street (S.R. 113)

## **C. Analysis Methodology**

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 6<sup>th</sup> Edition, 2016 methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.







Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix B. Hales Engineering also calculated the 95<sup>th</sup> percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

## **D. Level of Service Standards**

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

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**Table 1: Level of Service Description**

| LOS | Description of Traffic Conditions   | Average Delay (seconds/vehicle) |                            |
|-----|---|---------------------------------|----------------------------|
|     |   | Signalized Intersections        | Unsignalized Intersections |
| A   |  Free Flow / Insignificant Delay                         | ≤ 10                            | ≤ 10                       |
| B   |  Stable Operations / Minimum Delays                      | > 10 to 20                      | > 10 to 15                 |
| C   |  Stable Operations / Acceptable Delays                  | > 20 to 35                      | > 15 to 25                 |
| D   |  Approaching Unstable Flows / Tolerable Delays         | > 35 to 55                      | > 25 to 35                 |
| E   |  Unstable Operations / Significant Delays              | > 55 to 80                      | > 35 to 50                 |
| F   |  Forced Flows / Unpredictable Flows / Excessive Delays | > 80                            | > 50                       |

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 6<sup>th</sup> Edition, 2016 Methodology (Transportation Research Board)

## **II. EXISTING (2021) BACKGROUND CONDITIONS**

### **A. Purpose**

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

### **B. Roadway System**

The primary roadways that will provide access to the project site are described below:

Main Street (S.R. 113) – is a state-maintained roadway (classified by UDOT access management standards as a “Community – Urban Importance” facility, or access category 8 roadway). Main Street (S.R. 113) has one travel lane in each direction. As identified and controlled by UDOT, a “Community – Urban Importance” access classification identifies minimum signalized intersection spacing of one-quarter mile (1,320 feet), minimum unsignalized street spacing of 300 feet, and minimum driveway spacing of 150 feet. The posted speed limit on Main Street (S.R. 113) is 35 mph.

River Road – is a city-maintained roadway. The roadway has one travel lane in each direction. The posted speed limit is 25 mph in the study area.

### **C. Traffic Volumes**

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- River Road / Main Street (S.R. 113)
- Fox Den Road / Main Street (S.R. 113)
- 580 East / Main Street (S.R. 113)
- 670 East / Main Street (S.R. 113)

The counts were performed on Thursday, February 4, Tuesday, February 9, and Tuesday, May 25, 2021. The morning peak hour was determined to be between 7:30 and 8:30 a.m., and the evening peak hour was determined to be between 5:00 and 6:00 p.m. The evening peak hour volumes were approximately 22% higher than the morning peak hour volumes. Therefore, the evening peak hour volumes were used in the analysis to represent the worst-case conditions. Detailed count data are included in Appendix A.

*The traffic counts were collected during the COVID-19 pandemic when traffic volumes were slightly reduced due to social distancing measures. According to the UDOT Automatic Traffic*

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*Signal Performance Measures (ATSPM) website, the traffic volumes on February 6, 2020 (pre-social distancing) were approximately 17% higher than those on February 4, 2021. Therefore, the collected data were increased by 17% to represent normal conditions.*

Traffic volumes were added from other incomplete or planned developments, including the following:

- Whitaker Farms
- Remund Farms
- Indian Summer
- Alder Meadows
- Midway Crest
- St Prex

These additional developments are estimated to generate approximately 188 trips during the evening peak hour, which were assigned to various routes.

Figure 2 shows the existing evening peak hour volumes as well as intersection geometry at the study intersections.

#### **D. Level of Service Analysis**

Hales Engineering determined that the River Road / Main Street (S.R. 113) intersection currently operates at a poor LOS during the evening peak hour, as shown in Table 2. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2021) conditions.

#### **E. Queuing Analysis**

Hales Engineering calculated the 95<sup>th</sup> percentile queue lengths for each of the study intersections. No significant queuing was observed during the evening peak hour.

#### **F. Mitigation Measures**

According to UDOT guidelines, a traffic signal is warranted at the River Road / Main Street (S.R. 113) intersection. Because it performs at a poor LOS, it is recommended that one be installed. This may require some widening at the intersection to accommodate separate left-turn pockets on all approaches and right-turn pockets on the east- and westbound approaches.

With the proposed improvement, it is anticipated that all study intersections will perform at an acceptable LOS, as shown in Table 3.

---



**Table 2: Existing (2021) Background Evening Peak Hour LOS**

| Intersection                          |            | Level of Service      |                           |                  |
|---------------------------------------|------------|-----------------------|---------------------------|------------------|
| Description                           | Control    | Movement <sup>1</sup> | Aver. Delay (Sec. / Veh.) | LOS <sup>2</sup> |
| River Road / Main Street (S.R. 113)   | NB/SB Stop | SBL                   | 41.3                      | e                |
| Fox Den Road / Main Street (S.R. 113) | NB Stop    | NBL                   | 11.2                      | b                |
| 580 East / Main Street (S.R. 113)     | NB Stop    | NBL                   | 11.3                      | b                |
| 670 East / Main Street (S.R. 113)     | SB Stop    | SBL                   | 10.0                      | a                |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2021

**Table 3: Mitigated Existing (2021) Background Evening Peak Hour LOS**

| Intersection                          |         | Level of Service      |                           |                  |
|---------------------------------------|---------|-----------------------|---------------------------|------------------|
| Description                           | Control | Movement <sup>1</sup> | Aver. Delay (Sec. / Veh.) | LOS <sup>2</sup> |
| River Road / Main Street (S.R. 113)   | Signal  | -                     | 8.1                       | A                |
| Fox Den Road / Main Street (S.R. 113) | NB Stop | NBL                   | 12.3                      | b                |
| 580 East / Main Street (S.R. 113)     | NB Stop | NBL                   | 12.8                      | b                |
| 670 East / Main Street (S.R. 113)     | SB Stop | SBL                   | 10.9                      | b                |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2021

### III. PROJECT CONDITIONS

#### A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

#### B. Project Description

The proposed The Village development is located on the north side of Main Street, east of River Road. The development will consist of residential townhome and single-family units and some commercial, including retail, restaurant(s), office, and a clubhouse. A concept plan for the proposed development is provided in Appendix C. The commercial square footage used for this study is conservatively high to account for the possibility that additional space may be constructed. The proposed land use for the development has been identified in Table 4.

**Table 4: Project Land Uses**

| Land Use            | Intensity      |
|---------------------|----------------|
| Townhomes           | 143 Units      |
| Retail              | 10,200 sq. ft. |
| Restaurant          | 23,900 sq. ft. |
| Office              | 11,100 sq. ft. |
| Health/Fitness Club | 37,900 sq. ft. |

#### C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 10<sup>th</sup> Edition, 2017. Due to the mixed-use nature of the development, it is likely that several trips will be made via walking internally. Based on standard ITE methodology, mixed-use trip reductions of 8% and 38% were calculated for the morning and evening peak hour, respectively. These reductions were applied to all but the clubhouse land use as this type does not have its own field in the methodology. To be conservative, the evening peak hour reduction was lowered to 30%. For the clubhouse, because the HOA is anticipated to include memberships in its fees, it was assumed that approximately 12% of trips to and from it would be internal to keep the number of internal trips consistent with the prior square footage. Trip generation for the proposed project is included in Table 5.

The total new trip generation for the development is as follows:

- Daily Trips: 4,672
- Morning Peak Hour Trips: 300
- Evening Peak Hour Trips: 386

**Table 5: Trip Generation**

| Trip Generation<br>Midway - The Village TIS |               |                   |                    |               |              |                   |                  |                     |                       |                      |                          |
|---|---------------|-------------------|--------------------|---------------|--------------|-------------------|------------------|---------------------|-----------------------|----------------------|--------------------------|
| Weekday Daily<br>Land Use <sup>1</sup>      | # of<br>Units | Unit Type         | Trip<br>Generation | %<br>Entering | %<br>Exiting | Trips<br>Entering | Trips<br>Exiting | Internal<br>Capture | New Trips<br>Entering | New Trips<br>Exiting | Total New<br>Daily Trips |
| Multifamily Housing (Low-Rise) (220)        | 143           | Dwelling Units    | 1,042              | 50%           | 50%          | 521               | 521              | 19%                 | 422                   | 422                  | 844                      |
| Shopping Center (820)                       | 10.2          | 1,000 Sq. Ft. GLA | 1,274              | 50%           | 50%          | 637               | 637              | 19%                 | 516                   | 516                  | 1,032                    |
| Quality Restaurant (931)                    | 23.9          | 1,000 Sq. Ft. GFA | 2,004              | 50%           | 50%          | 1,002             | 1,002            | 19%                 | 812                   | 812                  | 1,624                    |
| General Office Building (710)               | 11.1          | 1,000 Sq. Ft. GFA | 126                | 50%           | 50%          | 63                | 63               | 19%                 | 51                    | 51                   | 102                      |
| Health/Fitness Club (492)                   | 37.9          | 1,000 Sq. Ft. GFA | 1,320              | 50%           | 50%          | 660               | 660              | 19%                 | 535                   | 535                  | 1,070                    |
| <b>Total</b>                                |               |                   | <b>5,766</b>       |               |              | <b>2,883</b>      | <b>2,883</b>     |                     | <b>2,336</b>          | <b>2,336</b>         | <b>4,672</b>             |
| Morning Peak Hour<br>Land Use <sup>1</sup>  | # of<br>Units | Unit Type         | Trip<br>Generation | %<br>Entering | %<br>Exiting | Trips<br>Entering | Trips<br>Exiting | Internal<br>Capture | New Trips<br>Entering | New Trips<br>Exiting | Total New<br>AM Trips    |
| Multifamily Housing (Low-Rise) (220)        | 143           | Dwelling Units    | 68                 | 23%           | 77%          | 16                | 52               | 8%                  | 15                    | 48                   | 63                       |
| Shopping Center (820)                       | 10.2          | 1,000 Sq. Ft. GLA | 158                | 62%           | 38%          | 98                | 60               | 8%                  | 90                    | 55                   | 145                      |
| Quality Restuarant (931)                    | 23.9          | 1,000 Sq. Ft. GFA | 18                 | 50%           | 50%          | 9                 | 9                | 8%                  | 8                     | 8                    | 16                       |
| General Office Building (710)               | 11.1          | 1,000 Sq. Ft. GFA | 38                 | 86%           | 14%          | 33                | 5                | 8%                  | 30                    | 5                    | 35                       |
| Health/Fitness Club (492)                   | 37.9          | 1,000 Sq. Ft. GFA | 50                 | 51%           | 49%          | 26                | 25               | 20%                 | 21                    | 20                   | 41                       |
| <b>Total</b>                                |               |                   | <b>332</b>         |               |              | <b>182</b>        | <b>151</b>       |                     | <b>164</b>            | <b>136</b>           | <b>300</b>               |
| Evening Peak Hour<br>Land Use <sup>1</sup>  | # of<br>Units | Unit Type         | Trip<br>Generation | %<br>Entering | %<br>Exiting | Trips<br>Entering | Trips<br>Exiting | Internal<br>Capture | New Trips<br>Entering | New Trips<br>Exiting | Total New<br>PM Trips    |
| Multifamily Housing (Low-Rise) (220)        | 143           | Dwelling Units    | 82                 | 63%           | 37%          | 52                | 30               | 30%                 | 36                    | 21                   | 57                       |
| Shopping Center (820)                       | 10.2          | 1,000 Sq. Ft. GLA | 102                | 48%           | 52%          | 49                | 53               | 30%                 | 34                    | 37                   | 71                       |
| Quality Restuarant (931)                    | 23.9          | 1,000 Sq. Ft. GFA | 188                | 67%           | 33%          | 126               | 62               | 30%                 | 88                    | 43                   | 131                      |
| General Office Building (710)               | 11.1          | 1,000 Sq. Ft. GFA | 16                 | 16%           | 84%          | 3                 | 13               | 30%                 | 2                     | 9                    | 11                       |
| Health/Fitness Club (492)                   | 37.9          | 1,000 Sq. Ft. GFA | 132                | 57%           | 43%          | 75                | 57               | 12%                 | 66                    | 50                   | 116                      |
| <b>Total</b>                                |               |                   | <b>520</b>         |               |              | <b>305</b>        | <b>215</b>       |                     | <b>226</b>            | <b>160</b>           | <b>386</b>               |

<sup>1</sup> Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition, 2017.

SOURCE: Hales Engineering, December 2021

## D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. Based on existing vehicles entering and exiting River Road, 580 East, Fox Den Road, and 670 East from Main Street (S.R. 113), and the fact that Utah County and the center of Midway draw some traffic to and from the west, the east and west ends of Main Street (S.R. 113) were given equivalent distributions. The resulting distribution of project generated trips during the evening peak hour is shown in Table 6.

**Table 6: Trip Distribution**

| Direction | % To/From Project |
|-----------|-------------------|
| North     | 15%               |
| South     | 5%                |
| East      | 40%               |
| West      | 40%               |

These trip distribution assumptions were used to assign the evening peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.



**E. Access**

The proposed access for the site will be gained at the following locations (see also concept plan in Appendix C):

Main Street (S.R. 113):

- Access 1 will be located approximately 200 feet east of the Fox Den Road / Main Street (S.R. 113) intersection. It will access the project on the north side of Main Street (S.R. 113). It is anticipated that the access will be stop-controlled.
- Access 2 will be located directly across from the 580 East / Main Street (S.R. 113) intersection. It will access the project on the north side of Main Street (S.R. 113). It is anticipated that the access will be stop-controlled.

River Road:

- Access 3 will be located approximately 880 feet north of the River Road / Main Street (S.R. 113) intersection. It will access the project on the east side of River Road. It is anticipated that the access will be stop-controlled.

**F. Auxiliary Lane Requirements**

UDOT Administrative Rule R930-6 outlines minimum turn volumes (measured in vehicles per hour) to warrant auxiliary lanes. It is anticipated that auxiliary lanes are required for these accesses, as shown in Table 7 and Table 8.

**Table 7: Auxiliary Lane Summary – Access 1**

| Auxiliary Lane Type |                         | Minimum Requirement | Measure | Met? |
|---------------------|-------------------------|---------------------|---------|------|
| Left turn           | Deceleration (EB-to-NB) | 25 vph              | 67 vph  | Yes  |
| Right turn          | Deceleration (WB-to-NB) | 50 vph              | 27 vph  | No   |

**Table 8: Auxiliary Lane Summary – Access 2**

| Auxiliary Lane Type |                         | Minimum Requirement | Measure | Met? |
|---------------------|-------------------------|---------------------|---------|------|
| Left turn           | Deceleration (EB-to-NB) | 25 vph              | 36 vph  | Yes  |
| Right turn          | Deceleration (WB-to-NB) | 50 vph              | 63 vph  | Yes  |



## **IV. EXISTING (2021) PLUS PROJECT CONDITIONS**

### **A. Purpose**

The purpose of the existing (2021) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

### **B. Traffic Volumes**

Hales Engineering added the project trips discussed in Chapter III to the existing (2021) background traffic volumes to predict turning movement volumes for existing (2021) plus project conditions. Existing (2021) plus project evening peak hour turning movement volumes are shown in Figure 4.

### **C. Level of Service Analysis**

Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during the evening peak hour with project traffic added, as shown in Table 9.

### **D. Queuing Analysis**

Hales Engineering calculated the 95<sup>th</sup> percentile queue lengths for each of the study intersections. No significant queuing is anticipated during the evening peak hour.

### **E. Mitigation Measures**

No additional mitigation measures are needed. It is estimated that the portion of project-related traffic traveling through the River Road / Main Street (S.R. 113) intersection will be approximately 11%.

While the Access 3 / River Road intersection works well operationally, a southbound left-turn lane could benefit River Road by separating the lefts from the thrus so that the thrus are not impeded.

### **F. Recommended Storage Lengths**

Hales Engineering determined recommended storage lengths based on the 95<sup>th</sup> percentile queue lengths given in the future (2021) plus project scenario. These storage lengths do not include the taper length. Recommended storage lengths for the study intersections are shown in Table 10. Intersections shown in Table 10 include new intersections and existing intersections that have recommended storage length changes.

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**Table 9: Existing (2021) Plus Project Evening Peak Hour LOS**

| Intersection                          |            | Level of Service      |                           |                  |
|---------------------------------------|------------|-----------------------|---------------------------|------------------|
| Description                           | Control    | Movement <sup>1</sup> | Aver. Delay (Sec. / Veh.) | LOS <sup>2</sup> |
| River Road / Main Street (S.R. 113)   | Signal     | -                     | 8.5                       | A                |
| Fox Den Road / Main Street (S.R. 113) | NB Stop    | NBL                   | 18.5                      | c                |
| 580 East / Main Street (S.R. 113)     | NB/SB Stop | SBL                   | 18.2                      | c                |
| 670 East / Main Street (S.R. 113)     | SB Stop    | SBL                   | 14.1                      | b                |
| Access 1 / Main Street (S.R. 113)     | SB Stop    | SBL                   | 19.5                      | c                |
| Access 3 / River Road                 | WB Stop    | WBL                   | 8.0                       | a                |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.  
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2021

**Table 10: Recommended Storage Lengths**

| Intersection | Recommended Storage Lengths (feet) |   |    |   |            |   |    |   |           |   |    |   |           |   |    |   |           |
|--------------|------------------------------------|---|----|---|------------|---|----|---|-----------|---|----|---|-----------|---|----|---|-----------|
|              | Northbound                         |   |    |   | Southbound |   |    |   | Eastbound |   |    |   | Westbound |   |    |   |           |
|              | LT                                 |   | RT |   | LT         |   | RT |   | LT        |   | RT |   | LT        |   | RT |   |           |
|              | E                                  | P | E  | P | E          | P | E  | P | E         | P | E  | P | E         | P | E  | P |           |
| <b>1</b>     | 580 East / Main Street (S.R. 113)  | - | -  | - | -          | - | -  | - | -         | - | -  | - | -         | - | -  | - | <b>50</b> |
| <b>5</b>     | Access 1 / Main Street (S.R. 113)  | - | -  | - | -          | - | -  | - | -         | - | -  | - | -         | - | -  | - | -         |

1. Storage lengths are based on 2021 95th percentile queue lengths and do not include required deceleration / taper distances

2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

Source: Hales Engineering, December 2021



# **APPENDIX A**

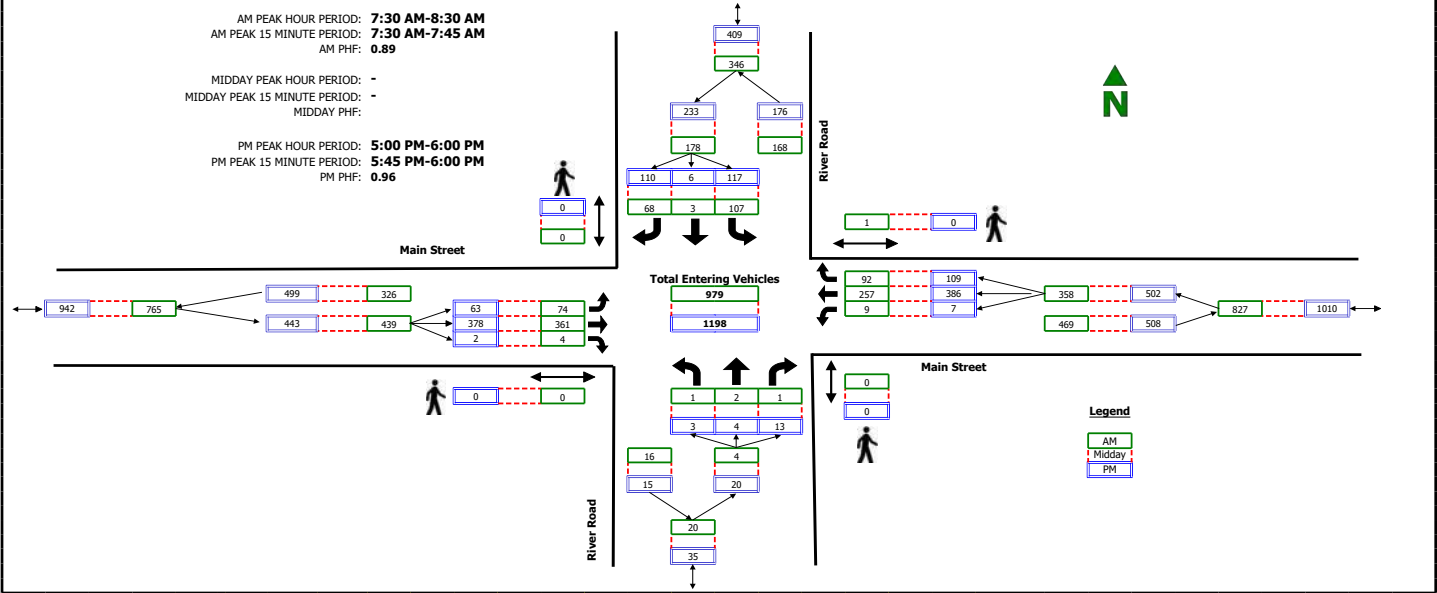
## Turning Movement Counts

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## Intersection Turning Movement Summary

Intersection: River Road / Main Street  
North/South: River Road  
East/West: Main Street  
Jurisdiction: Midway  
Project Title: Beaugency TIS Update  
Project No: UT21-1835  
Weather: Clear

Date: 2-4-21, Thu  
COVID-19 Adjustment: 85.5%  
Month of Year Adjustment: 100.0%  
Adjustment Station #: 0  
Growth Rate: 0.0%  
Number of Years: 0

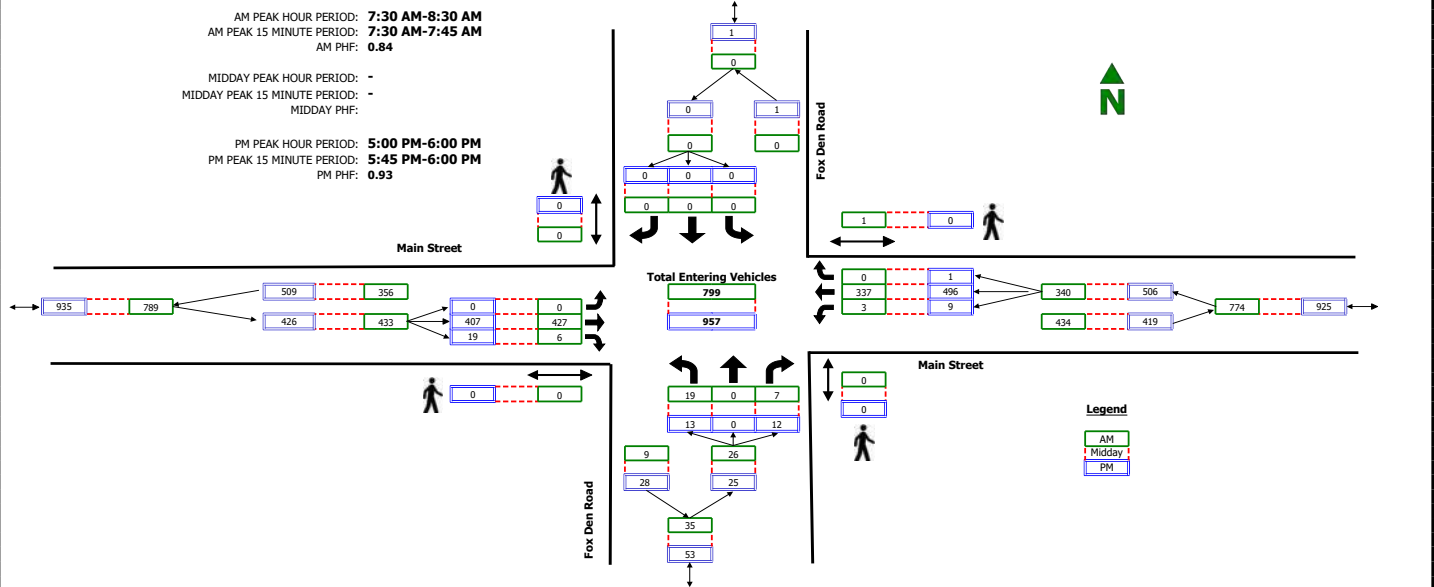


| RAW COUNT SUMMARIES         | River Road Northbound |      |       |      | River Road Southbound |      |       |      | Main Street Eastbound |      |       |      | Main Street Westbound |      |       |      | TOTAL |
|-----------------------------|-----------------------|------|-------|------|-----------------------|------|-------|------|-----------------------|------|-------|------|-----------------------|------|-------|------|-------|
|                             | Left                  | Thru | Right | Peds | Left                  | Thru | Right | Peds | Left                  | Thru | Right | Peds | Left                  | Thru | Right | Peds |       |
| <b>AM PERIOD COUNTS</b>     |                       |      |       |      |                       |      |       |      |                       |      |       |      |                       |      |       |      |       |
| Period                      | A                     | B    | C     | D    | E                     | F    | G     | H    | I                     | J    | K     | L    | M                     | N    | O     | P    | TOTAL |
| 7:00 - 7:15                 | 0                     | 0    | 2     | 0    | 9                     | 1    | 6     | 0    | 12                    | 43   | 0     | 0    | 6                     | 36   | 18    | 0    | 133   |
| 7:15 - 7:30                 | 0                     | 0    | 0     | 0    | 25                    | 0    | 4     | 0    | 12                    | 74   | 0     | 0    | 1                     | 32   | 21    | 0    | 169   |
| 7:30 - 7:45                 | 0                     | 1    | 1     | 0    | 50                    | 1    | 13    | 0    | 16                    | 117  | 0     | 0    | 2                     | 55   | 20    | 0    | 276   |
| 7:45 - 8:00                 | 0                     | 1    | 0     | 0    | 26                    | 1    | 16    | 0    | 16                    | 84   | 2     | 0    | 5                     | 76   | 34    | 1    | 261   |
| 8:00 - 8:15                 | 1                     | 0    | 0     | 0    | 12                    | 0    | 16    | 0    | 16                    | 76   | 1     | 0    | 1                     | 65   | 25    | 0    | 213   |
| 8:15 - 8:30                 | 0                     | 0    | 0     | 0    | 19                    | 1    | 23    | 0    | 26                    | 84   | 1     | 0    | 1                     | 61   | 13    | 0    | 229   |
| 8:30 - 8:45                 | 1                     | 0    | 2     | 0    | 26                    | 0    | 23    | 1    | 30                    | 91   | 2     | 0    | 0                     | 76   | 18    | 0    | 269   |
| 8:45 - 9:00                 | 1                     | 0    | 2     | 0    | 30                    | 0    | 12    | 0    | 28                    | 78   | 0     | 0    | 1                     | 82   | 22    | 0    | 256   |
| <b>MIDDAY PERIOD COUNTS</b> |                       |      |       |      |                       |      |       |      |                       |      |       |      |                       |      |       |      |       |
| Period                      | A                     | B    | C     | D    | E                     | F    | G     | H    | I                     | J    | K     | L    | M                     | N    | O     | P    | TOTAL |
| 9:00 - 9:15                 | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 9:15 - 9:30                 | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 9:30 - 9:45                 | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 9:45 - 10:00                | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 10:00 - 10:15               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 10:15 - 10:30               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 10:30 - 10:45               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 10:45 - 11:00               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 11:00 - 11:15               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 11:15 - 11:30               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 11:30 - 11:45               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 11:45 - 12:00               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 12:00 - 12:15               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 12:15 - 12:30               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 12:30 - 12:45               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 12:45 - 13:00               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 13:00 - 13:15               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 13:15 - 13:30               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 13:30 - 13:45               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 13:45 - 14:00               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 14:00 - 14:15               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 14:15 - 14:30               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 14:30 - 14:45               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 14:45 - 15:00               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 15:00 - 15:15               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 15:15 - 15:30               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 15:30 - 15:45               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 15:45 - 16:00               | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| <b>PM PERIOD COUNTS</b>     |                       |      |       |      |                       |      |       |      |                       |      |       |      |                       |      |       |      |       |
| Period                      | A                     | B    | C     | D    | E                     | F    | G     | H    | I                     | J    | K     | L    | M                     | N    | O     | P    | TOTAL |
| 16:00 - 16:15               | 0                     | 0    | 2     | 0    | 12                    | 0    | 16    | 1    | 26                    | 92   | 1     | 0    | 1                     | 111  | 32    | 0    | 293   |
| 16:15 - 16:30               | 0                     | 1    | 1     | 0    | 37                    | 0    | 26    | 0    | 11                    | 110  | 1     | 0    | 2                     | 90   | 13    | 0    | 292   |
| 16:30 - 16:45               | 2                     | 1    | 2     | 0    | 28                    | 0    | 32    | 0    | 12                    | 85   | 0     | 5    | 2                     | 106  | 32    | 0    | 302   |
| 16:45 - 17:00               | 0                     | 0    | 5     | 0    | 28                    | 1    | 25    | 0    | 5                     | 76   | 2     | 0    | 2                     | 87   | 36    | 0    | 267   |
| 17:00 - 17:15               | 1                     | 2    | 7     | 0    | 30                    | 2    | 28    | 0    | 16                    | 87   | 1     | 0    | 4                     | 98   | 33    | 0    | 309   |
| 17:15 - 17:30               | 2                     | 1    | 4     | 0    | 26                    | 2    | 33    | 0    | 11                    | 105  | 0     | 0    | 1                     | 102  | 23    | 0    | 310   |
| 17:30 - 17:45               | 0                     | 0    | 2     | 0    | 33                    | 0    | 27    | 0    | 21                    | 101  | 0     | 0    | 0                     | 71   | 12    | 0    | 267   |
| 17:45 - 18:00               | 0                     | 1    | 0     | 0    | 28                    | 2    | 22    | 0    | 15                    | 85   | 1     | 0    | 2                     | 115  | 41    | 0    | 312   |

## Intersection Turning Movement Summary

Intersection: Fox Den Road / Main Street  
North/South: Fox Den Road  
East/West: Main Street  
Jurisdiction: Midway  
Project Title: Beaugency TIS Update  
Project No: UT21-1835  
Weather: Clear

Date: 2-4-21, Thu  
COVID-19 Adjustment: 85.5%  
Month of Year Adjustment: 100.0%  
Adjustment Station #: 0  
Growth Rate: 0.0%  
Number of Years: 0

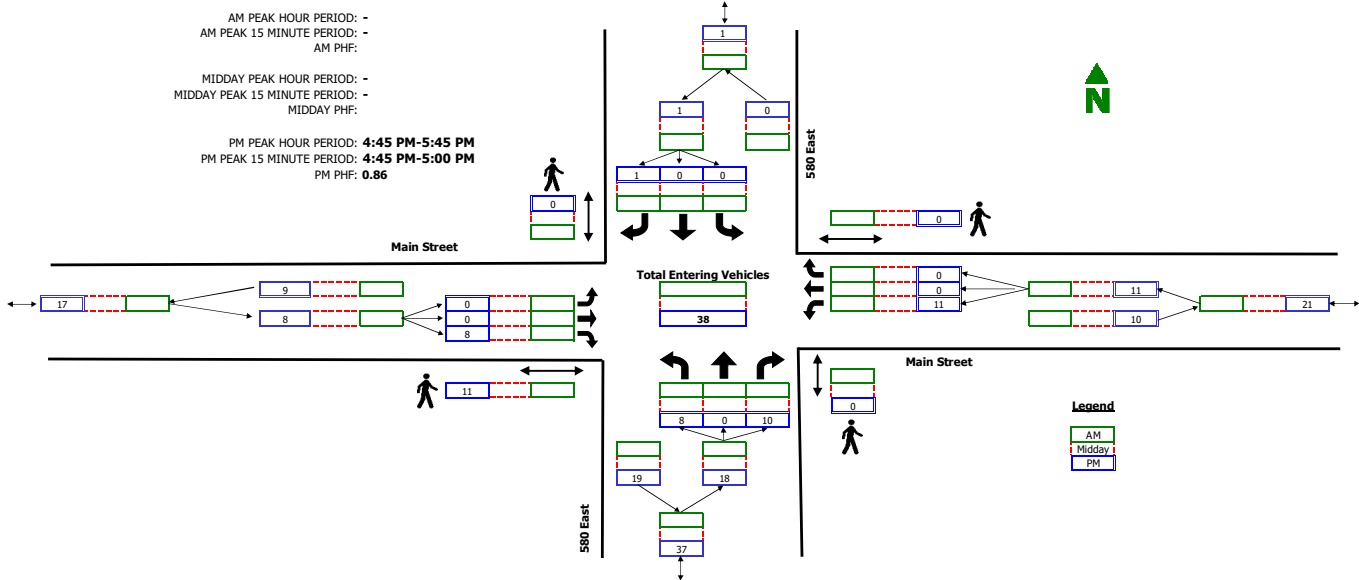


| RAW COUNT SUMMARIES         | Fox Den Road Northbound |      |       |      | Fox Den Road Southbound |      |       |      | Main Street Eastbound |      |       |      | Main Street Westbound |      |       |      | TOTAL |
|-----------------------------|-------------------------|------|-------|------|-------------------------|------|-------|------|-----------------------|------|-------|------|-----------------------|------|-------|------|-------|
|                             | Left                    | Thru | Right | Peds | Left                    | Thru | Right | Peds | Left                  | Thru | Right | Peds | Left                  | Thru | Right | Peds |       |
| <b>AM PERIOD COUNTS</b>     |                         |      |       |      |                         |      |       |      |                       |      |       |      |                       |      |       |      |       |
| Period                      | A                       | B    | C     | D    | E                       | F    | G     | H    | I                     | J    | K     | L    | M                     | N    | O     | P    | TOTAL |
| 7:00 - 7:15                 | 2                       | 1    | 2     | 0    | 1                       | 0    | 0     | 0    | 1                     | 44   | 1     | 0    | 1                     | 61   | 0     | 0    | 114   |
| 7:15 - 7:30                 | 4                       | 0    | 2     | 0    | 0                       | 0    | 0     | 0    | 0                     | 89   | 4     | 0    | 0                     | 48   | 0     | 0    | 147   |
| 7:30 - 7:45                 | 4                       | 0    | 2     | 0    | 0                       | 0    | 0     | 0    | 0                     | 157  | 0     | 0    | 0                     | 75   | 0     | 0    | 238   |
| 7:45 - 8:00                 | 6                       | 0    | 2     | 0    | 0                       | 0    | 0     | 0    | 0                     | 98   | 1     | 0    | 1                     | 104  | 0     | 1    | 212   |
| 8:00 - 8:15                 | 5                       | 0    | 1     | 0    | 0                       | 0    | 0     | 0    | 0                     | 81   | 1     | 0    | 1                     | 87   | 0     | 0    | 176   |
| 8:15 - 8:30                 | 4                       | 0    | 2     | 0    | 0                       | 0    | 0     | 0    | 0                     | 91   | 4     | 0    | 1                     | 71   | 0     | 0    | 173   |
| 8:30 - 8:45                 | 1                       | 1    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 102  | 4     | 1    | 5                     | 97   | 0     | 0    | 210   |
| 8:45 - 9:00                 | 2                       | 0    | 5     | 0    | 0                       | 0    | 0     | 0    | 0                     | 98   | 6     | 0    | 5                     | 104  | 0     | 0    | 220   |
| <b>MIDDAY PERIOD COUNTS</b> |                         |      |       |      |                         |      |       |      |                       |      |       |      |                       |      |       |      |       |
| Period                      | A                       | B    | C     | D    | E                       | F    | G     | H    | I                     | J    | K     | L    | M                     | N    | O     | P    | TOTAL |
| 9:00 - 9:15                 | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 9:15 - 9:30                 | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 9:30 - 9:45                 | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 9:45 - 10:00                | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 10:00 - 10:15               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 10:15 - 10:30               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 10:30 - 10:45               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 10:45 - 11:00               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 11:00 - 11:15               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 11:15 - 11:30               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 11:30 - 11:45               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 11:45 - 12:00               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 12:00 - 12:15               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 12:15 - 12:30               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 12:30 - 12:45               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 12:45 - 13:00               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 13:00 - 13:15               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 13:15 - 13:30               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 13:30 - 13:45               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 13:45 - 14:00               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 14:00 - 14:15               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 14:15 - 14:30               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 14:30 - 14:45               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 14:45 - 15:00               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 15:00 - 15:15               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 15:15 - 15:30               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 15:30 - 15:45               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 15:45 - 16:00               | 0                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| <b>PM PERIOD COUNTS</b>     |                         |      |       |      |                         |      |       |      |                       |      |       |      |                       |      |       |      |       |
| Period                      | A                       | B    | C     | D    | E                       | F    | G     | H    | I                     | J    | K     | L    | M                     | N    | O     | P    | TOTAL |
| 16:00 - 16:15               | 4                       | 0    | 1     | 0    | 0                       | 0    | 0     | 0    | 0                     | 97   | 4     | 0    | 1                     | 139  | 0     | 0    | 246   |
| 16:15 - 16:30               | 4                       | 0    | 2     | 0    | 0                       | 0    | 0     | 0    | 0                     | 129  | 7     | 0    | 2                     | 97   | 0     | 1    | 241   |
| 16:30 - 16:45               | 1                       | 0    | 2     | 0    | 0                       | 0    | 0     | 0    | 0                     | 111  | 0     | 4    | 2                     | 130  | 0     | 0    | 246   |
| 16:45 - 17:00               | 1                       | 0    | 1     | 0    | 0                       | 0    | 0     | 0    | 0                     | 82   | 1     | 0    | 1                     | 132  | 0     | 0    | 218   |
| 17:00 - 17:15               | 1                       | 0    | 0     | 0    | 0                       | 0    | 0     | 0    | 0                     | 104  | 1     | 0    | 0                     | 144  | 0     | 0    | 250   |
| 17:15 - 17:30               | 1                       | 0    | 6     | 0    | 0                       | 0    | 0     | 0    | 0                     | 102  | 5     | 0    | 1                     | 123  | 1     | 0    | 239   |
| 17:30 - 17:45               | 4                       | 0    | 2     | 0    | 0                       | 0    | 0     | 0    | 0                     | 119  | 5     | 0    | 4                     | 78   | 0     | 0    | 212   |
| 17:45 - 18:00               | 7                       | 0    | 4     | 0    | 0                       | 0    | 0     | 0    | 0                     | 82   | 8     | 0    | 4                     | 151  | 0     | 0    | 256   |

## Intersection Turning Movement Summary

Intersection: 580 East / Main Street  
North/South: 580 East  
East/West: Main Street  
Jurisdiction: Midway  
Project Title: The Village TIS  
Project No: UT21-1835  
Weather: Clear

Date: 5-25-21, Tue  
COVID-19 Adjustment: 85.5%  
Month of Year Adjustment: 100.0%  
Adjustment Station #: 0  
Growth Rate: 0.0%  
Number of Years: 0

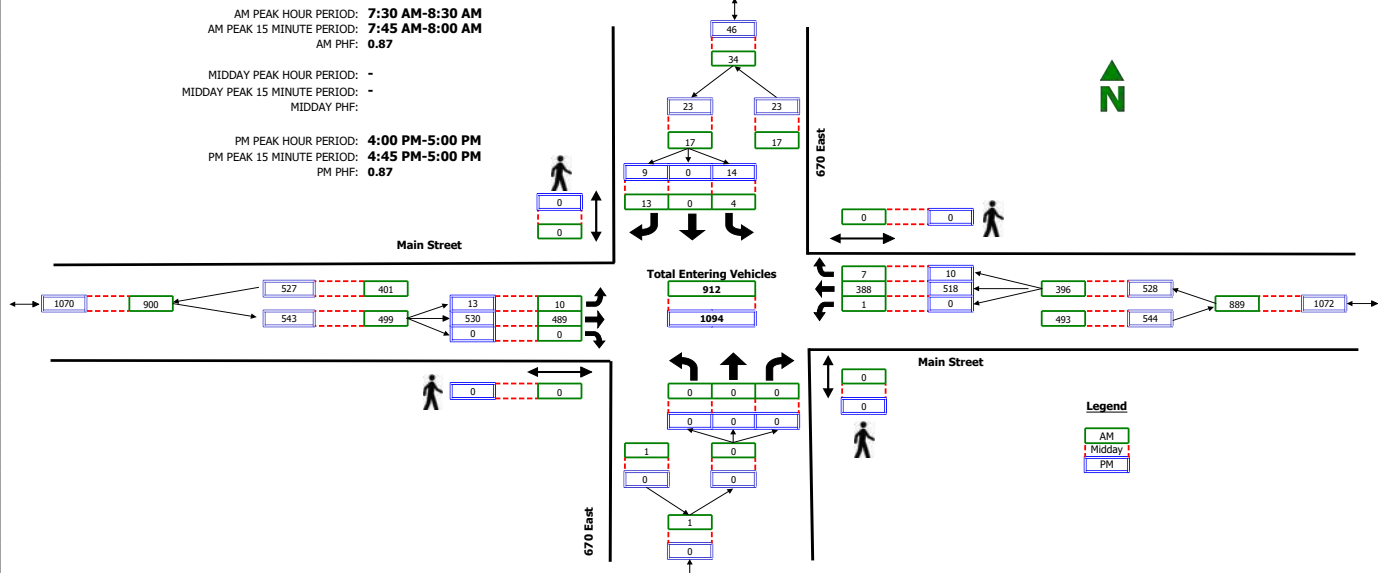


| RAW COUNT SUMMARIES         | 580 East Northbound |      |       |      | 580 East Southbound |      |       |      | Main Street Eastbound |      |       |      | Main Street Westbound |      |       |      | TOTAL |
|-----------------------------|---------------------|------|-------|------|---------------------|------|-------|------|-----------------------|------|-------|------|-----------------------|------|-------|------|-------|
|                             | Left                | Thru | Right | Peds | Left                | Thru | Right | Peds | Left                  | Thru | Right | Peds | Left                  | Thru | Right | Peds |       |
| <b>AM PERIOD COUNTS</b>     |                     |      |       |      |                     |      |       |      |                       |      |       |      |                       |      |       |      |       |
| Period                      | A                   | B    | C     | D    | E                   | F    | G     | H    | I                     | J    | K     | L    | M                     | N    | O     | P    | TOTAL |
| 7:00 - 7:15                 | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 7:15 - 7:30                 | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 7:30 - 7:45                 | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 7:45 - 8:00                 | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 8:00 - 8:15                 | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 8:15 - 8:30                 | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 8:30 - 8:45                 | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 8:45 - 9:00                 | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| <b>MIDDAY PERIOD COUNTS</b> |                     |      |       |      |                     |      |       |      |                       |      |       |      |                       |      |       |      |       |
| Period                      | A                   | B    | C     | D    | E                   | F    | G     | H    | I                     | J    | K     | L    | M                     | N    | O     | P    | TOTAL |
| 9:00 - 9:15                 | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 9:15 - 9:30                 | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 9:30 - 9:45                 | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 9:45 - 10:00                | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 10:00 - 10:15               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 10:15 - 10:30               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 10:30 - 10:45               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 10:45 - 11:00               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 11:00 - 11:15               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 11:15 - 11:30               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 11:30 - 11:45               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 11:45 - 12:00               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 12:00 - 12:15               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 12:15 - 12:30               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 12:30 - 12:45               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 12:45 - 13:00               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 13:00 - 13:15               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 13:15 - 13:30               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 13:30 - 13:45               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 13:45 - 14:00               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 14:00 - 14:15               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 14:15 - 14:30               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 14:30 - 14:45               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 14:45 - 15:00               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 15:00 - 15:15               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 15:15 - 15:30               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 15:30 - 15:45               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 15:45 - 16:00               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| <b>PM PERIOD COUNTS</b>     |                     |      |       |      |                     |      |       |      |                       |      |       |      |                       |      |       |      |       |
| Period                      | A                   | B    | C     | D    | E                   | F    | G     | H    | I                     | J    | K     | L    | M                     | N    | O     | P    | TOTAL |
| 16:00 - 16:15               | 0                   | 0    | 4     | 0    | 0                   | 0    | 0     | 1    | 0                     | 0    | 0     | 0    | 1                     | 0    | 0     | 0    | 5     |
| 16:15 - 16:30               | 0                   | 0    | 1     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 2     | 0    | 5                     | 0    | 0     | 0    | 8     |
| 16:30 - 16:45               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 1    | 12    | 2    | 2                     | 0    | 0     | 0    | 3     |
| 16:45 - 17:00               | 2                   | 0    | 2     | 0    | 0                   | 0    | 0     | 0    | 0                     | 6    | 6     | 1    | 0                     | 0    | 0     | 0    | 11    |
| 17:00 - 17:15               | 2                   | 0    | 2     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 4    | 0                     | 0    | 0     | 0    | 8     |
| 17:15 - 17:30               | 4                   | 0    | 1     | 0    | 0                   | 0    | 0     | 0    | 0                     | 1    | 1     | 2    | 0                     | 0    | 0     | 0    | 8     |
| 17:30 - 17:45               | 0                   | 0    | 5     | 0    | 0                   | 0    | 1     | 0    | 0                     | 1    | 4     | 4    | 0                     | 0    | 0     | 0    | 11    |
| 17:45 - 18:00               | 2                   | 0    | 1     | 0    | 0                   | 0    | 1     | 0    | 0                     | 0    | 2     | 5    | 1                     | 0    | 0     | 0    | 6     |

