

Report Criteria:
Detail report.
Invoices with totals above \$0.00 included.
Only unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
BRANCHING OUT LLC									
3032	BRANCHING OUT LLC	01102025	Planter Boxes	01/10/2025	2,817.30	.00			01/10/2025
3032	BRANCHING OUT LLC	02132025	Glass Plate -MMH	02/13/2025	55.00	.00			02/13/2025
Total BRANCHING OUT LLC:					2,872.30	.00			
Burton Lumber									
2539	Burton Lumber	8098950	Town Hall Mop Room Remodel S	02/06/2025	51.02	.00			03/06/2025
Total Burton Lumber:					51.02	.00			
Car Quest Auto Parts									
2700	Car Quest Auto Parts	15341-203914	Water Bolts-Public Works	02/07/2025	97.80	.00			03/07/2025
Total Car Quest Auto Parts:					97.80	.00			
CASELLE INC									
270	CASELLE INC	138520	Contract Support & Maintenance f	02/01/2025	450.27	.00			03/01/2025
Total CASELLE INC:					450.27	.00			
CENTURYLINK - 333723442									
2562	CENTURYLINK - 333723442	02072025	333723442-435-654-4204 775B	02/07/2025	70.79	.00			03/06/2025
Total CENTURYLINK - 333723442:					70.79	.00			
CENTURYLINK - 333977502									
945	CENTURYLINK - 333977502	02072025	333977502-435-654-3227 269B	02/07/2025	661.96	.00			03/06/2025
Total CENTURYLINK - 333977502:					661.96	.00			
CENTURYLINK -435-654-3924 453B									
2561	CENTURYLINK -435-654-3924 45	02072025	333386055 BACKNET 435-654-3	02/07/2025	152.20	.00			03/06/2027