## Intersection Turning Movement Summary

Intersection: 670 East / Main Street  
North/South: 670 East  
East/West: Main Street  
Jurisdiction: Midway  
Project Title: Beaugency TIS Update  
Project No: UT21-1835  
Weather: Clear

Date: 2-9-21, Tue  
COVID-19 Adjustment: 85.5%  
Month of Year Adjustment: 100.0%  
Adjustment Station #: 0  
Growth Rate: 0.0%  
Number of Years: 0



| RAW COUNT SUMMARIES         | 670 East Northbound |      |       |      | 670 East Southbound |      |       |      | Main Street Eastbound |      |       |      | Main Street Westbound |      |       |      | TOTAL |
|-----------------------------|---------------------|------|-------|------|---------------------|------|-------|------|-----------------------|------|-------|------|-----------------------|------|-------|------|-------|
|                             | Left                | Thru | Right | Peds | Left                | Thru | Right | Peds | Left                  | Thru | Right | Peds | Left                  | Thru | Right | Peds |       |
| <b>AM PERIOD COUNTS</b>     |                     |      |       |      |                     |      |       |      |                       |      |       |      |                       |      |       |      |       |
| Period                      | A                   | B    | C     | D    | E                   | F    | G     | H    | I                     | J    | K     | L    | M                     | N    | O     | P    | TOTAL |
| 7:00 - 7:15                 | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 46   | 0     | 0    | 0                     | 47   | 0     | 0    | 93    |
| 7:15 - 7:30                 | 0                   | 0    | 0     | 0    | 2                   | 0    | 0     | 0    | 0                     | 108  | 0     | 0    | 0                     | 50   | 0     | 0    | 160   |
| 7:30 - 7:45                 | 0                   | 0    | 0     | 0    | 2                   | 0    | 1     | 0    | 0                     | 171  | 0     | 0    | 0                     | 78   | 1     | 0    | 253   |
| 7:45 - 8:00                 | 0                   | 0    | 0     | 0    | 2                   | 0    | 2     | 0    | 4                     | 143  | 0     | 0    | 0                     | 109  | 2     | 0    | 262   |
| 8:00 - 8:15                 | 0                   | 0    | 0     | 0    | 0                   | 0    | 5     | 0    | 4                     | 87   | 0     | 0    | 1                     | 113  | 4     | 0    | 214   |
| 8:15 - 8:30                 | 0                   | 0    | 0     | 0    | 0                   | 0    | 5     | 0    | 2                     | 88   | 0     | 0    | 0                     | 88   | 0     | 0    | 183   |
| 8:30 - 8:45                 | 0                   | 0    | 0     | 0    | 1                   | 0    | 2     | 0    | 2                     | 104  | 0     | 0    | 0                     | 97   | 0     | 0    | 206   |
| 8:45 - 9:00                 | 0                   | 0    | 0     | 0    | 4                   | 0    | 0     | 0    | 2                     | 143  | 0     | 0    | 0                     | 91   | 1     | 0    | 241   |
| <b>MIDDAY PERIOD COUNTS</b> |                     |      |       |      |                     |      |       |      |                       |      |       |      |                       |      |       |      |       |
| Period                      | A                   | B    | C     | D    | E                   | F    | G     | H    | I                     | J    | K     | L    | M                     | N    | O     | P    | TOTAL |
| 9:00 - 9:15                 | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 9:15 - 9:30                 | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 9:30 - 9:45                 | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 9:45 - 10:00                | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 10:00 - 10:15               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 10:15 - 10:30               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 10:30 - 10:45               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 10:45 - 11:00               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 11:00 - 11:15               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 11:15 - 11:30               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 11:30 - 11:45               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 11:45 - 12:00               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 12:00 - 12:15               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 12:15 - 12:30               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 12:30 - 12:45               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 12:45 - 13:00               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 13:00 - 13:15               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 13:15 - 13:30               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 13:30 - 13:45               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 13:45 - 14:00               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 14:00 - 14:15               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 14:15 - 14:30               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 14:30 - 14:45               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 14:45 - 15:00               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 15:00 - 15:15               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 15:15 - 15:30               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 15:30 - 15:45               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| 15:45 - 16:00               | 0                   | 0    | 0     | 0    | 0                   | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0                     | 0    | 0     | 0    | 0     |
| <b>PM PERIOD COUNTS</b>     |                     |      |       |      |                     |      |       |      |                       |      |       |      |                       |      |       |      |       |
| Period                      | A                   | B    | C     | D    | E                   | F    | G     | H    | I                     | J    | K     | L    | M                     | N    | O     | P    | TOTAL |
| 16:00 - 16:15               | 0                   | 0    | 0     | 0    | 1                   | 0    | 5     | 0    | 5                     | 117  | 0     | 0    | 0                     | 135  | 4     | 0    | 267   |
| 16:15 - 16:30               | 0                   | 0    | 0     | 0    | 5                   | 0    | 2     | 0    | 1                     | 131  | 0     | 0    | 0                     | 124  | 4     | 0    | 267   |
| 16:30 - 16:45               | 0                   | 0    | 0     | 0    | 2                   | 0    | 1     | 0    | 1                     | 116  | 0     | 0    | 0                     | 123  | 1     | 0    | 244   |
| 16:45 - 17:00               | 0                   | 0    | 0     | 0    | 6                   | 0    | 1     | 0    | 6                     | 166  | 0     | 0    | 0                     | 136  | 1     | 0    | 316   |
| 17:00 - 17:15               | 0                   | 0    | 0     | 0    | 1                   | 0    | 2     | 0    | 1                     | 125  | 0     | 0    | 0                     | 133  | 4     | 0    | 266   |
| 17:15 - 17:30               | 0                   | 0    | 0     | 0    | 2                   | 0    | 2     | 0    | 1                     | 96   | 0     | 0    | 0                     | 126  | 4     | 0    | 231   |
| 17:30 - 17:45               | 0                   | 0    | 0     | 0    | 1                   | 0    | 4     | 0    | 1                     | 101  | 0     | 0    | 0                     | 133  | 0     | 0    | 240   |
| 17:45 - 18:00               | 0                   | 0    | 0     | 0    | 2                   | 0    | 4     | 0    | 0                     | 132  | 0     | 0    | 0                     | 108  | 1     | 0    | 247   |



# APPENDIX B

## LOS Results

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## SimTraffic LOS Report

**Project:** Midway - The Village TIS  
**Analysis Period:** Existing (2021) Background  
**Time Period:** Evening Peak Hour **Project #: UT21-1835**

**Intersection:** River Road & Main Street  
**Type:** Unsignalized

| Approach     | Movement | Demand Volume | Volume Served |           | Delay/Veh (sec) |          |
|--------------|----------|---------------|---------------|-----------|-----------------|----------|
|              |          |               | Avg           | %         | Avg             | LOS      |
| NB           | L        | 3             | 2             | 67        | 20.9            | C        |
|              | T        | 4             | 3             | 75        | 26.5            | D        |
|              | R        | 13            | 13            | 98        | 7.3             | A        |
|              | Subtotal | 20            | 18            | 90        | 12.0            | B        |
| SB           | L        | <b>140</b>    | <b>138</b>    | <b>99</b> | <b>41.3</b>     | <b>E</b> |
|              | T        | 6             | 4             | 67        | 35.2            | E        |
|              | R        | 137           | 138           | 101       | 7.6             | A        |
|              | Subtotal | 283           | 280           | 99        | 24.6            | C        |
| EB           | L        | 106           | 103           | 97        | 7.6             | A        |
|              | T        | 386           | 380           | 98        | 4.0             | A        |
|              | R        | 2             | 2             | 100       | 4.2             | A        |
|              | Subtotal | 494           | 485           | 98        | 4.8             | A        |
| WB           | L        | 7             | 5             | 71        | 5.3             | A        |
|              | T        | 410           | 426           | 104       | 2.8             | A        |
|              | R        | 146           | 150           | 103       | 1.3             | A        |
|              | Subtotal | 563           | 581           | 103       | 2.4             | A        |
| <b>Total</b> |          | 1,360         | 1,364         | 100       | 8.0             | A        |

**Intersection:** Fox Den Road & Main Street  
**Type:** Unsignalized

| Approach     | Movement | Demand Volume | Volume Served |           | Delay/Veh (sec) |          |
|--------------|----------|---------------|---------------|-----------|-----------------|----------|
|              |          |               | Avg           | %         | Avg             | LOS      |
| NB           | L        | <b>14</b>     | <b>14</b>     | <b>98</b> | <b>11.2</b>     | <b>B</b> |
|              | R        | 12            | 12            | 98        | 4.9             | A        |
|              | Subtotal | 26            | 26            | 100       | 8.3             | A        |
| EB           | T        | 526           | 520           | 99        | 1.3             | A        |
|              | R        | 21            | 20            | 94        | 1.0             | A        |
|              | Subtotal | 547           | 540           | 99        | 1.3             | A        |
| WB           | L        | 9             | 7             | 78        | 4.1             | A        |
|              | T        | 541           | 556           | 103       | 1.0             | A        |
|              | Subtotal | 550           | 563           | 102       | 1.0             | A        |
| <b>Total</b> |          | 1,124         | 1,129         | 100       | 1.3             | A        |

## SimTraffic LOS Report

**Project:** Midway - The Village TIS  
**Analysis Period:** Existing (2021) Background  
**Time Period:** Evening Peak Hour **Project #: UT21-1835**

**Intersection:** 580 East & Main Street  
**Type:** Unsignalized

| Approach     | Movement | Demand Volume | Volume Served |            | Delay/Veh (sec) |          |
|--------------|----------|---------------|---------------|------------|-----------------|----------|
|              |          |               | Avg           | %          | Avg             | LOS      |
| <b>NB</b>    | <i>L</i> | <b>8</b>      | <b>8</b>      | <b>100</b> | <b>11.3</b>     | <b>B</b> |
|              | R        | 10            | 13            | 130        | 5.1             | A        |
|              | Subtotal | 18            | 21            | 117        | 7.5             | A        |
| EB           | T        | 523           | 515           | 99         | 0.8             | A        |
|              | R        | 8             | 8             | 100        | 0.5             | A        |
|              | Subtotal | 531           | 523           | 98         | 0.8             | A        |
| WB           | L        | 11            | 10            | 91         | 4.0             | A        |
|              | T        | 542           | 556           | 103        | 0.6             | A        |
|              | Subtotal | 553           | 566           | 102        | 0.7             | A        |
| <b>Total</b> |          | 1,102         | 1,110         | 101        | 0.9             | A        |

**Intersection:** Main Street & 670 East  
**Type:** Unsignalized

| Approach     | Movement | Demand Volume | Volume Served |           | Delay/Veh (sec) |          |
|--------------|----------|---------------|---------------|-----------|-----------------|----------|
|              |          |               | Avg           | %         | Avg             | LOS      |
| <b>SB</b>    | <i>L</i> | <b>14</b>     | <b>14</b>     | <b>98</b> | <b>10.0</b>     | <b>A</b> |
|              | R        | 9             | 10            | 111       | 5.7             | A        |
|              | Subtotal | 23            | 24            | 104       | 8.2             | A        |
| EB           | L        | 13            | 14            | 106       | 3.5             | A        |
|              | T        | 520           | 515           | 99        | 0.6             | A        |
|              | Subtotal | 533           | 529           | 99        | 0.7             | A        |
| WB           | T        | 544           | 557           | 102       | 1.3             | A        |
|              | R        | 10            | 10            | 100       | 1.2             | A        |
|              | Subtotal | 554           | 567           | 102       | 1.3             | A        |
| <b>Total</b> |          | 1,110         | 1,120         | 101       | 1.2             | A        |

## SimTraffic LOS Report

**Project:** Midway - The Village TIS  
**Analysis Period:** Mitigated Existing (2021) Background  
**Time Period:** Evening Peak Hour **Project #: UT21-1835**

**Intersection:** River Road & Main Street  
**Type:** Signalized

| Approach     | Movement | Demand Volume | Volume Served |     | Delay/Veh (sec) |     |
|--------------|----------|---------------|---------------|-----|-----------------|-----|
|              |          |               | Avg           | %   | Avg             | LOS |
| NB           | L        | 3             | 3             | 100 | 12.6            | B   |
|              | T        | 4             | 4             | 100 | 7.1             | A   |
|              | R        | 13            | 14            | 106 | 4.6             | A   |
|              | Subtotal | 20            | 21            | 105 | 6.2             | A   |
| SB           | L        | 140           | 140           | 100 | 13.4            | B   |
|              | T        | 6             | 7             | 117 | 9.0             | A   |
|              | R        | 137           | 132           | 96  | 5.4             | A   |
|              | Subtotal | 283           | 279           | 99  | 9.5             | A   |
| EB           | L        | 106           | 107           | 101 | 16.5            | B   |
|              | T        | 386           | 386           | 100 | 7.3             | A   |
|              | R        | 2             | 3             | 150 | 1.5             | A   |
|              | Subtotal | 494           | 496           | 100 | 9.2             | A   |
| WB           | L        | 7             | 6             | 86  | 11.7            | B   |
|              | T        | 410           | 395           | 96  | 7.5             | A   |
|              | R        | 146           | 147           | 101 | 3.3             | A   |
|              | Subtotal | 563           | 548           | 97  | 6.4             | A   |
| <b>Total</b> |          | 1,360         | 1,344         | 99  | 8.1             | A   |

**Intersection:** Fox Den Road & Main Street  
**Type:** Unsignalized

| Approach     | Movement | Demand Volume | Volume Served |     | Delay/Veh (sec) |     |
|--------------|----------|---------------|---------------|-----|-----------------|-----|
|              |          |               | Avg           | %   | Avg             | LOS |
| NB           | L        | 14            | 15            | 105 | 12.3            | B   |
|              | R        | 12            | 14            | 114 | 4.6             | A   |
|              | Subtotal | 26            | 29            | 112 | 8.6             | A   |
| EB           | T        | 526           | 527           | 100 | 1.9             | A   |
|              | R        | 21            | 21            | 99  | 1.5             | A   |
|              | Subtotal | 547           | 548           | 100 | 1.9             | A   |
| WB           | L        | 9             | 10            | 111 | 4.3             | A   |
|              | T        | 541           | 525           | 97  | 1.2             | A   |
|              | Subtotal | 550           | 535           | 97  | 1.3             | A   |
| <b>Total</b> |          | 1,124         | 1,112         | 99  | 1.8             | A   |

## SimTraffic LOS Report

**Project:** Midway - The Village TIS  
**Analysis Period:** Mitigated Existing (2021) Background  
**Time Period:** Evening Peak Hour **Project #: UT21-1835**

**Intersection:** 580 East & Main Street  
**Type:** Unsignalized

| Approach     | Movement | Demand Volume | Volume Served |            | Delay/Veh (sec) |          |
|--------------|----------|---------------|---------------|------------|-----------------|----------|
|              |          |               | Avg           | %          | Avg             | LOS      |
| <b>NB</b>    | <b>L</b> | <b>8</b>      | <b>9</b>      | <b>112</b> | <b>12.8</b>     | <b>B</b> |
|              | R        | 10            | 10            | 100        | 5.5             | A        |
|              | Subtotal | 18            | 19            | 106        | 9.0             | A        |
| EB           | T        | 523           | 525           | 100        | 0.9             | A        |
|              | R        | 8             | 8             | 100        | 0.4             | A        |
|              | Subtotal | 531           | 533           | 100        | 0.9             | A        |
| WB           | L        | 11            | 11            | 100        | 4.1             | A        |
|              | T        | 542           | 525           | 97         | 0.7             | A        |
|              | Subtotal | 553           | 536           | 97         | 0.8             | A        |
|              |          |               |               |            |                 |          |
| <b>Total</b> |          | 1,102         | 1,088         | 99         | 0.9             | A        |

**Intersection:** Main Street & 670 East  
**Type:** Unsignalized

| Approach     | Movement | Demand Volume | Volume Served |           | Delay/Veh (sec) |          |
|--------------|----------|---------------|---------------|-----------|-----------------|----------|
|              |          |               | Avg           | %         | Avg             | LOS      |
| <b>SB</b>    | <b>L</b> | <b>14</b>     | <b>13</b>     | <b>91</b> | <b>10.9</b>     | <b>B</b> |
|              | R        | 9             | 10            | 111       | 5.1             | A        |
|              | Subtotal | 23            | 23            | 100       | 8.4             | A        |
| EB           | L        | 13            | 12            | 91        | 3.8             | A        |
|              | T        | 520           | 523           | 101       | 0.7             | A        |
|              | Subtotal | 533           | 535           | 100       | 0.8             | A        |
| WB           | T        | 544           | 526           | 97        | 1.3             | A        |
|              | R        | 10            | 10            | 100       | 0.7             | A        |
|              | Subtotal | 554           | 536           | 97        | 1.3             | A        |
|              |          |               |               |           |                 |          |
| <b>Total</b> |          | 1,110         | 1,094         | 99        | 1.2             | A        |

## SimTraffic LOS Report

**Project:** Midway - The Village TIS  
**Analysis Period:** Existing (2021) Plus Project  
**Time Period:** Evening Peak Hour **Project #: UT21-1835**

**Intersection:** River Road & Main Street  
**Type:** Signalized

| Approach     | Movement | Demand Volume | Volume Served |     | Delay/Veh (sec) |     |
|--------------|----------|---------------|---------------|-----|-----------------|-----|
|              |          |               | Avg           | %   | Avg             | LOS |
| NB           | L        | 3             | 2             | 67  | 16.4            | B   |
|              | T        | 4             | 3             | 75  | 14.5            | B   |
|              | R        | 13            | 14            | 106 | 5.2             | A   |
|              | Subtotal | 20            | 19            | 95  | 7.8             | A   |
| SB           | L        | 146           | 144           | 99  | 15.0            | B   |
|              | T        | 6             | 5             | 83  | 13.0            | B   |
|              | R        | 140           | 138           | 99  | 6.8             | A   |
|              | Subtotal | 292           | 287           | 98  | 11.0            | B   |
| EB           | L        | 111           | 107           | 97  | 17.7            | B   |
|              | T        | 471           | 477           | 101 | 7.9             | A   |
|              | R        | 2             | 2             | 100 | 2.4             | A   |
|              | Subtotal | 584           | 586           | 100 | 9.7             | A   |
| WB           | L        | 7             | 6             | 86  | 11.7            | B   |
|              | T        | 471           | 475           | 101 | 7.2             | A   |
|              | R        | 151           | 155           | 103 | 3.2             | A   |
|              | Subtotal | 629           | 636           | 101 | 6.3             | A   |
| <b>Total</b> |          | 1,525         | 1,528         | 100 | 8.5             | A   |

**Intersection:** Fox Den Road & Main Street  
**Type:** Unsignalized

| Approach     | Movement | Demand Volume | Volume Served |           | Delay/Veh (sec) |          |
|--------------|----------|---------------|---------------|-----------|-----------------|----------|
|              |          |               | Avg           | %         | Avg             | LOS      |
| <b>NB</b>    | <b>L</b> | <b>14</b>     | <b>14</b>     | <b>98</b> | <b>18.5</b>     | <b>C</b> |
|              | R        | 24            | 25            | 103       | 7.9             | A        |
|              | Subtotal | 38            | 39            | 103       | 11.7            | B        |
| EB           | T        | 617           | 624           | 101       | 2.2             | A        |
|              | R        | 21            | 20            | 94        | 1.6             | A        |
|              | Subtotal | 638           | 644           | 101       | 2.2             | A        |
| WB           | L        | 17            | 15            | 87        | 4.5             | A        |
|              | T        | 607           | 613           | 101       | 0.8             | A        |
|              | Subtotal | 624           | 628           | 101       | 0.9             | A        |
| <b>Total</b> |          | 1,301         | 1,311         | 101       | 1.9             | A        |

## SimTraffic LOS Report

**Project:** Midway - The Village TIS  
**Analysis Period:** Existing (2021) Plus Project  
**Time Period:** Evening Peak Hour **Project #: UT21-1835**

**Intersection:** 580 East & Main Street  
**Type:** Unsignalized

| Approach     | Movement | Demand Volume | Volume Served |           | Delay/Veh (sec) |          |
|--------------|----------|---------------|---------------|-----------|-----------------|----------|
|              |          |               | Avg           | %         | Avg             | LOS      |
| NB           | L        | 8             | 7             | 88        | 14.6            | B        |
|              | R        | 10            | 9             | 90        | 5.9             | A        |
|              | Subtotal | 18            | 16            | 89        | 9.7             | A        |
| SB           | L        | <b>42</b>     | <b>40</b>     | <b>96</b> | <b>18.2</b>     | <b>C</b> |
|              | R        | 38            | 36            | 95        | 8.2             | A        |
|              | Subtotal | 80            | 76            | 95        | 13.5            | B        |
| EB           | L        | 36            | 36            | 99        | 4.5             | A        |
|              | T        | 545           | 546           | 100       | 0.8             | A        |
|              | R        | 8             | 10            | 125       | 0.4             | A        |
|              | Subtotal | 589           | 592           | 101       | 1.0             | A        |
| WB           | L        | 11            | 10            | 91        | 4.8             | A        |
|              | T        | 573           | 585           | 102       | 0.9             | A        |
|              | R        | 63            | 61            | 97        | 0.4             | A        |
|              | Subtotal | 647           | 656           | 101       | 0.9             | A        |
| <b>Total</b> |          | 1,334         | 1,340         | 100       | 1.8             | A        |

**Intersection:** Main Street & 670 East  
**Type:** Unsignalized

| Approach     | Movement | Demand Volume | Volume Served |           | Delay/Veh (sec) |          |
|--------------|----------|---------------|---------------|-----------|-----------------|----------|
|              |          |               | Avg           | %         | Avg             | LOS      |
| SB           | L        | <b>14</b>     | <b>12</b>     | <b>84</b> | <b>14.1</b>     | <b>B</b> |
|              | R        | 9             | 9             | 100       | 5.9             | A        |
|              | Subtotal | 23            | 21            | 91        | 10.6            | B        |
| EB           | L        | 13            | 14            | 106       | 5.0             | A        |
|              | T        | 584           | 582           | 100       | 0.8             | A        |
|              | Subtotal | 597           | 596           | 100       | 0.9             | A        |
| WB           | T        | 634           | 643           | 101       | 1.5             | A        |
|              | R        | 10            | 10            | 100       | 1.1             | A        |
|              | Subtotal | 644           | 653           | 101       | 1.5             | A        |
| <b>Total</b> |          | 1,265         | 1,270         | 100       | 1.4             | A        |

## SimTraffic LOS Report

**Project:** Midway - The Village TIS  
**Analysis Period:** Existing (2021) Plus Project  
**Time Period:** Evening Peak Hour **Project #: UT21-1835**

**Intersection:** Main Street & Access 1  
**Type:** Unsignalized

| Approach     | Movement | Demand Volume | Volume Served |           | Delay/Veh (sec) |          |
|--------------|----------|---------------|---------------|-----------|-----------------|----------|
|              |          |               | Avg           | %         | Avg             | LOS      |
| <b>SB</b>    | <i>L</i> | <b>22</b>     | <b>21</b>     | <b>94</b> | <b>19.5</b>     | <b>C</b> |
|              | R        | 35            | 38            | 108       | 8.4             | A        |
|              | Subtotal | 57            | 59            | 104       | 12.4            | B        |
| EB           | L        | 67            | 67            | 100       | 5.3             | A        |
|              | T        | 568           | 574           | 101       | 0.4             | A        |
|              | Subtotal | 635           | 641           | 101       | 0.9             | A        |
| WB           | T        | 589           | 591           | 100       | 1.3             | A        |
|              | R        | 27            | 33            | 121       | 0.5             | A        |
|              | Subtotal | 616           | 624           | 101       | 1.3             | A        |
| <b>Total</b> |          | 1,309         | 1,324         | 101       | 1.6             | A        |

**Intersection:** River Road & Access 3  
**Type:** Unsignalized

| Approach     | Movement | Demand Volume | Volume Served |           | Delay/Veh (sec) |          |
|--------------|----------|---------------|---------------|-----------|-----------------|----------|
|              |          |               | Avg           | %         | Avg             | LOS      |
| NB           | T        | 261           | 261           | 100       | 0.9             | A        |
|              | R        | 5             | 5             | 100       | 0.8             | A        |
|              | Subtotal | 266           | 266           | 100       | 0.9             | A        |
| SB           | L        | 28            | 29            | 103       | 2.7             | A        |
|              | T        | 289           | 285           | 99        | 0.4             | A        |
|              | Subtotal | 317           | 314           | 99        | 0.6             | A        |
| <b>WB</b>    | <i>L</i> | <b>3</b>      | <b>2</b>      | <b>67</b> | <b>8.0</b>      | <b>A</b> |
|              | R        | 20            | 20            | 99        | 3.7             | A        |
|              | Subtotal | 23            | 22            | 96        | 4.1             | A        |
| <b>Total</b> |          | 606           | 602           | 99        | 0.9             | A        |



# **APPENDIX C**

## Site Plan

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**AREA**  
 TOTAL PROJECT AREA 27.47 ACRES  
 R.O.W. DEDICATION ON MAIN 0.18 ACRES

**BUILDING CALCULATIONS**

|             | PAD AREA (SF) | %    |
|-------------|---------------|------|
| COMMERCIAL  | 48,592        | 37%  |
| RESIDENTIAL | 81,401        | 63%  |
| TOTAL       | 129,993       | 100% |

**GROSS BUILDING AREA**

|                          | GROSS AREA (SF) | %    |
|--------------------------|-----------------|------|
| COMMERCIAL               | 83,184          | 26%  |
| RESIDENTIAL (TOTAL)      | 242,731         | 74%  |
| RESIDENTIAL 2 STORY      | 162,822         |      |
| RESIDENTIAL ABOVE GARAGE | 79,909          |      |
| TOTAL GROSS BUILDING     | 325,915         | 100% |

**COMMERCIAL PARKING**  
 TOTAL PARKING SPACES 189 SPACES

**PARKING CALCULATIONS:**  
 TOTAL GROSS COMMERCIAL 83,184 SF  
 NET USEABLE COMMERCIAL AREA WITHOUT POOL PER ARCHITECT 48,198 SF

PARKING RATIO =  $\frac{48,198 \text{ SF}}{189 \text{ SPACES}} = 1 \text{ SPACE FOR } 255 \text{ SF}$

**NOTES:**  
 • THE FINAL NUMBER OF REQUIRED SPACES WILL DEPEND ON THE BUILDING TENANT, USE AND FINAL BUILDING DESIGN.

**RESIDENTIAL PARKING NOTES:**  
 • EACH RESIDENTIAL UNIT HAS A 2 CAR GARAGE. THERE ARE ALSO 72 OUTDOOR PARKING SPACES IN THE RESIDENTIAL AREA.  
 • PLAN HAS A TOTAL OF 358 PARKING SPACES.

**PARKING CALCULATIONS**

|             |                                 |
|-------------|---------------------------------|
| TOTAL UNITS | 143                             |
| 3 BEDROOMS  | 143X2.5 = 358 SPACES (REQUIRED) |

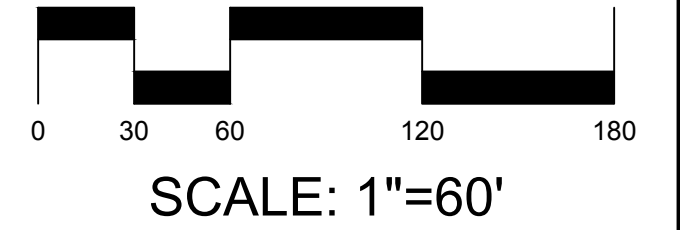
**PARKING SPACES PROVIDED**

|                 |                       |
|-----------------|-----------------------|
| GARAGES         | 143X2 = 286           |
| ON SITE PARKING | 72                    |
| TOTAL           | 358 SPACES (PROVIDED) |

- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
  - COMMERCIAL BUILDINGS
  - RESIDENTIAL UNIT
  - RESIDENTIAL GARAGES
  - LANDSCAPE AREA

**REVISION NOTE - 21 OCT 2021:**  
 REVISED TO ADD RESIDENTIAL PARKING FOR 3 BEDROOM UNITS. ALSO SEE PARKING TABLE


**REVISION NOTE - 29 OCT 2021:**  
 COMMERCIAL BUILDINGS PAD, GROSS AND NET USEABLE SQUARE FOOTAGES HAVE BEEN UPDATED BY ARCHITECT.



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
 PAUL D. BERG P.E.  
 SERIAL NO. 295595  
 DATE: 29 OCT 2021

LUSTER  
THE VILLAGE

**REVISED MASTER PLAN**



**BERG ENGINEERING**  
 380 E Main St. Suite 204  
 Midway, Ut 84049  
 ph 435.657.9749

|                   |                  |
|-------------------|------------------|
| DESIGN BY: PDB    | DATE: 4 OCT 2021 |
| DRAWN BY: DEJ     | REV: 29 OCT 2021 |
| SHEET<br><b>3</b> |                  |

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. THIS SHEET IS A REVISION OF THE MASTER PLAN FOR THE PROJECT. THE MASTER PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS ON 11/11/2021.

# APPENDIX D

## 95<sup>th</sup> Percentile Queue Length Reports

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# SimTraffic Queueing Report

Project: Midway - The Village TIS

Analysis: Existing (2021) Background

Time Period: Evening Peak Hour

95<sup>th</sup> Percentile Queue Length (feet)



Project #: UT21-1835

| Intersection                   | NB |     | SB |     |     | EB |     | WB |     |    |
|--------------------------------|----|-----|----|-----|-----|----|-----|----|-----|----|
|                                | LR | LTR | LR | LT  | R   | LT | LTR | LT | LTR | TR |
| 01: River Road & Main Street   | -- | 43  | -- | 190 | 107 | -- | 125 | -- | 38  | -- |
| 02: Fox Den Road & Main Street | 46 | --  | -- | --  | --  | -- | --  | 27 | --  | -- |
| 03: 580 East & Main Street     | 43 | --  | -- | --  | --  | -- | --  | 39 | --  | -- |
| 04: Main Street & 670 East     | -- | --  | 44 | --  | --  | 43 | --  | -- | --  | 2  |

# SimTraffic Queueing Report

Project: Midway - The Village TIS

Analysis: Mitigated Existing (2021) Background

Time Period: Evening Peak Hour

95<sup>th</sup> Percentile Queue Length (feet)



Project #: UT21-1835

| Intersection                   | NB |    |    | SB |    |    | EB |    |    |     | WB |    |    |     |
|--------------------------------|----|----|----|----|----|----|----|----|----|-----|----|----|----|-----|
|                                | L  | LR | TR | L  | LR | TR | L  | LT | R  | T   | L  | LT | R  | T   |
| 01: River Road & Main Street   | 13 | -- | 26 | 92 | -- | 67 | 85 | -- | 8  | 137 | 22 | -- | 80 | 152 |
| 02: Fox Den Road & Main Street | -- | 46 | -- | -- | -- | -- | -- | -- | -- | --  | -- | 38 | -- | --  |
| 03: 580 East & Main Street     | -- | 43 | -- | -- | -- | -- | -- | -- | -- | --  | -- | 40 | -- | --  |
| 04: Main Street & 670 East     | -- | -- | -- | -- | 43 | -- | -- | 40 | -- | --  | -- | -- | -- | --  |

# SimTraffic Queueing Report

Project: Midway - The Village TIS

Analysis: Existing (2021) Plus Project

Time Period: Evening Peak Hour

95<sup>th</sup> Percentile Queue Length (feet)



Project #: UT21-1835

| Intersection                   | NB |    |     |    | SB |    |    |     |    | EB |    |    |     |    | WB |    |    |    |     |    |
|--------------------------------|----|----|-----|----|----|----|----|-----|----|----|----|----|-----|----|----|----|----|----|-----|----|
|                                | L  | LR | LTR | TR | L  | LR | LT | LTR | TR | L  | LT | R  | T   | TR | L  | LR | LT | R  | T   | TR |
| 01: River Road & Main Street   | 12 | -- | --  | 28 | 94 | -- | -- | --  | 76 | 90 | -- | 8  | 164 | -- | 21 | -- | -- | 68 | 150 | -- |
| 02: Fox Den Road & Main Street | -- | 55 | --  | -- | -- | -- | -- | --  | -- | -- | -- | -- | --  | -- | -- | -- | 66 | -- | --  | -- |
| 03: 580 East & Main Street     | -- | -- | 41  | -- | -- | -- | -- | 60  | -- | 41 | -- | -- | --  | 2  | -- | -- | 45 | 2  | --  | -- |
| 04: Main Street & 670 East     | -- | -- | --  | -- | -- | 44 | -- | --  | -- | -- | 52 | -- | --  | -- | -- | -- | -- | -- | --  | -- |
| 05: Main Street & Access 1     | -- | -- | --  | -- | -- | 70 | -- | --  | -- | 56 | -- | -- | --  | -- | -- | -- | -- | -- | --  | 12 |
| 06: River Road & Access 3      | -- | -- | --  | -- | -- | -- | 38 | --  | -- | -- | -- | -- | --  | -- | -- | 42 | -- | -- | --  | -- |

# **APPENDIX 3 – FUNDRAISING**

# Fundraising Plan

1. We have a financial team with deep experience and a track record of success in raising and managing funds of this scale and greater.
2. Construction will not begin until all funds are committed in writing and are legally binding.
3. The funding will include ongoing commitments from Midway residents who are enthusiastic MAC supporters.





## FUNDING THE MAC

### The Fundraising Team:

**Matt Waldrip** - Managing partner of Dauntless Capital Partners. The group has raised over \$800m in equity and over \$1.5 billion in assets under management since March, 2021. Served as Chief of Staff to Senator Mitt Romney. Managed Romney's successful Utah campaign. Previously, head of network development for Solamere Capital. Executive Director of the E2 Summit, an exclusive annual gathering of world leaders in politics, industry, and media. Senior Finance Advisor to former Speaker of the House Paul D. Ryan and Deputy National Finance Director for Mitt Romney's 2012 campaign for president. BA from BYU. He will oversee fundraising for the MAC .

**Brent Lange** - Brent Lange, Manager, RaiseGood, LLC. Impact funding capital advisor and former V.P., Chief Administrative Officer, Treasurer and principal fundraiser for Hale Center Theater in Sandy. Brent first showcased his talents with the Utah Symphony, energizing the non-profit's fundraising programs with significant support from the community and private organizations. His passion for the arts continued in a lead role for Hale Centre Theatre. During his executive tenure, the theatre dramatically increased its facilities, budget, and number of patrons, becoming the sixth most-attended theatre in the world. Brent is currently serving as Chief Development Officer at Thanksgiving Point. Brent will assist as financial and organizational advisor.

**Jeff Strong** – Outstanding career history as a senior executive with such industry leaders as Procter & Gamble, Johnson & Johnson and Sun Products. Following his successful business experience, he has continued to provide leadership as a business consultant and private equity advisor. Most recently, he has helped educate a new generation of business entrepreneurs as the director of the marketing lab at the BYU Marriott School of Business. He is a key business and financial advisor to the Midway Arts Center Foundation. Jeff lives in Midway.

**Randon Wilson** - Successful career with prominent legal firms in Utah. In addition to his leadership in land use, agricultural, banking, business and corporate law, he has been a director of several prominent organizations in the legal and business world and a leader in his firms' organizations. Among his many community services, he has served as the chair of the This is the Place Foundation and the Midway Heritage Foundation. He has played a prominent role in the development of Midway and was recognized with his wife Gayle as Honored Citizens in 2014. He has been an important member of the Midway Arts Center Foundation since its inception.

**Local Fundraisers/Donors** – Twenty to twenty-five local, philanthropic supporters of the arts who will not only aid in procuring donations but will provide ongoing, local support for the continued operation of The MAC.

**Graystone Strategies** – Graystone Strategies is a comprehensive growth accelerator for businesses and non-profits. The company also provides donor research and communications, fundraising training, website development, assessment and growth strategies, digital fundraising, and provides donor presentations collateral.

**Stuart Waldrip** - Former business trial lawyer and Superior Court judge, currently specializing in mediation and arbitration. He has served as general counsel for several different companies in the hospitality, health care, entertainment and development industries, taught law at BYU and has presented at a number of continuing education courses in his field. He will manage financing and building the Arts Center. He has been with HVAF and the MAC since their inception.

## **THE PROJECT:**

Construction cost – 45,000 sf @ \$750/sf = ± \$33,750,000

Architectural/Engineering/Sound/Light Consultants = 10% or \$3,375,000

Land cost 1.6 acres = \$2.9 million

Endowment fund - \$4 million – to provide approximately \$200,000 each year for facility upkeep and to lower rental costs for local arts groups

**TOTAL: - \$44,025,000 or approximately \$45,000,000**

## **THE PLAN:**

Foundations and Institutions - \$35,000,000

Individuals - \$10,000,000

## **WHEN WILL IT BEGIN?**

Immediately, once Midway City indicates general concept support for the project and general support for a C2 Zone text amendment to allow this project to proceed.

# **APPENDIX 4 – FINANCIAL PROJECTIONS**

**Midway Arts Center/High Valley Arts  
Financial Projections - Year 1 - 4 Adult Shows, 3 Youth Shows**

| <b>REVENUE</b>                     |       |    |              | <b>NOTES:</b>  |
|------------------------------------|-------|----|--------------|--|
| Ticket Sales                       |       |    |              |  |
| Adult Shows                        | Adult | \$ | 532,812      | <i>Assumptions based on past experience</i>                          |
| Children Shows                     | Child | \$ | 97,290       | <i>Assumptions based on past experience</i>                          |
| Youth Program Revenue              |       | \$ | 91,500       | <i>Assumptions based on past experience + Hale Theater Orem</i>      |
| Sponsorships/Grants                |       | \$ | 40,000       | <i>Assumptions based on past experience</i>                          |
| Endowment Income                   |       | \$ | 200,000      | <i>Assuming 5% ROI (when obtain endowment)</i>                       |
| Corporate Sponsors                 |       | \$ | 42,000       | <i>Assumptions based on Hale Theater West Valley</i>                 |
| Annual Fundraiser                  |       | \$ | 40,000       | <i>Assumptions based on past experience</i>                          |
| Rent Income                        |       | \$ | 30,000       | <i>Assumptions based on theater industry standard</i>                |
| Miscellaneous Donations            |       | \$ | 20,000       | <i>Assumptions based on past experience</i>                          |
| Concessions                        |       | \$ | 17,820       | <i>Assumptions based on past experience</i>                          |
| Other                              |       | \$ | 7,000        | <i>Random checks &amp; In-kind that come in from past experience</i> |
|                                    |       |    | \$ 1,118,422 |  |
| <b>EXPENSES</b>                    |       |    |              |  |
| Event Expenses                     |       | \$ | 98,806       | <i>Assumptions based on past experience</i>                          |
| Other Production Expense           |       | \$ | 342,398      | <i>Assumptions based on past experience</i>                          |
| Administration Expense             |       | \$ | 101,164      | <i>Assumptions based on past experience + Centerpoint Theater</i>    |
| Concession Expense                 |       | \$ | 10,200       | <i>Assumptions based on past experience</i>                          |
| Development Expenses               |       | \$ | 60,000       | <i>Assumptions based on Centerpoint Theater</i>                      |
| Facility Expense                   |       | \$ | 183,800      | <i>Assumptions based on Centerpoint Theater</i>                      |
| Marketing Expense                  |       | \$ | 75,000       | <i>Assumptions based on Centerpoint Theater</i>                      |
|                                    |       |    | \$ 871,368   |  |
| <b>NET INCOME &lt;EXPENSES&gt;</b> |       | \$ | 247,054      |  |

**Midway Arts Center/High Valley Arts  
Financial Projections - Year 3 - 6 Adult Shows, 4 Youth Shows**

| <b>REVENUE</b>                     |       |    |              | <b>NOTES:</b>  |
|------------------------------------|-------|----|--------------|--|
| Ticket Sales                       |       |    |              |  |
| Adult Shows                        | Adult | \$ | 1,329,720    | <i>Assumptions based on past experience</i>                          |
| Children Shows                     | Child | \$ | 156,600      | <i>Assumptions based on past experience</i>                          |
| Youth Program Revenue              |       | \$ | 124,400      | <i>Assumptions based on past experience + Hale Theater Orem</i>      |
| Sponsorships/Grants                |       | \$ | 60,000       | <i>Assumptions based on past experience</i>                          |
| Endowment Income                   |       | \$ | 200,000      | <i>Assuming 5% ROI (when obtain endowment)</i>                       |
| Corporate Sponsors                 |       | \$ | 70,000       | <i>Assumptions based on Hale Theater West Valley</i>                 |
| Annual Fundraiser                  |       | \$ | 50,000       | <i>Assumptions based on past experience</i>                          |
| Rent Income                        |       | \$ | 45,000       | <i>Assumptions based on theater industry standard</i>                |
| Miscellaneous Donations            |       | \$ | 30,000       | <i>Assumptions based on past experience</i>                          |
| Concessions                        |       | \$ | 33,840       | <i>Assumptions based on past experience</i>                          |
| Other                              |       | \$ | 7,000        | <i>Random checks &amp; In-kind that come in from past experience</i> |
|                                    |       |    | \$ 2,106,560 |  |
| <b>EXPENSES</b>                    |       |    |              |  |
| Event Expenses                     |       | \$ | 190,800      | <i>Assumptions based on past experience</i>                          |
| Other Production Expense           |       | \$ | 556,976      | <i>Assumptions based on past experience</i>                          |
| Administration Expense             |       | \$ | 129,571      | <i>Assumptions based on past experience + Centerpoint Theater</i>    |
| Concession Expense                 |       | \$ | 21,120       | <i>Assumptions based on past experience</i>                          |
| Development Expenses               |       | \$ | 84,000       | <i>Assumptions based on Centerpoint Theater</i>                      |
| Facility Expense                   |       | \$ | 202,180      | <i>Assumptions based on Centerpoint Theater</i>                      |
| Marketing Expense                  |       | \$ | 110,000      | <i>Assumptions based on Centerpoint Theater</i>                      |
|                                    |       |    | \$ 1,294,647 |  |
| <b>NET INCOME &lt;EXPENSES&gt;</b> |       | \$ | 811,913      |  |

**Midway Arts Center/High Valley Arts  
Financial Projections - Year 5 - 6 Adult Shows, 4 Youth Shows**

| <b>REVENUE</b>                     |       |              |  | <b>NOTES:</b>  |
|------------------------------------|-------|--------------|--|--|
| Ticket Sales                       |       |              |  |  |
| Adult Shows                        | Adult | \$ 1,564,920 |  | <i>Assumptions based on past experience</i>                          |
| Children Shows                     | Child | \$ 319,680   |  | <i>Assumptions based on past experience</i>                          |
| Youth Program Revenue              |       | \$ 176,400   |  | <i>Assumptions based on past experience + Hale Theater Orem</i>      |
| Sponsorships/Grants                |       | \$ 90,000    |  | <i>Assumptions based on past experience</i>                          |
| Endowment Income                   |       | \$ 200,000   |  | <i>Assuming 5% ROI (when obtain endowment)</i>                       |
| Corporate Sponsors                 |       | \$ 98,000    |  | <i>Assumptions based on Hale Theater West Valley</i>                 |
| Annual Fundraiser                  |       | \$ 60,000    |  | <i>Assumptions based on past experience</i>                          |
| Rent Income                        |       | \$ 60,000    |  | <i>Assumptions based on theater industry standard</i>                |
| Miscellaneous Donations            |       | \$ 40,000    |  | <i>Assumptions based on past experience</i>                          |
| Concessions                        |       | \$ 36,720    |  | <i>Assumptions based on past experience</i>                          |
| Other                              |       | \$ 7,000     |  | <i>Random checks &amp; In-kind that come in from past experience</i> |
|                                    |       |              |  |  |
|                                    |       | \$ 2,652,720 |  |  |
| <b>EXPENSES</b>                    |       |              |  |  |
| Event Expenses                     |       | \$ 221,520   |  | <i>Assumptions based on past experience</i>                          |
| Other Production Expense           |       | \$ 589,468   |  | <i>Assumptions based on past experience</i>                          |
| Administration Expense             |       | \$ 153,215   |  | <i>Assumptions based on past experience + Centerpoint Theater</i>    |
| Concession Expense                 |       | \$ 25,555    |  | <i>Assumptions based on past experience</i>                          |
| Development Expenses               |       | \$ 108,400   |  | <i>Assumptions based on Centerpoint Theater</i>                      |
| Facility Expense                   |       | \$ 222,398   |  | <i>Assumptions based on Centerpoint Theater</i>                      |
| Marketing Expense                  |       | \$ 150,000   |  | <i>Assumptions based on Centerpoint Theater</i>                      |
|                                    |       |              |  |  |
|                                    |       | \$ 1,470,556 |  |  |
|                                    |       |              |  |  |
| <b>NET INCOME &lt;EXPENSES&gt;</b> |       | \$ 1,182,164 |  |  |

# **APPENDIX 5 – GEOTECHNICAL REPORT**



## GEOTECHNICAL ENGINEERING STUDY

# Midway Arts Center

330-368 East Main Street  
Midway, Utah

**CMT PROJECT NO. 18372**

FOR:  
**High Valley Arts Foundation**  
817 Double Eagle Drive  
Midway, Utah 84049

May 6, 2022

ENGINEERING • GEOTECHNICAL • ENVIRONMENTAL (ESA I & II) •  
MATERIALS TESTING • SPECIAL INSPECTIONS •  
ORGANIC CHEMISTRY • PAVEMENT  
DESIGN • GEOLOGY



# CMT TECHNICAL SERVICES

May 6, 2022

Mr. Stuart Waldrip  
High Valley Arts Foundation  
817 Double Eagle Drive  
Midway, Utah 84049

Subject: Geotechnical Engineering Study  
Midway Arts Center  
330-369 East Main Street  
Midway, Utah  
CMT Project No. 18372

Mr. Waldrip:

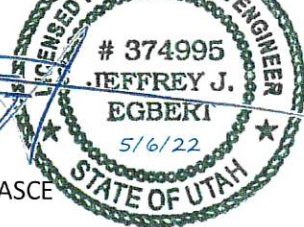
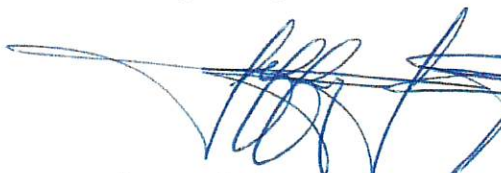
Submitted herewith is the report of our geotechnical engineering study for the subject site. This report contains the results of our findings and an engineering interpretation of the results with respect to the available project characteristics. It also contains recommendations to aid in the design and construction of the earth related phases of this project.

On April 28, 2022, a CMT Technical Services (CMT) staff professional was on-site and supervised the excavation of 4 test pits extending to depths of about 1.5 to 3.0 feet below the existing ground surface where excavator refusal occurred on bedrock. We obtained samples of the soils overlying the bedrock during the field operations that we subsequently transported to our laboratory for further testing and observation.

Conventional spread and/or continuous footings may be utilized to support the proposed structure, provided the recommendations in this report are followed. This report presents detailed discussions of design and construction criteria for this site.

We appreciate the opportunity to work with you at this stage of the project. CMT offers a full range of Geotechnical Engineering, Geological, Material Testing, Special Inspection services, and Phase I and II Environmental Site Assessments. With offices throughout Utah, Idaho, Arizona, Colorado and Texas, our staff is capable of efficiently serving your project needs. If we can be of further assistance or if you have any questions regarding this project, please do not hesitate to contact us at 801-492-4132.

Sincerely,  
CMT Engineering Laboratories



Jeffrey J. Egbert, P.E., LEED A.P., M. ASCE  
Senior Geotechnical Engineer

Reviewed by:



William G. Turner, P.E., M. ASCE  
Senior Geotechnical Engineer

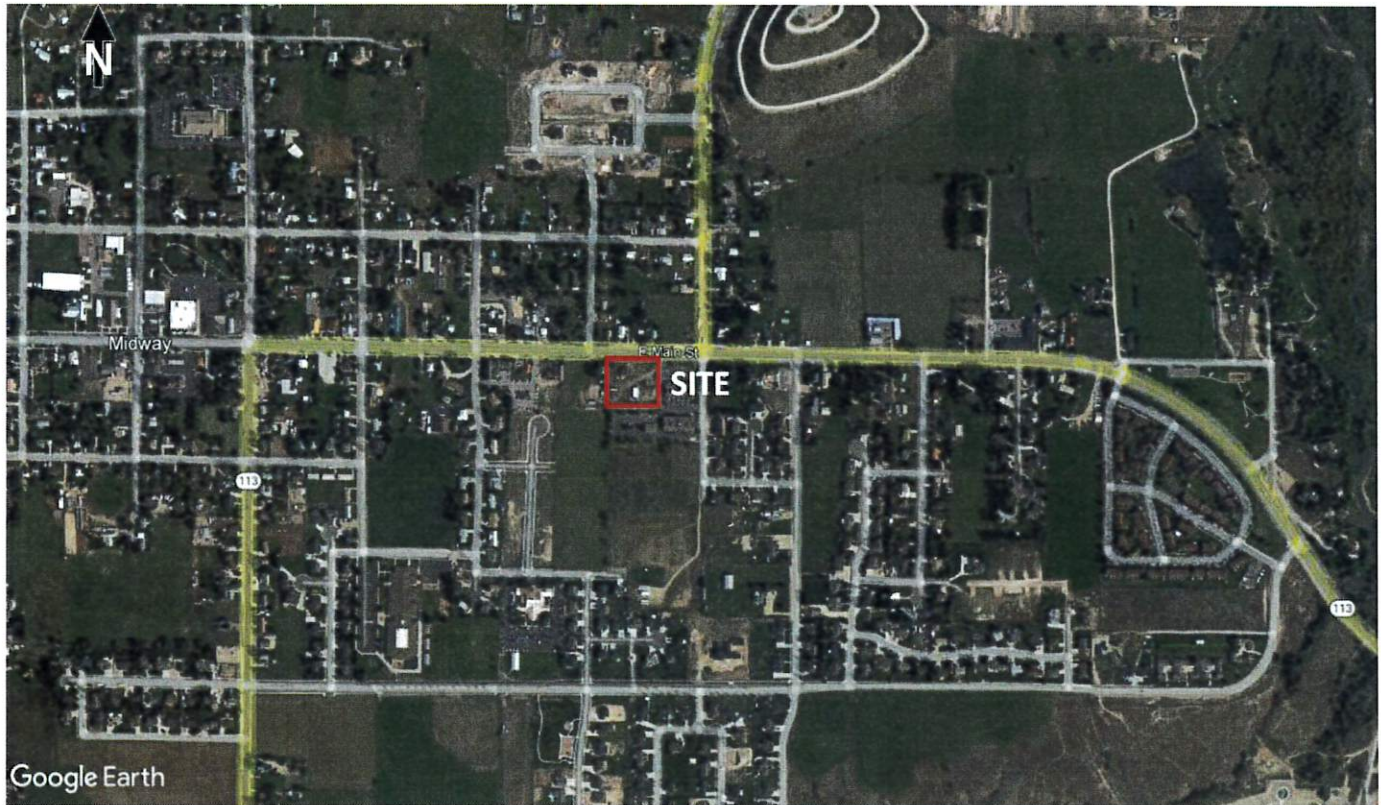
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## 1.0 INTRODUCTION

### 1.1 General

CMT Technical Services (CMT) was retained to conduct a geotechnical subsurface study for the proposed construction of a performing arts center. The site consists of two existing residential lots located on the south side of Main Street and 330 and 368 East in Midway, Utah, as shown in the **Vicinity Map** below.



**VICINITY MAP**

### 1.2 Objectives, Scope and Authorization

The objectives and scope of our study were planned in discussions between Mr. Michael Johnston of Summit Engineering Group, Inc., and Mr. Jeff Egbert of CMT. In general, the objectives of this study were to define and evaluate the subsurface soil and groundwater conditions at the site, and provide appropriate foundation, earthwork, pavement and seismic recommendations to be utilized in the design and construction of the proposed development.

In accomplishing these objectives, our scope of work included performing field exploration, which consisted of the excavating/logging/sampling of 4 test pits, performing laboratory testing on representative samples of the subsurface soils collected in the test pits, and conducting an office program, which consisted of correlating

available data, performing engineering analyses, and preparing this summary report. This scope of work was authorized by returning a signed copy of our proposal dated and executed on April 22, 2022.

### **1.3 Description of Proposed Construction**

We understand that the proposed structure will be a two story performing arts center which we project will be of conventional wood frame or light steel frame construction supported on concrete footings with a floor slab established at or near the existing site grade. We project that maximum structural loads for the center will be on the order of 8,000 pounds per lineal foot for walls, 100,000 pounds for columns, and relatively light floor slab loads having an average uniform loading not exceeding 100 pounds per square foot. If the structural loading conditions are different than we have projected, please notify us so that any appropriate modifications to our conclusions and recommendations contained herein can be made.

We also understand that pavements at the site will include light-duty parking areas which we anticipate will utilize asphalt surfacing. Traffic is projected to consist of mostly automobiles and light trucks, a few medium-weight delivery trucks, a weekly garbage truck, and an occasional fire truck.

Site development will require removal of existing structures and some earthwork in the form of minor cutting and filling. A site grading plan was not available at the time of this report, but we project that maximum cuts and fills may be on the order of 2 to 3 feet. If deeper cuts or fills are planned, CMT should be notified to provide additional recommendations, if needed.

### **1.4 Executive Summary**

The proposed structure can be supported upon conventional spread and continuous wall foundations. The most significant geotechnical aspects regarding site development include the following:

1. Approximately 6 inches of topsoil on the surface, which will require removal beneath the structure and pavements;
2. Near surface soils consist of CLAY (CL) and SAND (SC-SM) extending about 1.5 to 2.0 below the existing site grade where bedrock was encountered, and upon which excavator refusal occurred at 1.5 to 3.0 feet below the surface;
3. Groundwater was not encountered within the depths explored; and
4. Foundations and floor slabs may be placed on entirely on suitable, undisturbed natural soils, entirely on structural fill extending to suitable, undisturbed natural soils or bedrock, or entirely on competent bedrock.

CMT must assess that topsoil, undocumented fills (if encountered), debris, disturbed or unsuitable soils have been removed and that suitable soils have been encountered prior to placing site grading fills, footings, slabs, and pavements.

In the following sections, detailed discussions pertaining to the site are provided, including subsurface descriptions, geologic/seismic setting, earthwork, foundations, lateral resistance, lateral pressure, floor slabs, and pavements.

## 2.0 FIELD EXPLORATION

### 2.1 General

In order to define and evaluate the subsurface soil and groundwater conditions, 4 test pits were excavated with a backhoe at the site to depths of approximately 1.5 to 3.0 feet below the existing ground surface where excavator refusal occurred on bedrock (tufa). Locations of the test pits are shown on **Figure 1, Site Plan**, included in the Appendix. The field exploration was performed under the supervision of an experienced member of our geotechnical staff.

Representative samples of the soils overlying the bedrock were collected by obtaining disturbed "grab" samples from within each test pit. The samples were sealed in plastic bags prior to transport to the laboratory.

The subsurface soils encountered in the test pits were classified in the field based upon visual and textural examination, logged and described in general accordance with ASTM<sup>1</sup> D-2488. These field classifications were supplemented by subsequent examination and testing of select samples in our laboratory. Graphical representations of the subsurface conditions encountered are presented on each individual Test Pit Log, **Figures 2 through 5**, included in the Appendix. A Key to Symbols defining the terms and symbols used on the logs, is provided as **Figure 6** in the Appendix.

Upon completion of logging and sampling, the test pits were backfilled with the excavated soils. When backfilling, minimal to no effort was made to compact the backfill and no compaction testing was performed. Thus, the test pit backfill is considered undocumented fill and settlement of the backfill in the test pits over time should be anticipated.

### 2.2 Infiltration Testing

We also performed infiltration testing as part of our field exploration within test pit TP-3 at a depth of about 1 foot below the existing ground surface. The testing consisted of creating and filling a small hole at that depth with water, and measuring the rate of water drop within the small hole over a certain time period. We repeated this process multiple times. The results of this test indicate that the silty sand soils at this site have an infiltration rate of approximately 2 minutes per inch. This rate could increase (become slower) over time due to siltation, thus we recommend an appropriate factor of safety be applied for design.

However, with the shallow bedrock, using sumps for collecting and discharging of runoff water into the underlying soils is likely not practical, unless deep sumps/wells are drilled.

---

<sup>1</sup>American Society for Testing and Materials

### 3.0 LABORATORY TESTING

Selected samples of the subsurface soils were subjected to various laboratory tests to assess pertinent engineering properties, as follows:

1. Moisture Content, ASTM D-2216, Percent moisture representative of field conditions
2. Atterberg Limits, ASTM D-4318, Plasticity and workability
3. Gradation Analysis, ASTM D-1140/C-117, Grain Size Analysis

Laboratory test results are presented on the test pit logs (**Figures 2 through 5**) and in the following **Lab Summary Table**:

**LAB SUMMARY TABLE**

| TEST<br>PIT | DEPTH<br>(feet) | SOIL<br>CLASS | SAMPLE<br>TYPE | MOISTURE<br>CONTENT(%) | GRADATION |      |       | ATTERBERG LIMITS |    |    |
|-------------|-----------------|---------------|----------------|------------------------|-----------|------|-------|------------------|----|----|
|             |                 |               |                |                        | GRAV.     | SAND | FINES | LL               | PL | PI |
| TP-1        | 1               | CL            | Grab           | 7                      |           |      |       | 33               | 21 | 12 |
| TP-3        | 1.5             | SC-SM         | Grab           | 18                     |           |      | 39    |                  |    |    |
| TP-4        | 1               | SC-SM         | Grab           | 11                     |           |      | 14    |                  |    |    |

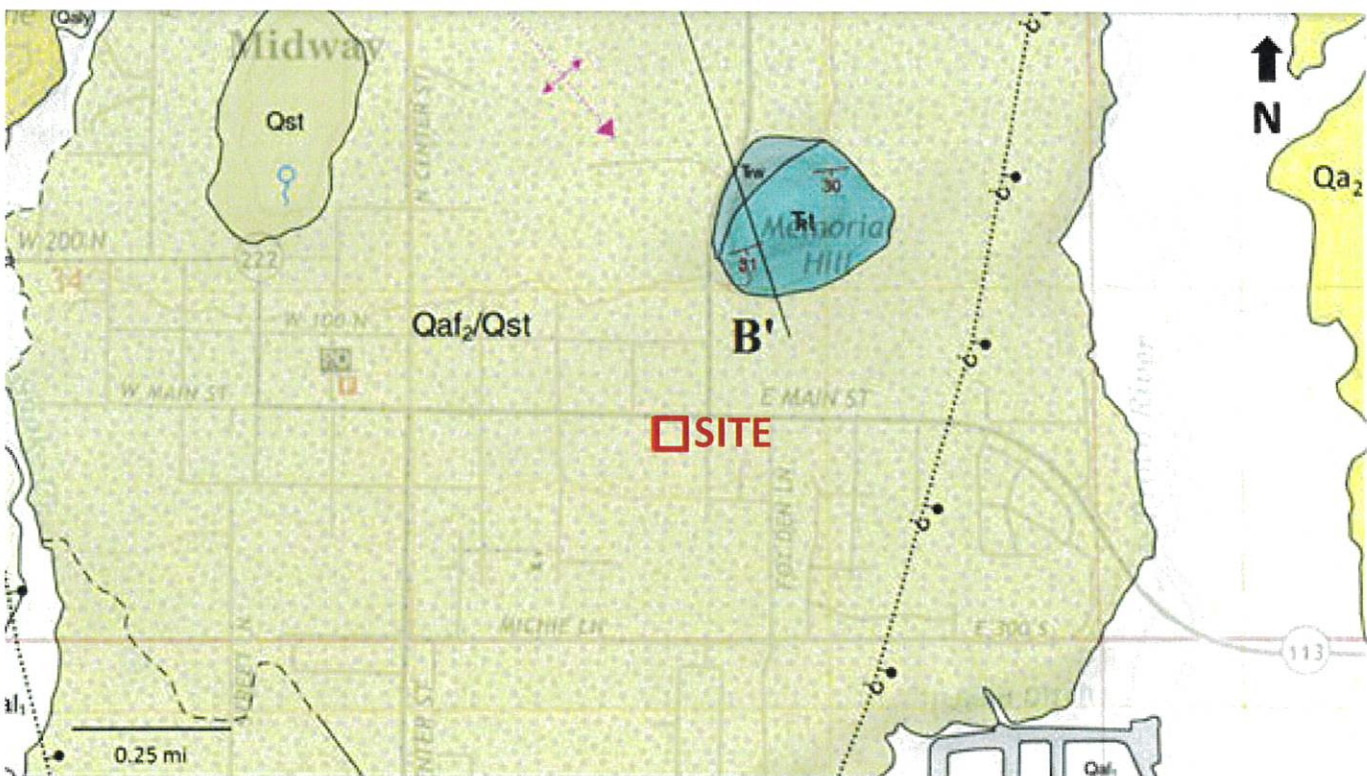
### 4.0 GEOLOGIC & SEISMIC CONDITIONS

#### 4.1 Geologic Setting

The subject site is located in the west-central portion of the Heber Valley, part of the Wasatch Hinterlands Section of the Middle Rocky Mountain Physiographic Province of north-central Utah. The Wasatch Hinterlands are described by Stokes<sup>2</sup> as “a belt of mixed, moderately rugged topography” located between the Wasatch Mountains to the west and the Uinta Mountains to the east. Stokes further describes the area as having “varied and unorganized topography with hilly areas dominating valley areas.” The site sits at an elevation of between approximately 5,574 and 5,571 feet above sea level with lower elevation towards the south. The Heber Valley is believed to have been formed by late Tertiary normal faulting associated with Miocene to recent extension of the Basin and Range Physiographic Province to the west. These valley-forming faults are now considered to be inactive (no evidence of movement during the past 10,000, years). During Quaternary time the valley has been subject to both erosional and depositional processes associated with the Provo River and its tributaries. During Quaternary time, the Midway area, including the location of the target property has also been impacted by hydrothermal spring activity. These spring waters have deposited layers of carbonate rock called tufa throughout much of the northwest portion of Heber Valley in the Midway area.

<sup>2</sup>Stokes, W.L., 1986, *Geology of Utah*; Utah Museum of Natural History, University of Utah, and Utah Geological and Mineral Survey, Department of Natural Resources, p. 243

The geology of USGS Heber City, Utah 7.5 Minute Quadrangle, which includes the location of the subject site, has been mapped by Biek<sup>3</sup>. The surficial geology at the subject site is mapped as “Middle fan alluvium over calcareous spring tufa deposit” (Map Unit Qaf<sub>2</sub>/Qst) dated Holocene to upper Pleistocene. Unit Qaf<sub>2</sub>/Qst is described in the referenced map as “Middle fan alluvium that forms a veneer over and interfingers with calcareous spring tufa deposits in the Midway area; forms a surface of slightly lower elevation with fewer tufa exposures than adjacent Qafo/Qst deposits; tufa is pale grayish yellow, weathers light brown, and is highly porous and vuggy; tufa is exposed at and near mapped springs and likely underlies much of the surrounding surface where it is concealed by and interbedded with fan alluvium; tufa, interbedded with basin-fill sediments, is reported to depths of nearly 170 feet (52 m) in monitoring wells (Wallace, 2005) and to 392 feet (120 m) in a water well (Mayo and others, 2005) near the Midway fish hatchery immediately south of the map area.” Refer to the **Geologic Map**, shown below.



**GEOLOGIC MAP**

## **4.2 Faulting**

No active surface fault rupture traces are mapped crossing, adjacent to, or projecting toward the site on the referenced geologic map. The nearest mapped active fault is the Provo section of the Wasatch Fault Zone approximately 15.5 miles west of the site<sup>4</sup>.

<sup>3</sup> Robert F. Biek, 2019, Interim Geologic Map of the Heber City Quadrangle, Summit and Wasatch Counties, Utah. OFR-712dm. UGS. 1:24,000 scale.

<sup>4</sup> Utah Quaternary Fault & Fold Map, Utah Geologic Survey: <https://geology.utah.gov/apps/qfaults/>

## **4.3 Seismicity**

### **4.3.1 Site Class**

Utah has adopted the International Building Code (IBC) 2018, which determines the seismic hazard for a site based upon 2014 mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points). For site class definitions, IBC 2018 Section 1613.2.2 refers to Chapter 20, Site Classification Procedure for Seismic Design, of ASCE<sup>5</sup> 7-16, which stipulates that the average values of shear wave velocity, blow count and/or shear strength within the upper 100 feet (30 meters) be utilized to determine seismic site class.

Considering our explorations only extended to a maximum depth of about 3 feet and that shallow bedrock was encountered, it is our opinion the site best fits Site Class B – Rock Profile (estimated), which we recommend for seismic structural design.

### **4.3.2 Ground Motions**

The 2014 USGS mapping utilized by the IBC provides values of peak ground, short period and long period spectral accelerations for the Site Class B/C boundary and the Risk-Targeted Maximum Considered Earthquake (MCE<sub>R</sub>). This Site Class B/C boundary represents average bedrock values for the Western United States and must be corrected for local soil conditions. The table and response spectra on the following page summarizes the peak ground, short period and long period accelerations for the MCE<sub>R</sub> event, and incorporates appropriate soil correction factors for a Site Class B (estimated) soil profile at site grid coordinates of 40.5116 degrees north latitude and -111.4651 degrees west longitude:

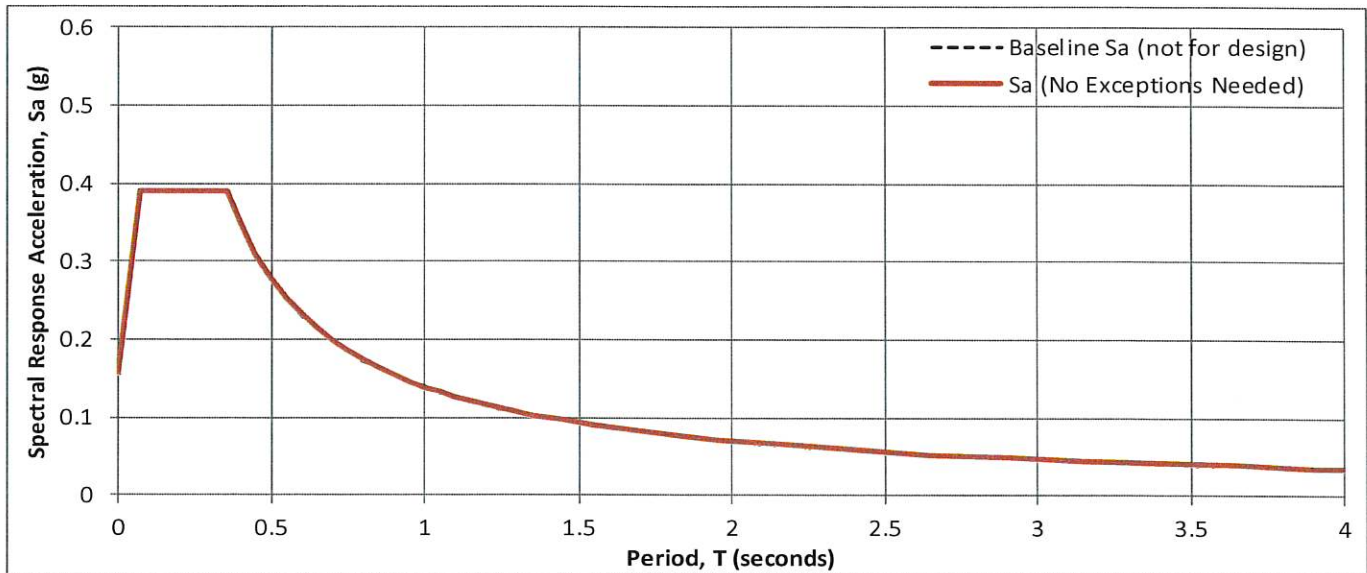
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<sup>5</sup>American Society of Civil Engineers



| SPECTRAL ACCELERATION PERIOD, T        | SITE CLASS B/C BOUNDARY [mapped values] (g) | SITE COEFFICIENT  | SITE CLASS B* [adjusted for site class effects] (g) | MULTIPLIER | DESIGN VALUES (g) |
|--|---|-------------------|---|------------|-------------------|
| Peak Ground Acceleration               | PGA = <b>0.258</b>                          | $F_{pga} = 1.000$ | $PGA_M = 0.258$                                     | 1.000      | $PGA_M = 0.258$   |
| 0.2 Seconds (Long Period Acceleration) | $S_S = \mathbf{0.585}$                      | $F_a = 1.000$     | $S_{MS} = 0.585$                                    | 0.667      | $S_{DS} = 0.390$  |
|  | (no exceptions needed)                      | $F_a = (N/A)$     | $S_{MS} = (N/A)$                                    | 0.667      | $S_{DS} = (N/A)$  |
| 1.0 Second (Long Period Acceleration)  | $S_1 = \mathbf{0.208}$                      | $F_v = 1.000$     | $S_{M1} = 0.208$                                    | 0.667      | $S_{D1} = 0.139$  |
|  | (no exceptions needed)                      | $F_v = (N/A)$     | $S_{M1} = (N/A)$                                    | 0.667      | $S_{D1} = (N/A)$  |

NOTES: 1. TL (seconds): **8** \* Site Class B Without Measurements  
 2. Site Class: **B** 4. No Exceptions Needed  
 3. Have data to verify? **no**



### 4.3.3 Liquefaction

Liquefaction is defined as the condition when saturated, loose, sandy soils lose their support capabilities because of excessive pore water pressure which develops during a seismic event. Clayey soils, even if saturated, will generally not liquefy during a major seismic event.

A special liquefaction study was not performed for this site. We encountered unsaturated, clay and clayey sand overlying shallow bedrock. In our opinion, the soils we encountered have a very low liquefaction potential.

### 4.4 Other Geologic Hazards

No landslide deposits or features, including lateral spread deposits, are mapped on or adjacent to the site. The site is not located within a known or mapped debris flow, stream flooding<sup>6</sup>, or rock fall hazard area.

<sup>6</sup>Federal Emergency Management Agency:  
<https://msc.fema.gov/portal/search?AddressQuery=400%20East%20Main%20Street%2C%20Midway%2C%20Utah#searchresultsanchor>

## 5.0 SITE CONDITIONS

### 5.1 Surface Conditions

At the time the test pits were excavated the site consisted of two adjacent residential lots. The western lot was occupied by an existing single family residence with a shed in the southeast portion of the lot. A small shed occupied the eastern lot. Based upon aerial photos dating back to 1993 that are readily available on the internet, a residence previously occupied the eastern lot and was removed sometime between 2016 and 2017. The photos also indicate several mature trees were present around the existing residence on the western lot, which appear to have been removed between 2019 and 2021. Site grade slopes gently downward to the south. Vegetation consists of grasses and weeds. The site is bordered on the north by Main Street, on the south and east by commercial development, and on the west by a residence (see **Vicinity Map** in **Section 1.1** above).

### 5.2 Subsurface Soils

At the locations of the test pits we encountered approximately 6 inches of topsoil at the surface. Natural soils observed beneath the topsoil consisted of slightly moist, medium stiff (estimated), brown CLAY (CL) on the north side of the site, grading to slightly moist, medium dense (estimated), brown Silty-Clayey SAND (SC-SM) ,on the south side of the site, extending to depths of 1.5 to 2.0 feet below the existing ground surface where bedrock (tufa) was encountered. We attempted to excavate into the bedrock at the locations of test pits TP-3 and TP-4 and were only able to excavate an additional 6 to 12 inches into the rock before excavator refusal occurred.

For a more descriptive interpretation of subsurface conditions, please refer to the test pit logs, **Figures 2 through 5**, which graphically represent the subsurface conditions encountered. The lines designating the interface between soil types on the logs generally represent approximate boundaries - in situ, the transition between soil types may be gradual.

### 5.3 Groundwater

We did not encounter groundwater at the time of our field explorations within the maximum depth explored of about 3 feet below the existing ground surface. Therefore, we do not anticipate that groundwater will affect the proposed construction.

Groundwater levels can fluctuate seasonally. Numerous other factors such as heavy precipitation, irrigation of neighboring land, and other unforeseen factors, may also influence ground water elevations at the site. The detailed evaluation of these and other factors, which may be responsible for ground water fluctuations, and the magnitude of potential fluctuations, is beyond the scope of this study.

### 5.4 Site Subsurface Variations

Based on the results of the subsurface explorations and our experience, variations in the continuity and nature of subsurface conditions should be anticipated. Due to the heterogeneous characteristics of natural soils, care

should be taken in interpolating or extrapolating subsurface conditions between or beyond the exploratory locations.

Also, after completing the logging and sampling, the test pits were backfilled with the excavated soils but minimal to no effort was made to compact these soils. Thus, the test pit backfill is considered undocumented fill and settlement of the backfill in the test pits over time should be anticipated.

## 6.0 SITE PREPARATION AND GRADING

### 6.1 General

We understand any existing structures on the site will be razed and removed. We anticipate the existing and previous residences do/did not have a basement. Removal should also include any existing underground utilities that will be abandoned. Resulting excavations should be backfilled with properly compacted structural fill.

All deleterious materials should be stripped from the site prior to commencement of construction activities. This includes vegetation, topsoil, loose and disturbed soils, etc. Based upon the conditions observed in the test pits there is topsoil on the surface of the site which we estimated to be about 6 inches in thickness. When stripping and grubbing, topsoil should be distinguished by the apparent organic content and not solely by color; thus we estimate that topsoil stripping will need to include the upper 4 inches.

Site clearing and grubbing should be observed by a CMT geotechnical engineer to assess that suitable natural soils have been exposed and any deleterious materials, loose and/or disturbed soils have been removed, prior to placing site grading fills, footings, slabs, or pavements.

Fill placed over large areas to raise overall site grades can induce settlements in the underlying natural soils. If more than 3 feet of site grading fill is anticipated over the natural ground surface, we should be notified to assess potential settlements and provide additional recommendations as needed. These recommendations may include placement of the site grading fill far in advance to allow potential settlements to occur prior to construction.

### 6.2 Temporary Excavations

Groundwater was not encountered within the depths explored, about 1.5 to 3.0 feet at the time of our field explorations, and thus is not anticipated to be encountered in excavations.

In clayey (cohesive) soils, temporary construction excavations not exceeding 4 feet in depth may be constructed with near-vertical side slopes. Temporary excavations up to 8 feet deep, above or below groundwater, may be constructed with side slopes no steeper than one-half horizontal to one vertical (0.5H:1V).

For sandy/gravelly (cohesionless) soils, temporary construction excavations not exceeding 4 feet in depth should be no steeper than one-half horizontal to one vertical (0.5H:1V). For excavations up to 8 feet and above groundwater, side slopes should be no steeper than one horizontal to one vertical (1H:1V). Excavations

encountering saturated cohesionless soils will be very difficult to maintain, and will require very flat side slopes and/or shoring, bracing and dewatering.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated. All excavations should be made following OSHA safety guidelines.

### **6.3 Fill Material**

Following are our recommendations for the various fill types we anticipate will be used at this site:

| <b>FILL MATERIAL TYPE</b> | <b>DESCRIPTION   RECOMMENDED SPECIFICATION</b>  |
|---------------------------|---|
| Structural Fill           | Placed below structures, flatwork and pavement. Well-graded sand/gravel mixture, with maximum particle size of 4 inches, a minimum 70% passing 3/4-inch sieve, a maximum 20% passing he No. 200 sieve, and a maximum Plasticity Index of 10.  |
| Site Grading Fill         | Placed over larger areas to raise the site grade. Sandy to gravelly soil, with a maximum particle size of 6 inches, a minimum 70% passing 3/4-inch sieve, a maximum 50% passing No. 200 sieve, and a maximum Plasticity Index of 15.  |
| Non-Structural Fill       | Placed below non-structural areas, such as landscaping. On-site soils or imported soils, with a maximum particle size of 8 inches, including silt/clay soils not containing excessive amounts of degradable/organic material (see discussion below).  |
| Stabilization Fill        | Placed to stabilize soft areas prior to placing structural fill and/or site grading fill. Coarse angular gravels and cobbles 1 inch to 8 inches in size. May also use 1.5-inch to 2.0-inch gravel placed on stabilization fabric, such as Mirafi RS280i, or equivalent (see <b>Section 6.6</b> ). |

On-site sand soils do not appear suitable for use as structural fill, but may be used as site grading fill and non-structural fill.

On-site clay soils are not suitable for use as structural fill, but may be used as site grading fill and non-structural fill. Note that these clay soils are moisture-sensitive, which means they are inherently more difficult to work with in proper moisture conditioning (they are very sensitive to changes in moisture content), requiring very close moisture control during placement and compaction. This will be very difficult, if not impossible, during wet and cold periods of the year. We also recommend the site grading fill thickness using on-site clay soils not exceed a maximum of 3 feet below structures, to minimize potential settlements.

All fill material should be approved by a CMT geotechnical engineer prior to placement.

### **6.4 Fill Placement and Compaction**

The various types of compaction equipment available have their limitations as to the maximum lift thickness that can be compacted. For example, hand operated equipment is limited to lifts of about 4 inches and most “trench compactors” have a maximum, consistent compaction depth of about 6 inches. Large rollers, depending on soil and moisture conditions, can achieve compaction at 8 to 12 inches. The full thickness of each lift should

be compacted to at least the following percentages of the maximum dry density as determined by ASTM D-1557 (or AASHTO<sup>7</sup> T-180) in accordance with the following recommendations:

| LOCATION  | TOTAL FILL THICKNESS (FEET) | MINIMUM PERCENTAGE OF MAXIMUM DRY DENSITY |
|---|-----------------------------|---|
| Beneath an area extending at least 4 feet beyond the perimeter of structures, and below flatwork and pavement (applies to structural fill and site grading fill) extending at least 2 feet beyond the perimeter | 0 to 5                      | 95  |
| Site grading fill outside area defined above  | 0 to 5                      | 92  |
| Utility trenches within structural areas  | --                          | 96  |
| Roadbase and subbase  | -                           | 96  |
| Non-structural fill   | 0 to 5                      | 90  |

Structural fills greater than 5 feet thick are not anticipated at the site. For best compaction results, we recommend that the moisture content for structural fill/backfill be within 2% of optimum. Field density tests should be performed on each lift as necessary to verify that proper compaction is being achieved.

### **6.5 Utility Trenches**

For the bedding zone around the utility, we recommend utilizing sand bedding fill material that meets current APWA<sup>8</sup> requirements.

All utility trench backfill material below structurally loaded facilities (foundations, floor slabs, flatwork, parking lots/drive areas, etc.) should be placed at the same density requirements established for structural fill in the previous section.

Most utility companies and local governments are requiring Type A-1a or A-1b (AASHTO Designation) soils (sand/gravel soils with limited fines) be used as backfill over utilities within public rights of way, and the backfill be compacted over the full depth above the bedding zone to at least 96% of the maximum dry density as determined by AASHTO T-180 (ASTM D-1557).

Where the utility does not underlie structurally loaded facilities and public rights of way, natural soils may be utilized as trench backfill above the bedding layer, provided they are properly moisture conditioned and compacted to the minimum requirements stated above in **Section 6.4**.

<sup>7</sup> American Association of State Highway and Transportation Officials

<sup>8</sup> American Public Works Association

## **6.6 Stabilization**

The natural soils at this site will likely be susceptible to rutting and pumping. The likelihood of disturbance or rutting and/or pumping of the existing natural soils is a function of the soil moisture content, the load applied to the surface, as well as the frequency of the load. Consequently, rutting and pumping can be minimized by avoiding concentrated traffic, minimizing the load applied to the surface by using lighter equipment and/or partial loads, by working in drier times of the year, or by providing a working surface for the equipment. Rubber-tired equipment particularly, because of high pressures, promotes instability in moist/wet, soft soils.

If rutting or pumping occurs, traffic should be stopped and the disturbed soils should be removed and replaced with stabilization material. Typically, a minimum of 18 inches of the disturbed soils must be removed to be effective. However, deeper removal is sometimes required.

To stabilize soft subgrade conditions (if encountered), a mixture of coarse, clean, angular gravels and cobbles and/or 1.5- to 2.0-inch clean gravel should be utilized, as indicated above in **Section 6.3**. Often the amount of gravelly material can be reduced with the use of a geotextile fabric such as Mirafi RS280i or equivalent. Its use will also help avoid mixing of the subgrade soils with the gravelly material. After excavating the soft/disturbed soils, the fabric should be spread across the bottom of the excavation and up the sides a minimum of 18 inches. Otherwise, it should be placed in accordance with the manufacturer's recommendation, including proper overlaps. The gravel material can then be placed over the fabric in compacted lifts as described above.

## **7.0 FOUNDATION RECOMMENDATIONS**

The following recommendations have been developed on the basis of the previously described project characteristics, including the maximum loads discussed in **Section 1.3**, the subsurface conditions observed in the field and the laboratory test data, and standard geotechnical engineering practice.

### **7.1 Foundation Recommendations**

Based on our geotechnical engineering analyses, the proposed structure may be supported upon conventional spread and/or continuous wall foundations placed entirely on suitable, undisturbed natural soils, entirely on structural fill extending to suitable natural soils or competent bedrock, or entirely on competent bedrock. Footings may be designed using a net bearing pressure of 2,000 psf if placed on suitable, undisturbed, natural soils or 2,500 psf if placed on a minimum 18 inches of structural fill extending to suitable natural soils, or 3,000 psf if placed on structural fill extending to bedrock or if placed on the bedrock.

The term "net bearing pressure" refers to the pressure imposed by the portion of the structure located above lowest adjacent final grade, thus the weight of the footing and backfill to lowest adjacent final grade need not be considered. The allowable bearing pressure may be increased by 1/3 for temporary loads such as wind and seismic forces.

We also recommend the following:

1. Exterior footings subject to frost should be placed at least 36 inches below final grade.
2. Interior footings not subject to frost should be placed at least 16 inches below grade.
3. Continuous footing widths should be maintained at a minimum of 18 inches.
4. Spot footings should be a minimum of 24 inches wide.

## **7.2 Installation**

Under no circumstances shall foundations be placed on undocumented fill (if encountered), topsoil with organics, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. If other unsuitable soils are encountered, they must be completely removed and replaced with properly compacted structural fill. Deep, large roots may be encountered where trees and larger bushes are located or were previously located at the site; such large roots should be removed.

Also, to reduce the potential for differential settlement we recommend that foundations be placed on uniform soils and not on combinations such as partly on natural soils and partly on structural fill, or partly on structural fill and partly on bedrock.