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
Total CENTURYLINK -435-654-3924 453B:					152.20	.00			
CenturyLink ACCT# 88239224									
2636	CenturyLink ACCT# 88239224	724517995	435-654-4120 Phone Services	02/12/2025	1,114.97-	.00			03/14/2025
Total CenturyLink ACCT# 88239224:					1,114.97-	.00			
Elite Custom Homes									
3227	Elite Custom Homes	02132025	Reimbursement for Dainty Pear Li	02/13/2025	4,860.00	.00			02/13/2025
Total Elite Custom Homes:					4,860.00	.00			
Executech Utah, Inc.									
2614	Executech Utah, Inc.	UTH-204516	15 Hours per Month	02/01/2025	2,040.00	.00			03/03/2025
2614	Executech Utah, Inc.	UTH-206767	Cloud Storage per Device , Server	01/31/2025	931.78	.00			03/02/2025
Total Executech Utah, Inc.:					2,971.78	.00			
GRAINGER									
2264	GRAINGER	9404852726	Safety Equipment-Per Osha Requ	02/12/2025	266.82	.00			03/14/2025
2264	GRAINGER	9405057499	Helmets for Crew-OSHA Require	02/12/2025	1,695.60	.00			03/14/2025
2264	GRAINGER	9405483117	Drill Press Shop- For Water Lids	02/12/2025	979.10	.00			03/14/2025
Total GRAINGER:					2,941.52	.00			
HEBER VALLEY HERITAGE FOUNDATION									
3228	HEBER VALLEY HERITAGE FOU	001	Oral Histories Transcriptions	02/12/2025	960.00	.00			02/12/2025
Total HEBER VALLEY HERITAGE FOUNDATION:					960.00	.00			
KAREE CANNON									
2915	KAREE CANNON	39	Avery Lane Tea Towls-MMH COG	02/11/2025	210.33	.00			02/11/2025
Total KAREE CANNON:					210.33	.00			
Promo Ink LLC									
2698	Promo Ink LLC	OCT-50	Equipment-Backnet	02/07/2025	1,144.06	.00			03/01/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
Total Promo Ink LLC:					1,144.06	.00			
REDMOND MINERALS INC.									
2269	REDMOND MINERALS INC.	452783	Red Road Salt	02/13/2025	780.00	.00			03/15/2025
Total REDMOND MINERALS INC.:					780.00	.00			
ROCKY MOUNTAIN POWER									
1603	ROCKY MOUNTAIN POWER	02142025	SWISS MOUNTAIN PUMP	02/14/2025	12.22	.00			03/10/2025
Total ROCKY MOUNTAIN POWER:					12.22	.00			
SMITH & EDWARDS WEST JORDAN									
2961	SMITH & EDWARDS WEST JOR	31130	Clothing Allowance-Travus Jense	02/10/2025	310.81	.00			03/10/2025
Total SMITH & EDWARDS WEST JORDAN:					310.81	.00			
STANDARD PLUMBING SUPPLY CO.									
1045	STANDARD PLUMBING SUPPLY	YCB468	Light Switches-Vehicles	02/10/2025	48.47	.00			02/20/2025
1045	STANDARD PLUMBING SUPPLY	YCFF75	CLEANING CLOSET-TOWN HAL	02/11/2025	62.97	.00			02/21/2025
Total STANDARD PLUMBING SUPPLY CO.:					111.44	.00			
TAP FUND									
3183	TAP FUND	02202025	Sleepy Sun Studios - Contra Danc	02/20/2025	600.00	.00			02/20/2025
3183	TAP FUND	02202025-1	Boosters- William Tell Tap Tax Gra	02/20/2025	1,760.00	.00			02/20/2025
3183	TAP FUND	02202025-1	Boosters-Swiss Children's Chorus	02/20/2025	1,792.00	.00			02/20/2025
3183	TAP FUND	02202025-1	Boosters-Swiss Bells Tap Tax Gra	02/20/2025	5,000.00	.00			02/20/2025
3183	TAP FUND	02202025-1	Boosters-Social Hall/Cannery Win	02/20/2025	5,725.00	.00			02/20/2025
Total TAP FUND:					14,877.00	.00			
TIMBERLINE ACE HARDWARE									
1170	TIMBERLINE ACE HARDWARE	182444	Town Hall Cleaning Closet Remod	02/10/2025	53.22	.00			03/10/2025
1170	TIMBERLINE ACE HARDWARE	182508	Town Hall Cleaning Closet Remod	02/12/2025	25.17	.00			03/12/2025
1170	TIMBERLINE ACE HARDWARE	182524	Town Hall Cleaning Closet Remod	02/12/2025	33.26	.00			03/12/2025
Total TIMBERLINE ACE HARDWARE:					111.65	.00			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided	Payment Due Date
UNIQUE GIFTS INTERNATIONAL INC									
3140	UNIQUE GIFTS INTERNATIONAL	C0025945	credit memo-MMH	02/12/2025	25.50-	.00			03/12/2025
Total UNIQUE GIFTS INTERNATIONAL INC:					25.50-	.00			
WAVE PUBLISHING									
1365	WAVE PUBLISHING	L18413	Notice of Ord Adoption	12/27/2024	20.81	.00			01/10/2025
1365	WAVE PUBLISHING	L18428	Council Meeting Notice	02/22/2025	71.88	.00			03/10/2025
1365	WAVE PUBLISHING	L18429	Open Space Notice	01/22/2025	16.19	.00			02/10/2025
1365	WAVE PUBLISHING	L18430	Park Tree And Trails Meeting Noti	01/22/2025	32.38	.00			02/10/2025
1365	WAVE PUBLISHING	L18438	Planning Commission Notice	02/11/2025	37.00	.00			03/10/2025
1365	WAVE PUBLISHING	L18443	Planning Commission Notice	02/16/2025	152.64	.00			03/10/2025
1365	WAVE PUBLISHING	L18448	Demo Notice - 242 West 200 Nort	02/16/2025	34.69	.00			03/10/2025
1365	WAVE PUBLISHING	L18449	Board of Adjustment Notice	02/16/2025	69.38	.00			03/10/2025
Total WAVE PUBLISHING:					434.97	.00			
Grand Totals:					32,941.65	.00			

Dated: _____

City Treasurer: _____

Report Criteria:

- Detail report.
- Invoices with totals above \$0.00 included.
- Only unpaid invoices included.