The base of footing excavations should be observed by a CMT geotechnical engineer to assess if suitable bearing soils have been exposed.

All structural fill should meet the requirements for such, and should be placed and compacted in accordance with **Section 6** above. The width of structural replacement fill below footings should be equal to the width of the footing plus 1 foot for each foot of fill thickness. For instance, if the footing width is 2 feet and the structural fill depth beneath the footing is 2 feet, the fill replacement width should be 4 feet, centered beneath the footing.

The minimum thickness of structural fill below footings should be equivalent to one-third the thickness of structural fill below any other portion of the foundations. For example, if the maximum depth of structural fill is 6 feet, all footings for the new structure should be underlain by a minimum 2 feet of structural fill.

## **7.3 Estimated Settlement**

Foundations designed and constructed in accordance with our recommendations could experience some settlement, but we anticipate that total settlements of footings founded as recommended above will not exceed 1 inch, with differential settlements on the order of 0.5 inches over a distance of 25 feet. We expect approximately 50% of the total settlement to initially take place during construction.

## **7.4 Lateral Resistance**

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of 0.30 for natural soils or 0.40 for structural fill, and 0.45 for bedrock, may be

utilized for design. Passive resistance provided by properly placed and compacted existing natural soils above the water table may be considered equivalent to a fluid with a density of 350 pcf. A combination of passive earth resistance and friction may be utilized if the friction component of the total is divided by 1.5.

## 8.0 LATERAL EARTH PRESSURES

The lateral earth pressure values given below anticipate that existing natural soils will be used as backfill material, placed and compacted in accordance with the recommendations presented herein. If other soil types will be used as backfill, we should be notified so that appropriate modifications to these values can be provided, as needed.

The lateral pressures imposed upon subgrade facilities will depend upon the relative rigidity and movement of the backfilled structure. Following are the recommended lateral pressure values, which also assume that the soil surface behind the wall is horizontal and that the backfill within 3 feet of the wall will be compacted with hand-operated compacting equipment.

| CONDITION  | STATIC (psf/ft)* | SEISMIC (psf)* |
|--|------------------|----------------|
| <b>Active Pressure</b> (wall is allowed to yield, i.e. move away from the soil, with a minimum 0.001H movement/rotation at the top of the wall, where "H" is the total height of the wall) | 40               | 11             |
| <b>At-Rest Pressure</b> (wall is not allowed to yield)   | 60               | N/A            |
| <b>Passive Pressure</b> (wall moves into the soil)   | 350              | 65             |

\*Equivalent Fluid Pressure (applied at 1/3 Height of Wall)

\*Equivalent Fluid Pressure (added to static and applied at 1/3 Height of Wall)

## 9.0 FLOOR SLABS

Floor slabs may be established entirely upon suitable, undisturbed, natural soils, or entirely on structural fill extending to suitable natural soils or bedrock (same as for foundations). Under no circumstances shall floor slabs be established directly on any topsoil, undocumented fills, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

In order to facilitate curing of the concrete, we recommend that floor slabs be directly underlain by at least 4 inches of "free-draining" fill, such as "pea" gravel or 3/4-inch to 1-inch minus, clean, gap-graded gravel. To help control normal shrinkage and stress cracking, the floor slabs should have the following features:

1. Adequate reinforcement for the anticipated floor loads with the reinforcement continuous through interior floor joints;
2. Frequent crack control joints; and
3. Non-rigid attachment of the slabs to foundation walls and bearing slabs.



## 10.0 DRAINAGE RECOMMENDATIONS

It is important to the long-term performance of foundations and floor slabs that water not be allowed to collect near the foundation walls and infiltrate into the underlying soils. We recommend the following:

1. All areas around the structure should be sloped to provide drainage away from the foundations. We recommend a minimum slope of 4 inches in the first 10 feet away from the structure. This slope should be maintained throughout the lifetime of the structure.
2. All roof drainage should be collected in rain gutters with downspouts designed to discharge at least 10 feet from the foundation walls or well beyond the backfill limits, whichever is greater.
3. Adequate compaction of the foundation backfill should be provided. We suggest a minimum of 90% of the maximum laboratory density as determined by ASTM D-1557. Water consolidation methods should not be used under any circumstances.
4. Landscape sprinklers should be aimed away from the foundation walls. The sprinkling systems should be designed with proper drainage and be well-maintained. Over watering should be avoided.
5. Other precautions that may become evident during construction.

## 11.0 PAVEMENTS

All pavement areas must be prepared as discussed above in **Section 6.1**. Under no circumstances shall pavements be established over topsoil, undocumented fills (if encountered), loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

In pavement areas, subsequent to stripping and prior to the placement of pavement materials, the exposed subgrade must be proof rolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or otherwise unsuitable soils are encountered, we recommend they be removed to a minimum of 18 inches below the subgrade level and replaced with structural fill.

We anticipate the natural clay soils will exhibit poor pavement support characteristics when saturated or nearly saturated. Based on our laboratory testing experience with similar soils, our pavement design utilized a California Bearing Ratio (CBR) of 3 for the natural clay soils.

Given the projected traffic as discussed above in **Section 1.3**, the following pavement sections are recommended for approximately 4 ESAL's (18-kip equivalent single-axle loads) per day:

| MATERIAL        | PAVEMENT SECTION THICKNESS (inches) |    |
|-----------------|-------------------------------------|----|
| Asphalt         | 3                                   | 3  |
| Road-Base       | 10                                  | 6  |
| Subbase         | 0                                   | 6  |
| Total Thickness | 13                                  | 15 |

Untreated base course (UTBC) should conform to city specifications, or to 1-inch-minus UDOT specifications for A-1-a/NP, and have a minimum CBR value of 70%. Material meeting our specification for structural fill can be used for subbase, as long as the fines content (percent passing No. 200 sieve) does not exceed 15%. Roadbase and subbase material should be compacted as recommended above in **Section 6.4**. Asphalt material generally should conform to APWA requirements, having a ½-inch maximum aggregate size, a 75-gradation Superpave mix containing no more than 15% of recycled asphalt (RAP) and a PG58-28 binder.

For dumpster pads, we recommend a pavement section consisting of 6.5 inches of Portland cement concrete and 6 inches of aggregate base over properly prepared suitable natural subgrade or site grading structural fills extending to suitable natural soils. Dumpster pads constructed overlying undocumented fills must be heavily reinforced.

## 12.0 QUALITY CONTROL

We recommend that CMT be retained as part of a comprehensive quality control testing and observation program. With CMT on-site we can help facilitate implementation of our recommendations and address, in a timely manner, any subsurface conditions encountered which vary from those described in this report. Without such a program CMT cannot be responsible for application of our recommendations to subsurface conditions which may vary from those described herein. This program may include, but not necessarily be limited to, the following:

### 12.1 Field Observations

Observations should be completed during all phases of construction such as site preparation, foundation excavation, structural fill placement and concrete placement.

### 12.2 Fill Compaction

Compaction testing by CMT is required for all structural supporting fill materials. Maximum Dry Density (Modified Proctor, ASTM D-1557) tests should be requested by the contractor immediately after delivery of any fill materials. The maximum density information should then be used for field density tests on each lift as necessary to ensure that the required compaction is being achieved.

### **12.3 Excavations**

All excavation procedures and processes should be observed by a geotechnical engineer from CMT or their representative. In addition, for the recommendations in this report to be valid, all backfill and structural fill placed in trenches and all pavements should be density tested by CMT. We recommend that freshly mixed concrete be tested by CMT in accordance with ASTM designations.

## **13.0 LIMITATIONS**

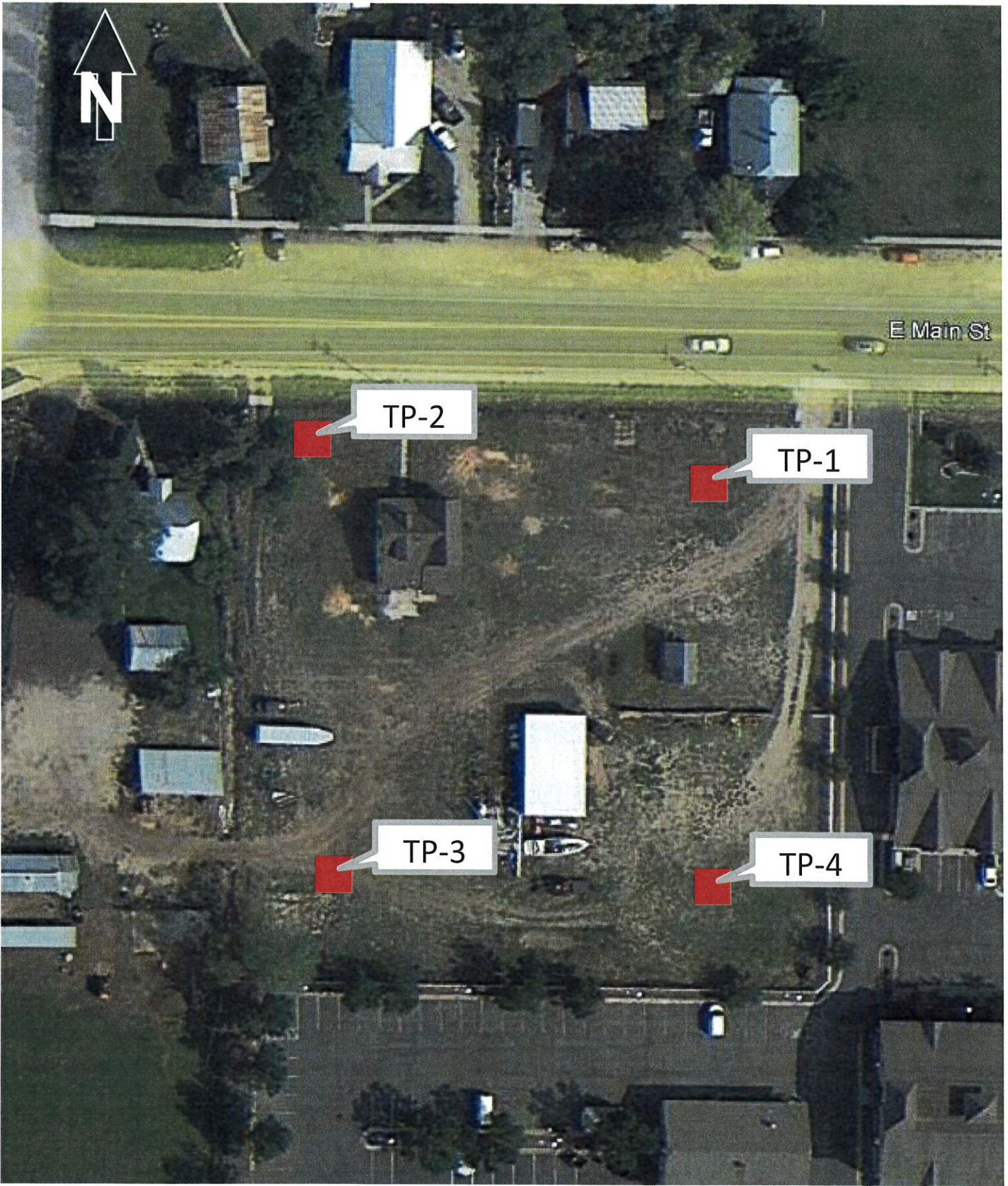
The recommendations provided herein were developed by evaluating the information obtained from the subsurface explorations and soils encountered therein. The exploration logs reflect the subsurface conditions only at the specific location at the particular time designated on the logs. Soil and ground water conditions may differ from conditions encountered at the actual exploration locations. The nature and extent of any variation in the explorations may not become evident until during the course of construction. If variations do appear, it may become necessary to re-evaluate the recommendations of this report after we have observed the variation.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This warranty is in lieu of all other warranties, either expressed or implied.

We appreciate the opportunity to be of service to you on this project. If we can be of further assistance or if you have any questions regarding this project, please do not hesitate to contact us at (801) 492-4132. To schedule materials testing, please call (801) 381-5141.

**APPENDIX**

**SUPPORTING  
DOCUMENTATION**



**Midway Arts Center**

330-368 E. Main St., Midway, UT

**CMT TECHNICAL SERVICES**

**Site Map**

Date: 2-May-22

Job # 18372

Figure:

**1**

# Midway Arts Center

330-368 E. Main St., Midway, UT

# Test Pit Log



# TP-1

Total Depth: 1.5'

Date: 4/28/22

Water Depth: (see Remarks)

Job #: 18372

| Depth (ft) | GRAPHIC LOG   | Soil Description   | Sample Type | Sample # | Moisture (%) | Dry Density(pcf) | Gradation |        |         | Atterberg |    |    |
|------------|---|--|-------------|----------|--------------|------------------|-----------|--------|---------|-----------|----|----|
|            |   |  |             |          |              |                  | Gravel %  | Sand % | Fines % | LL        | PL | PI |
| 0          |  | TOPSOIL: Brown silty sand, organics                          |             |          |              |                  |           |        |         |           |    |    |
| 1          |  | CLAY (CL), slightly moist, brown<br>medium stiff (estimated) |             | 1        | 7            |                  |           |        |         | 33        | 21 | 12 |
| 2          |   | EXCAVATOR REFUSAL ON BEDROCK AT 1.5 FEET                     |             |          |              |                  |           |        |         |           |    |    |
| 3          |   |  |             |          |              |                  |           |        |         |           |    |    |
| 4          |   |  |             |          |              |                  |           |        |         |           |    |    |
| 5          |   |  |             |          |              |                  |           |        |         |           |    |    |
| 6          |   |  |             |          |              |                  |           |        |         |           |    |    |
| 7          |   |  |             |          |              |                  |           |        |         |           |    |    |
| 8          |   |  |             |          |              |                  |           |        |         |           |    |    |
| 9          |   |  |             |          |              |                  |           |        |         |           |    |    |
| 10         |   |  |             |          |              |                  |           |        |         |           |    |    |
| 11         |   |  |             |          |              |                  |           |        |         |           |    |    |
| 12         |   |  |             |          |              |                  |           |        |         |           |    |    |
| 13         |   |  |             |          |              |                  |           |        |         |           |    |    |
| 14         |   |  |             |          |              |                  |           |        |         |           |    |    |

Remarks: Groundwater not encountered during excavation.

Coordinates: 40.5119°, -111.4647°

Surface Elev. (approx): Not Given

Equipment: Rubber Tire Backhoe

Excavated By: CMT

Logged By: A. Smoot

Figure:

# 2



# Midway Arts Center

330-368 E. Main St., Midway, UT

# Test Pit Log

# TP-2

Total Depth: 1.5'

Date: 4/28/22

Water Depth: (see Remarks)

Job #: 18372

| Depth (ft) | GRAPHIC LOG | Soil Description   | Sample Type | Sample # | Moisture (%) | Dry Density(pcf) | Gradation |        |         | Atterberg |    |    |
|------------|-------------|--|-------------|----------|--------------|------------------|-----------|--------|---------|-----------|----|----|
|            |             |  |             |          |              |                  | Gravel %  | Sand % | Fines % | LL        | PL | PI |
| 0          |             | TOPSOIL: Brown silty sand, organics                                |             |          |              |                  |           |        |         |           |    |    |
| 1          |             | Sandy CLAY (CL), slightly moist, brown<br>medium stiff (estimated) |             | 2        |              |                  |           |        |         |           |    |    |
| 2          |             | EXCAVATOR REFUSAL ON BEDROCK AT 1.5 FEET                           |             |          |              |                  |           |        |         |           |    |    |
| 3          |             |  |             |          |              |                  |           |        |         |           |    |    |
| 4          |             |  |             |          |              |                  |           |        |         |           |    |    |
| 5          |             |  |             |          |              |                  |           |        |         |           |    |    |
| 6          |             |  |             |          |              |                  |           |        |         |           |    |    |
| 7          |             |  |             |          |              |                  |           |        |         |           |    |    |
| 8          |             |  |             |          |              |                  |           |        |         |           |    |    |
| 9          |             |  |             |          |              |                  |           |        |         |           |    |    |
| 10         |             |  |             |          |              |                  |           |        |         |           |    |    |
| 11         |             |  |             |          |              |                  |           |        |         |           |    |    |
| 12         |             |  |             |          |              |                  |           |        |         |           |    |    |
| 13         |             |  |             |          |              |                  |           |        |         |           |    |    |
| 14         |             |  |             |          |              |                  |           |        |         |           |    |    |

Remarks: Groundwater not encountered during excavation.

Coordinates: 40.5118°, -111.4653°

Surface Elev. (approx): Not Given

Equipment: Rubber Tire Backhoe

Excavated By: CMT

Logged By: A. Smoot

Figure:

# 3



# Midway Arts Center

330-368 E. Main St., Midway, UT

# Test Pit Log

# TP-3

Total Depth: 3'

Date: 4/28/22

Water Depth: (see Remarks)

Job #: 18372

| Depth (ft) | GRAPHIC LOG | Soil Description  | Sample Type | Sample # | Moisture (%) | Dry Density(pcf) | Gradation |        |         | Atterberg |    |    |
|------------|-------------|---|-------------|----------|--------------|------------------|-----------|--------|---------|-----------|----|----|
|            |             |   |             |          |              |                  | Gravel %  | Sand % | Fines % | LL        | PL | PI |
| 0          |             | TOPSOIL: Brown silty sand, organics   |             |          |              |                  |           |        |         |           |    |    |
| 1          |             | Silty-Clayey SAND (SM-SC), slightly moist, brown, roots<br>medium dense (estimated) |             |          |              |                  |           |        |         |           |    |    |
| 2          |             |   |             | 3        | 18           |                  |           |        | 39      |           |    |    |
| 2          |             | BEDROCK: Potrock (Tuft), white<br>very dense (estimated)                            |             |          |              |                  |           |        |         |           |    |    |
| 3          |             | EXCAVATOR REFUSAL ON BEDROCK AT 3.0 FEET  |             |          |              |                  |           |        |         |           |    |    |
| 4          |             |   |             |          |              |                  |           |        |         |           |    |    |
| 5          |             |   |             |          |              |                  |           |        |         |           |    |    |
| 6          |             |   |             |          |              |                  |           |        |         |           |    |    |
| 7          |             |   |             |          |              |                  |           |        |         |           |    |    |
| 8          |             |   |             |          |              |                  |           |        |         |           |    |    |
| 9          |             |   |             |          |              |                  |           |        |         |           |    |    |
| 10         |             |   |             |          |              |                  |           |        |         |           |    |    |
| 11         |             |   |             |          |              |                  |           |        |         |           |    |    |
| 12         |             |   |             |          |              |                  |           |        |         |           |    |    |
| 13         |             |   |             |          |              |                  |           |        |         |           |    |    |
| 14         |             |   |             |          |              |                  |           |        |         |           |    |    |

Remarks: Groundwater not encountered during excavation.

Coordinates: 40.5114°, -111.4654°

Surface Elev. (approx): Not Given

Equipment: Rubber Tire Backhoe

Excavated By: CMT

Logged By: A. Smoot



Figure:

# 4



# Midway Arts Center

330-368 E. Main St., Midway, UT

# Test Pit Log

# TP-4

Total Depth: 2'

Date: 4/28/22

Water Depth: (see Remarks)

Job #: 18372

| Depth (ft) | GRAPHIC LOG | Soil Description  | Sample Type | Sample # | Moisture (%) | Dry Density(pcf) | Gradation |        |         | Atterberg |    |    |
|------------|-------------|---|-------------|----------|--------------|------------------|-----------|--------|---------|-----------|----|----|
|            |             |   |             |          |              |                  | Gravel %  | Sand % | Fines % | LL        | PL | PI |
| 0          |             | TOPSOIL: Brown silty sand, organics   |             |          |              |                  |           |        |         |           |    |    |
| 1          |             | Silty-Clayey SAND (SM-SC), slightly moist, brown, roots<br>medium dense (estimated) |             | 4        | 11           |                  |           |        | 14      |           |    |    |
| 2          |             | BEDROCK: Potrock (Tuft), white<br>very dense (estimated)                            |             |          |              |                  |           |        |         |           |    |    |
|            |             | EXCAVATOR REFUSAL ON BEDROCK AT 2.0 FEET  |             |          |              |                  |           |        |         |           |    |    |
| 3          |             |   |             |          |              |                  |           |        |         |           |    |    |
| 4          |             |   |             |          |              |                  |           |        |         |           |    |    |
| 5          |             |   |             |          |              |                  |           |        |         |           |    |    |
| 6          |             |   |             |          |              |                  |           |        |         |           |    |    |
| 7          |             |   |             |          |              |                  |           |        |         |           |    |    |
| 8          |             |   |             |          |              |                  |           |        |         |           |    |    |
| 9          |             |   |             |          |              |                  |           |        |         |           |    |    |
| 10         |             |   |             |          |              |                  |           |        |         |           |    |    |
| 11         |             |   |             |          |              |                  |           |        |         |           |    |    |
| 12         |             |   |             |          |              |                  |           |        |         |           |    |    |
| 13         |             |   |             |          |              |                  |           |        |         |           |    |    |
| 14         |             |   |             |          |              |                  |           |        |         |           |    |    |

Remarks: Groundwater not encountered during excavation.

Coordinates: °, °

Surface Elev. (approx): Not Given

Equipment: Rubber Tire Backhoe

Excavated By: CMT

Logged By: A. Smoot



Figure:

# 5

# Midway Arts Center

330-368 E. Main St., Midway, UT

# Key to Symbols

Date: 4/28/22

Job #: 18372

|            |             |                  |             |          |              |                  |          |        |         |    |    |    |
|------------|-------------|------------------|-------------|----------|--------------|------------------|----------|--------|---------|----|----|----|
| ①          | ②           | ③                | ④           | ⑤        | ⑥            | ⑦                | ⑧        | ⑨      |         |    |    |    |
| Depth (ft) | GRAPHIC LOG | Soil Description | Sample Type | Sample # | Moisture (%) | Dry Density(pcf) | Gravel % | Sand % | Fines % | LL | PL | PI |

## COLUMN DESCRIPTIONS

- ① **Depth (ft.):** Depth (feet) below the ground surface (including groundwater depth - see water symbol below).
- ② **Graphic Log:** Graphic depicting type of soil encountered (see ② below).
- ③ **Soil Description:** Description of soils encountered, including Unified Soil Classification Symbol (see below).
- ④ **Sample Type:** Type of soil sample collected at depth interval shown; sampler symbols are explained below-right.
- ⑤ **Sample #:** Consecutive numbering of soil samples collected during field exploration.
- ⑥ **Moisture (%):** Water content of soil sample measured in laboratory (percentage of dry weight of sample).
- ⑦ **Dry Density (pcf):** The dry density of a soil measured in laboratory (pounds per cubic foot).
- ⑧ **Gradation:** Percentages of Gravel, Sand and Fines (Silt/Clay), obtained from lab test results of soil passing the No. 4 and No. 200 sieves.
- ⑨ **Atterberg:** Individual descriptions of Atterberg Tests are as follows:  
**LL = Liquid Limit (%):** Water content at which a soil changes from plastic to liquid behavior.  
**PL = Plastic Limit (%):** Water content at which a soil changes from liquid to plastic behavior.  
**PI = Plasticity Index (%):** Range of water content at which a soil exhibits plastic properties (= Liquid Limit - Plastic Limit).

| STRATIFICATION |                      | MODIFIERS   | MOISTURE CONTENT   |
|----------------|----------------------|-------------|--|
| Description    | Thickness            | Trace       |  |
| Seam           | Up to ½ inch         | <5%         | <b>Dry:</b> Absence of moisture, dusty, dry to the touch.      |
| Lense          | Up to 12 inches      | <b>Some</b> | <b>Moist:</b> Damp / moist to the touch, but no visible water. |
| Layer          | Greater than 12 in.  | 5-12%       |  |
| Occasional     | 1 or less per foot   | <b>With</b> |  |
| Frequent       | More than 1 per foot | > 12%       | <b>Wet:</b> Visible water, usually soil below groundwater.     |

| UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)  | MAJOR DIVISIONS   |  | USCS SYMBOLS                          | ②                               | TYPICAL DESCRIPTIONS  |   |
|--|---|--|---------------------------------------|---------------------------------|---|---|
|  | <b>COARSE-GRAINED SOILS</b><br>More than 50% of material is larger than No. 200 sieve size. | <b>GRAVELS</b><br>The coarse fraction retained on No. 4 sieve. | <b>CLEAN GRAVELS</b><br>( < 5% fines) | GW                              |   | Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines       |
| <b>GRAVELS WITH FINES</b><br>( ≥ 12% fines)  |   |  | GP                                    |                                 | Poorly-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines                                   |   |
|  |   |  | GM                                    |                                 | Silty Gravels, Gravel-Sand-Silt Mixtures  |   |
| <b>SANDS</b><br>The coarse fraction passing through No. 4 sieve.                           |   |  | <b>CLEAN SANDS</b><br>( < 5% fines)   | SW                              |   | Well-Graded Sands, Gravelly Sands, Little or No Fines               |
|  |   | <b>SANDS WITH FINES</b><br>( ≥ 12% fines)                      | SP                                    |                                 | Poorly-Graded Sands, Gravelly Sands, Little or No Fines   |   |
| SM   |   |  |                                       | Silty Sands, Sand-Silt Mixtures |   |   |
| <b>FINE-GRAINED SOILS</b><br>More than 50% of material is smaller than No. 200 sieve size. | <b>SILTS AND CLAYS</b><br>Liquid Limit less than 50%  |  | ML                                    |                                 | Inorganic Silts and Sandy Silts with No Plasticity or Clayey Silts with Slight Plasticity         |   |
|  |   |  | CL                                    |                                 | Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays |   |
|  |   |  | OL                                    |                                 | Organic Silts and Organic Silty Clays of Low Plasticity   |   |
|  | <b>SILTS AND CLAYS</b><br>Liquid Limit greater than 50%                                     |  |                                       | MH                              |   | Inorganic Silts, Micaceous or Diatomaceous Fine Sand or Silty Soils |
|  |   |  |                                       | CH                              |   | Inorganic Clays of High Plasticity, Fat Clays                       |
|  |   |  |                                       | OH                              |   | Organic Silts and Organic Clays of Medium to High Plasticity        |
| <b>HIGHLY ORGANIC SOILS</b>  |   |  | PT                                    |                                 | Peat, Soils with High Organic Contents  |   |

- ### SAMPLER SYMBOLS
- Block Sample
  - Bulk/Bag Sample
  - Modified California Sampler
  - 
  - D&M Sampler
  - Rock Core
  - Standard Penetration Split Spoon Sampler
  - Thin Wall (Shelby Tube)

- ### WATER SYMBOL
- Encountered Water Level
  - Measured Water Level
- (see Remarks on Logs)

Note: Dual Symbols are used to indicate borderline soil classifications (i.e. GP-GM, SC-SM, etc.).

- The results of laboratory tests on the samples collected are shown on the logs at the respective sample depths.
- The subsurface conditions represented on the logs are for the locations specified. Caution should be exercised if interpolating between or extrapolating beyond the exploration locations.
- The information presented on each log is subject to the limitations, conclusions, and recommendations presented in this report.

# **APPENDIX 6 – CLOCK TOWER VIEW ISSUES**

# The Clock Tower



- A new photo study of all buildings on main street was completed in May.
- The study would indicate the current height restriction was not intended to preserve views of Timp.
- Virtually all buildings, including those with heights well below the allowed 35' height, block the view of Timp when seen from the street and south sidewalk.

# The Clock Tower



We would like the City to consider an exception for the clock tower because it dramatically improves the beauty of the building.



# The MAC and Millstream Property



# The MAC and Millstream Property



# The Clock Tower

- Proposed tower height - 68 feet
- Required setback - 25.5 feet
- Current setback as shown - 50 feet
- Current set-back as shown enhances the beauty of both the views and the landscaping





# **APPENDIX 7 – PUBLIC AND BUSINESS SUPPORT**

# Public & Business Support

1. Zermatt and Homestead signed new letters of support in June, 2022.
2. Midway City Council signed a letter of support for an arts center Nov. 2021
3. Fifteen prominent citizens signed letters of support.
4. 537 Midway residents have signed a petition in favor of The MAC.
5. 10,500 people attended HVAF shows in 2021.
6. HVAF, the resident theater company of The MAC, involves more people in events than any other Midway organization except Swiss Days.



**CURRENT  
SUPPORT LETTERS  
FROM MIDWAY  
RESORTS**



700 North Homestead Drive, Midway UT 84049  
435-657-3806

May 28, 2022

Dear Honorable Council and Commission Members,

The team here at Homestead resort is looking forward to the possibility of the Midway Arts Center and is in full support. Midway is full of unique opportunities for local and traveling guests and the MAC will be another great asset to add to the community.

As a resort, we are always looking for places to recommend nearby. The community should seek to continue to bring more venues like the MAC to the city as it will bring revenue to our community and have a great impact.

Sincerely,  
Andrew Carey  
Director of Hotel Operations

---

Mobile: 602.803.4277  
Email: [Andrew.Carey@homesteadresort.com](mailto:Andrew.Carey@homesteadresort.com)

700 N Homestead Drive  
PO Box 99  
Midway, UT 84049

Midway City Council  
Midway Planning Commission  
75 N. 100 W.  
Midway, Utah 84049

18 May 2022

Dear Honorable Council and Commission Members

My name is Richard Saltzman and I am the Manager of Legacy Resorts, LLC. Legacy Resorts is the owner of the Zermatt Resort and has been for many years.

I am writing in support of the Midway Art Center Foundation plan to provide a state-of-the-art performing arts center in Midway.

I am familiar with the leadership of the MAC and of High Valley Arts and their 15-year history of outstanding events in Midway. I have confidence in the plan for the MAC and firmly believe it would be a wonderful gift to the community for many years to come.

Not only would the MAC benefit the youth and adults who participate in performances, but it would continue to draw significant 'arts tourists' to Midway, as the High Valley Arts performances have consistently done in the past.

The audiences coming to the arts center would naturally benefit the businesses in Midway – from restaurants to the resorts – and everything in between. At Zermatt, we have always been looking for activities for our guests that would enhance their stay. The arts center is a perfect example of what we need to help the resort grow and stay healthy.

In short, the Zermatt is in favor of the plan to 'Bring the MAC to Midway.'

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Saltzman", with a long horizontal flourish extending to the right.

Richard Saltzman, Manager  
Legacy Resorts, LLC



## ZERMATT+UTAH

May 23, 2022

Dear Midway City Council:

The Zermatt Resort and Spa appreciates the opportunity to share its support for the proposed performing arts center in Midway, Utah. For several years, owners and guests at the resort have enjoyed the programming provided by the arts community throughout Heber Valley, including presentations of *The Christmas Carol*, *Annie*, *The Sound of Music*, *Oliver*, *The Music Man*, and many others — all performed in Midway and providing not only high quality entertainment but an opportunity for members of the community to share their gifts, individually and collectively.

A little over a year ago (May 12, 2021) Peter Rancie, then a director at the Zermatt Resort and Spa, sent a letter of support that outlined a persuasive rationale for the new venue. Among the reasons, Peter cited the need for destination amenities in Midway and the business opportunities that would benefit the city, its stores, hotels, restaurants, recreational destinations, and service outlets. All of this will result in an improved tax base for Midway City and contribute to the wonderful brand Midway already enjoys throughout Utah and the larger United States.

With this letter, I reaffirm the support articulated by Peter and offer to provide any additional information or assistance that may be necessary in this important endeavor.

All my best,

William Nixon  
202.641.2882  
Zermatt Resort & Spa

**LETTER OF SUPPORT  
FROM MIDWAY CITY  
COUNCIL, NOVEMBER  
2021**

# Midway City Corporation

Mayor: Celeste T. Johnson  
City Council Members  
Lisa Christen • Jeffery Drury  
J.C. Simonsen • Steve Dougherty  
Kevin Payne



75 North 100 West  
P.O. Box 277  
Midway, Utah 84049  
Phone: 435-654-3223  
Fax: 435-654-4120  
[midwaycityut.org](http://midwaycityut.org)

16 November 2021

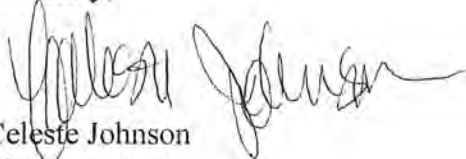
To Whom It May Concern:

Midway City has long been known for its support of the arts and our cultural heritage. Midway is a community that values those events and activities that benefit our citizens, citizens of Wasatch County and our visitors. Midway has enjoyed a variety of live performing arts events including orchestra and dance performances, choruses, cowboy music, bell ringers, and theater productions for both kids and adults, among other events. These activities bring our community together.

Many of Midway's citizens have expressed their appreciation of such activities and their desire to have them continue. This letter is presented to express our support of a private, nonprofit organization which will continue hosting performing arts in Midway, including theater, dance and musical performances as well as art competitions and displays and cultural activities such as quilting, cowboy poetry, etc. We anticipate those activities would help support our retail and resort businesses and provide our citizens and visitors an opportunity to enjoy our rich cultural heritage.

We understand that a group called the Midway Arts Center Foundation is searching for and planning a venue for those purposes and we welcome the opportunity to engage in discussions with that group for the benefit of our community. This letter has the approval of all of the Midway City Council members.

Sincerely,



Celeste Johnson  
Mayor



**FIFTEEN LETTERS OF  
SUPPORT FROM  
PROMINENT  
CITIZENS**

Mayor Celeste Johnson and City Council (Lisa Orme, Steve Dougherty,  
Jeff Drury, Kevin Payne and JC Simonsen)  
75 N 100 W  
Midway, City 84049

Re: High Valley Arts Center

Dear Mayor Johnson and City Council Members,

Thank you for your devoted service to our community. You are each individually and collectively an inspiration of civic service preserving our community as a choice place to live.

This is to express my support for consideration and approval of a performing arts center in Midway. I understand the current proposal is for a location at the base of Memorial Hill.

I am grateful for your care and concern to control the growth of our community. In general, I favor controlled growth. As we all know, part of the magic of our community is its small-town charm and rural character. We hope that won't be lost in the coming years.

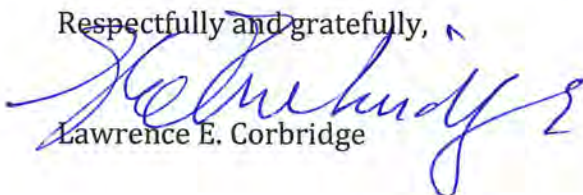
My wife was raised in Boulder City, Nevada which years ago passed a growth ordinance limiting growth to less than 3% per year. As a result, the community of her childhood is much the same today as when she was a young girl. It retains its "small town feel" unlike its sprawling neighboring communities of Henderson and Las Vegas. Driving into Boulder City from Las Vegas/Henderson is a breath of fresh air. We all experience that same dynamic even more accentuated driving into this valley from any direction.

As for the property in question, already under development, a community arts center is far more appealing and would make a far more valuable and unique contribution to the character of Midway than additional housing, offices or commercial buildings in the same development.

We also have the advantage of knowing that such a proposal is not "pie in the sky" because High Valley Arts has demonstrated an unusual investment and devotion to the community of Midway over the years. One may question whether Midway has the population base to support such a center, but the history of High Valley Arts seems to demonstrate that it does. It is particularly timely to consider the proposal now, as we continue to be the beneficiaries of High Valley Arts dedication and devotion to our community.

Thank you for your valiant service to our community and favorable consideration of the proposal for a performing arts center in Midway.

Respectfully and gratefully,

  
Lawrence E. Corbridge

June 17, 2021

Dear Mayor and City Council Members,

I am writing in support of the Midway Arts Center. There are several reasons that I see as a benefit to our community.

First and foremost is that art is an important aspect of all of our lives. All people benefit by art and the ability to see things from a different perspective. The performing theatrical arts are a unique form of entertainment that allows actresses and actors to interact with the audience which is something Hollywood cannot replicate.

Second, as far as I am aware this arts center is not asking for public funds to support the land purchase, building construction or ongoing expenses. Where we already have plenty of demand for our tax dollars, it is refreshing to see someone trying to do something of this nature that does not expect or demand funding.

Third, I have been to several of HVA performances and I will say that they desperately need a permanent location for rehearsal and set builds. I'm not quite sure how successful any operation of this nature can be when they have to contend with inclement weather or shared space. A dedicated facility will definitely enhance their ability to produce high quality entertainment.

Fourth, I've heard and must agree that Wasatch County needs more things to attract visitors. As I have talked to venue operators, the common message is that the more Wasatch County has to offer the more visitors it will attract. Since Midway in particular is interested maintaining the resort tax benefits, you should be looking at whatever means possible to attract more visitors and potentially more overnight lodging. Helping Zermatt and Homestead to be successful will definitely benefit Midway.

Fifth, the developer of this parcel of land will build something in this location regardless of what you decide. I think it is in the community's best interest to allow this development as opposed to additional housing.

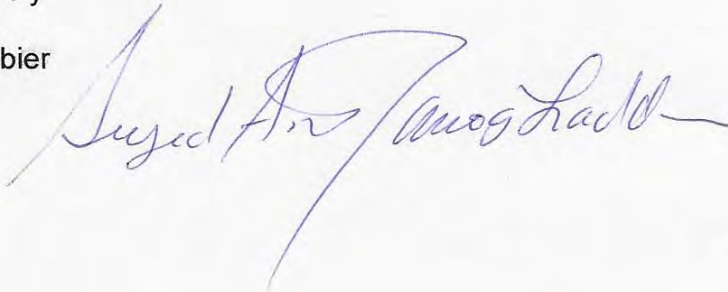
Sincerely,  
Marilyn Crittenden

June 23, 2021

My name is Ali Dabier, current president of the Midway Boosters and a longtime member of the Booster's Board. The Midway Boosters as a body of community volunteers dedicate much time for the betterment of our community not only for its citizens and inhabitants, but also for those that come to visit during all seasons and enjoy our beautiful mountains, lakes and trails, not to mention the Swiss day tradition that has lasted 73 years so far. We also generate significant funds that goes toward national and international humanitarian services, various youth and adult art and music programs and education scholarships. We are proud of our community and the hundreds of volunteers that share the same vision. Having a performing art center will further enhance the reputation and desirability of this community. For years my wife and I have been the beneficiaries of the performances that were offered by the High Valley Arts organization. It, not only has produced high quality performances but also has engaged many of our talented community members. We have enjoyed sitting on the grass during the outdoor performances, but welcome a permanent venue and all that it can offer throughout the year to our wonderful community and its visitors. I fully support the building of the Performing art center at the base of the ever so prominent Memorial Hill.

Sincerely

Ali Dabier

A handwritten signature in blue ink, appearing to read "Ali Dabier". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

**From:** Steve Eddington skeddington@gmail.com  
**Subject:** High Valley Arts  
**Date:** March 27, 2021 at 10:39 AM  
**To:** Susan Waldrip suewaldrip@hotmail.com  
**Cc:** Stuart Waldrip stuwaldrip@me.com

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Sue,

You, Stu and the High Valley Arts Foundation family can count on those of us who have watched, observed and participated with you, in some way, with the ongoing development of quality theater in Wasatch County.

During the past several years my position as managing member of the Zermatt Resort and Spa and The Homestead Resort has enabled our resorts, city and county to realize the economic value of High Valley Arts especially during your professional productions.

The thought of a quality theater in the Midway area that is open during every season multiplies the value of our resorts and surrounding area exponentially.

Thank you for your theater center vision and action that will help change the value for all of us who live in the area and who have personal and professional area interests.

Best Regards,

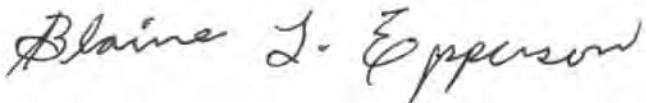
Steve Eddington  
(Former Managing Partner for Zermatt and The Homestead Resorts 2010-2020)

Sent from my iPhone

As a Vietnam Veteran, I'm honored and proud to have my name with so many others on one of the plaques at the top of Memorial Hill. We must never forget those who made the sacrifice to defend freedom and the liberties we so freely enjoy in this country, state and valley. We need to keep those remembrances in our hearts and minds.

The proposed Midway Arts Center will help us do just that as they present "Let Freedom Ring" programs and events that will engage youth and adults alike with enjoyable and teaching productions that will reinvigorate our feelings towards our freedoms and rights and propel the next generation toward preserving the same.

Not only will the Midway Arts Center help us preserve freedom ["Let Freedom Ring"], but the placement of the Center will help preserve the view of Memorial Hill so that it will remain a beacon and a reminder to all of us of those few who have sacrificed so much for so many.

Signed, 

Blaine Epperson  
Vietnam Veteran - Specialist 4th Class  
A relative of Sidney H. Epperson, one of Midway's original Pioneers

May 18, 2021

Midway City Council

To whom it may concern,

We moved to this beautiful valley and city about 9 years ago. Shortly thereafter, we became introduced to the summer and winter plays put on by the Midway Arts Center. We started inviting our friends and relatives from Salt Lake up to visit and see the plays with us. The talent is amazing we have in this valley and everyone recognizes this as a huge asset.

We believe the Performing Arts Center needs to be built in Midway and would be a huge asset in attracting more people to visit and spend money here in Midway.

We hope the City Council can have the vision as well to help the PAC be built on the Main Street side of Memorial Hill.

Thank you for your help in advancing this wonder cause in our city.

Sincerely,



Nathan Hanks

Cary Hobbs:

I like the idea of having an outlet for art and entertainment in Midway to augment the already well-known tourist and community activities in our city. We need as much of that as we can get! This will be an opportunity to attract people from all over the world to our unique community and to give residents a chance to participate in and enjoy dramatic productions. It would be another reason for us to brag that there's no better place to live than in Midway, Utah!



**BARRY L KENT**  
1420 S 200 W, Midway, UT

Midway City Council,

May 17, 2021

**I would like to provide my strong support for a Performing Arts Center in Midway along with the proposed location South of Memorial Hill as part of the European Village concept.**

Having a Performing Arts Center in Midway on Mainstreet is a once in a lifetime opportunity. It is a legacy opportunity to show others in the future what we value most. No other group over the past several years has proposed anything even close to the vision of the Midway Arts Center along with the millions of dollars of funding they will bring to our community along with the positive tax and destination revenue impact. Midway is unique amongst all Utah small towns. A Performing Arts Center will add to everything Midway and be additive to what visitors are hoping to find when they visit.

We are all witnessing the powerful market forces that are in play that every available piece of property in Midway will be developed. Taking no action on the MAC is a vote for more housing development.

I would like to respectfully ask for each of the city council members support for a Performing Arts Center in Midway.

Sincerely,

Barry Kent

June 22, 2021

Re: Midway Performing Arts Center

I am in support of a performing arts center in Midway. Our charming mountain village is growing rapidly and an obvious destination. I believe we would benefit from a modest arts center. The proposal, which has been developing in recent years seems to have many advantages – if it can be fit into our wonderful community. While there are many challenges to a project like this, I am in favor of our trying to make it happen!

Thanks,

*Mark*

Mark Nelson

Midway resident and member of the Wasatch County Council

Dear Mayor and City Council Members,

This letter is written in support of the proposed Midway Arts Center.

For years I have watched as the founders of High Valley Arts and many other dedicated individuals have worked tirelessly to provide high quality and wholesome theatrical productions for the enjoyment of Wasatch County residents and visitors. This has been done cooperatively with other production companies, sponsors, and neighbors. The large number of committed people are a clear indication of continued interest and the ability to marshal required resources to make the MAC a reality. This is a concept that has a sound foundation of experience and professional expertise.

These individuals have overcome challenges; uncertain weather, parking, venue construction and maintenance, and other obstacles with determination and diplomacy. Midway City leaders have the past fourteen years of history showing that the production companies will be consistent with the values that attract many to visit Midway.

The land south of Memorial Hill, where two main roads meet, is a natural location for a hub supported by the MAC. It is easily identified by visitors and readily accessible through Memorial Hill Road or Main Street.

Events like Swiss Days and the Sheep Dog Trials have created thousands of ambassadors for Midway. The visitors feel as though they have gone to a foreign land and been greeted by gracious and welcoming residents. The design and character of the MAC will enhance the feel of escaping for a time to a foreign land.

While growth continues to be the topic of discussion among existing residents of Wasatch County, many of us believe that growth will occur overtime regardless of policy. Decision-makers have the unpopular job of ensuring that growth is consistent with the values and character of the community. Maintaining a defined city vision while bearing in mind inevitable growth is the responsibility of leaders. Attractive communities happen over time with visionary policies at the headwaters. Discord and contention within communities are avoided with a well-defined vision in place. As presented, the MAC can be a unifying vision for Midway City.

The MAC supports Midway City and the County in many positive ways. It creates ambassadors, represents our values, produces tax revenues, and maintains the Swiss/European theme.

Respectfully,

Michael Nelson

From: Nancy Norton <nortonsgarden@aol.com>  
Subject: High valley arts  
Date: June 17, 2021 at 7:22:49 PM MDT  
To: suewardrip@me.com

This is Nancy Norton  
I'm sending you a note regarding the high valley arts program. You were so very helpful getting me the tickets for 7 brides for 7 brothers  
You asked for a short note from our group. Hope this works. And feel free to edit.

Our group from Palm Desert, ca have been coming to Park City for many years. One of our favorite activities has been the Summer High Valley Arts play in Midway.. We started with 8 of us and what a shock when we realized that we were in a LARGE field, watching the most wonderful play by extremely talented people. Every year since our group has grown and we're now up to 22. It is one of the highlights of the summer for ALL of us  
Thank you High Valley Arts  
Especially. Sue and Stewart



ZERMATT  UTAH

May 12, 2021

**TO WHOM IT MAY CONCERN  
SUPPORT FOR A PERFORMING ARTS CENTER IN MIDWAY CITY**

I can only speak directly for Zermatt, but I believe my views accurately represent the resort operators which are the largest private employers in Midway and the Heber Valley.

Is there a need for a viable performing arts center in Midway? The answer is an unequivocal, yes. Should the PAC be located at the proposed site within the European Village concept on the Main Street side of Memorial Hill? The answer is an unequivocal, yes.

This initiative will provide a significant contribution to the viability of Midway City's entire economy, including the resorts.

It must be common knowledge — certainly in Council circles — that Midway's two major resorts have been struggling for years to maintain profitability. This is largely due to the lack of destination amenities in Midway. The destination-quality PAC will certainly attract many new overnight stays, helping to bridge the occupancy gap. Yes, there will be more day visitors too, but overnight stays in hotels have a demonstrable impact on increased spending at other local venues. The PAC means an improved tax base for Midway City, along with an energetic uplift to the local entertainment and retail scene.

I would be happy to discuss the PAC in the context of its economic impact on the resorts and Midway City in more detail at any time, with Council members, or with other interested parties.

Very truly yours,

**Peter R. Rancie**

For communication purposes re this matter:  
email: [peter.rancie@gmail.com](mailto:peter.rancie@gmail.com) | cell: 435.901.0601

# Watts

May 17, 2021

Midway City Council

Dear Midway City Council and City Leaders,

We are writing to express our support of the Midway Arts Council to build the Performing Arts Center to be located at the base of Memorial Hill on Main Street.

We feel it would greatly benefit the Midway Community and create a cultural destination to have such a fine Arts Center in the valley. We need a lot of visitors to come to Midway. Having this Arts Center will give them another activity to do while visiting and it will help drive our economy and create more tax base.

Sincerely,

A handwritten signature in black ink, appearing to read "Russ and Diane Watts". The signature is written in a cursive, flowing style.

Russ and Diane Watts

RKW/mf

Randon W. Wilson, J.D.  
P.O. Box 1025  
Midway, Utah 84049

To Whom It May Concern:

May 17, 2021

Re: Midway Arts Center

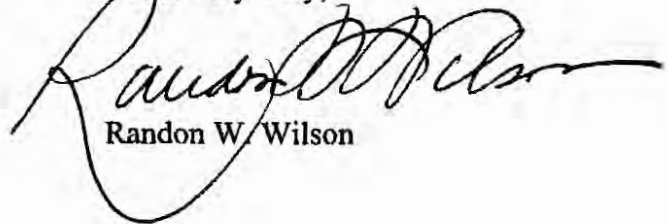
Gayle and I built a 2<sup>nd</sup> home in Midway Farms on Farm Road in 1978 and we moved here full time in 1999. We served on Midway Boosters for six (6) years, organized Midway Heritage Foundation, started the Midway Swiss Days Pin Collection, and were recognized as Midway honored citizens in 2014.

We love Midway and our family recognizes it as our "homestead". We understand the issues of growth, taxation, infrastructure and the importance of making "ends meet." We especially appreciate the visitors who come here to stay at our resorts and other places of lodging as they bring revenue without stressing the infrastructure.

We have long appreciated the performing arts and other arts groups for the quality of life that they bring and we hope that we will be able to construct facilities that will help them remain an enduring legacy for Midway.

We are strongly in favor of the proposed Midway Art Center to be constructed south of Memorial Hill as part of a mixed use development that will perpetuate the performing arts and preserve open space while at the same time attracting visitors who will contribute to our economic well being. We understand that traffic patterns and other issues will have to be dealt with, but we are confident that our leaders will be able to do so. It is our hope that Midway City Council will recognize the substantial benefits that will come to Midway through the Midway Arts Center.

Yours very truly,



Randon W. Wilson

JOHN H. & HOLLY ZENGER  
275 LUZERN RD.  
P.O. BOX 1268  
MIDWAY, UT 84049

To Whom It May Concern:  
May 19, 2021

Concerning the proposed Midway Arts Center

We have lived in Midway since 1996 when we occupied our current home. We have attempted to be good citizens of this community through serving on the Booster Board for several terms and functioning in various leadership roles. Holly initiated the public, interfaith displays of Nativity scenes; which have contributed to the culture and traditions of the community.

The community is fortunate to have many talented people who are dedicated to the performing arts. We are aware that there is a group seeking to spearhead the construction of a performing arts center that could permanently provide an excellent performance venue, as well as rehearsal facilities. It would be available to a variety of musical and artistic groups who will benefit from a well-designed and equipped facility. Modern lighting and sound systems greatly enhance these performances. These performing groups and the physical building that would support this endeavor will combine to attract visitors, and make the community an even more attractive home for all residents.

We support the location on the Main Street side of Memorial Hill. It provides accessibility and visibility for this arts center. We do not believe it detracts from the worthy purpose or message that Memorial Hill offers.

We encourage the elected leaders of our community to support to the groups that are working hard to make this happen. We are aware that there are many worthy causes and projects seeking your backing. At the same time, we think these performing groups bring a vibrant and unique dimension to our community. We hope this will be part of the legacy for which you will be remembered.

Warm regards,

John H. Zenger

Holly Zenger



- 537 PETITIONS FROM  
MIDWAY VOTERS

- 204 PETITIONS FROM  
OTHERS

## Petitions in favor of bringing The MAC to Midway - Midway residents

|    | TIME STAMP         | NAME                     | EMAIL ADDRESS                   | ADDRESS                                      | MIDWAY VOTER | COMMENTS   |
|----|--------------------|--------------------------|---------------------------------|--|--------------|--|
| 1  | 3/27/2021 14:59:47 | Stuart Waldrip           | stuwaldrip@me.com               | 817 Double Eagle Drive, Midway UT 84049      | Yes          | Best idea in a long time!  |
| 2  | 3/27/2021 20:27:53 | Kimberly Charles         | kimberlycharles@hotmail.com     | 280 E Deer Ridge Way Midway Utah 84049       | Yes          |  |
| 3  | 3/27/2021 20:27:53 | Mary Scoville            | Maryscoville@gmail.com          | PO Box 1121, Midway, UT 84049                | Yes          | I vote for plan B  |
| 4  | 3/27/2021 21:09:41 | Molly Lent               | mollylent@yahoo.com             | 514 Craftsman Way                            | Yes          |  |
| 5  | 3/27/2021 21:09:41 | Steve Childs             | Stevebchilds@gmail.com          | 1159 W. Lime Canyon rd., Midway, Utah 84049  | Yes          |  |
| 6  | 3/27/2021 21:37:43 | Tami Gray                | tamigray4@gmail.com             | 1307 N Dutch Highland Dr Midway UT 84049     | Yes          |  |
| 7  | 3/27/2021 21:38:50 | Jeff Gray                | solarcastlesconsulting@gmail.co | 1307 N Dutch Highland Dr Midway UT 84049     | Yes          |  |
| 8  | 3/27/2021 21:38:50 | Tom Reed                 | 007reed@gmail.com               | 473N 680W 84049 Midway Utah                  | Yes          |  |
| 9  | 3/27/2021 21:40:14 | Rylee Gray               | Rylee.gray67@gmail.com          | 360 E 400 S Heber City UT 84032              | Yes          |  |
| 10 | 3/27/2021 21:42:49 | Treven Gray              | trevengrayshreds@gmail.com      | 360 E 400 S Heber City UT 84032              | Yes          |  |
| 11 | 3/27/2021 21:45:12 | Diane Owens              | mamadi872@gmail.com             | 79 N Johnson Mill Rd                         | Yes          |  |
| 12 | 3/27/2021 21:45:12 | Kelli Gray               | Kellibrzenk94@gmail.com         | 1307 N Dutch Highland Dr Midway Ut 84049     | Yes          |  |
| 13 | 3/27/2021 21:46:33 | Bradley Hancock          | K5blaze41@yahoo.com             | PO BOX 1193, Midway UT 84049                 | Yes          |  |
| 14 | 3/27/2021 21:46:33 | Jade Gray                | Jadejgray@gmail.com             | 1307 N Dutch Highland Dr Midway UT 84049     | Yes          |  |
| 15 | 3/27/2021 21:46:46 | Troy Finlayson           | troywf@gmail.com                | 1131 Dutch Fields Pkwy                       | Yes          |  |
| 16 | 3/27/2021 21:55:44 | Kelli Tingey             | kellipt@gmail.com               | 954 cobblestone dr                           | Yes          |  |
| 17 | 3/27/2021 22:07:40 | Kathy Speakman           | kmspeakman@gmail.com            | 730 Dutch Creek Court                        | Yes          |  |
| 18 | 3/27/2021 22:07:40 | Mindi Finlayson          | Mindifin@gmail.com              | 1131 Dutch fields pkwy                       | Yes          |  |
| 19 | 3/27/2021 22:34:49 | Nicole Clawson           | nic.clawson@gmail.com           | 1130 Dutch Fields Parkway Midway, UT 84049   | Yes          |  |
| 20 | 3/27/2021 23:36:24 | Lillie Peery             | lilliepeery@gmail.com           | 1595 N Dutch Meadows lane                    | Yes          |  |
| 21 | 3/27/2021 23:36:24 | Maggie Meyers            | mshandoff@gmail.com             | 1273 w Lime Canyon rd                        | Yes          |  |
| 22 | 3/28/2021 13:34:08 | Dave Scott               | dscott321@gmail.com             | 583 Dutch ridge court                        | Yes          |  |
| 23 | 3/28/2021 13:34:08 | Don Mantyla              | donmantyla@gmail.com            | 499 Craftsman Way, Midway, UT. 84049         | Yes          |  |
| 24 | 3/28/2021 13:58:30 | Sue Mantyla              | suemantyla@gmail.com            | 626 Dutch Valley Court Midway UT. 84049      | Yes          | I'm grateful for people who are concerned with maintaining the integrity of Midway, for which we all have moved here to enjoy!   |
| 25 | 3/28/2021 22:40:02 | Mark R. Dennis           | markrdennis55@gmail.com         | 320 West Bumts Field Road, Midway Utah 84049 | Yes          | If we fail to plan, we plan to fail.   |
| 26 | 3/28/2021 22:40:02 | Rachel Turley            | rachelmturley@gmail.com         | 1131 N 520 W Midway, UT 84049                | Yes          | Plan B   |
| 27 | 3/28/2021 23:00:55 | Glenda Bolick            | glendabolick@gmail.com          | 833 Double Eagle Drive,                      | Yes          | This will be a gift to our already-fabulously Midway.  |
| 28 | 3/28/2021 23:00:55 | Isaac Harold Smith       | iz1979us@yahoo.com              | 900s. Price farm ct.midway ut.84049          | Yes          |  |
| 29 | 3/29/2021 7:01:20  | EJ Bowen                 | Erinjbowen@gmail.com            | 451 s 300 e Midway                           | Yes          | This should absolutely happen to grow the community and take it to the next level.   |
| 30 | 3/29/2021 7:01:20  | Joni Taylor              | Inclinecos@yahoo.com            | 1270 pine canyon road, Midway UT 84049       | Yes          |  |
| 31 | 3/29/2021 7:40:42  | Cary Hobbs               | caryhobbs111@gmail.com          | 131 Ryans Lane, Midway, Ut 84049             | Yes          | The Arts Center would make Midway unique... would contribute to our reputation as being a beautiful place to live instead of just another strip mall, California look alike. Please do this for the generations to come!!! |
| 32 | 3/29/2021 7:40:42  | Christopher B Crittenden | chris.crittenden@gmail.com      | 99 W Fam Springs Rd, Midway UT 84049         | Yes          | This would be so amazing for Midway!   |
| 33 | 3/29/2021 7:52:03  | Scott Neuner             | neuner.scott@gmail.com          | 309 W Bumts Field Rd                         | Yes          |  |
| 34 | 3/29/2021 7:52:03  | Tom DeJong               | tommygofast@gmail.com           | PO Box 1314, Midway UT 84049                 | Yes          |  |
| 35 | 3/29/2021 8:19:46  | Rebekah Neuner           | rebekahneuner@gmail.com         | 309 W Bumts Field Road                       | Yes          | The arts enrich our lives.   |
| 36 | 3/29/2021 8:24:36  | Scott Hardy              | scotthardy77@gmail.com          | 510 Dutch Summit Ct                          | Yes          |  |

|    | TIME STAMP         | NAME               | EMAIL ADDRESS                  | ADDRESS                                    | MIDWAY VOTER | COMMENTS   |
|----|--------------------|--------------------|--------------------------------|--|--------------|--|
| 37 | 3/29/2021 8:45:18  | Jenn Iverson       | jenny.iverson@gmail.com        | 276 Fox Den Rd., Midway, UT 84049          | Yes          | Theater is such an important part of our community! In order for our kids, teens, and adults to be able to develop in theater, we really need a better venue for performing. The MAC is a great plan to allow this growth in a way that preserves the beauty of our town.  |
| 38 | 3/29/2021 8:54:50  | Karl L. Dodge      | karl.l.dodge@gmail.com         | 975 Swiss Alpine Rd                        | Yes          | Plan B will be a much more aesthetically pleasing option for the city. The Arts Center will also add much to the community.  |
| 39 | 3/29/2021 8:54:50  | Lindsey brown      | lindseyleavitt@gmail.com       | 1124 Dutch fields pkwy                     | Yes          | We are so excited to have The MAC in our community   |
| 40 | 3/29/2021 8:57:01  | Sarah Severson     | sarahseverson10@gmail.com      | 252 Fox Den Rd., Midway UT 84049           | Yes          |  |
| 41 | 3/29/2021 8:59:10  | Douglas D. Bames   | douglasdbames@gmail.com        | 827 Double Eagle Drive, Midway UT 84049    | Yes          |  |
| 42 | 3/29/2021 8:59:10  | Eric               | Ebattles@gmail.com             | 1202 Dutch Fields Pkwy Midway, UT 84049    | Yes          |  |
| 43 | 3/29/2021 9:11:57  | Karen S Bames      | momlambert@gmail.com           | 827 Double Eagle Dr., Midway, UT 84049     | Yes          | This would be a beautiful and uplifting addition to Midway!  |
| 44 | 3/29/2021 9:11:57  | Mark Stokes        | stokesnation27@gmail.com       | 1465 S 200 W, Midway, Ut 84049             | Yes          |  |
| 45 | 3/29/2021 9:13:48  | Brynn Nygren       | brynnnygren@gmail.com          | 574 Cascade Meadows Loop. Midway, UT 84049 | Yes          | We would LOVE to have the Midway Arts Center!!! It's what this town needs. And we really want to save the view of Memorial Hill too! Thank you!  |
| 46 | 3/29/2021 9:35:29  | Aimee Amer         | agreenjeans@gmail.com          | 388 Cottage Creek Court                    | Yes          |  |
| 47 | 3/29/2021 9:35:29  | Lisa Allan         | allanlisa@bellsouth.net        | 73 E 450 S midway Utah 84049               | Yes          |  |
| 48 | 3/29/2021 9:38:01  | Bette Jo Croft     | crafty1942@gmail.com           | 1312 North Valais Circle, Midway           | Yes          |  |
| 49 | 3/29/2021 9:38:01  | Candace Croft      | Croftb1@gmail.com              | 1087 N Matterhom Ct                        | Yes          |  |
| 50 | 3/29/2021 10:10:13 | Isaac Button       | irbutton@gmail.com             | 193 w canyon view lane                     | Yes          |  |
| 51 | 3/29/2021 10:10:13 | Jerry Owens        | Jeryleeowens@gmail.com         | 79 N Johnson Mill Rd                       | Yes          |  |
| 52 | 3/29/2021 10:23:25 | Erin Corbridge     | erincorbridge1@gmail.com       | 402 W 1120 S, Midway, UT 84049             | Yes          |  |
| 53 | 3/29/2021 10:24:04 | Tanner Corbridge   | Tannerc@ozprinciple.com        | 402 W 1120 S, Midway, UT 84049             | Yes          |  |
| 54 | 3/29/2021 12:17:36 | Carolyn Robison    | carolynrobison@yahoo.com       | 577 N. Granary Ln                          | Yes          |  |
| 55 | 3/29/2021 12:17:36 | Kristen Curley     | candy_cheer@yahoo.com          | 1369 lime canyon rd midway                 | Yes          |  |
| 56 | 3/29/2021 12:18:30 | Jon Robison        | jrobison6@yahoo.com            | 577 N. Granary Ln.                         | Yes          |  |
| 57 | 3/29/2021 12:18:30 | Kelly Valesky      | Kelly.valesky@gmail.com        | 190 S 200 E Midway UT 84049                | Yes          |  |
| 58 | 3/29/2021 12:27:32 | Julie Button       | Julieabutton@gmail.com         | 193 w Canyon View Ln. , Midway, Ut 84049   | Yes          | We value open space, particularly open space you can enjoy from the road, not behind someone building or house. Some of the open space we are preserving in midway is only enjoyable to the people who happen to back up to the open space, or when you get on top of memorial hill and can get an ariel view of things. Those are valuable but what the MAC is proposing is far more valuable to the feel and the people of midway. |
| 59 | 3/29/2021 12:27:32 | Mckinzie           | Kinzie24@gmail.com             | 719 Hot Springs Dr                         | Yes          |  |
| 60 | 3/29/2021 12:48:44 | Melissa Stocking   | Mstocking912@gmail.com         | 285 E. Deer Ridge Way                      | Yes          |  |
| 61 | 3/29/2021 12:48:44 | Tamara Potter      | tampotter@gmail.com            | 333 E 300 N                                | Yes          |  |
| 62 | 3/29/2021 13:10:17 | Mindy Hardy        | Mindyhardy@gmail.com           | 510 Dutch Summit Ct, Midway UT 84049       | Yes          | Very much in favor of the art center!  |
| 63 | 3/29/2021 13:10:17 | Stan Beagley       | stanbeagley@gmail.com          | 417 W. 1120 S. Midway Ut 84049             | Yes          |  |
| 64 | 3/29/2021 13:10:31 | Aja Mills          | amills.4@hotmail.com           | 579 N Center St, Midway, UT 84049          | Yes          |  |
| 65 | 3/29/2021 13:12:41 | Preston Phillips   | amills.4@hotmail.com           | 579 N Center St, Midway, UT 84049          | Yes          |  |
| 66 | 3/29/2021 13:22:31 | Shery Greenwell    | shery.greenwell@yahoo.com      | 1135 Dutch Fields Pkwy., Midway UT 84049   | Yes          |  |
| 67 | 3/29/2021 14:00:15 | Justin A. Roylance | justin.roylance@homevestors.co | 640 Pine Canyon Rd. Midway, UT 84049       | Yes          |  |

|    | TIME STAMP         | NAME               | EMAIL ADDRESS               | ADDRESS                                    | MIDWAY VOTER | COMMENTS   |
|----|--------------------|--------------------|-----------------------------|--|--------------|--|
| 68 | 3/29/2021 14:00:15 | Linda Bruderer     | linda.bruderer@yahoo.com    | 905 S Farrell Fam Circle                   | Yes          |  |
| 69 | 3/29/2021 14:00:49 | Katie Baird        | katiebaird@gmail.com        | 791 Michie Ln, Midway, UT 84049            | Yes          | Thank you for supporting the arts in our community, and for working to preserve walking trails and green space for all residents!  |
| 70 | 3/29/2021 14:31:28 | Claire Osbome      | claireutah@gmail.com        | PO Box 474, Midway, UT 84049               | Yes          | An art center would provide SO much to our community, including long-term revenue, which would be WAY better than a bunch of houses. Thanks!   |
| 71 | 3/29/2021 14:31:54 | Mason Osbome       | mosbome211@gmail.com        | PO Box 474, Midway, UT 84049               | Yes          |  |
| 72 | 3/29/2021 14:54:58 | Melanie Berrett    | melanie@melaniewberrett.com | 540 Craftsman Way                          | Yes          | I know that the MAC will stay true to the values of Midway residents while providing an opportunity for the growth and development of our community at large. We cannot afford not to build this art center. The benefits both socially and economically are exponential and should not be overlooked. Please approve as soon as possible! |
| 73 | 3/29/2021 15:07:57 | Dana Del Francia   | dana@danadel.com            | 722 N 804 W. Midway, UT 84049              | Yes          |  |
| 74 | 3/29/2021 15:07:57 | Deanna Bunnell     | deannabunnell@gmail.com     | 88 W 350 S                                 | Yes          |  |
| 75 | 3/29/2021 17:06:03 | Eliza Roylance     | Elizaroylance@gmail.com     | 640 Pine Canyon rd                         | Yes          |  |
| 76 | 3/29/2021 17:06:03 | Lorenzo Willis     | enzomwillis@gmail.com       | 1053 N Meadow Creek Way                    | Yes          |  |
| 77 | 3/29/2021 17:08:47 | Autumn M. Iverson  | autumniverson@gmail.com     | 503 S 300 E, Midway, UT 84049              | Yes          |  |
| 78 | 3/29/2021 17:18:21 | Erin Malan         | erin.malan@gmail.com        | 1295 Canyon View Rd, Midway, UT 84049      | Yes          |  |
| 79 | 3/29/2021 17:25:13 | Jared Malan        | jfals82@gmail.com           | 1295 Canyon View Rd., Midway, UT 84049     | Yes          | We need more commercial space on Mainstreet  |
| 80 | 3/29/2021 18:08:11 | Steven Hardy       | shardy58@comcast.net        | 197 W Fam Springs Ln, Midway, UT 84049     | Yes          | Plan B is a much more appealing plan, keeps the majesty of Memorial Hill prominent as it should be.  |
| 81 | 3/29/2021 18:11:02 | KLynn Lochhead     | kllochhead@gmail.com        | 477 Craftsman Way Midway                   | Yes          | Thank you for your wonderful service to Midway!  |
| 82 | 3/29/2021 18:11:02 | Matthew Magleby    | matthewmagleby@gmail.com    | 1001 s cascade falls Cir Midway Utah 84049 | Yes          | We definitely want the MAC at the base of memorial hill!!!!  |
| 83 | 3/29/2021 20:00:15 | James Johnson      | Crazycanuck131@yahoo.com    | 496 S 360 E                                | Yes          |  |
| 84 | 3/29/2021 21:57:10 | Michael Weilenmann | mikeweilenmann@msn.com      | 8 East Village Circle Midway UT 84049      | Yes          | The arts should be a priority in our community   |
| 85 | 3/29/2021 21:57:10 | Sarah Christensen  | Smartin3435@hotmail.com     | 816 pine canyon rd                         | Yes          |  |
| 86 | 3/29/2021 22:07:07 | Jacob Jones        | 5226257@gmail.com           | 108 W 200 N                                | Yes          |  |
| 87 | 3/29/2021 22:07:07 | Kevin Allan        | allankevin@bellsouth.net    | 73 E 450 S midway Utah 84049               | Yes          |  |
| 88 | 3/29/2021 22:31:00 | Mark Nelson        | mark@realrunners.com        | 326Alpinhof Lane                           | Yes          |  |
| 89 | 3/29/2021 22:31:00 | Pierrette Tiemey   | ptiemey7379@gmail.com       | 1001 S Cascade Falls Cir Midway UT 84049   | Yes          | We love the theater and feel like the MAC will set Midway apart.   |
| 90 | 3/29/2021 22:37:09 | Shanna Nelson      | Shanna@realrunners.com      | 326 Alpinhof In. midway Utah               | Yes          | Would love to see an art center in Midway!   |
| 91 | 3/29/2021 22:50:59 | Larry Kendrick     | Larrykendrick@icloud.com    | 1237 West Lime Canyon Way                  | Yes          |  |
| 92 | 3/29/2021 22:50:59 | Marci Heugly       | Mjheugly@hotmail.com        | 596 Bayhill Drive                          | Yes          | Yes, I support the building of the Midway Arts Center theater. The MAC will preserve Memorial Hill and green space in downtown Midway and should be approved by the City Council as soon as possible.  |
| 93 | 3/29/2021 22:52:25 | London Kendrick    | Londonkendrick@cloud.com    | 1237 West Lime Canyon Way                  | Yes          |  |
| 94 | 3/29/2021 22:52:25 | Nancy Van Alostine | nancydanvan@hotmail.com     | 1342 Montaban Way, Midway, UT 84049        | Yes          |  |
| 95 | 3/29/2021 22:54:03 | Jace Kendrick      | Jacekendrick@icloud.com     | 1237 West Lime Canyon Way                  | Yes          |  |
| 96 | 3/29/2021 22:54:03 | Jolena Childs      | jolenachilds@gmail.com      | 1159 W.lime canyon, Midway, Utah 84049     | Yes          |  |
| 97 | 3/29/2021 22:55:54 | Sherron Kendrick   | Sherronkendrick@mac.com     | 1237 West Lime Canyon Way - Midway         | Yes          |  |

|     | TIME STAMP         | NAME             | EMAIL ADDRESS           | ADDRESS                                   | MIDWAY VOTER | COMMENTS   |
|-----|--------------------|------------------|-------------------------|---|--------------|--|
| 98  | 3/30/2021 7:51:57  | Camie Hardy      | camiehardy@msn.com      | 197 W Farn Springs Ln, Midway, UT 84049   | Yes          | This will allow all of Midway to keep the view to Memorial Hill, adding to our sense of community, and will bring the arts more fully to Midway.   |
| 99  | 3/30/2021 8:07:59  | Charles Gunn     | ckgunn@gmail.com        | 788 N. Double Eagle Dr, Midway, UT 84049  | Yes          | I believe the Midway Arts Center would benefit all residents of our lovely city.   |
| 100 | 3/30/2021 8:07:59  | Timothy Jarvell  | cetan7405@gmail.com     | 3565 E. Center Road                       | yes          | MAC please! More arts!   |
| 101 | 3/30/2021 8:11:46  | Cheryl Beagley   | cherylbeagley@gmail.com | 417 W 1120 S Midway UT 84049              | Yes          | Love the plays!  |
| 102 | 3/30/2021 8:11:46  | Kathie Gunn      | ckgunn@gmail.com        | 788 N. Double Eagle Dr., Midway, UT 84049 | Yes          | I believe the Midway Arts Center would benefit all residents of our lovely city.   |
| 103 | 3/30/2021 8:20:11  | Moiria Wright    | mwrightime@verizon.net  | 274 w lady bank ln midway                 | Yes          |  |
| 104 | 3/30/2021 8:20:11  | Tamara Battles   | Tbattles27@gmail.com    | 1202 Dutch Fields Pkwy Midway, Utah 84049 | Yes          |  |
| 105 | 3/30/2021 8:32:20  | Ellen Eckersley  | Elleneck1@yahoo.com     | 1475 S Tate Ct. Midway UT 84049           | Yes          |  |
| 106 | 3/30/2021 8:32:20  | Tawnee           | Garickt2019@gmail.com   | P.O. Box 127 midway Utah , 84049          | Yes          |  |
| 107 | 3/30/2021 8:45:44  | Cheryl Felsted   | Cherylfelsted@gmail.com | 38 N 100 W, Midway, UT 84049              | Yes          | We love what you bring to this town in the form of theater arts. Thank you.  |
| 108 | 3/30/2021 8:45:44  | Colleen Bonner   | colleenbonner@msn.com   | 160 South Center St.                      | Yes          |  |
| 109 | 3/30/2021 9:17:14  | Emma Heugly      | emmaheugly@hotmail.com  | 596 Bayhill Drive                         | Yes          |  |
| 110 | 3/30/2021 9:17:14  | William A Woolf  | Drbill@woolf.com        | 759 Double Eagle Drive                    | Yes          |  |
| 111 | 3/30/2021 9:41:45  | Marie Cooper     | tigerbutter75@yahoo.com | 123 E 100 N Midway UT 84049               | Yes          | An Arts center will be Benefit our local residents and businesses as well as attracting visitors. More successful businesses will keep our property taxes down, especially beneficial for our long-term residents. And everybody can agree on the need for more dedicated green space. Please consider the positive impacts this project will have on our growing community.   |
| 112 | 3/30/2021 11:24:31 | Dennis potter    | dpotterx@gmail.com      | 333 east 300 north                        | Yes          | Keep us rural  |
| 113 | 3/30/2021 11:24:31 | Diane Woolf      | dianed@woolf.com        | 759 Double Eagle Drive                    | Yes          |  |
| 114 | 3/30/2021 13:34:39 | Tasha Groesbeck  | Tgbeck@hotmail.com      | 1263 W Lime Canyon Rd                     | Yes          | My family and I have really enjoyed participating in and watching High Valley Arts productions ever since we moved to the valley.  |
| 115 | 3/30/2021 15:11:04 | Brent Crittenden | bcritten@gmail.com      | 52 W Farn Springs Lane                    | Yes          | If I had to choose between this and the arts center being promoted by the Heber City group, I would pick this without a doubt. And, it appears that one or both will happen. In the near term, I do not expect this to bring in visitors from outside the community other than friends and relatives of the performers. The main reasons I support this is that this group is not seeking taxpayer support to maintain their program. The Heber City group is looking for initial funding plus ongoing taxpayer assistance through taxes such as a property tax levy or a sales tax or both. Thank you (Mayor and City Council) for the hard work that you do. Regards, Brent Crittenden |
| 116 | 3/30/2021 15:11:04 | Jamie Giordano   | athenablaz@gmail.com    | 3565 E. Center Road                       | yes          | Please build MAC instead of more commercial buildings on MainStreet Midway   |
| 117 | 3/30/2021 16:45:44 | Jane Carson      | jane_j_carson@msn.com   | 788 N 50 W, Midway, UT 84049              | Yes          |  |
| 118 | 3/30/2021 16:45:44 | Katie Studdert   | katiestuddert@gmail.com | 284 S 300 E, Midway, UT 84049             | Yes          |  |

|     | TIME STAMP         | NAME                  | EMAIL ADDRESS  | ADDRESS                                   | MIDWAY VOTER | COMMENTS  |
|-----|--------------------|-----------------------|--|---|--------------|---|
| 119 | 3/30/2021 19:32:32 | Kristen Sorensen      | Kristensorensen@gmail.com  | 20 e 450 s, Midway, Utah 84049            | Yes          | Please preserve open space in front of Memorial Hill and build a European village and Midway Arts Center for the community to use!                      |
| 120 | 3/30/2021 19:32:32 | Laraine Z Jones       | jupiteraine@gmail.com  | 108 W 200 N Midway, UT 84049              | Yes          |   |
| 121 | 3/30/2021 20:05:41 | Janice Kennedy        | bonanza7947k@gmail.com   | 898 E Hamlet Circle S, Midway UT 84049    | Yes          | I have been waiting for a long time for this. It will be good for Midway residents now, and in the future, while preserving our history and traditions. |
| 122 | 3/30/2021 20:07:30 | Marilyn Crittenden    | Marilyncrittenden@gmail.com  | 52 W Fam Springs Rd Midway Utah 84049     | Yes          |   |
| 123 | 3/30/2021 20:07:30 | Megan Olsen           | Olsen.n.megan@gmail.com  | 1290 windmill ln                          | Yes          |   |
| 124 | 3/30/2021 20:13:54 | Isaac Robertson       | Randmorty4@gmail.com   | 2737 Water Wheel Ct                       | Yes          |   |
| 125 | 3/30/2021 20:13:54 | Max Willis            | maxwillis@msn.com  | 1053 N Meadow Creek Way, Midway, UT 84049 | Yes          | We live the arts and need to support High Valley Arts who does so much to enrich our community.   |
| 126 | 3/30/2021 20:16:16 | Chris Miller          | chrismiller0@gmail.com   | 1128 Dutch Fields Pkwy                    | Yes          |   |
| 127 | 3/30/2021 20:16:16 | Craig Bumham          | <a href="mailto:craigburnham46@gmail.com">craigburnham46@gmail.com</a> | 1205 N Cottage Way, Midway, Ut 84049      | Yes          | Good idea   |
| 128 | 3/30/2021 23:06:50 | Cami Bingham          | cami.livewell@gmail.com  | 396 E. 500 S., Midway, UT 84049           | Yes          |   |
| 129 | 3/30/2021 23:07:27 | Alan Bingham          | alan.livewell@gmail.com  | 396 E. 500 S., Midway, UT 84049           | Yes          |   |
| 130 | 3/30/2021 23:09:34 | Gordon Lambert        | midwaylamberts@yahoo.com   | 840 Double Eagle Dr Midway, UT 84049      | Yes          |   |
| 131 | 3/30/2021 23:09:34 | Tim Rock              | skirocksurf@yahoo.com  | 1345 west 365 north                       | Yes          | Keep Midway green and rural!  |
| 132 | 3/30/2021 23:11:16 | Jacquelyn Lambert     | midwaylamberts@gmail.com   | 840 Double Eagle Dr Midway, UT 84049      | Yes          |   |
| 133 | 3/31/2021 20:11:02 | David Ferranti        | dm4anti@hotmail.com  | 842 Michie Ln, Midway Utah                | Yes          | Plan B  |
| 134 | 3/31/2021 20:11:02 | Debbie Foreman        | dforeman_whipple@icloud.com  | 1080 Warm Springs Road. Midway 84049      | Yes          |   |
| 135 | 4/1/2021 5:58:44   | Warren Rohrer         | Warren.Rohrer44@gmail.com  | PO Box 648, Midway                        | Yes          | Please approve the MAC plan   |
| 136 | 4/1/2021 8:41:20   | Christian Duncan      | nkuludunc@gmail.com  | PO Box 104                                | Yes          |   |
| 137 | 4/1/2021 8:41:20   | Margo Schick          | margo.schick@gmail.com   | PO Box 936 Midway Utah 84049              | Yes          |   |
| 138 | 4/1/2021 9:03:26   | Danielle De Jong      | Englehomd@gmail.com  | PO Box 1314, Midway, UT 84049             | Yes          |   |
| 141 | 4/1/2021 9:07:09   | Jon Fisher            | Fishfam487@gmail.com   | 506 Mission Dr                            | Yes          | Option Plan B   |
| 142 | 4/1/2021 9:56:02   | Bill Pekny            | Nancybillp@msn.com   | 93 W. Innsbruck Lane                      | Yes          | Hi Sue. We support you to the max. Bill   |
| 143 | 4/1/2021 9:56:02   | Tim Cowell            | tcowell93@gmail.com  | 426 Fox Den Rd. Midway UT 84049           | Yes          |   |
| 144 | 4/1/2021 9:57:28   | Nancy Pekny           | Nancypekny@me.com  | 93 W. Innsbruck Lane                      | Yes          |   |
| 145 | 4/1/2021 9:57:28   | Teri Pena             | teri.pena@gmail.com  | 360 Anna Lane                             | Yes          |   |
| 146 | 4/1/2021 10:46:06  | Russ Watts            | Russ@wattsentprises.com  | 611 Dutch Mountain Dr. , Midway Utah      | Yes          | We support the art center being built in Midway !!  |
| 147 | 4/1/2021 10:50:20  | Rulon L. Tate         | montyt@alumaline.net   | 800 Double Eagle Drive                    | Yes          | Totally support   |
| 148 | 4/1/2021 10:50:20  | Susan Magoffin        | susanmagoffin47@gmail.com  | PO Box 747 midway Utah 84049              | Yes          | I support the M•A•C and the beautiful shops and grounds landscaped like a park to keep Midway it' s charming self.                                      |
| 149 | 4/1/2021 11:07:41  | Kaylma Rohrer         | kaylma.rohrer@gmail.com  | P.O. Box 648 Midway, Utah 84049           | Yes          |   |
| 150 | 4/1/2021 11:07:41  | Stephanie Winzeler    | malloyprints@gmail.com   | 1210 N Dutch Highland Dr. Midway, Ut      | Yes          |   |
| 151 | 4/1/2021 11:20:20  | Hilma Bellessa        | hilma@mac.com  | 625 N Homestead Dr., Midway, UT 84049     | Yes          | I support this.   |
| 152 | 4/1/2021 11:20:20  | Jennifer Emory        | jennifer.emory@gmail.com   | 910 Dutch View Ct Midway UT 84049         | Yes          | Would love to see the MAC   |
| 153 | 4/1/2021 11:21:14  | Lawrence E. Corbridge | prescorbridge@yahoo.com  | 1212 W Lime Canyon Way, Midway UT         | Yes          | This will be a significant contribution and asset to Midway.  |
| 154 | 4/1/2021 11:33:15  | Jacquelyn Corbridge   | jscorbridge@yahoo.com  | 1212 W Lime Canyon Way, Midway UT         | Yes          | An arts center as planned will be a wonderful contribution to the community of Midway and Heber Valley.   |
| 155 | 4/1/2021 11:33:15  | Karilyn Preston       | Kemoore8181@gmail.com  | 19 W Village Circle                       | Yes          |   |
| 156 | 4/1/2021 11:35:08  | Michael Teig          | mteig11@me.com   | 1353 N Montreux Dr., Midway, Utah 84049   | Yes          |   |

|     | TIME STAMP        | NAME               | EMAIL ADDRESS               | ADDRESS                                 | MIDWAY VOTER | COMMENTS  |
|-----|-------------------|--------------------|-----------------------------|---|--------------|---|
| 157 | 4/1/2021 11:35:08 | Tara Stafford      | taramstafford@yahoo.com     | 75 S 550 E Midway                       | Yes          | I live within close proximity and also own Growing Light Montessori school (across Main Street from this development) and would like to voice my support for the MAC option if this space is going to be developed. Thank you for your consideration.   |
| 158 | 4/1/2021 12:21:23 | Ken Tholstrom      | kentholstrom@gmail.com      | 1350 Antibe Lane, Midway, UT 84049      | Yes          | I am 100% for this project!!!!  |
| 159 | 4/1/2021 12:21:23 | Mary Schindeler    | marycschindeler@gmail.com   | 466 silver fox road                     | Yes          |   |
| 160 | 4/1/2021 13:46:15 | David McMaster     | macdlm@gmail.com            | 429 Meadow Creek Lane                   | Yes          | Would love to see Midway take the lead on this rather than be absorbed into Heber City. The Performing Arts can be another distinctively positive thing we are known for in Midway. Also a reminder that this is only an indoor arts center, any outdoor theater would be located elsewhere.  |
| 161 | 4/1/2021 13:46:15 | Vanessa Neal       | nessaneal@gmail.com         | 235 creek place midway                  | Yes          |   |
| 162 | 4/1/2021 13:51:24 | Mindy McMaster     | Melinda.mcmaster@gmail.com  | 429 meadowcreek lane                    | Yes          | This venue seems to match Midway's historic identity. I am worried that our potentially charming main street will be lost if we don't carefully plan. The open space is key to me in supporting an art center at this location. please don't close the view corridor with buildings!! I also think our town needs something besides more houses!! |
| 163 | 4/1/2021 13:51:24 | Rebekah Mickelson  | Rmick1011@gmail.com         | PO Box 1258 Midway 84049                | Yes          |   |
| 164 | 4/1/2021 21:37:23 | Stephani Whiting   | stephaniwhiting@gmail.com   | 1116 N 455 W Unit 8, Midway, UT 84049   | Yes          |   |
| 165 | 4/1/2021 22:36:16 | Sariah Stokes      | Sariahstokes@gmail.com      | 1465 S 200 W, Midway UT 84049           | Yes          | We would love to support the MAC  |
| 166 | 4/2/2021 5:07:38  | Rick Ward          | rick.n.ward@gmail.com       | 1085 Links Dr., Midway, UT 84049        | Yes          | We love live theater, and High Valley Arts brings outstanding theater to this great community. We have attended just about every production since moving here.  |
| 167 | 4/2/2021 5:08:26  | Marianne Ward      | mareandrick1@gmail.com      | 1085 Links Dr., Midway, UT 84049        | Yes          |   |
| 168 | 4/2/2021 5:18:28  | John "Jake" Emmett | jdemmett@gmail.com          | 984 Uri Lane #2, Midway, UT 84049       | Yes          |   |
| 169 | 4/2/2021 5:19:24  | James Galbraith    | jamesanddixie@msn.com       | 76 E Versailles Way, Midway, UT 84049   | Yes          |   |
| 170 | 4/2/2021 6:05:40  | Heather Allison    | hallisonsmith11@gmail.com   | 1266 Links Dr                           | Yes          |   |
| 171 | 4/2/2021 6:28:08  | Camille Hillam     | camillehillam@gmail.com     | PO Box 1085                             | Yes          |   |
| 172 | 4/2/2021 6:32:19  | Leonard Wilkerson  | Leonardbwilkerson@gmail.com | 461 W 970 S, Midway, UT, 84049          | Yes          |   |
| 173 | 4/2/2021 6:37:27  | Christopher Clason | Clason.chris@gmail.com      | 908 Michie Lane                         | Yes          | Please make this happen. The power poles are bad enough. We allowed that to happen. Let's figure this one out on our own.   |
| 174 | 4/2/2021 6:42:31  | Wendy Stirland     | kreywendy@yahoo.com         | 1504 N Chancey Lane Midway UT 84049     | Yes          |   |
| 175 | 4/2/2021 6:55:03  | Annette Velarde    | annettevelarde@mac.com      | 7240 N. Greenfield Dr, Park City. 84098 | Yes          |   |
| 176 | 4/2/2021 7:05:39  | Cordell Esplin     | Cesplin@me.com              | 1059 West Lime Csnyon Road              | Yes          | I totally support this project  |
| 177 | 4/2/2021 7:06:39  | Linda Esplin       | Esplinlin@mac.com           | 1059 West Lime Canyon Road              | Yes          |   |

|     | TIME STAMP       | NAME                 | EMAIL ADDRESS               | ADDRESS                                       | MIDWAY VOTER | COMMENTS   |
|-----|------------------|----------------------|-----------------------------|---|--------------|--|
|     |                  |                      |                             |   |              | I strongly support MCA being in Midway and I think this is a great site.<br>All parties might consider another site plan that may have a greater benefit for the community and for the Arts Center. I encourage the City and MCA to consider an option C site plan. 'Option C should have the MCA at front of property along Main street with parking and residential development between MCA and Memorial Hill. The MCA next to Main Street would contribute to the character, vitality and continuity of Main Street. I realize that Memorial Hill can be a good backdrop for outdoor performances, but I assume this will be a facility in use year round. Don't underestimate the value of street presence of the MCA building being front and center in the Midway community fabric.<br>Again I voice my support of the MCA being in Midway and this is an excellent location for the performance arts center whatever the site plan. |
| 178 | 4/2/2021 7:07:33 | Robert Tippets       | rtippets@gmail.com          | 811 Double Eagle Drive, Midway, UT 84049      | Yes          |  |
| 179 | 4/2/2021 7:33:15 | Lori Sheehan         | Lorilie3@aol.com            | 606 S. Appenzell Ln.                          | Yes          | YES, please!   |
| 180 | 4/2/2021 7:36:44 | Ashley Bowen         | ashleybowen1@gmail.com      | 451 S 300 E                                   | Yes          |  |
| 181 | 4/2/2021 7:45:50 | Mickey Oksner        | micksmeister@earthlink.net  | PO Box 459                                    | Yes          | When I was on the Midway Planning Commission I argued/supported this very concept to rezone that parcel as a tourism zone. Stu Waldrup will remember this effort. I'm in.  |
| 182 | 4/2/2021 7:59:25 | Leslie Martin        | martinlv555@gmail.com       | 920 Martha Lane                               | Yes          |  |
| 183 | 4/2/2021 8:04:02 | Mary Davis           | Csjjkrdavis@hotmail.com     | 1080 South Clearwater Way Midway, Utah. 84049 | Yes          | Very excited to have this center in Midway!  |
| 184 | 4/2/2021 8:08:38 | Sara Hansen          | sjcollings@hotmail.com      | 846 n Swiss farm court                        | Yes          |  |
| 185 | 4/2/2021 8:16:12 | Ron Parker           | rparker@aol.com             | PO BOX 1266 MIDWAY UT 84049                   | Yes          | We are all better off with the refining influence of music, theater & the arts in general.   |
| 186 | 4/2/2021 8:19:16 | Richard K. Gallagher | dickgallagher1976@gmail.com | 140 Valais Pkwy, Midway 84049                 | Yes          |  |
| 187 | 4/2/2021 8:19:26 | Tatum Buhl           | Tatumrenee144@yahoo.com     | 880 stringtown road                           | Yes          | We love the outdoor theatre... the first show we saw was Cinderella and my kids still talk about it!   |
| 188 | 4/2/2021 8:23:26 | Sharon Sanderd       | Sharisanders624@hotmail.com | 1366 Montaban Way Midway, Utah 84049          | Yes          |  |
| 189 | 4/2/2021 8:24:14 | Connie Hamis         | H3connieh@gmail.com         | 983 W. Grindelwald Lane 4                     | Yes          |  |
| 190 | 4/2/2021 8:26:32 | Brooke Watters       | bross@parkcity.org          | 369 Bowden Circle, Midway UT 84049            | Yes          |  |
| 191 | 4/2/2021 8:29:39 | Janis Pierce         | pierce.janis@gmail.com      | P O Box 906, Midway, UT 84049                 | Yes          | We need this Art Center to house our flourishing arts and the creative artists that call Midway home!  |
| 192 | 4/2/2021 8:31:21 | Margery Clark        | mclark1944@gmail.com        | 452 Fairway Drive                             | Yes          |  |
| 193 | 4/2/2021 8:32:31 | David Cannon         | dcannon28@icloud.com        | 644 S 100 W Heber, UT                         | Yes          |  |
| 194 | 4/2/2021 8:37:03 | Lezlie Evans         | lezlieevans@gmail.com       | 1097 Homestead drive                          | Yes          | We love the arts and the richness and unity that MAC would bring to the Heber/Midway valley. We would like to see more space dedicated to making the arts a part of our community!   |
| 195 | 4/2/2021 8:39:15 | Stephanie Richardson | Bobamajs@aol.com            | 430 Fairway Dr                                | Yes          |  |
| 196 | 4/2/2021 8:45:15 | Sandy Ross           | Sandyross412@gmail.com      | 447 Fairway Drive. Midway Utah 84049          | Yes          |  |
| 197 | 4/2/2021 8:54:03 | Cheryl Fox           | cheryl_fx@yahoo.com         | 1268 canyon view rd. midway.                  | Yes          |  |
| 198 | 4/2/2021 8:59:50 | Nancy O'Toole        | Otoolenancyti@gmail.com     | 273 S 250 W midway                            | Yes          | I will support you anyway ican   |



|     | TIME STAMP        | NAME                 | EMAIL ADDRESS                  | ADDRESS  | MIDWAY VOTER | COMMENTS  |
|-----|-------------------|----------------------|--------------------------------|--|--------------|---|
| 199 | 4/2/2021 8:59:56  | L. Colleen Avey      | cmumav1@gmail.com              | 1030 Oberland Dr. Unit #5Midway, UT 84049      | Yes          | Love having High Valley Arts in our city, it is a wonderful enrichment to our community!  |
| 200 | 4/2/2021 9:32:49  | Courtney Archibald   | courtney.archibald@gmail.com   | 187 E 600 N Midway, UT 84049                   | Yes          |   |
| 201 | 4/2/2021 11:52:30 | Barbara Haymore      | db.haymore@comcast.net         | 1052 Tumbery Court                             | Yes          |   |
| 202 | 4/2/2021 12:42:08 | Tim Martin           | martintim078@gmail.com         | 920 Martha Lane Midway UT 84049                | Yes          |   |
| 203 | 4/2/2021 15:04:17 | Harry Weyandt        | Harryweyandt@hotmail.com       | 190 E Main St                                  | Yes          | We need this in our community.  |
| 204 | 4/2/2021 15:15:45 | Richard Moore        | richardmoore3@cox.net          | 66 W Fam Road, Midway, Utah 84049              | Yes          | An Arts Center would be a great addition to our Community and to the State of Utah  |
| 205 | 4/2/2021 15:16:43 | Jean Moore           | mjeanrick77@reagan.com         | 66 W Fam Road, Midway, Utah 84049              | Yes          |   |
| 206 | 4/2/2021 15:17:16 | Kate Davis           | Katebemice@gmail.com           | 526 west cascade meadows loop, midway ut 84049 | Yes          |   |
| 207 | 4/2/2021 15:45:11 | Claudia Tholstrom    | Ctholstrom@comcast.net         | 1350 Antibe Ln, Midway, UT 84049               | Yes          | 100% for this project!!!  |
| 208 | 4/2/2021 15:45:11 | Dawn Seare           | Dawnseare@hotmail.com          | 384 Tanner Lane                                | Yes          | Our town would greatly benefit from have a theater center. I have children who have been performing with high valley arts for the past several years and the experience has been so great for their self esteem and confidence. Please bring the Mac to midway! |
| 209 | 4/2/2021 15:52:03 | Margaret Fugitt      | Maf12mch@aol.com               | 874 Dutch Ct, Midway UT 84049                  | Yes          | What a wonderful addition this would be to our community. I am totally in favor!  |
| 210 | 4/2/2021 15:59:19 | Karen Reed           | 007kmreed@gmail.com            | 473N 680W Midway Utah 84049                    | Yes          |   |
| 211 | 4/2/2021 15:59:19 | Robert J. Fugitt     | UTAHJIM@AOL.COM                | 874 DUTCH CT, MIDWAY UT 84049                  | Yes          |   |
| 212 | 4/2/2021 17:33:27 | Melyne Fritze        | Minfritze@hotmail.com          | 575 w 200 n Midway, UT                         | Yes          |   |
| 213 | 4/2/2021 20:18:31 | Elizabeth Crittenden | crittenden.elizabeth@gmail.com | 99 W Fam Springs Rd                            | Yes          |   |
| 214 | 4/3/2021 8:38:39  | Elizabeth Zaccardi   | lizzyzaccardi@icloud.com       | 1615 east 1050 north Heber                     | Yes          | This will be a much needed change.  |
| 215 | 4/3/2021 8:42:14  | Pete Zaccardi        |                                | 1615 east 1050 north Heber                     | Yes          | The current zoning will shadow what so many people respect in Midway.   |
| 216 | 4/3/2021 9:09:14  | Les Emmett           | lesaemmett@gmail.com           | 984 Uri Lane #2, Midway, UT 84049              | Yes          | Our children and grandchildren are actively involved in the local arts community. This would be a wonderful addition!   |
| 217 | 4/4/2021 15:03:16 | Cass C. Ho           | Cassieho@aol.com               | 988 North 100 West                             | Yes          |   |
| 218 | 4/4/2021 17:55:45 | Christy Brown        | christybrown3@yahoo.com        | 525 W 200 N, Midway, UT 84049                  | Yes          | Looks like a great use of space. Plus, I would enjoy watching the plays.  |
| 219 | 4/4/2021 19:03:19 | Mary Eckersley       | meckersley58@gmail.com         | 1475 s Tate court                              | Yes          | The need has never been greater for a center like this. Perfect place and opportunity to provide a useful arts center and beautify the inevitable development of this property.   |
| 220 | 4/5/2021 8:01:18  | Melissa Jones        | melissa.queenbee@gmail.com     | 1010 Lacy Lane                                 | Yes          |   |
| 221 | 4/5/2021 12:31:43 | Janel Hoggan         | janedaze@hotmail.com           | 281 Alpinhof Circle Midway, UT 84049           | Yes          |   |
| 222 | 4/5/2021 12:32:16 | Bryan Hoggan         | bhoggan@hotmail.com            | 281 Alpinhof Circle Midway, UT 84049           | Yes          |   |
| 223 | 4/5/2021 15:13:54 | Michael Fairclough   | michaelf605@gmail.com          | 1444 S 200 W, Midway UT 84049                  | Yes          | We fully support the ideas of a Midway Arts Center  |
| 224 | 4/5/2021 21:24:21 | Lorraine Branham     | ldlbranham@gmail.com           | PO Box 1120, Midway, UT 84049                  | Yes          | Please consider this important blessing to our community  |
| 225 | 4/5/2021 21:24:21 | Vickie Weyandt       | momweyandt@hotmail.com         | 190 E. Main St. Midway, UT 84049               | Yes          |   |
| 226 | 4/5/2021 22:23:57 | Mimi Murdock         | MimiMurdock@gmail.com          | P O Box 1012 Midway, UT 84049                  | Yes          | This planned development will enhance our beautiful Midway.   |
| 227 | 4/5/2021 22:26:14 | George Murdock       | GTMmail@gmail.com              | P O Box 1012 Midway, UT 84049                  | Yes          | Growth is coming so lets support this kind of positive progress for local theater!  |
| 228 | 4/6/2021 8:54:46  | Laurie Fitzgerald    | Midwayfitz@gmail.com           | 578 S Appenzell lane                           | Yes          |   |

|     | TIME STAMP        | NAME                   | EMAIL ADDRESS                  | ADDRESS                                       | MIDWAY VOTER | COMMENTS   |
|-----|-------------------|------------------------|--------------------------------|---|--------------|--|
| 229 | 4/6/2021 8:54:46  | Robert Magoffin        | RobMagoffin@gmail.com          | P.O. Box 747 Midway Utah 84049                | Yes          |  |
| 230 | 4/6/2021 11:03:58 | Rich Cliften           | richcliften@gmail.com          | 372 Fox Den Rd. Midway, ut                    | Yes          |  |
| 231 | 4/6/2021 11:03:58 | Stacee McCotter        | mccotterclan@gmail.com         | PO Box 1163 Midway UT 84049                   | Yes          |  |
| 232 | 4/6/2021 11:07:38 | Tate McCotter          | popsicleman@gmail.com          | PO Box 1163 Midway UT 84049                   | Yes          |  |
| 233 | 4/6/2021 11:07:38 | Valine Quinn           | valinequinn@gmail.com          | 1431 s Tate ct                                | Yes          |  |
| 234 | 4/6/2021 21:13:59 | David Carson           | David_G_Carson@msn.com         | 788 N 50 W, Midway, UT 84049                  | Yes          | SEE COMMENTS, END  |
| 235 | 4/6/2021 21:13:59 | Debi Kennedy           | Debimtb@mac.com                | 480 mission dr.                               | Yes          | I want option B  |
| 236 | 4/7/2021 6:24:14  | Ashley Taylor          | Ashley.k.barber@gmail.com      | 862 e Hamlet Circle s Midway UT 84049         | Yes          |  |
| 237 | 4/7/2021 6:39:03  | Janice Nelson          | Janice.Nelson@imail.org        | 73 Versailles Way Midway, UT 84049            | Yes          | We love the arts. We support all they do.  |
| 238 | 4/7/2021 6:43:59  | Andrea Scott           | Dreyscott@gmail.com            | 583 East Dutch Ridge Court Midway, Utah 84049 | Yes          |  |
| 239 | 4/7/2021 7:06:13  | Barbara Ream           | ream.barbara@gmail.com         | 433 E Saddle Dr, Midway, UT                   | Yes          | High Valley Arts makes a very important cultural contribution to the City. We have enough high density developments in our community, and this project preserves the character of the town,  |
| 240 | 4/7/2021 7:40:32  | Heather Whitney        | hwhitney_90403@yahoo.com       | 745 Dutch Valley Dr., Midway, UT 84049        | Yes          | I feel this will add to the resort appeal and amenities of our town Midway, which relies heavily on resort-related taxes and associated sales in order to operate successfully.  |
| 241 | 4/7/2021 8:19:25  | Paige Forheringham     | paiger83@gmail.com             | 330 East Bowden Circle, Midway UT 84049       | Yes          |  |
| 242 | 4/7/2021 8:39:33  | Christine Caldwell     | christinecaldwell@msn.com      | PO Box 760, Midway, Utah 84049                | Yes          |  |
| 243 | 4/7/2021 8:39:45  | York Fitzgerald        | YorkFitz@gmail.com             | 578 S Appenzell Ln                            | Yes          |  |
| 244 | 4/7/2021 8:55:05  | Pamela Clark           | neeelmanpamela@gmail.com       | 650 S 650 E Heber, utah 84032                 | Yes          | Registered to vote in Heber.   |
| 245 | 4/7/2021 8:55:59  | Gary Neeleman          | garyneeleman@aol.com           | 8827 Altair Dr Sandy UT 84093                 | Yes          | Registered for Sandy   |
| 246 | 4/7/2021 9:19:05  | Caren Mostert          | carenba@earthlink.net          | 859 Dutch Court, Midway, Ut 84049             | Yes          |  |
| 247 | 4/7/2021 9:27:33  | Mike Baird             | mikeabaird@gmail.com           | 791 Michie Lane, Midway 84049                 | Yes          | This is a great idea. We need to support the arts in Midway and preserve the open views too.   |
| 248 | 4/7/2021 11:29:58 | Pat Sadler             | grammapoohpat@gmail.com        | 1380 N Bird Drive Midway Utah                 | Yes          |  |
| 249 | 4/7/2021 12:17:01 | Dan Iverson            | danoiverson@gmail.com          | 503 S 300 E, Midway, UT 84049                 | Yes          |  |
| 250 | 4/7/2021 14:38:44 | Pam Weilenmann         | Playapamela@hotmail.com        | 8 E. Village Cir                              | Yes          | One of the most important benefits that our community can boast is that there are creative, outstanding offerings in the arts , made possible by years of locals who put in hard work to establish them here in this to tiny town. |
| 251 | 4/7/2021 15:54:37 | Benjamin Iverson       | benjamin.c.iverson@gmail.com   | 276 Fox Den Road, Midway, UT 84049            | Yes          |  |
| 252 | 4/7/2021 16:39:00 | Dave Mickelson         | Dmickelson.flhx@gmail.com      | PO Box 834, Midway Utah 84049                 | Yes          | Yes. I support this.   |
| 253 | 4/7/2021 21:41:53 | Kenneth Ross           | kenrossesq@gmail.com           | 447 Fairway Dr., Midway, UT 84049             | Yes          |  |
| 254 | 4/8/2021 1:39:17  | Chelsea Strong         | Chelsea@talpinesconstruction.c | 96 N 100 W Midway UT 84049                    | Yes          |  |
| 255 | 4/8/2021 6:55:55  | Andy Bown              | utbown@msn.com                 | PO Box 105                                    | Yes          |  |
| 256 | 4/8/2021 6:57:06  | Naomi Bown             | Naibown@gmail.com              | PO Box 105                                    | Yes          |  |
| 257 | 4/8/2021 17:28:50 | Martin Van Roosendaal  | mlvii7373@gmail.com            | P.O. Box 6                                    | Yes          |  |
| 258 | 4/8/2021 17:29:16 | Annalee Van Roosendaal | anavan65@yahoo.com             | P.O. Box 6                                    | Yes          |  |
| 259 | 4/8/2021 18:27:04 | Shelbi Kohler          | shelbilkohler@gmail.com        | 13 E 450 S midway ut                          | Yes          |  |
| 260 | 4/8/2021 21:39:34 | Meredith Lee           | brettandmer@yahoo.com          | 351 Alpinhof Lane, Midway, UT 84049           | Yes          |  |
| 261 | 4/8/2021 21:53:21 | Brett Lee              | brettlee1@gmail.com            | 351 Alpinhof Lane, Midway, Utah 84049         | Yes          | We are so excited to have the arts center finally become a reality!  |
| 262 | 4/9/2021 9:50:08  | Josef Heugly           | joeheugly@hotmail.com          | 596 Bayhill Dr, Midway UT 84049               | Yes          | Please, we need the Midway Arts Center!  |
| 263 | 4/9/2021 13:45:40 | Megan Baird            | meganlbaird@gmail.com          | 791 Michie Ln Midway UT                       | Yes          |  |

|     | TIME STAMP         | NAME                   | EMAIL ADDRESS            | ADDRESS                                       | MIDWAY VOTER | COMMENTS   |
|-----|--------------------|------------------------|--------------------------|---|--------------|--|
| 264 | 4/10/2021 8:58:09  | Tyler Dow              | td@tylerrdow.com         | 900 Michie                                    | Yes          | Open and commercial mixed use with arts... well designed open space.   |
| 265 | 4/10/2021 9:44:59  | Marlene Szoczek        | 4luvdud@gmail.com        | 834 Michie Lane                               | Yes          |  |
| 266 | 4/10/2021 12:52:40 | Jill Trimble           | jtrimble@sonic.net       | 376 E. 340 S.                                 | Yes          | This would be a welcome and enjoyable addition to our town.  |
| 267 | 4/12/2021 9:14:22  | Meredith Hendricks     | mere925@gmail.com        | 132 Meadow Lane Midway, UT 84049              | Yes          |  |
| 268 | 4/12/2021 20:01:04 | Tricia Cope            | triciacope@gmail.com     | 500 Mission Dr Midway                         | Yes          |  |
| 269 | 4/13/2021 13:30:29 | Juliana Smith          | julianajsmith@gmail.com  | 53 W 300 S                                    | Yes          |  |
| 270 | 4/13/2021 13:30:29 | Kim Cliften            | kimcliften@gmail.com     | 372 Fox Den Rd Midway UT 84049                | Yes          | This would absolutely add so much charm to Midway to have the MAC and European village. I grew up close to the Sun Valley area and am well acquainted with Leavenworth, Washington as well. This would bring so much value to our town and continue to make it a desired place to visit and live. Please consider changing the zoning. We want the commercial growth to enhance our town, not cover it up. Set it against Memorial Hill. It will be stunning. Thank you! |
| 271 | 4/13/2021 14:11:14 | Lyle Gertsch           | lyleandnola@gmail.com    | 306 Pine Canyon Road                          | Yes          | This option is more visible pleasing than townhouses clear to the road   |
| 272 | 4/16/2021 8:22:56  | Keith and Launa Barney | gogranny816@gmail.com    | 1025 West Swiss Alpine Rd, Midway Utah 84049  | Yes          |  |
| 273 | 4/16/2021 22:26:10 | Scott Cannon           | scottscannon@gmail.com   | 440 E Saddle Dr, Midway, UT 84049             | Yes          |  |
| 274 | 4/16/2021 22:32:38 | Karee Cannon           | kareecannon@gmail.com    | 440 E. Saddle Drive Midway Utah 84049         | Yes          |  |
| 275 | 4/20/21 16:45      | Jerry Owens            | Jeryleeowens@gmail.com   | 79 N Johnson Mill Rd                          | Yes          |  |
| 276 | 4/23/2021 13:45:12 | Dennis Goudy           | Dennis.goudy@uvu.edu     | 397 Cottage Creek Court Midway, Utah          | Yes          |  |
| 277 | 4/24/21 19:42      | Tricia                 | triciacope@gmail.com     | 500 Mission Dr                                | Yes          |  |
| 278 | 4/25/21 9:47       | Cody Gamangasso        | codygammo@gmail.com      | 873 N. Harvest Lane                           | Yes          | Keep Midway Special  |
| 279 | 4/26/21 10:26      | Paul Taylor            | Inclinecos@yahoo.com     | 1270 pine canyon road, Midway UT 84049        | Yes          |  |
| 280 | 4/26/21 19:30      | Sheila Agnew           | sheilaopa@gmail.com      | 1406 North Chancey Lane                       | Yes          | Plan B   |
| 281 | 4/27/2021 1:18:41  | Cheryl A. McCullough   | cheryl.mccullough@me.com | PO BOX 758 MIDWAY UT 84049                    | Yes          |  |
| 282 | 5/3/21 19:41       | Susette Gertsch        | ut_artpro@mac.com        | 850 Homestead Dr                              | Yes          | I heartily endorse the Midway Arts Center to be built. This will be a great source of cultural enhancement and a legacy to the rich and diverse arts of our community.   |
| 283 | 5/9/21 22:56       | Sara Lafkas            | smlafkas@gmail.com       | 512 N Farmhouse Way                           | Yes          |  |
| 284 | 5/13/21 7:28       | Lyndsey Locke          | Locketj@gmail.com        | 542 N Meriwether Way Midway UT 84049          | Yes          | Hate to see it developed but will take more open space and lower density over the alternative  |
| 285 | 5/13/21 8:35       | Melissa Giles          | melissacgiles@gmail.com  | 565 Dutch Summit Ct                           | Yes          |  |
| 286 | 5/22/21 11:03      | William Charles        |                          | 1330 Dutch Highland Drive, Midway, Utah 84049 | Yes          | Midway Arts Center would be an amazing and needed addition for the community   |
| 287 | 5/22/21 11:26      | Erin Haris             |                          | 915 Dutch View Ct Midway UT 84049             | Yes          |  |
| 288 | 5/22/21 15:13      | Maggie stevens         |                          | 416 E 500 S                                   | Yes          | Love the size and the architecture on the European style village. It fits!   |
| 289 | 5/22/21 15:15      | Gary stevens           |                          | 416 E 500 S midway 84049                      | Yes          | Prefer the size of the euro style over the MCC's plan  |
| 290 | 5/22/21 16:43      | David Adams            |                          | 1041 S Mont Blanc Ct, Midway                  | Yes          |  |
| 291 | 5/22/21 17:06      | Janet Piepmeyer        |                          | 141 Burgundy Lane Midway Utah 84049           | Yes          |  |
| 292 | 5/22/21 17:41      | Steve Cooper           |                          | 613 S Fox Den Rd, Midway UT 84049             | Yes          |  |

|     | TIME STAMP    | NAME                | EMAIL ADDRESS | ADDRESS                                   | MIDWAY VOTER | COMMENTS   |
|-----|---------------|---------------------|---------------|---|--------------|--|
| 293 | 5/22/21 17:56 | Kathleen Barlow     |               | 1112 N Springer View Loop. Midway         | Yes          |  |
| 294 | 5/22/21 17:57 | Kirk Harris         |               | 915 Dutch View Ct.                        | Yes          |  |
| 295 | 5/22/21 17:57 | Tim Barlow          |               | 1112 N Springer View Loop. Midway         | Yes          |  |
| 296 | 5/22/21 18:18 | Angie Dean          |               | 140 E Versailles Way                      | Yes          |  |
| 297 | 5/22/21 18:20 | Marsh Dean          |               | 140 E Versailles Way                      | Yes          |  |
|     |               |                     |               |   |              | I believe this would be a very beneficial use of donated land. The proposed design and architectural concept works to preserve the historic and style objectives of the unique Midway community. It also promotes a new and enhanced performance venue for local and regional talent to perform and entertain the broader Wasatch and Summit County community. |
| 298 | 5/22/21 19:51 | Lance Mehaffey      |               | 950 S Coldwater Way                       | Yes          |  |
| 299 | 5/22/21 20:25 | Amber Swedenborg    |               | 362 East Bowden Circle                    | Yes          |  |
| 300 | 5/22/21 20:27 | Jason swedenborg    |               | 362 E Bowden Circle                       | Yes          |  |
| 301 | 5/23/21 7:45  | Jeff Stroh          |               | 297 W Canyon View Ln, Midway, UT 84049    | Yes          |  |
| 302 | 5/23/21 9:00  | Matthew Heimburger  |               | 156 W. Michie Lane, Midway, Utah 84049    | Yes          | What a great way to complement Midway's natural beauty, and keep the city vibrant and unique for generations to come!  |
| 303 | 5/23/21 9:01  | Kate M. Fiddymment  |               | 130 E Valais Pkwy                         | Yes          | Let's do this right, for our community now, and for the future.  |
| 304 | 5/23/21 9:06  | Gregg C. Fiddymment |               | 130 E. Valais Pkwy, Midway, UT 84049      | Yes          |  |
| 305 | 5/23/21 10:18 | Jennifer Farmer     |               | 420 S. 360 E.                             | Yes          |  |
| 306 | 5/23/21 10:18 | Doug Farmer         |               | 420 S. 360 E.                             | Yes          |  |
| 307 | 5/23/21 12:54 | Douglas jones       |               | 508 south 300 east midway Utah 84049      | Yes          |  |
| 308 | 5/23/21 14:52 | Charlotte Charles   |               | 1330 Dutch Highland Drive                 | Yes          | Always yes to the Arts !   |
| 309 | 5/23/21 15:05 | Joan Molina         |               | 1378 N Montreux Dr Midway UT 84049        | Yes          | Yes, I support the MAC   |
| 310 | 5/23/21 15:11 | Sergio Molina       |               | 1378 N. Montreux Drive, Midway 84049      | Yes          |  |
| 311 | 5/23/21 15:12 | Amelia Jones        |               | 508 s 300 e, midway, it 84049             | Yes          |  |
| 312 | 5/23/21 16:28 | Michael baird       |               | 791 Michie lane midway Utah 84049         | Yes          | Would love having more arts in midway!!  |
| 313 | 5/23/21 17:15 | Robert Stafford     |               | 75 E 550 E, Midway, UT 84049              | Yes          |  |
|     |               |                     |               |   |              | I've been in commercial real estate for nearly 25 years. Let's move forward with MAC and create something special and preserve the real value in Midway.   |
| 314 | 5/23/21 18:13 | Mark Haroldsen      |               | 845 West Cascade Cove, Midway, Utah 84049 | Yes          |  |
| 315 | 5/23/21 18:53 | Jennifer Brown      |               | 1163 n springer view dr                   | Yes          | I would love to have shops and an art center!  |
| 316 | 5/23/21 18:55 | Chad Brown          |               | 1163 springer view dr                     | Yes          |  |
| 317 | 5/23/21 20:03 | Elise LeBlanc       |               | 395 S 360 E                               | Yes          |  |
| 318 | 5/24/21 9:01  | Naomi Cernyar       |               | 16 N Johnson Mill Rd, Midway UT 84049     | Yes          | This would be such a blessing and such an asset to the community if the MAC was built.   |
|     |               |                     |               |   |              | This is an absolute no brainer! If something has to go onto that land the beauty of an arts center is much nicer than ugly flat row commercial development! Come on midway city council, we voted in a new mayor to put a stop to the awful decisions regarding preserving midways rural feel. Please do the right thing.                                      |
| 319 | 5/24/21 9:29  | Alison Geake        |               | 910 S Center Street                       | Yes          |  |
| 320 | 5/24/21 9:36  | Abraham Geake       |               | 910 S Center St                           | Yes          | Quality of life is more important than taxes   |
| 321 | 5/24/21 11:19 | Margaret Culley     |               | 450 S. Silver Fox Rd. Midway Ut 84049     | Yes          |  |
| 322 | 5/24/21 11:21 | Margo France        |               | 1084 N. Matterhom CT. Midway Ut 84049     | Yes          |  |

|     | TIME STAMP    | NAME              | EMAIL ADDRESS      | ADDRESS                                 | MIDWAY VOTER | COMMENTS  |
|-----|---------------|-------------------|--------------------|---|--------------|---|
| 323 | 5/24/21 11:47 | Elizabeth Roberts |                    | 866 E Hamlet Cir S Midway, UT           | Yes          | Please keep midway special 🙏❤️  |
| 324 | 5/24/21 12:09 | Darcy Larson      |                    | 970 s whitewater way midway ut 84049    | Yes          |   |
| 325 | 5/24/21 12:45 | Boyd Llewelyn     |                    | 888 S Whitewater Way midway, Utah 84049 | Yes          |   |
| 326 | 5/24/21 13:41 | Lisa Willey       |                    | 1204 Stringtown Road                    | Yes          | Please make Midway a quality place to live. Let's not create another Alpine or Lehi   |
| 327 | 5/24/21 13:42 | Todd Willey       |                    | 1204 Stringtown Rd                      | Yes          |   |
| 328 | 5/24/21 13:43 | Preston Willey    |                    | 1204 Stringtown Rd                      | Yes          |   |
| 329 | 5/24/21 13:53 | Nicole Whitby     |                    | 580 w Cascade Meadows Loop              | Yes          | Midway should celebrate its origins as a quaint town with a plan, instead of doing what every other little town does and let commercial building rule Main Street. An arts center would improve nightly entertainment for local hotels and provide great activities for the community, and a dedicated place for performers. Town Hall is no longer adequate for what Midway wants to do with its art scene. I applaud this petition. |
| 330 | 5/24/21 14:27 | Mike Wilton       |                    | 517 Mission Dr, Midway, UT 84049        | Yes          |   |
| 331 | 5/24/21 14:54 | Bryanna Layer     |                    | 276 W Canyon View Ln , Midway, UT 84049 | Yes          | What is the likelihood of getting this to happen? Seems like the commercial development is already a done deal. We will do anything to fight the proposed development   |
| 332 | 5/24/21 15:26 | Brad Mickiewicz   |                    | 910 N 75 W                              | Yes          |   |
| 333 | 5/24/21 15:30 | Anna Dance        |                    | 156 West 300 South                      | Yes          | No more dense housing or commercial development. Keep Midway a hometown look and feel please.   |
| 334 | 5/24/21 16:52 | Lorien            |                    | 294 E Saddle Dr                         | Yes          |   |
| 335 | 5/24/21 16:52 | Beverly Snow      | bevrsnow@gmail.com | 640 S Appenzell Lane, Midway, UT 84049  | Yes          | Please vote YES to a Midway Arts Center--this is a win-win for our community!!  |
| 336 | 5/24/21 16:53 | Karl N Snow       | knsnow3@gmail.com  | 640 S Appenzell Lane, Midway, UT 84049  | Yes          | I urge you to vote yes to a Midway Arts Center in our community.  |
| 337 | 5/24/21 18:18 | Jody Anagnos      |                    | 35 S 700 E, Midway, UT 84049            | Yes          | Please let's put thought into future development in Midway. I love the idea of the focal point is open space versus buildings. I also hope we'll be able to keep fireworks on Memorial Hill as they have been.  |
| 338 | 5/24/21 18:19 | Brent McElhane    |                    | 35 S 700 E, Midway, UT 84049            | Yes          |   |
| 339 | 5/24/21 18:25 | Jack Richardson   |                    | 430 Fairway Dr Midway 84049             | Yes          | Let's keep Midway special!  |
| 340 | 5/24/21 18:30 | Judy Frischknecht |                    | 283 S 500 E                             | Yes          | NO MAC in Midway!!!   |
| 341 | 5/24/21 18:49 | Kali Smith        |                    | 900 S Price Farm Court                  | Yes          | The MAC concept looks SO much nicer!! We need an arts center!! So many folks here love and support the arts.  |
| 342 | 5/24/21 18:58 | Kara Charlesworth |                    | 905 S Price Farm ct                     | Yes          | We need the Arts Center in our town! No shipping centers!!!   |
| 343 | 5/24/21 19:26 | Liz Landers       |                    | 92 Geneva Drive                         | Yes          |   |
| 344 | 5/24/21 19:33 | Robert Cobb       |                    | 539 N Farm Hill Ln                      | Yes          | A wonderful project for Midway.   |
| 345 | 5/24/21 19:34 | Adele Landers     |                    | 92 Geneva Dr, Midway UT 84049           | Yes          |   |
| 346 | 5/24/21 19:35 | Cynthia Cobb      |                    | 539 N Farm Hill Lane Midway UT 84049    | Yes          | Great project...  |
| 347 | 5/24/21 20:06 | Paul butler       |                    | 1343 N. Chancey Ln., Midway, 84049      | Yes          |   |
| 348 | 5/24/21 21:09 | Susan Peay        |                    | 273 west 100 north                      | Yes          | Please let us have the Art Center.  |

|     | TIME STAMP    | NAME                 | EMAIL ADDRESS  | ADDRESS                                  | MIDWAY VOTER | COMMENTS   |
|-----|---------------|----------------------|--|--|--------------|--|
|     |               |                      |  |  |              | We need to re-think development of Midway, both in commercial and residential enterprises. Memorial Hill is unique to Midway. It is our Eiffel Tower and, like the Eiffel Tower, its base should be open space so residents may gather and enjoy its simple beauty. The MAC design allows this to happen.  |
| 349 | 5/25/21 6:44  | Frank Platt          |  | 1123 Dutch Fields Pkwy                   | Yes          |  |
| 350 | 5/25/21 8:27  | Erin Seamons         |  | 90 N 400 W, Midway, UT 84049             | Yes          |  |
| 351 | 5/25/21 8:28  | Shawn Seamons        |  | 90 N 400 W, Midway, UT 84049             | Yes          |  |
| 352 | 5/25/21 10:09 | Nicole Bunker        |  | 388 W Sharon Lane, Midway UT 84048       | Yes          |  |
| 353 | 5/25/21 11:00 | David A Dorius       |  | 355 N 1400 W Midway, Utah 84049          | Yes          | ** Official Petition Text **Yes, I support the building of the Midway Arts Center.   |
| 354 | 5/25/21 11:01 | Allison Dorius       |  | 355 N 1400 W Midway, Utah 84049          | Yes          | ** Official Petition Text **Yes, I support the building of the Midway Arts Center.   |
| 355 | 5/25/21 14:46 | Ryan Seare           |  | 750 N Center st Midway UT                | Yes          |  |
| 356 | 5/25/21 14:47 | Jill Seare           |  | 750 North Center St Midway UT 84049      | Yes          |  |
| 357 | 5/25/21 15:00 | Valerie Williams     |  | 1116 N. 455 W. Unit #3                   | Yes          |  |
| 358 | 5/25/21 15:01 | Roy Williams         |  | 1116 N. 455 W. Unit 33                   | Yes          |  |
| 359 | 5/25/21 16:22 | John Platt           |  | 99 E Main                                | Yes          | I love the MAC plan that preserves open space and Midway's home town feel. It would be so great for new development to match and complement our existing downtown, which this appears to do.   |
| 360 | 5/25/21 20:32 | Danya Densley        |  | 155 w 200 n midway, ut 84049             | Yes          |  |
| 361 | 5/25/21 20:46 | Brett McGlothlin     |  | 1437 Dutch Highland Dr, Midway, UT 84049 | Yes          |  |
| 362 | 5/26/21 8:35  | Eric M Morris        |  | 1188 Canyon View Rd., Midway, UT 84049   | Yes          |  |
| 363 | 5/26/21 14:58 | Quinn Calder         |  | 146 North 300 East                       | Yes          | NA   |
| 364 | 5/26/21 16:24 | Kelly Marshall       |  | 105 S 400 E                              | Yes          |  |
| 365 | 5/26/21 18:11 | Alexandra Hludzinski |  | 62 Fox Den Rd Midway, UT                 | Yes          | Looks much nicer than retail.  |
| 366 | 5/26/21 18:44 |                      |  | 1235 swiss alpine road                   | Yes          | We want the art center. 👍  |
| 367 | 5/26/21 20:52 | Kim Craig            |  | 1235 Swiss Alpine Rd, Midway, UT 84049   | Yes          | Yes we want Art Center   |
| 368 | 5/26/21 21:26 | Riley Facer          |  | 557 craftsman way midway UT 84049        | Yes          |  |
| 369 | 5/27/21 8:07  | Don Greene           |  | 340 E 1690 N                             | Yes          |  |
| 370 | 5/27/21 8:08  | Michelle Greene      |  | 340 E. 1690 N                            | Yes          |  |
| 371 | 5/27/21 8:50  | E. Henderson         |  | Maybe                                    | Yes          | I still like the whole OPEN view of the land in front of Memorial Hill we don't need anymore buildings put up in this town it attracts way too much attention and traffic becomes too much on Main look at the customers dodging traffic or running across just to get to Lola's they don't use the crosswalk at the lights. Let's just have a wide open space I would rather see the cows there only. |
| 372 | 5/27/21 10:34 |                      |  | 333 East 180 North Midway UT 84049       | Yes          | Pleas don't allow ugly commercial buildings on Main Street- we need to keep the cham of Midway- less density please.   |
| 373 | 5/27/21 18:53 | Marilyn Clark        | <a href="mailto:nwarrenclark@gmail.com">nwarrenclark@gmail.com</a> | 1070 Clearwater Way                      | Yes          | It is so important to keep Midway a charming, quaint place. It can grow ugly or it can grow charming. Commercial buildings proliferate and become visual clutter. Once it's gone, you'll never get it back again! Please, keep Midway close to its European roots!   |

|     | TIME STAMP    | NAME             | EMAIL ADDRESS          | ADDRESS  | MIDWAY VOTER | COMMENTS  |
|-----|---------------|------------------|------------------------|--|--------------|---|
| 374 | 5/27/21 20:47 | Chris Whitney    |                        | 745 Dutch Valley Drive Midway UT 84049                       | Yes          | The MAC would add to the resort nature of Midway  |
| 375 | 5/27/21 22:51 | Jason Tate       |                        | 915 Martha Lane Midway, Utah. 84049                          | Yes          |   |
| 376 | 5/27/21 23:04 | Tracy Tate       |                        | 915 Martha Lane  | Yes          |   |
| 377 | 5/28/21 12:42 | Kay Canterbury   |                        | 625 Sunflower Lane   | Yes          |   |
| 378 | 5/28/21 16:06 | Michael Willits  |                        | 132 Burgundy Lane , Midway UT 84049                          | Yes          | Fantastic idea. We would love to attend functions at a new Arts Center  |
| 379 | 5/28/21 16:08 | Caro Willits     |                        | 132 Burgundy Lane, Midway UT 84049                           | Yes          | Love the activities presented by the MAC  |
| 380 | 5/28/21 20:34 | John Condray     |                        | 1655 N 300 E Midway UT 84049                                 | Yes          |   |
| 381 | 5/29/21 9:06  | Meagan Polzella  |                        | 1103 N Springer View Loop Midway UT 84049                    | Yes          | This looks incredible - I hope we can come together to make the right decision for our beautiful town   |
| 382 | 5/29/21 11:29 | Linda Stice      |                        | Po 1018  | Yes          | Please seek appropriate development such as the Midway Arts Center. We have an opportunity at this time to do great things for the future of our town.  |
| 383 | 5/30/21 13:18 | Eric Bright      |                        | 1471 Dutch Canyon Court, Midway UT                           | Yes          | Even if the art center canon become a reality, please leverage the design of the facility to develop the space with Memorial Hill as a backdrop and small shops surrounding a common green area. Look at some of the mixed use developments happening in Farmington Station, 9th & 9th in Sugarhouse, and Desert Color in St. George to leverage the beauty of our surroundings to make a good decision for the future. |
| 384 | 5/30/21 13:19 | Cicely Bright    |                        | 1471 Dutch Canyon Court, Midway UT                           | Yes          | Please consider alternatives to the age old main street look. We can do better.   |
| 385 | 5/30/21 13:28 | David Foster     |                        | 80 N 200 E, Midway, Utah 84049                               | Yes          |   |
| 386 | 5/30/21 17:31 | Rob Foster       |                        | 625 Sunflower Ln   | Yes          |   |
| 387 | 5/30/21 19:37 | Mark Blasil      |                        | 1181 Tumbery Woods Dr  | Yes          | Adding a well thought out and beautifully designed Arts Center will not only bring creativity to Midway, but will help preserve the open feeling of the valley versus other alternatives. Mark and Janet Blasil   |
| 388 | 5/30/21 20:06 | Rob Layer        |                        | 276 west canyon view lane                                    | Yes          |   |
| 389 | 5/31/21 11:20 | Steve Hofmann    |                        | 1068 Lime Canyon Rd  | Yes          |   |
| 390 | 5/31/21 19:23 | Patsy Hight      |                        | P.O. 94 Midway, Utah 84049                                   | Yes          |   |
| 391 | 6/1/21 11:03  | Natalie Brooks   |                        | 621 west boulder point road Midway UT 84049                  | Yes          | So sad you put a cement culvert instead of a beautiful groomed stream right in the center of Midway, please try to get this right.  |
| 392 | 6/2/21 9:02   | Andrea Dabier    |                        | 1347 N Chancey Ln. Midway                                    | Yes          |   |
| 393 | 6/2/21 20:07  | Jason Hall       |                        | 693 S Appenzell Ln Midway UT 84049                           | Yes          |   |
| 394 | 6/3/21 8:20   | Fred E Thomas    |                        | ** Official Petition Text **Yes, I support the building of t | Yes          | This is an essential business for the betterment of our mountain community.   |
| 395 | 6/3/21 8:22   | Leilani D Thomas |                        | Yes, I support the building of the Midway Arts Center. Th    | Yes          | Love this idea!   |
| 396 | 6/3/21 11:43  | Trish Martineau  | trishym58@yahoo.com    | 1347 north Montreux drive midway Utah 84049                  | Yes          | Looking forward to the Midway Arts Center!  |
| 397 | 6/4/21 19:18  | Suzanne Phillips |                        | 33 North 200 west, Midway Utah                               | Yes          | The Arts Center is so Midway. Let's be amazing!   |
| 398 | 6/5/21 15:14  | paul Tayler      | paultayler6830@msn.com | 267 W Bumts Fields Way Midway, Utah 84049                    | Yes          |   |
| 399 | 6/7/21 7:13   | Kayla Hall       |                        | 693 S Appenzell Ln, Midway, UT 84049                         | Yes          |   |

|     | TIME STAMP    | NAME   | EMAIL ADDRESS  | ADDRESS                                  | MIDWAY VOTER | COMMENTS  |
|-----|---------------|--|--|--|--------------|---|
| 400 | 6/7/21 15:25  | Rob hyatt  |  | 386 E 600 N. Midway, UT 84049            | Yes          |   |
| 401 | 6/8/21 6:27   | Julie davis  |  | 228 w fam springs lane                   | Yes          |   |
| 402 | 6/8/21 13:33  | Kimberly baker   |  | 12 w village circle, midway, ut 84049    | Yes          |   |
| 403 | 6/9/21 15:10  | Aidan  |  | 675 Sunflower Ln                         | Yes          |   |
| 404 | 6/10/21 12:23 | Laurie Sheehan   |  | 1290 Links Dr                            | Yes          |   |
| 405 |               | Diane Watts  | Russ@wattsenterprises.com  | 611 Dutch Mountain Dr., Midway, UT 84049 | Yes          |   |
| 406 |               | Dixie Galbraith  | jamesanddixie@msn.com  | 76 E Versailles Way, Midway, UT 84049    | Yes          |   |
| 407 |               | Vicky Bumham   | <a href="mailto:craigburnham46@gmail.com">craigburnham46@gmail.com</a> | 1205 N. Cottage Way, Midway, UT 84049    | Yes          |   |
| 408 | 7/5/21 20:04  | Elizabeth Wilson   | elizabethakerlowwilson@gmail.com                                       | P.O. Box 337                             | Yes          | We are huge supporters of the Midway Arts Center!!  |
| 409 | 7/5/21 20:06  | Cameron Wilson   | camerondwilson@gmail.com   | P.O. Box 337                             | Yes          | We are major supporters of the MAC!   |
| 410 | 7/5/21 20:07  | Dick Sanders   | Dick.sanders4@gmail.com  | 74 E Provence Way, midway Utah           | Yes          | We love this idea that should be supported  |
| 411 | 7/5/21 20:07  | Gayle Wilson   | wasatchvalleyre@gmail.com  | P.O. Box 987                             | Yes          |   |
| 412 | 7/5/21 20:09  | Randon W. Wilson   | randonwwilson@gmail.com  | P.O. Box 987                             | Yes          |   |
| 413 | 7/7/21 8:30   | Kate Christensen   | kc@kc-a.com  | 1330 N. Montabon Way, Midway, UT 84049   | Yes          |   |
| 414 | 7/7/21 8:31   | Boyd Christensen   | BWChris4@gmail.com   | 1330 N. Montabon Way, Midway, UT 84049   | Yes          |   |
| 415 | 7/7/21 23:37  | Randy M Mortensen  | Randymortensen@gmail.com   | 1125 Swiss Alpine Road                   | Yes          |   |
| 416 | 7/8/21 18:15  | <a href="mailto:paultavler6830@msn.com">paultavler6830@msn.com</a> | boomoss@icloud.com   | 681 Dutch Valley Ct, Midway, UT, 84049   | Yes          |   |
| 417 | 7/9/21 20:00  | Presión Willey   | prestonwilley@gmail.com  | 1204 S Stringtown Road                   | Yes          | This is the type of proactive, quality growth that will enrich our community! I'd much prefer an arts center to more commercial development.  |
| 418 | 7/10/21 14:59 | Connie Platt   | connieplatt@gmail.com  | 1123 Dutch Fields Parkway                | Yes          | Limit commercial buildings in Midway  |
| 419 | 7/12/21 19:56 | anna greenwell   | annagreenwell@yahoo.com  | 1135 dutch fields parkway midway utah    | Yes          |   |
| 420 | 7/12/21 21:17 | Kimberley Rancie   | kimberleyrancie@gmail.com  | 784 Resort Drive Midway                  | Yes          | A dedicated space for the performing arts, including live music performances, would be a wonderful addition to the community. I have performed at Swiss Days, performed with the HVO and smaller ensembles at the Midway town hall (and TVT) and have children who perform with HVA. I know well the constraints, challenges and extraordinary volunteer hours required to put in all such shows. My regular patronage of town hall events also has also exposed me to the need for larger, more suitable performing space. Midway is growing and we need well rounded facilities to grow along with it. Even if I were not a supporter of the arts I would support the intended location of the MAC. The new "Grainary" is an eye sore and blocks the view of Memorial Hill- an iconic and treasured landmark. Too many houses and commercial buildings are being permitted to build up high, right by the roadside, blocking out the view of all the beauty that people move here for in the first place. Please keep Midway beautiful. Another point: decades of studies have shown that children who grow up having regular involvement in or exposure to fine arts are more literate, more emotionally stable and better contributors to society than their counterparts. Let's make Midway great for the rising generation as well as those here now. Thank you for listening to the community. |



|     | TIME STAMP    | NAME                     | EMAIL ADDRESS               | ADDRESS                                    | MIDWAY VOTER | COMMENTS   |
|-----|---------------|--------------------------|-----------------------------|--|--------------|--|
| 421 | 7/12/21 21:28 | Caroline Larsen          | carolinelarsen@outlook.com  | 1055 oberland drive midway Utah            | Yes          |  |
| 422 | 7/16/21 17:21 | Rebekah Mickelson        | Rmick1011@gmail.com         | PO Box 1258 Midway Utah 84049              | Yes          |  |
| 423 | 7/16/21 19:52 | Charis Gray              | charisgray12@gmail.com      | 540 Craftsman Way Midway                   | Yes          | Please build a theater!!   |
| 424 | 7/16/21 20:47 | Heather Poelman          | heatherpoelman68@gmail.com  | 840 Bigler Lane Midway Utah 84049          | Yes          |  |
| 425 | 7/17/21 19:56 | William Benz             | wrbenz@gmail.com            | 17Leman Drive, Midway UT 84049             | Yes          |  |
| 426 | 7/17/21 19:58 | Caprice Benz             | capricebenz@gmail.com       | 17 W Leman Drive, Midway, UT 84049         | Yes          |  |
| 427 | 7/17/21 23:27 | Nathan Bames             | Nathanamber2014@gmail.com   | 369 Cottage Creek Ct, Midway UT 84049      | Yes          |  |
| 428 | 7/23/21 10:39 | Jennell Colwell          | Jennell.colwell08@gmail.com | 30 w 970 s                                 | Yes          |  |
| 429 | 7/23/21 11:31 | Lon Ballantyne           | Oldgeezerton@gmail.com      | 835 N. Swiss Farn Circle Midway Utah 84049 | Yes          | The city should be protecting our town not trying to make money via new taxes. In my opinion any government should not be in the business of drastically changing the community under the guise of progress and ever increasing taxes. |
| 430 | 7/23/21 12:16 | Vance whitby             | Vance.whitby@gmail.com      | 580 W Cascade Meadows loop                 | Yes          |  |
| 431 | 7/23/21 13:42 | Theresa santoro          | Ssantoro81@att.net          | 1185 N Warm Springs Road                   | Yes          |  |
| 432 | 7/23/21 13:45 | Steve Santoro            | fishing.tata@gmail.com      | 1185 N Warm Springs Road                   | Yes          |  |
| 433 | 7/23/21 14:14 | Alexandra Hludzinski     | alexhlud6@gmail.com         | 62 Fox Den Rd, Midway                      | Yes          | I feel this idea would be much nicer than just stores along Main St, much prettier look.   |
| 434 | 7/23/21 14:17 | William Vincent Hludzins | bkeymaker@aol.com           | 62 Fox Den Rd, Midway                      | Yes          | More appealing look for the town, like the European Style Village feel and park.   |
| 435 | 7/23/21 14:45 | Julie davis              | rjdavis@gmail.com           | 228 e farn springs lane                    | Yes          | Excited to see this happen. It will add value and culture, just like the midway park quote from Brigham young encourages, that we add music and goodness to our lives.   |
| 436 | 7/23/21 15:10 | Erin Kelly Padjen        | Welkstar@gmail.com          | 1144 n 455 w unit 8                        | Yes          | Yes I support MAC  |
| 437 | 7/23/21 16:10 | Valerie kelson           | valkelson@gmail.com         | 987 w swiss alpine rd, midway, utah84049   | Yes          |  |
| 438 | 7/23/21 16:32 | Tami Morgan              | tamimorganlds@aol.com       | 1485 S 200 W Midway Ut 84049               | Yes          |  |
| 439 | 7/23/21 16:35 | caralee smith            | busycarrie@yahoo.com        | 1347 E. 440 N. Provo, UT 84606             | Yes          |  |
| 440 | 7/23/21 16:37 | Kimberley Canetti        | kcanetti11@gmail.com        | 1377 N Montreux Dr. Midway UT              | Yes          | So glad this is going to happen....the Arts are an important part of our lives!  |
| 441 | 7/23/21 17:01 | Maribel Tita             | mttita2@aol.com             | 1341 W Lime Canyon Road, Midway            | Yes          |  |
| 442 | 7/23/21 17:31 | Bruce Canetti            | bruce@bcanetti.com          | 1377 N Montreux Drive Midway Utah 84049    | Yes          | Art forever  |
| 443 | 7/23/21 17:44 | Jamie Riding             | Jamie.riding16@yahoo.com    | 176 S 80 E Midway Utah 84049               | Yes          |  |
| 444 | 7/23/21 18:18 | Michael Hancock          | michaelhancockdc@gmail.com  | 466 N. Farnhouse Way Midway Utah 84049     | Yes          |  |
| 445 | 7/23/21 18:47 | Katherine Nordberg       | Knordberg@yahoo.com         | 482 n farnhouse way Midway it 84049        | Yes          | Memorial Hill is a spiritual place to be seen... the arts bring joy....  |
| 446 | 7/23/21 19:46 | Brian Andrews            | cheesy1962@yahoo.com        | 1123 N. Warm Springs Rd.                   | Yes          | Looks amazing and would show young performers and artist how much the community values their passion, talent, and commitment to excellence.  |
| 447 | 7/23/21 20:04 | Sam Bechthold            | sambechthold@gmail.com      | 1295 Windmill Lane, Midway, UT 84049       | Yes          | Seems like a great plan.   |
| 448 | 7/23/21 20:05 | Julie Bechthold          | Juliebechthold@gmail.com    | 1295 Windmill Lane, Midway, UT 84049       | Yes          |  |
| 449 | 7/23/21 20:30 | Teresa Vincent           | teresavin@comcast.net       | 1227 W Lime Canyon Rd                      | Yes          |  |
| 450 | 7/23/21 20:38 | Parker Brown             | 22parkerbrown@gmail.com     | 695 E Main St. 2H, Midway, UT 84049        | Yes          |  |

|     | TIME STAMP    | NAME                 | EMAIL ADDRESS                  | ADDRESS                                  | MIDWAY VOTER | COMMENTS  |
|-----|---------------|----------------------|--------------------------------|--|--------------|---|
| 451 | 7/23/21 21:51 | Jeff Nicholas        | jeffreydnicholas@gmail.com     | 1455 Montchapel Ln, Midway, UT           | Yes          | What's not to like about having the MAC in the proposed location? It will help support the businesses that already exist on Main St as well as those that will exist in the proposed development. It will add a venue for wholesome family entertainment consistent with the values of the citizens of Midway. It will require no tax dollars but will help generate tax revenue. |
| 452 | 7/24/21 7:35  | Christine Ritchie    | Rtchie@aol.com                 | 632 W. Augusta Dr., Midway, UT. 84049    | Yes          |   |
| 453 | 7/24/21 7:37  | Dennis Ritchie       | Dennisritchie632@gmail.com     | 632 W. August Dr., Midway, UT. 84049     | Yes          |   |
| 454 | 7/24/21 8:21  | Laurie Nicholas      | laurie.nicholas1@gmail.com     | 1455 N Montchapel Lane                   | Yes          |   |
| 455 | 7/24/21 8:26  | Robert Lochhead      | lochheadrb@gmail.com           | 477 Craftsman Way, Midway UT             | Yes          | This is a no-brainer. The arts center makes perfect sense.  |
| 456 | 7/24/21 8:28  | Yes                  | Susanpeay@gmail.com            | 273 west 100 north Midway UT             | Yes          |   |
| 457 | 7/24/21 9:12  | Holly Carlson        | holly@realestateinparkcity.com | 362 Alpinhof Circle                      | Yes          | We would love to see Midway unique from other towns.  |
| 458 | 7/24/21 11:14 | Evan Miller          | evanmiller92@hotmail.com       | 1094 N Springer View Loop                | Yes          |   |
| 459 | 7/24/21 11:15 | Latecia Miller       | latecia@live.com               | 1094 N Springer View Loop                | Yes          |   |
| 460 | 7/24/21 12:11 | Thomas Landry        | Tomlutah@gmail.com             | PO Box 1176                              | Yes          | Yes, I support Art Center.  |
| 461 | 7/24/21 12:44 | Gabriele Landry      | skihike@outlook.com            | PO Box 1176 Midway UT 84049              | Yes          | Great idea!   |
| 462 | 7/24/21 13:16 | Kim Guthrie          | gkguthrie@hotmail.com          | 995 Lacy Lane                            | Yes          |   |
| 463 | 7/24/21 13:16 | Glenn Guthrie        | gkguthrie@hotmail.com          | 995 Lacy Lane                            | Yes          |   |
| 464 | 7/24/21 15:10 | Susan Magoffin       | susanmagoffin47@gmail.com      | PO Box 747 midway Utah 84049             | Yes          |   |
| 465 | 7/24/21 16:21 | Susana Williamson    | Suzdav78@gmail.com             | 136 W 300 S, Midway, UT 84049            | Yes          | Keep Midway beautiful, with the addition of the Midway Arts center and a European style village. NOT more commercial!   |
| 466 | 7/24/21 17:07 | Lauren del francia   | Lauren.delfrancia@gmail.com    | 64 south 550 east midway utah            | Yes          | Please preserve the view of memorial hill!  |
| 467 | 7/24/21 17:37 | Yee                  | lafayhanson@yahoo.com          | 1236 Homestead Dr.                       | Yes          | A beautiful edition to our city. Amazing programs   |
| 468 | 7/24/21 21:30 | Sue Mantyla          | suemantyla@gmail.com           | 626 Dutch Valley Court, Midway UT. 84049 | Yes          | I'm soo excited for this project! Midway is a destination! People love to come and enjoy great local food, cultural events and rural living! I feel this project will bring more beauty to our Main street! We can hardly wait!   |
| 469 | 7/24/21 22:05 | Amy Huber            | Amy.huber1987@gmail.com        | 166 N 400 W                              | Yes          |   |
| 470 | 7/25/21 9:30  | Dan Hatch            | mdhatch@gmail.com              | 1049 N. Meadowcreek Ct, Midway, UT 84049 | Yes          |   |
| 471 | 7/25/21 15:12 | Janice Nelson        | Janice.Nelson@imail.org        | 73 Versailles Way                        | Yes          | We need this in Midway.   |
| 472 | 7/25/21 17:10 | Eric battles         | Ebattles@gmail.com             | 1202 Dutch Fields Pkwy                   | Yes          | We would love to have this new MAC in our community. What a great way to encourage the arts in our community.   |
| 473 | 7/25/21 17:10 | Mark Stiegemeier     | mstieg@hotmail.com             | 522 N Granary Ln , Midway                | Yes          | Wonderful plan!   |
| 474 | 7/25/21 17:11 | Marcy Stiegemeier    | marcystieg@hotmail.com         | 522 N Granary Ln, Midway                 | Yes          | Outstanding!  |
| 475 | 7/25/21 17:56 | Camille Fostet       | Camillecurtisfostet@gmail.com  | 1312 Dutch Fields Pkwy                   | Yes          | A great addition to the community   |
| 476 | 7/25/21 18:23 | Yes                  | Beckyfortie@hotmail.com        | 184 S. 550 E.                            | Yes          |   |
| 477 | 7/25/21 19:26 | Erin Harris          | erinharris@gmail.com           | 915 Dutch View Ct                        | Yes          |   |
| 478 | 7/26/21 10:45 | Chris & Joni Bonnell | chris.bonnell@wgu.edu          | 1135 N 520 W, Midway, Utah 84049         | Yes          |   |
| 479 | 7/26/21 10:58 | Philip Perkins       | zskiracer@gmail.com            | 885 s whitewater way midway Utah 84049   | Yes          |   |
| 480 | 7/26/21 11:40 | DENNIS BRUNE         | denmarb@aol.com                | 1152 No. Village Circle                  | Yes          |   |
| 481 | 7/26/21 11:57 | Linda Olsen          | Olsens95@comcast.net           | PO Box 927                               | Yes          |   |

|     | TIME STAMP    | NAME                    | EMAIL ADDRESS               | ADDRESS                                    | MIDWAY VOTER | COMMENTS   |
|-----|---------------|-------------------------|-----------------------------|--|--------------|--|
| 482 | 7/26/21 12:46 | Amber Barnes            | inhispeace@gmail.com        | 369 Cottage Creek Ct                       | Yes          | I would love to see this land being used for an arts center and open space, which will beautiful and enhance the over all community by bringing in wonderful productions, and a place to walk around and relax—and maintain the charm of this quaint town! I'd much rather have this go in than a crammed apartment/condo development! Thanks! |
| 483 | 7/26/21 13:51 | JANET L MORTENSEN       | Randymortensen@gmail.com    | 1125 Swiss Alpine Road, Midway, UT 84048   | Yes          |  |
| 484 | 7/26/21 15:23 | Isaac Button            | lrbutton@gmail.com          | 193 w canyon view lane                     | Yes          |  |
| 485 | 7/26/21 18:32 | Steven Avey             | Aveyrph@gmail.com           | 1030 Oberland Dr, Unit 5, Midway, UT 84049 | Yes          | The MAC and Village will be a huge benefit to our community  |
| 486 | 7/26/21 18:36 | L Colleen Avey          | cmumav1@gmail.com           | 1030 Oberland Dr. Unit #5                  | Yes          | I think the Midway Arts Center would be a wonderful addition to this beautiful city and benefit businesses and individuals.  |
| 487 | 7/27/21 13:52 | Frank Douglas Dent      | fddent@gmail.com            | 101 W 100 S, Midway UT 84049               | Yes          |  |
| 488 | 7/27/21 15:16 | Deborah Stimson Snow    | snowbizness@hotmail.com     | P.O.box 997 Midway UT                      | Yes          | I founded a Performing Arts Center in PA in 2007 which is still going strong. It became a magnet for businesses, culture and community unlike anything that the town had ever seen. It also provided a safe and healthy atmosphere for kids education in the arts. There are not downsides to this addition to our neighborhood.               |
| 489 | 7/27/21 16:57 | Nan Hutchins            | Nanhutchins@msn.com         | 91 W Village Ct                            | Yes          | Very best thing for Midway!!!  |
| 490 | 7/27/21 18:13 | Robert B Hutchins       | brucehutchins@msn.com       | 91 w Village Court                         | Yes          | The MAC is absolutely necessary to maintain the uniqueness of Midway that we all love.   |
| 491 | 7/27/21 20:09 | Brie Eddington          | brie.e@aggiemail.usu.edu    | 921 Price Fam Ct. Midway, Utah 84049       | Yes          |  |
| 492 | 7/27/21 21:32 | Leonard Wilkerson       | Leonardbwilkerson@gmail.com | 461 W 970 S, Midway UT 84049               | Yes          |  |
| 493 | 7/27/21 22:13 | Jane Ballantyne         | Ballantyne.j.an@gmail.com   | 835 N Swiss Fam Circle, Midway             | Yes          |  |
| 494 | 7/28/21 7:15  | Colin Taylor            | ccolintaylor@gmail.com      | 862 E Hamlet Cir S. Midway, 84049          | Yes          | Thank you!   |
| 495 | 7/28/21 8:36  | Britt Manning           | manning.britt@gmail.com     | 552 S. 250 W. Midway, UT 84049             | Yes          | We support keeping Midway charming with an arts center rather than a commercial development.   |
| 496 | 7/28/21 8:52  | Candy Morken            | candystan@gmail.com         | 1430 Dutch Fields Pkwy, Midway             | Yes          |  |
| 497 | 7/28/21 9:28  | Dave Brewer             | thtdave17@gmail.com         | 380 e 600 n                                | Yes          |  |
| 498 | 7/28/21 9:32  | Clarence and Lois Mahon | clmidway@gmail.com          | PO Box 83, Midway , UT 84049               | Yes          | We hope you can accept both our names as we only have one cell between us.   |
| 499 | 7/28/21 11:01 | James F Brown           | james@avalaunchmedia.com    | 1124 Dutch Fields Pkwy, Midway, Ut, 84049  | Yes          | Our whole family is in favor of this amazing project. Please approve it!   |
| 500 | 7/28/21 14:47 | Anna Dance              | AnnaD@mwciutah.com          | 156 West Michie Lane                       | Yes          | We don't need Midway to look like Orem- we need to preserve what makes this place special  |
| 501 | 7/28/21 15:41 | Margo France            | mgsfrance1@gmail.com        | 1084 N Matterhom Court                     | Yes          | A real plus for Midway. We don't need any strip malls. Lets maintain our unique setting and heritage!!!  |
| 502 | 7/28/21 19:30 | Renea Nilsson           | Renea.nilsson@gmail.com     | 491 Mission Dr. Midway, UT 84049           | Yes          |  |
| 503 | 7/29/21 13:46 | Belinda Andrews         | Bebruneman@yahoo.com        | 1123 N. Warm Springs Rd Midway 84049       | Yes          | I vote yes on midway Arts Center!  |
| 504 | 7/29/21 19:07 | Tyler Dow               | td@tylerdow.com             | 900 Michie Lane                            | Yes          | Thanks Folks   |
| 505 | 7/29/21 19:33 | Jann Jensen             | jakjensen@yahoo.com         | 902 Michie Lane                            | Yes          | I signed this as the lesser of two evils. I hate the commercial buildings that it's zoned for, but I'm also afraid that the Arts Center may not be self sustaining in the long term.   |

|     | TIME STAMP     | NAME                 | EMAIL ADDRESS               | ADDRESS                                    | MIDWAY VOTER | COMMENTS  |
|-----|----------------|----------------------|-----------------------------|--|--------------|---|
| 506 | 7/29/21 19:47  | Dans Dow             | danaldow@gmail.com          | 900 michie lane                            | Yes          |   |
| 507 | 7/29/21 20:46  | Carolee Kohler       | Kohlercarolee@gmail.com     | 61 Burgundy Lane, Midway, Utah             | Yes          |   |
| 508 | 7/29/21 20:48  | William Kohler       | kohlercarolee@gmail.com     | 61 Burgundy Lane, Midway, Utah 84049       | Yes          |   |
| 509 | 7/31/21 9:10   | Jennifer Chipman     | Jenniferchipman@gmail.com   | 1630 N 450 E Midway Utah 84049             | Yes          |   |
| 510 | 7/31/21 9:19   | Matthew Chipman      | Mchipman71@gmail.com        | 1630 N 450 E, Midway, UT 84049             | Yes          |   |
| 511 | 8/1/21 12:42   | Richard Noel         | rnoel@mac.com               | 183 W Canyon View In                       | Yes          | Thanks!   |
| 512 | 8/2/21 15:54   | FAKLER,KENNETH J     | kmfakler@msn.com            | P.O. Box 1357, Midway, Utah 84049          | Yes          |   |
| 513 | 8/2/21 15:55   | Karen M Fakler       | kmfakler@msn.com            | P.O. Box 1357, Midway, Utah 84049          | Yes          |   |
| 514 | 8/3/21 9:09    | Alicia Vineyard      | avine99@gmail.com           | 97 Geneva Dr. Midway, UT                   | Yes          |   |
| 515 | 8/3/21 11:38   | James Ballstaedt     | james@nbw32.com             | 1670 Dutch Canyon Rd                       | Yes          |   |
| 516 | 8/3/21 14:54   | Shana Edmunds        | s.edmunds@live.com          | 1097 N Matterhom Ct. Midway, Ut. 84049     | Yes          |   |
| 517 | 8/3/21 19:08   | Kristen Ballstaedt   | kristen@nbw32.com           | 1670 Dutch Canyon Road                     | Yes          |   |
| 518 | 8/3/21 22:26   | Pam Weilenmann       | Playapamela@hotmail.com     | 8 E Village Cir.                           | Yes          | Let's not stumble forward into our lovely town's future , allowing short term developers for self profit make their quick money and walk away . The goal of the largest profit for the least construction cost was not what our struggling forefathers chose for the Town Hall, Glockinspheil,  |
| 519 | 8/4/21 20:41   | Penny Frates         | Mayfrates@hotmail.com       | 804 E Hamlet Cir N                         | Yes          |   |
| 520 | 8/6/21 15:53   | Harry Weyandt        | harryweyandt@hotmail.com    | 190 E Main S                               | Yes          | Let's get the MAC approved! We are all in my family!  |
| 521 | 8/6/21 15:57   | Vickie Weyandt       | Momweyandt@hotmail.com      | 190 E Main St                              | Yes          | You have our support. Would be a great asset to our community. Mayor & City Council, please vote to approve!  |
| 522 | 8/8/21 13:12   | Thomas DeJong        | tommygofast@gmail.com       | 234 Edelweiss Lane                         | Yes          |   |
| 523 | 8/8/21 13:13   | Danielle DeJong      | englehomd@gmail.com         | 234 Edelweiss Lane, Midway 84049           | Yes          |   |
| 524 | 8/8/21 19:19   | Ron Parker           | rparker@aol.com             | PO Box 1266 Midway, UT                     | Yes          | I'd like to see it happen.  |
| 525 | 8/11/21 11:15  | Hollie Kent          | hkent22@hotmail.com         | 1420 S 200 West Midway Ut 84049            | Yes          | Midway needs responsible planning for the future that will preserve and continue the arts that all the residents of Midway can enjoy, young and old.  |
| 526 | 8/20/21 15:51  | Cheryl Fox           | cheryl_fx@yahoo.com         | 1269 canyon view road. midway, utah. 84049 | Yes          |   |
| 527 | 8/28/21 13:08  | Henry Wreden         | hdrbzen@yahoo.com           | 783 double eagle drive                     | Yes          |   |
| 528 | 9/3/21 16:37   | Kay Canterbury       | kaybury@gmail.com           | 625 Sunflower Lane                         | Yes          |   |
| 529 | 9/8/21 18:15   | Terri L Aime         | terriaime@gmail.com         | 168 West Monte Rosa Ln                     | Yes          |   |
| 530 | 9/19/21 10:54  | Meshelle Kijanen     | mkijanen1@gmail.com         | 939 Schneitter Circle Apt 1                | Yes          |   |
| 531 | 10/17/21 15:45 | Lee McCullough       | leesmcculloughiii@gmail.com | PO Box 758, Midway, Utah 84049             | Yes          |   |
| 532 | 10/17/21 15:51 | Cheryl A. McCullough | cheryl.mccullough@me.com    | PO BOX 758 MIDWAY UT 84049                 | Yes          |   |
| 533 | 11/4/21 20:22  | Kara Hunter          | karahunter09@gmail.com      | 521 S 250 W, Midway, UT 84049              | Yes          | We just moved here and I took my 3 girls to see little mermaid! Such talent among these young kids. I hope we all do what we can to preserve this small town and keep the quaintness that is what we all love. Don't ruin our view of memorial hill with more shops...if you want to add something, bring art and culture to this amazing town. |
| 534 |                | Ilene giles          | llenemgiles@gmail.com       | 790 Dutch Farms Ct., Midway, UT 84049      | Yes          |   |
| 535 |                |                      | carolyncrobison@yahoo.com   |  | YES          |   |
| 536 |                |                      | dreyscott@gmail.com         |  | Yes          |   |

|     | TIME STAMP | NAME | EMAIL ADDRESS            | ADDRESS | MIDWAY VOTER | COMMENTS |
|-----|------------|------|--------------------------|---------|--------------|----------|
| 537 |            |      | mindymcmaster@icloud.com |         | yes          |          |
|     |            |      |                          |         |              |          |

## Petitions in favor of bringing The MAC to Midway - non-Midway residents

|    |                    |                    |                           |  |    |   |
|----|--------------------|--------------------|---------------------------|--|----|---|
| 2  | 3/27/2021 21:37:43 | Brynn Harris       | brynn.harris@hotmail.com  | 1155 E 2100 S Salt Lake City               | No |   |
| 3  | 3/27/2021 21:40:14 | Abbie McGinty      | Bellabeaphoto@yahoo.com   | 1011 W. Countryside Circle heber           | No | I vote for plan B with the open space & arts center   |
| 4  | 3/27/2021 21:42:49 | Cynthia Neider     | ctneider@gmail.com        | 928 LedgeStone Lane                        | No | Please support this Midway Arts Center that will bless the entire community with the joy of live performances! Support for the arts adds refinement, inspiration and beauty to any community. We need a quality center to house the talent and creative expression of our youth and performers of all ages. |
| 5  | 3/27/2021 22:08:14 | Elisabeth Crellin  | acey_c@hotmail.com        | 339 Fredrick Ct.                           | No |   |
| 6  | 3/27/2021 22:08:14 | Elyse Stoedter     | elya_tay@hotmail.com      | 120 south 200 east Heber                   | No | I wholeheartedly support the construction of the Midway Arts Center in front of Memorial Hill. This seems like a no-brainer.  |
| 7  | 3/28/2021 22:25:31 | kate robison       | katearobison@gmail.com    | 577 N granary way                          | No | i love high valley arts. i would love to see the MAC center come to midway. i've come every years for 4 years and it's about time we get a theater!   |
| 8  | 3/28/2021 22:25:31 | Rob Bolick         | rob@rbolick.com           | PO Box 967, Midway                         | No |   |
| 9  | 3/29/2021 8:19:46  | Aaron Johnson      | aaronwade6263@gmail.com   | 662 school house way, heber city, UT 84032 | No |   |
| 10 | 3/29/2021 8:24:36  | Braelyn Smith      | braelynsn@icloud.com      | 900 s Price Farm Court                     | No |   |
| 11 | 3/29/2021 8:42:11  | Marvin Rust        | mtrust21@msn.com          | 1008 Cobblestone Dr, Heber City, UT 84032  | No | A theater in Midway will help make Midway the jewel of the Valley.  |
| 12 | 3/29/2021 8:57:51  | Jessica King       | jessicaking227@gmail.com  | 1976 Graystone Ln                          | No | Community theater brings a community together!  |
| 13 | 3/29/2021 9:00:40  | Emily Nelson       | emilymelson@gmail.com     | 1576 E 560 S                               | No | I support   |
| 14 | 3/29/2021 9:58:54  | Jessica Ellingford | Jessellingford@gmail.com  | 1061 E 2880 S                              | No |   |
| 15 | 3/29/2021 10:25:27 | Glenda Greenfield  | Erincorbridge1@gmail.com  | 402 W 1120 S, Midway, UT 84049             | No | Yes, I support the building of the Midway Arts Center theater. The MAC will preserve Memorial Hill and green space in downtown Midway and should be approved by the City Council as soon as possible.   |
| 16 | 3/29/2021 10:40:22 | Anna Cox           | mountainhigh@gmail.com    | 1430 East Preakness Lane                   | No | The Art's are so important to support in any community!! They are the life line for humanity!   |
| 17 | 3/29/2021 11:40:16 | Jennifer Bosshardt | jennb_8@yahoo.com         | 735 W 1250 S, Heber City, Utah 84032       | No |   |
| 18 | 3/29/2021 11:51:34 | Darryl Bosshardt   | darrylb@realsalt.com      | 735 W 1250 S Heber City, UT 84032          | No |   |
| 19 | 3/29/2021 13:43:01 | King               | Krystalclingo@gmail.com   | 1315 W Box Elder Lane, Price, UT 84501     | No | We don't live here, but love midway and think Plan B would keep Midway beautiful.   |
| 20 | 3/29/2021 13:43:01 | Steven Dahl MD     | sidahimd@yahoo.com        | 1392 north Chancey LN. MIDWAY UT           | No | The musicals are part of the uniqueness of Midway. Keep them coming   |
| 21 | 3/29/2021 16:11:02 | Adele Sampson      | adeleandabcd@ymail.com    | 2924 E 1400 S Heber City, UT 84032         | No |   |
| 22 | 3/29/2021 16:42:05 | Jessica Potter     | jessicapotter36@gmail.com | 1175 Cottonwood Circle                     | No |   |
| 23 | 3/29/2021 16:42:05 | Paula Dahl         | Ppdahl@yahoo.com          | 1392 N. Chancey Ln. Midway, UT 84049       | No |   |
| 24 | 3/29/2021 19:33:59 | Jill Faatz         | jillfaatz@hotmail.com     | 935 LedgeStone, Heber City, UT 84032       | No |   |
| 25 | 3/29/2021 21:20:41 | Holly Alden        | redpondhouse@gmail.com    | 2190 west 1200 south Heber                 | No | I support midway arts center  |

|    | TIME STAMP         | NAME               | EMAIL ADDRESS              | ADDRESS   | MIDWAY VOTER | COMMENTS   |
|----|--------------------|--------------------|----------------------------|---|--------------|--|
| 26 | 3/29/2021 21:20:41 | Julie Tidwell      | Julietidwell@gmail.com     | 3528 Stonewall Circle                           | No           |  |
| 27 | 3/29/2021 22:55:54 | Brendon French     | brendon.n.french@gmail.com | 562 N 200 E #13 Provo, UT 84606                 | No           |  |
| 28 | 3/30/2021 9:41:45  | Creighton Baird    | creighton184@gmail.com     | 360 Anna lane                                   | No           |  |
| 29 | 3/30/2021 13:34:39 | Cami Hoff          | cachoff@hotmail.com        | 1401 Meyerwood Ln. Highlands Ranch, CO 80129    | No           |  |
| 30 | 3/31/2021 8:54:19  | Ted Greenfield     | Erincorbridge1@gmail.com   | 402 W 1120 S, Midway, UT 84049                  | No           | Yes, I support the building of the Midway Arts Center theater. The MAC will preserve Memorial Hill and green space in downtown Midway and should be approved by the City Council as soon as possible.  |
| 31 | 3/31/2021 22:34:05 | Jason Rees         | jasonrees29@yahoo.com      | 856 S 4225 W                                    | No           | I look forward and support the Midway arts center.   |
| 32 | 3/31/2021 22:34:05 | Peter R. Rancie    | peter.rancie@gmail.com     | 784 Resort Drive                                | No           | While I'm not a registered voter, I am a principal in the resort precinct of Midway, with roles that are integral to the commercial development and tax base of Midway City. My considered view is that this project is not only complementary - it is strategically important- to Midway City and the hospitality future of Midway in particular and Heber Valley at large. |
| 33 | 4/1/2021 5:58:44   | Deborah VanLeeuwen | deb.vanleeuwen@gmail.com   | 876 S LedgeStone, Heber City UT 84032           | No           |  |
| 34 | 4/1/2021 10:46:06  | Joel Baer          | baercat@gmail.com          | 920 s Coldwater way midway UT 84049             | No           |  |
| 35 | 4/1/2021 11:14:21  | Jorge F Peña       | jfpena58@gmail.com         | 360 Anna In Midway                              | No           | Bring the MaC to midway  |
| 36 | 4/1/2021 11:14:21  | Quinn Bennion      | qbennion@yahoo.com         | 212 Flour Mill Road, Heber City, UT, 84032      | No           | The Heber Valley is in need of a performing arts center and what a better place than Midway to give visitors a location to get some great entertainment. High Valley Arts has given my family way to build character, confidence, and be involved with wonderful people from the community. The center would be a great benefit to Midway and the entire valley.             |
| 37 | 4/1/2021 12:09:59  | Lisa ilizaliturri  | lmutilaziliasil@yahoo.com  | 198 Keetley close dr kamas ut 84036             | No           |  |
| 38 | 4/1/2021 12:09:59  | Natalie Edwards    | nataliecedwards@yahoo.com  | 873 LedgeStone Ln                               | No           | We would love a theater for Heber Valley!!! It is a much needed addition to our great place!!  |
| 39 | 4/1/2021 16:52:12  | Kelli Bills        | Kellibills@gmail.com       | 435 S 300 E, Midway, UT 84049                   | No           |  |
| 40 | 4/1/2021 16:52:12  | Scott Edwards      | Scott.d.edwards@gmail.com  | 873 LedgeStone Ln.                              | No           | Live in Heber  |
| 41 | 4/1/2021 21:48:15  | Valerie Springer   | valspring4@gmail.com       | 446 E 2010 S                                    | No           | A community that invests in the ARTS will always win. Everyone can have more strip malls, the towns that stand out are the ones that recognize the importance of preserving the performing arts. Please vote plan B.   |
| 42 | 4/1/2021 23:00:02  | Shauna Goates      | sgoates@gmail.com          | 377 East Huckleberry Lane, Heber City, UT 84032 | No           |  |
| 43 | 4/1/2021 23:02:56  | Richard Goates     | Rich.goates                | 377 East Huckleberry Lane, Heber City, UT 84032 | No           |  |
| 44 | 4/2/2021 5:30:57   | Janene Zimmerman   | queennener@sbcglobal.net   | 1126 Fieldstone Ct, Heber City, Ut 84032        | No           |  |
| 45 | 4/2/2021 5:38:30   | Susan Fassold      | Sfassold@yahoo.com         | 351 E 100 S Heber UT 84032                      | No           |  |
| 46 | 4/2/2021 5:57:22   | Karen Christensen  | Brownielovers@gmail.com    | 6632 Fairfax Drive, Provo, UT 84604             | No           | I live in nearby Provo Canyon and love to enjoy the productions in Midway. Please keep them alive.   |
| 47 | 4/2/2021 6:05:12   | Pat Bramlage       | bpbramlage@gmail.com       | P.O. Box 910117 St George, Ut 84791             | No           |  |

|    | TIME STAMP       | NAME                 | EMAIL ADDRESS               | ADDRESS                                      | MIDWAY VOTER | COMMENTS   |
|----|------------------|----------------------|-----------------------------|--|--------------|--|
| 48 | 4/2/2021 6:19:26 | Sally Lutz           | Sally.lutz@gmail.com        | 434 Fairway , Midway,TX 84049                | No           | One of the reasons we love Midway, is the small town feel and open space. Community theatre and open space combine to make this option so attractive!  |
| 49 | 4/2/2021 6:46:58 | Tracy Mullen         | Rotracy@yahoo.com           | Po box 186 Kamas Utah 84036                  | No           |  |
| 50 | 4/2/2021 6:51:04 | Linda C. Christensen | Lindac@lindacurley.com      | PO Box 126 Wallsburg Ut 84082                | No           | Having been involved in the arts and community organizations for years, as well as working with SLC to establish an arts center in the 1980's i can say without a doubt that this opportunity should not be passed up. Planning ahead to create a beautiful center point like the proposed MAC near memorial hill is genius. Now is the time to act! |
| 51 | 4/2/2021 6:51:46 | Deb Mishurda         | mishurdamtranches@gmail.com | 7931 West Hills Trail. Park City, UT. 84098  | No           | My husband and I have lived in the area for a short 10 years and have throughly enjoyed the performing arts in Midway. Keep it alive!  |
| 52 | 4/2/2021 6:55:35 | Vicky McCombs        | frogsandangels@gmail.com    | 230 S 800 E Hyrum Ut 84319                   | No           | We enjoy the shows and there is a need for a building that they can perform in   |
| 53 | 4/2/2021 7:00:31 | George M. Hyde       | gmhyde@gmail.com            | 80 Burgundy Ln, Midway, UT                   | No           | We have owned our home in Midway for 10 years, and have always planned our time in Midway to be sure to attend the High Valley Arts summer production. Growth in our beautiful valley is inevitable. So when an opportunity arises to steer that growth in a way that preserves some of the small town charm, we should take advantage of it.        |
| 54 | 4/2/2021 7:00:49 | Miriam Strassberg    | Miriamb@me.com              | 7962 Oakledge Road                           | No           |  |
| 55 | 4/2/2021 7:02:51 | Julia Jones          | wtw.julia@gmail.com         | 444 Fairway Drive, Midway                    | No           | Moving from Summit Park to Midway  |
| 56 | 4/2/2021 7:07:00 | Avi Velarde          | avijoy777@gmail.com         | 4995 N Luralwood St                          | No           |  |
| 57 | 4/2/2021 7:07:04 | Nelda Mcallister     | Nelda.mcallister@gmail.com  | 1470 Lost Colt Dr. Heber, UT 84032           | No           |  |
| 58 | 4/2/2021 7:07:51 | John E. Murphy       | jemurphy51@me.com           | 542 Inveness Ln, Heber City, UT 84032        | No           | Registered voter in Heber  |
| 59 | 4/2/2021 7:14:12 | Jane M. Kinsel       | janemkinsel@yahoo.com       | 1025 Cobblestone Drive. Heber, utah          | No           | I Don't live in Midway but consider as a community that could benefit from the arts center.  |
| 60 | 4/2/2021 7:22:31 | Gail Keene           | keene.gail@gmail.com        | 1116 W Lime Canyon Rd, Midway, Utah          | No           | Love the family friendly shows. And love the green space.  |
| 61 | 4/2/2021 7:25:01 | Alison Pelletier     | alison_pelletier@yahoo.com  | 9015 northcove dr, Park City, ut 84098       | No           |  |
| 62 | 4/2/2021 7:25:40 | Coy Keene            | Coy.keene@gmail.com         | 2928 Fondren, Dallas, Tx 75205               | No           | Love midway and the shows. We have a house there and want to see the Arts grow. Midway address is 1116 W Lime Canyon Rd  |
| 63 | 4/2/2021 8:15:21 | Heidi I. Jaeger      | heidiirene1@gmail.com       | 7980 Long Rifle Rd. Park City                | No           | I have regularly attended these productions out in the field of Midway. A Performing Arts Center would be a huge draw for those who cannot set up and sit outdoors to see these amazing performances.  |
| 64 | 4/2/2021 8:18:26 | Shannon Zimmeman     | shannybabe@sbcglobal.net    | 4251 W Juniper Shade Drive Herriman UT 84096 | No           |  |
| 65 | 4/2/2021 8:20:20 | Dennis Gailey        | Dennis.gailey@yahoo.com     | 636 West 1250 South Heber                    | No           | I feel this would be a great addition to Midway and the valley.  |

|    | TIME STAMP        | NAME              | EMAIL ADDRESS                   | ADDRESS                                      | MIDWAY VOTER | COMMENTS  |
|----|-------------------|-------------------|---------------------------------|--|--------------|---|
| 66 | 4/2/2021 8:21:22  | David B Rimington | Rim6db7@gmail.com               | 1085 Cobblestone Drive, Heber City           | No           | Among all your other considerations, remember the value the arts are to developing well rounded communities. In our present splintered and hurting nation and cities, we need to balance our lives.   |
| 67 | 4/2/2021 8:30:34  | Kay Rust          | Kedrust@msn.com                 | 1008 Cobblestone Heber Utah                  | No           | We have been active in High Valley Arts since its beginning. I have seen the wonderful experiences that the Midway children and adults have had who participated and the long and arduous hours of those who set up and tear down sets and staging. It's time that they have a theater so that the program can grow.  |
| 68 | 4/2/2021 8:33:26  | Dennis Brune      | denmarb@aol.com                 | 1152N Village Circle Midway, UT 84049        | No           |   |
| 69 | 4/2/2021 8:39:03  | Harold L. Rust    | hlrust88@gmail.com              | 18280 Delenka Lane, Lake Oswego, OR 97034    | No           | I have seen several of your performances while visiting in Heber. It is very possible we may move to Heber in a short time and the prospects of having this fine performance center close by is something I strongly support. Such an event center enhances the quality of life and makes everyone's experience in the Heber Valley— whether a resident or a visitor—much more gratifying and meaningful. |
| 70 | 4/2/2021 8:41:12  | Barbara Lee       | ibbarb@hotmail.com              | 2910 Comistas Drive, Walnut Creek, CA        | No           |   |
| 71 | 4/2/2021 9:00:54  | Leslie Mower      | KL_mower@yahoo.com              | 2942 S 3600 W, Heber UT. 84032               | No           | I live in Charleston  |
| 72 | 4/2/2021 9:27:10  | Linda McCausland  | lpmccausland@yahoo.com          | 21 Eagle Point Court, Park City, Utah        | No           |   |
| 73 | 4/2/2021 9:29:24  | Abby Sheffield    | abbyesheffield@gmail.com        | 441 E 3540 N Provo, UT 84604                 | No           | We love midway for theater performances!  |
| 74 | 4/2/2021 9:34:52  | David Waldrip     | goodmojo@frontier.com           | 11132 NW Montreux Ln, Portland, OR 97229     | No           |   |
| 75 | 4/2/2021 9:38:31  | Melody Hughes     | melody.brucehughescpa@gmail.com | 377 S Mesa Hills Dr Cedar City, UT 84720     | No           | We love coming to Midway at least once a year for these performances, and we always bring friends with us.  |
| 76 | 4/2/2021 9:39:47  | Bruce Hughes      | bruce@brucehughescpa.com        | 630 W 200 N Cedar City, UT 84720             | No           | We make several trips a year to watch these performances.   |
| 77 | 4/2/2021 9:40:07  | Nancy Johnson     | nsjslc@juno.com                 | 1905 E. 260 S. Heber, Utah                   | No           | Registered voter in Heber. I am very much in support of the new theater and green space. Let us keep Midway the charming town it is.  |
| 78 | 4/2/2021 9:53:57  | Terri Caldwell    | terrcaldwell@msn.com            | 1595 E. Center Creek Rd., Heber City, Utah   | No           |   |
| 79 | 4/2/2021 9:54:41  | Rudy M Caldwell   | terrcaldwell@msn.com            | 1595 E. Center Creek Rd., Heber City, Utah   | No           |   |
| 80 | 4/2/2021 9:55:32  | Donna McNabb      | McNabb@netutah.com              | 755 West Carousel Circle., Cedar City, UT    | No           | Yes we support the arts   |
| 81 | 4/2/2021 9:55:32  | Frank McNabb      | McNabb@netutah.com              | 755 West Carousel Circle, Cedar City, Utah   | No           | Yes, we support the arts  |
| 82 | 4/2/2021 10:02:27 | Robert Johanson   | rob@rvjcpa.com                  | 2700 Baywater Place, Thousand Oaks, CA 91362 | No           | We are second home residents in Midway and support the building of the Midway Arts Center Theatre.  |
| 83 | 4/2/2021 10:08:56 | Peter Bray        | psbray6@gmail.com               | 1983 Fieldstone Lane, Heber UT               | No           |   |
| 84 | 4/2/2021 10:09:53 | Jacob McCrory     | jacobmccrory@hotmail.com        | 7888 S. Peak Dr. West Jordan, UT, 84088      | No           |   |
| 85 | 4/2/2021 10:17:49 | Keith Rust        | keith@rustfamily.com            | 4862 W Wexford Way, South Jordan, UT 84009   | No           |   |
| 86 | 4/2/2021 10:19:42 | Aaron Waldrip     | mickwaldrip@hotmail.com         | 2813 Brinker Ave Ogden UT 84403              | No           |   |



|     | TIME STAMP        | NAME                | EMAIL ADDRESS              | ADDRESS   | MIDWAY VOTER | COMMENTS   |
|-----|-------------------|---------------------|----------------------------|---|--------------|--|
| 87  | 4/2/2021 10:42:25 | Allison Buhlman     | allispiano@Hotmail.com     | 2044 S 400 E Heber City, UT 84032                 | No           | Even though I do not live in Midway city limits (I live in Heber City), this Midway Art Center will bless many in the surrounding community and beyond. This growing community needs a venue to house the many performances and events in the art community. Fine arts are a vital part of education, and the MAC will help to ensure adequate facilities to continue expanding this field in our community. |
| 88  | 4/2/2021 10:50:09 | Roger Thompson      | roger@tmequities.com       | 428 E. Winchester, #100, Salt Lake City, UT 84107 | No           | I think an Arts Center in Midway would benefit Midway and the Heber area in so many great ways. Not only could the performing arts flourish, but there would also be a positive economic benefit to the local economy. It looks like there is already a hub of enthusiastic and experienced actors, directors and producers in Midway who would certainly help make this project successful.                 |
| 89  | 4/2/2021 10:51:24 | Elizabeth Gallagher | elliecat1@msn.com          | 128 Timberlakes Heber City, UT 84032              | No           | Yes, I support the building of the Midway Arts Center theater. The MAC will preserve Memorial Hill and green space in downtown Midway and should be approved by the City Council as soon as possible.  |
| 90  | 4/2/2021 11:00:56 | Janet Greenhalgh    | jgreenouxh@msn.com         | 1652 N 270 W Pleasant Grove Ut 84062              | No           | This would be a great addition to the area. Even though I don't live here, I have had the privilege of performing for two shows and I love the arts, so I am very much in favor of this.   |
| 91  | 4/2/2021 11:32:30 | Joan Olson          | jonibalogne@gmail.com      | 581 s 980 e Heber City, UT                        | No           | We need a better performing and recital venue in Heber Valley.   |
| 92  | 4/2/2021 12:03:22 | Bob Griffin         | regrif@outlook.com         | P.O.Box 3397. Evansville,IN 47732                 | No           | High Valley does a great job and draws many visitors to Midway   |
| 93  | 4/2/2021 12:31:37 | Sharon Mardula      | mtnshaaping@gmail.com      | 5790 mountain ranch dr park city it 84098         | No           |  |
| 94  | 4/2/2021 12:46:05 | Elizabeth Wood      | liz.wood@octanner.com      | 6282 Granada Drive                                | No           | I drive up from Salt Lake and try not to miss any performances because they are GREAT !!! I will continue to support this great center and all it does to help children and entertain the masses !!!   |
| 95  | 4/2/2021 12:51:37 | Emily Johnson       | edwaldrip@hotmail.com      | 831 south Rice road                               | No           |  |
| 96  | 4/2/2021 14:52:43 | Janalee Hendry      | janaleedespain@hotmail.com | 576 E 400 S, Heber city                           | No           |  |
| 97  | 4/2/2021 15:34:46 | John Richards       | J2granite@aol.com          | 1390 Embassy Way. Salt Lake City, Utah. 84108     | No           | You have done a fabulous job with all the past performances. Keep up the good work. The new digs sound great.  |
| 98  | 4/2/2021 17:44:32 | Daniel Johnson      | engineeringenius@gmail.com | 831 S Rice Rd, Farmington UT 84025                | No           | Yes, I support the building of the Midway Arts Center theater. The MAC will preserve Memorial Hill and green space in downtown Midway and should be approved by the City Council as soon as possible.  |
| 99  | 4/2/2021 19:07:04 | Raylene             | raylenecottle@gmail.com    | 4051 East Center Creek Rd., Heber City, UT 84032  | No           |  |
| 100 | 4/2/2021 19:21:17 | Shaman Holloway     | Shaman.holloway@gmail.com  | 12831 wild mare way                               | No           |  |
| 101 | 4/2/2021 19:22:06 | Scott Holloway      | Scottholloway123@gmail.com | 12821 wild mare way                               | No           |  |

|     | TIME STAMP        | NAME               | EMAIL ADDRESS                    | ADDRESS   | MIDWAY VOTER | COMMENTS   |
|-----|-------------------|--------------------|----------------------------------|---|--------------|--|
| 102 | 4/2/2021 20:08:52 | Helen Cummings     | emailhelenc@gmail.com            | 8836 S Greenwich Ln, Sandy, UT 84093              | No           | The MAC design is beautiful and compliments the uniqueness of Midway.  |
| 103 | 4/2/2021 22:31:16 | Tina Moore         | tinagentrymoore@icloud.com       | 457 W Argyll Ct Heber City, Utah 84032            | No           |  |
| 104 | 4/2/2021 22:51:05 | Jeremy T. Marsh    | sithdragon@yahoo.com             | 585 east 400 south heber Ut 84032                 | No           |  |
| 105 | 4/3/2021 7:46:43  | R. Ted Stagg       | teds@khsa.biz                    | 1587 East Spyglass Hill Drive, Draper, Utah 84020 | No           | We attend and support Midway Arts Center theater.  |
| 106 | 4/3/2021 9:22:31  | Kayleanna Zaccardi | Kaylee343@yahoo.com              | 1516 east 1050 north                              | No           | Yes, I support   |
| 107 | 4/3/2021 9:36:10  | Wendy Reioux       | beantrees84@gmail.com            | Beantrees84@gmail.com                             | No           | I am not a registered voter in Midway but I am in Heber where I live and over the last few years that we have been in this valley we have very much enjoyed the shows you put on! Your group is very talented and deserves and beautiful space to perform. (Although I would miss the out door performances in the summer! There is something really fun about theater outside in the summer!) |
| 108 | 4/3/2021 10:02:51 | Kristi Carter      | kristisbouquet@yahoo.com         | 889 Comerstone Lane, Heber, Utah                  | No           | This facility will be greatly appreciated and is much needed.  |
| 109 | 4/3/2021 15:14:15 | Jenny Waldrip      | Jjwaldrip@icloud.com             | Eden UT   | No           | The Mac would be a wonderful addition to Midway! Please support this project.  |
| 110 | 4/4/2021 7:37:10  | Tracy Thome        | tnelson153@hotmail.com           | 440 E Huckleberry lane Heber Utah 84032           | No           |  |
| 111 | 4/4/2021 7:40:09  | Zac Johnson        | 7leepz@gmail.com                 | 1615 East 1050 North                              | No           | The theater brings families and friends together. Strengthening our community and our State  |
| 112 | 4/4/2021 7:56:00  | Trena Zaccardi     | tzaccardi00@gmail.com            | 1615 East 1050 north Heber utah                   | No           | We are surrounded by beauty in this valley and so much of it is disappearing, please help to reserve the beauty that and arts here in and around our community   |
| 113 | 4/4/2021 8:20:59  | Duane L. Jones     | lhomond@comcast.net              | 500 W 200 N Midway, UT 84049                      | No           |  |
| 114 | 4/4/2021 21:37:28 | Carly Reese        | carlyreese@gmail.com             | 1956 Cobblestone Dr, Heber City, UT, 84032        | No           |  |
| 115 | 4/5/2021 8:39:09  | Morgan Murdock     | morganmmurdock@gmail.com         | 845 E 170 N Heber, UT 84032                       | No           | I'm a registered voter in Heber.   |
| 116 | 4/5/2021 19:37:00 | Estefanya Jenson   | yuri@bilingualfamilyservices.com | 274 Timberlakes EST Heber City                    | No           | Yes, I support the building of the Midway Arts Center theater. The MAC will preserve Memorial Hill and green space in downtown Midway and should be approved by the City Council as soon as possible.  |
| 117 | 4/5/2021 20:49:14 | Katie Stirling     | emailkatiestirling@gmail.com     | 367 Waterside Rd, Heber UT 84032                  | No           | I am a resident of Heber, but have enjoyed HVA's productions, including many that my kids have participated in as a cast member.   |
| 118 | 4/6/2021 12:59:17 | Sandy Hayes        | nativeprism@yahoo.com            | PO Box 886, Kamas, Utah 84036                     | No           | the productions are professional and fabulously entertaining   |
| 119 | 4/7/2021 6:43:24  | Connie Shipman     | connieshipman61@gmail.com        | 591 N 200 W Heber, UT 84032                       | No           | We don't live in Midway, but we love going to the plays provided my MAC  |
| 120 | 4/7/2021 7:12:09  | Merrie Walker      | walkerbeef@gmail.com             | 1370 S 3350 E Heber, Ut 84032                     | No           | I think it's so surprising that a community our size still does not have a performing arts venue.  |
| 121 | 4/7/2021 7:14:45  | Shannon Wilson     | callshannonnow@yahoo.com         | 141 N 400 W                                       | No           | I live in Heber, but have a small performing arts group in the county that is Memorial Hill adjacent. I support the arts and preservation of our community's views and open spaces.  |
| 122 | 4/7/2021 8:22:20  | Teresa Glenn       | tdawnglenn@gmail.com             | 4725 Palomino Dr, Heber City, UT                  | No           | We love to go every year to performances from High Valley Arts.  |

|     | TIME STAMP         | NAME                    | EMAIL ADDRESS                | ADDRESS   | MIDWAY VOTER | COMMENTS  |
|-----|--------------------|-------------------------|------------------------------|---|--------------|---|
| 123 | 4/7/2021 8:28:31   | Laura Jenkins           | laurapjenkins1@gmail.com     | 1813 east Millcreek way SLC, Utah 84106           | No           |   |
| 124 | 4/7/2021 8:39:45   | Dillon Robertson        | dillonrobertson1@hotmail.com | 2737 E. Water wheel ct. Heber 84032               | No           | If you build it they will come.   |
| 125 | 4/7/2021 9:28:14   | Jennifer Peirce         | jpeirce@hotmail.com          | 1035 W 1060 S, Heber City, UT 84032               | No           |   |
| 126 | 4/7/2021 9:52:13   | Laura Green             | outplaying@gmail.com         | 350 N El Camino Real #61, Encinitas, Ca 92024     | No           | We lived in Midway for 15 years. We return 3 or 4 times a year & all of summer. We never miss the chance to see the wonderful outdoor plays & wholeheartedly support this proposal.   |
| 127 | 4/7/2021 10:33:17  | Carl Piccarreta         | carl@capicclaw.com           | 5134 Heather Lane Park City, UT 84098             | No           |   |
| 128 | 4/7/2021 12:34:51  | Doug Green              | outplaying@gmail.com         | 350 N El Camino Real , #61                        | No           | My family lived in Midway 15 years and even currently we come to Midway every summer and spend 2-3 months. We have enjoyed the plays and arts in Midway and would love to have an arts center in beautiful Midway.                                    |
| 129 | 4/7/2021 15:56:00  | Juan Stocker            | hansstocker@msn.com          | 1261 Links Dr                                     | No           |   |
| 130 | 4/7/2021 18:55:20  | Michelle Gladwin        | sgladwin@msn.com             | PO Box 1526 Midway UT 84049                       | No           | I live in the town of Interlaken  |
| 131 | 4/8/2021 6:28:19   | Camille Woodward        | camillejw5@gmail.com         | 2501 South 320 East Heber City, UT 84032          | No           | I'm imagining the field where people used to park and ride the shuttle to Swiss Days. That would be a beautiful area for something like this. Midway and Heber need beautiful parks and areas like this!  |
| 132 | 4/8/2021 17:27:32  | Meriadoc Van Roosendaal | merryvanroosendaal@gmail.com | P.O. Box 6  | No           |   |
| 133 | 4/8/2021 18:27:04  | Brandon Osmond          | Brandonosmond@gmail.com      | 1290 Oaks circle Heber Ut 84032                   | No           |   |
| 134 | 4/8/2021 18:39:08  | Teresa pace             | Tawpace@yahoo.com            | 1455 S. West Hoytsville Rd., Coalville, UT. 84017 | No           | Love the productions at Midway.   |
| 135 | 4/8/2021 23:31:54  | Jeff Kohler             | sheffk78@gmail.com           | 13 E 450 S, Midway, UT 84049                      | No           |   |
| 136 | 4/9/2021 7:11:31   | Mylee Beckstrom         | Tjzaccardi@gmail.com         | 1615 east 1050 north Heber                        | No           | Keep theater alive  |
| 137 | 4/9/2021 7:13:51   | Nya Beckstrom           | tjzaccardi@gmail.com         | 1615 east 1050 north Heber                        | No           | Don't block memorial hill for future generations, let it stand as the beacon it's always been   |
| 138 | 4/9/2021 17:33:33  | Hi McNaughtan           | himcnaughtan@hotmail.com     | 1151 Pine Circle, Heber, Utah 84032               | No           | Love what you are doing!  |
| 139 | 4/11/2021 10:26:37 | Shirene McKay           | myvoice2u2@yahoo.com         | P.O. Box 784, Lehi Utah 84043                     | No           | Although we don't live in Midway we love attending the productions in Midway.   |
| 140 | 4/15/2021 17:46:58 | April Owens             | Queenapethegrape@hotmail.com | 1997 Fieldstone Ln, Heber City, UT 84032          | No           | We NEED the MAC!!   |
| 141 | 4/20/21 6:10       | Laurisa Pullan          | Pullan6@msn.com              | 967 Garden Dr. Heber, UT. 84032                   | No           |   |
| 142 | 4/20/21 8:36       | Nanette Pollard         | nanettehp@msn.com            | 5219 Riata Circle, Oakley UT                      | No           |   |
| 143 | 4/20/21 10:26      | Jason Rees              | jasonrees29@yahoo.com        | 856 S 4225 W                                      | No           | I look forward and support the Midway arts center.  |
| 144 | 4/20/21 10:55      | Sara Penny              | sara.penny098@gmail.com      | 1366 North Fairway, Cedar City, Utah              | No           | The arts enrich our lives.  |
| 145 | 4/21/21 1:48       | Chynna Rowley           | sunshine.smile247@yahoo.com  | 350 S Millers Mile Rd, Heber, UT 84032            | No           |   |
| 146 | 4/22/21 19:28      | Elyse Stuedter          | elya_tay@hotmail.com         | 120 south 200 east Heber                          | No           | I wholeheartedly support the construction of the Midway Arts Center in front of Memorial Hill. This seems like a no-brainer.  |
| 147 | 4/22/21 19:45      | Rachael Gull            | rachael.rawson@gmail.com     | 851 Pinion Circle, Heber City, UT 84032           | No           | The MAC will be such a valuable addition to this community!   |
| 148 | 4/22/21 21:54      | Justine Klein           | nosenotes@gmail.com          | 2059 South 500 East, Heber City, Utah             | No           | I am a Vocal Teacher and a piano teacher here in Heber, and I have students who are involved in theatre and love to perform! I would help them and future students prepare for shows and musicals and I would attend every show and support the arts. |
| 149 | 4/23/21 9:29       | Shannon Banks           | shannon.m.banks@gmail.com    | 6411 Shady Lane, Falls Church VA, 22042           | No           |   |

|     | TIME STAMP         | NAME               | EMAIL ADDRESS                     | ADDRESS                                      | MIDWAY VOTER | COMMENTS   |
|-----|--------------------|--------------------|-----------------------------------|--|--------------|--|
| 150 | 4/24/21 17:50      | Laura Nelson       | laurajnelson310@gmail.com         | 2646 red knob way                            | No           | Moving to midway this fall and hope so much to keep the charm of this special city   |
| 151 | 4/24/21 18:07      | Royce alKing       | Roycewking@gmail.com              | 1976 Graystone In                            | No           |  |
| 152 | 4/25/21 8:51       | Wayne Braunberger  | wbraunberger@gmail.com            | 2509 East Oak Grove Drive, Sandy, Utah 84092 | No           | We love High Valley Arts productions. We usually patronize businesses in Midway when we come to see post productions. We also appreciate the open space feel in Midway.  |
| 153 | 4/25/21 12:13      | Carol Taylor       | Momtay5@yahoo.com                 | 464 No. 680 west Midway, Utah 84049          | No           | I do pay property tax in Midway.   |
| 154 | 4/25/21 13:11      | Shauna Braunberger | Shaunabraunberger@comcast.net     | 2509 Oak Grove Dr Sandy Ut 84093             | No           | I visit Midway often because I have family in the plays and that live there.   |
| 155 | 4/25/21 15:16      | Shellie Gladwin    | sgladwin@msn.com                  | PO Box 1526                                  | No           | We live in Interlaken  |
| 156 | 4/25/21 15:18      | Bruce Gladwin      | Bdgladwin@msn.com                 | PO Box 1526                                  | No           | I live in Interlaken   |
| 157 | 4/25/21 17:16      | Spencer Duncan     | spenced10@gmail.com               | 88w 350s Midway, Utah 84041                  | No           |  |
| 158 | 4/25/21 19:28      | Melissa Nock       | melissa.nock914@gmail.com         | 1015 S 900 W, Heber City, UT 84032           | No           |  |
| 159 | 4/26/21 15:40      | Aaron Brandley     | aaronbrandley@gmail.com           | 1008 Cobblestone Dr. Heber                   | No           |  |
| 160 | 4/26/21 19:17      | Paul Robertson     | Probertson305@gmail.com           | 2737 Water Wheel Ct, Heber City, UT 84032    | No           | Our valley needs the MAC!  |
| 161 | 4/26/21 19:20      | Zachary Nock       | Zach.nock@gmail.com               | 1015 s 900 w heber city ut 84032             | No           |  |
| 162 | 4/26/21 19:24      | Maile Nielsen      | nielsenmaile13@gmail.com          | 5015 E 1350 S                                | No           | I have participated in a number of plays at High Valley Arts and I absolutely adore this organization and all that it stands for. It has given me a great way to be involved in the community and meet wonderful people that I otherwise would never know. |
| 163 | 4/27/2021 13:30:27 | Michelle Nielsen   | michellenielsen.gsglife@gmail.com | 5015 E 1350 S Heber City, Ut 84032           | No           | We can't wait fit this new center to be built  |
| 164 | 4/30/21 9:03       | Shelby Osmond      | shelbyosmond@gmail.com            | 368 n 100 w Heber 84032                      | No           |  |
| 165 | 5/3/21 14:14       | Lydia Fredericks   | lf14876@ms.wasatch.edu            | lf14876@ms.wasatch.edu                       | No           |  |
| 166 | 5/4/21 9:28        | Merilee Terry      | merleete@gmail.com                | 637 St. Andrews Drive                        | No           | The MOANA jr. play was incredible! It was my grandchildren's first live stage performance and they were enthralled the entire time. We certainly would LOVE to enjoy more family time at the MAC. Please make this happen.                                 |
| 167 | 5/4/21 9:33        | Rhoda Zobel        | Rzobel@gmail.com                  | 637 st andrews drive                         | No           | Thank you for all the hard work you have done to create a fantastic venue. We definitely support having MAC nearby and are certain our family would enjoy what it will offer. Please make this a possibility!  |
| 168 | 5/7/21 7:31        | Heidi Clark        | heidiclark09@hotmail.com          | 1109 N Chimney Rock Rd , Heber               | No           |  |
| 169 | 5/12/21 11:15      | Bre Gibson         | Breezy426@gmail.com               | 736 east 400 south Heber city                | No           |  |
| 170 | 5/13/21 13:05      | samuel neal        | sn18867@ms.wasatch.edu            | 235 creek place midway utah                  | No           |  |
| 171 | 5/20/21 19:28      |                    | Bdgladwin@msn.com                 | PO Box 1526                                  | No           | I live in Interlaken   |
| 172 | 5/24/21 11:44      | Juliana Elison     | Juliana Elison                    | 817 W 600 S                                  | No           | My family lives there and I grew up there. It means a lot to me to preserve the beauty of Main Street.   |
| 173 | 5/24/21 11:59      | Jeanette Steadman  | Jeanette Steadman                 | 3933 El Lado Dr. La Crescenta, CA 91214      | No           | Midway should not allow monstrosities like the strip mall proposed. It will lose its specialness and charm.  |
| 174 | 5/24/21 12:15      | Becky McAlister    | Becky McAlister                   | 5521 S 3800 W Roy, UT 84067                  | No           | My mother is a resident and I plan to move back within the next several year.  |
| 175 |                    | Chip Hayes         | nativeprism@yahoo.com             | PO Box 886, Kamas, UT 84036                  | No           |  |

|     | TIME STAMP    | NAME                    | EMAIL ADDRESS               | ADDRESS  | MIDWAY VOTER | COMMENTS   |
|-----|---------------|-------------------------|-----------------------------|--|--------------|--|
| 176 |               | Grace Piccarreta        | carl@capicclaw.com          | 5134 Heather Lane Park City, UT 84098          | No           |  |
| 177 |               | Kimberly Baer           | ladiekay@gmail.com          | 920 s Coldwater way midway UT 84049            | No           |  |
| 178 |               | Lynn Robertson          | Lrobertson1077@gmail.com    | 2737 Water Wheel Ct, Heber City, UT 84032      | No           |  |
| 179 |               | Michael Rasmussen       | Mikerass2002@gmail.com      | 4140 Sunrise Drive, Park City Utah 84098       | No           |  |
| 180 |               | Shari Brandley          | Shalyn428@yahoo.com         | 1008 Cobblestone Dr Heber City UT 84032        | No           |  |
| 181 | 7/5/21 20:01  | Jeff Dorius             | doriusj@hotmail.com         | 801 Lake Creek Way. Heber City, UT             | No           | Communities need to support and hang on to the arts and especially community theater.                                      |
| 182 | 7/5/21 21:02  | Bryson Ritchie          | brysonritchie@gmail.com     | 1909 Chery Ln Heber City, UT 84032             | No           |  |
| 183 | 7/7/21 14:54  | Diana Remington         | dskousen@yahoo.com          | 547 Royal Troon Dr., Heber City, UT 84032      | No           | Would love to see the MAC and a European-style village with a view of Memorial Hill.                                       |
| 184 | 7/7/21 16:14  | Carla Lake              | clake50@icloud.com          | 2595 E Bumett Ave Louisville KY 40217          | No           | I visit Utah often and love to visit Midwysy!!   |
| 185 | 7/8/21 20:30  | Rob Shallenberger       | robshallenberger@gmail.com  | 1127 Valley View road Heber city UT            | No           | As a member of the valley, I fully support this project!   |
| 186 | 7/9/21 21:38  | Teresa Glenn            | tdawnglenn@gmail.com        | 4725 Palomino Dr, Heber City, UT               | No           |  |
| 187 | 7/11/21 17:59 | Carol Dalton            | rcdalton2003@yahoo.com      | 4389 south                                     | No           |  |
| 188 | 7/12/21 19:47 | M scott woodruff        | mswoodruff.13@gmail.com     | 1128 s 820 east apt 6203 heber city, ut 84032  | No           | The arts is what makes life bearable. Supporting a vibrant arts group in the community is worthy of investment and support |
| 189 | 7/12/21 20:14 | Christine Chappell      | legomom966@gmail.com        | 966 E 2810 S Heber                             | No           |  |
| 190 | 7/12/21 21:29 | Greta Carse             | Gretacarse@gmail.com        | 246 n millbrook road Heber city Utah           | No           |  |
| 191 | 7/13/21 19:18 | Carla Rosenthal         | carlarosenthal@comcast.net  | 1404 Woodmont Blvd, Nashville, TN 37215        | No           | A great town deserves a great performing arts center!  |
| 192 | 7/14/21 21:23 | Lynnley Robertson       | Lj68@hotmail.com            | 925 w 1200 so                                  | No           | What an amazing contribution this would be   |
| 193 | 7/15/21 11:44 | Keith Rust              | keith@rustfamily.com        | 4862 W Wexford Way, South Jordan, UT 84009     | No           |  |
| 194 | 7/15/21 20:16 | Hayley Smith            | dhkjsmith@yahoo.com         | 246 N Waterside Rd, Heber                      | No           |  |
| 195 | 7/16/21 15:04 | Janet lux               | lux_janet@yahoo.com         | 1070 s 5700 E Heber city                       | No           | Yes to Midway performing arts Center. No more commercial buildings.  |
| 196 | 7/16/21 18:38 | Laurel Smith            | seelaurelgo@gmail.com       | 408 E Parkview Circle                          | No           | Not a resident, but regularly visit Midway for family activities.  |
| 197 | 7/17/21 21:29 | Sarah Sandstrom         | sarah.j.sandstrom@gmail.com | 724 W 1720 N apt 212 Provo, UT 84604           | No           |  |
| 198 | 7/17/21 21:29 | Garrett Stephens        | garysteves96@gmail.com      | 613 N 1100 W, Provo, UT, 84601                 | No           |  |
| 199 | 7/18/21 16:50 | Susan Anderson          | anderport@yahoo.co.uk       | 1422 N Chimney Rock Road, Heber City, UT 84032 | No           |  |
| 200 | 7/20/21 12:24 | Rachel Freeman          | rachel.o.freeman@gmail.com  | 124 2975 N Lehi                                | No           |  |
| 201 | 7/23/21 10:33 | Hank and Kristy Nelson. | hankristy1@hotmail.com      | RR 3 Box A 16 Provo Canyon Utah 84604          | No           | We are patrons of the Arts, and feel this proposal would be a real boon to Heber Valley and all the surrounding areas.     |
| 202 | 7/25/21 9:31  | Geidy Hatch             | Geidyachecar@gmail.com      | 1049 N. Meadowcreek Ct, Midway, UT 84049       | No           |  |
| 203 |               | Kami Glick              | kamiglick@gmail.com         | 1071 S Meadow Walk Drive Heber, UT 84032       | No           |  |
| 204 |               | Garrett Glick           | glick.garrett@gmail.com     | 1071 S Meadow Walk Drive                       | No           |  |

# **APPENDIX 8 - FINANCIAL BENEFITS**

# FINANCIAL BENEFITS

- Cultural tourism brings people to Midway willing to spend money at local restaurants, stores, gas stations, resorts, and other businesses.
- The following Victus Advisors Study gives the details.



**DRAFT COPY**

Subject to Change



Heber Valley

FEASIBILITY STUDY FOR THE PROPOSED  
HEBER VALLEY COMMUNITY ARTS CENTER

DRAFT V3 - MARCH 27, 2018



VICTUS  
ADVISORS



## ESTIMATED NET IMPACTS OVER 30 YEARS\*

| <u>Year</u>               | <u>Direct Spending</u> | <u>Total Output</u>  | <u>Employment</u> | <u>Wages</u>        | <u>Local Tax Revenue</u> |
|---------------------------|------------------------|----------------------|-------------------|---------------------|--------------------------|
| 1                         | \$12,227,700           | \$17,697,930         | 173               | \$7,108,018         | \$72,369                 |
| 2                         | 2,620,505              | 3,895,460            | 63                | 1,012,490           | 55,468                   |
| 3                         | 2,699,121              | 4,012,324            | 63                | 1,042,865           | 57,132                   |
| 4                         | 2,780,094              | 4,132,694            | 63                | 1,074,151           | 58,846                   |
| 5                         | 2,863,497              | 4,256,674            | 63                | 1,106,375           | 60,612                   |
| 6                         | 2,949,402              | 4,384,375            | 63                | 1,139,566           | 62,430                   |
| 7                         | 3,037,884              | 4,515,906            | 63                | 1,173,753           | 64,303                   |
| 8                         | 3,129,020              | 4,651,383            | 63                | 1,208,966           | 66,232                   |
| 9                         | 3,222,891              | 4,790,924            | 63                | 1,245,235           | 68,219                   |
| 10                        | 3,319,578              | 4,934,652            | 63                | 1,282,592           | 70,265                   |
| 11                        | 3,419,165              | 5,082,692            | 63                | 1,321,070           | 72,373                   |
| 12                        | 3,521,740              | 5,235,172            | 63                | 1,360,702           | 74,545                   |
| 13                        | 3,627,392              | 5,392,228            | 63                | 1,401,523           | 76,781                   |
| 14                        | 3,736,214              | 5,553,995            | 63                | 1,443,569           | 79,084                   |
| 15                        | 3,848,301              | 5,720,614            | 63                | 1,486,876           | 81,457                   |
| 16                        | 3,963,750              | 5,892,233            | 63                | 1,531,482           | 83,901                   |
| 17                        | 4,082,662              | 6,069,000            | 63                | 1,577,426           | 86,418                   |
| 18                        | 4,205,142              | 6,251,070            | 63                | 1,624,749           | 89,010                   |
| 19                        | 4,331,296              | 6,438,602            | 63                | 1,673,492           | 91,680                   |
| 20                        | 4,461,235              | 6,631,760            | 63                | 1,723,696           | 94,431                   |
| 21                        | 4,595,072              | 6,830,713            | 63                | 1,775,407           | 97,264                   |
| 22                        | 4,732,924              | 7,035,634            | 63                | 1,828,670           | 100,182                  |
| 23                        | 4,874,912              | 7,246,703            | 63                | 1,883,530           | 103,187                  |
| 24                        | 5,021,159              | 7,464,104            | 63                | 1,940,036           | 106,283                  |
| 25                        | 5,171,794              | 7,688,027            | 63                | 1,998,237           | 109,471                  |
| 26                        | 5,326,948              | 7,918,668            | 63                | 2,058,184           | 112,755                  |
| 27                        | 5,486,756              | 8,156,228            | 63                | 2,119,929           | 116,138                  |
| 28                        | 5,651,359              | 8,400,915            | 63                | 2,183,527           | 119,622                  |
| 29                        | 5,820,900              | 8,652,942            | 63                | 2,249,033           | 123,211                  |
| 30                        | 5,995,527              | 8,912,531            | 63                | 2,316,504           | 126,907                  |
| <b>Cumulative Total:</b>  | <b>\$130,724,000</b>   | <b>\$193,846,000</b> | <b>63</b>         | <b>\$52,892,000</b> | <b>\$2,581,000</b>       |
| <b>Net Present Value:</b> | <b>\$73,330,000</b>    | <b>\$108,547,000</b> | <b>n/a</b>        | <b>\$30,625,000</b> | <b>\$1,373,000</b>       |

*\* Includes both one-time construction impacts (allocated to Year 1) and annual operations impacts (adjusted annually for inflation).  
 Note: Assumes annual inflation of 3.0% and discount rate of 4.0%.*

**TOTAL IMPACTS (NET)**

Over a 30 year period, a new Community Arts Center is estimated to have a total net impact of nearly \$194 million in cumulative net economic output and almost \$2.6 million in net local sales, restaurant, and hotel tax revenues.

# **CONCLUDING OBSERVATIONS**

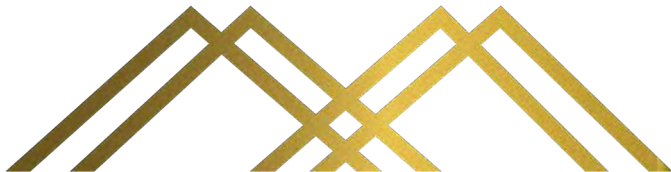
# NOTABLE FACTS

- HVAF has a 15-year positive financial track record and has never operated in the red.
- 10,500 people saw HVAF shows last year.
- "Sound of Music" has sold out every night thus far!
- 4,500 people saw last year's sold-out "Seven Brides" performances.



# NOTABLE FACTS

- 2/3 of the 174 kids who auditioned for “Lion King Jr” did not get a role in the show.
- Once HVAF has a home, children will have increased performing opportunities.
- HVAF involves more people in events than does any other Midway group except Swiss Days.



# THE ALTERNATIVE TO THE MAC

- The current property owner (Devin Johnson) has stated his intention to develop the proposed site ASAP. His preferred option is to support The MAC. If not The MAC, his lead option would be a commercial building that is 35' tall with a 10' set-back (allowed in C2).



# WHAT DO WE WANT OUR LEGACY TO BE?





**Midway**

**ORDINANCE**

**2022-\_\_\_\_\_**

**AN ORDINANCE TO AMEND CERTAIN SECTIONS OF THE MIDWAY CITY LAND USE CODE TO ADD INDOOR PERFORMING ARTS CENTERS AS A CONDITIONAL USE IN THE C-2 ZONE.**

**WHEREAS**, pursuant to Utah Code Section 10-9a-509 the Midway City Council may formally initiate proceedings to amend city ordinances; and

**WHEREAS**, Section 16.5.2 of the Midway City Land Use Code establishes permitted and conditional uses within the C-2 and C-3 zones of the City; and

**WHEREAS**, Midway City desires to add indoor performing arts centers as a conditional use in the C-2 zone; and

**WHEREAS**, Midway City also desires to amend Sections 16.13.10 and 12.11.020 to include indoor performing arts centers in lists of structures allowed to exceed stated height restrictions.

**NOW THEREFORE**, be it ordained by the City Council of Midway City, Utah, as follows:

**Section 16.5.2(B)** shall be amended to read as follows:

B. In the following list of possible uses in the C-2 and C-3 zones, those designated “P” will be a permitted use. Uses designated as “C” will only be allowed when approved as a conditional use by the City Council. Uses designated as “N” will not be allowed in the zone.

| <b>USES</b>   | <b>C-2</b> | <b>C-3</b> |
|---|------------|------------|
| Retail, grocery, and service stores (up to 25,000 sq. ft.) Tobacco sales and e-cigarettes (no more than 5% of total retail) | P          | P          |
| Professional offices and clinics  | P          | P          |
| Auto detailing, gas stations and car washes   | C          | N          |

|  |   |   |
|--|---|---|
| Alcohol dispensing establishments (with local consent)                               | C   | C   |
| Rest Homes/Nursing/Convalescent Facilities/Assisted Living                           | P   | P   |
| Day Care   | P   | P   |
| Recreational activity businesses, photo, art, and craft galleries, retail show rooms | P   | P   |
| Engraving, publishing, and printing  | P   | P   |
| Mortuaries and wedding chapels   | P   | P   |
| New and used vehicle sales and rentals   | C   | N   |
| Hospitals  | P   | P   |
| Short-term lodging facilities  | P   | P   |
| Cafes and restaurants  | P   | P   |
| Public and quasi-public buildings (police/fire stations)                             | P   | P   |
| Barber, beauty shops, massage therapy and day spas                                   | P   | P   |
| Vehicle parking (not associated with another use)                                    | C   | C   |
| Repair shops (other than auto) (no outside storage)                                  | P   | P   |
| Veterinarian and pet grooming services (no outside kennels or keeping of animals)    | P   | P   |
| Mixed Use (See Section 16.5.3(I))  | C   | C   |
| Commercial PUDs and commercial condominium projects                                  | C   | C   |
| Private academies/studios (education, art, dance, sports, etc.)                      | P   | P   |
| Carpentry and woodworking shops (no outside storage)                                 | C   | C   |
| Electrician shops (no outside storage)   | P   | P   |
| Plumbing shops (no outside storage)  | P   | P   |
| Residential Condos in Mixed Use Projects   | C   | C   |
| Residential accessory structures (no living or sleeping space)                       | P   | P   |
| Commercial accessory structures  | P<br>(Conditional if associated with a conditional use) | P<br>(Conditional if associated with a conditional use) |
| Internal Accessory Dwelling Unit   | P   | P   |
| <b>Indoor Performing Arts Centers</b>  | <b>C</b>  | <b>C</b>  |



**Section 16.13.10(E)** shall be amended to read as follows:

- E. Public buildings, **indoor performing arts centers**, and churches may be erected to any height provided the building is set back from required building setback lines a distance of at least one (1) foot for each additional foot of building height above the maximum height permitted.

**Section 12.11.020(D)** shall be amended to read as follows:

- D. Public buildings, **indoor performing arts centers**, and churches may be erected to any height provided the building is set back from required building setback lines a distance of at least one (1) foot for each additional foot of building height above the maximum height permitted.

This ordinance shall take effect upon publication as required by law.

DRAFT

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**PASSED AND ADOPTED** by the City Council of Midway City, Wasatch County, Utah  
this \_\_\_\_ day of \_\_\_\_\_, 2022.

|                                | AYE   | NAY   |
|--------------------------------|-------|-------|
| Council Member Steve Dougherty | _____ | _____ |
| Council Member Jeff Drury      | _____ | _____ |
| Council Member Lisa Orme       | _____ | _____ |
| Council Member Kevin Payne     | _____ | _____ |
| Council Member JC Simonsen     | _____ | _____ |

DRAFT

APPROVED:

\_\_\_\_\_  
Celeste Johnson, Mayor

ATTEST:

\_\_\_\_\_  
Brad Wilson, City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
Corbin Gordon, City Attorney

(SEAL)