Memo

Date: 18 February 2025
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 12 February 2025 City Council Meeting

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

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

**Wednesday, 12 February 2025, 10:00 a.m.
Midway City Office Building, Upstairs Conference Room
75 North 100 West, Midway, Utah**

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

1. Call to Order

Mayor Johnson called the meeting to order at 10:08 p.m.

Members Present

Celeste Johnson, Mayor
Lisa Orme, Council Member
Kevin Payne, Council Member
JC Simonsen, Council Member

Brad Wilson, City Recorder

Others Present

Rob Bouwhuis, inForm Architecture
Grace Doerfler, KPCW
James Hendricks, Watts Enterprises
Nancy O'Toole, Mountainland Association of Governments
Russ Watts, Watts Enterprises (Left at 11:43 a.m.)

Members Excused

Jeff Drury, Council Member
Craig Simons, Council Member

Staff Present

Wes Johnson, City Engineer (Arrived at 10:21 a.m.)

2. Ice Rink Improvements and Activity Building (Mayor Johnson – Approximately 60 minutes) – Discuss and possibly decide upon improvements to the Midway City Ice Rink and/or constructing an activity building on the Town Square located at 150 West Main Street.

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

- Any projects needed to be started soon.
- Certain items needed to be addressed to have an appropriate plan. These included redoing the ice rink sheet to accommodate an activity building. Shading the sheet should also be addressed.
- The projects should be done right.
- A \$600,000 grant had been received. It was awarded for economic development.
- Another grant might also be received. It was focused on recreation.

- Doing projects together would reduce costs and save time.
- City employees could do some of the work which would reduce costs.
- Suppliers might lower their costs in exchange for recognition on a plaque.
- Rob Bouwhuis would donate his time for construction management. He would have other costs that would be charged.
- Council Member Drury's top priority was redoing the ice sheet.

Note: Wes Johnson arrived at 10:21 a.m.

Mr. Bouwhuis gave a presentation regarding the activity building and reviewed the following items:

- Master plan with pathways
- Plaza concepts
- Stage
- Gazebo with an ice ribbon
- Fire pits
- Concessions area
- Connection to Main Street
- Building exterior
- Changes
- Table and chair storage
- General and restricted areas for concessions
- Drainage

Mr. Bouwhuis also made the following comments:

- The timeline for the activity building needed to be determined.
- Ideally would like more than ten feet between the activity building and the ice sheet.
- Wanted to add space to the activity building patio if the ice sheet was moved.
- There would be no direct access from the Community Center to the activity building.
- An employee restroom was added.
- The event space would accommodate 48 people.

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

- The ice sheet could not be used in the summer when it rained because it became slick.
- The chiller building could not be moved.
- The planters on the north side of the activity building could also be used for seating. Should they be removed to create more space?
- The existing utility poles would be removed.
- Other events which used the Town Square needed to be considered, especially when determining the space between the activity building and the ice sheet. This space should not be all hard surface.
- The Wi-Fi for the Town Square would also be upgraded.
- Construction plans would only be needed for the sheet if it was moved.
- The alleyway created between the activity building and the Community Center was a concern. Its size and lack of access to the activity building were worries.

- Any hard surface would need to be covered with matting or sports court to protect the edges of the ice skates.
- There should be refrigerators in both the general and restricted concession areas.
- The entrance to the activity building would not need to jog if the ice sheet was moved.
- Building the plaza at the same time as the activity building would help with drainage, but it would increase the cost and require other improvements. It would reduce the parking until the planned parking lot was built. The area between the rink and the plaza should be built first.
- Some walking from parking areas was preferable and encouraged activity.
- Funding could be obtained for a transit stop at the Town Square.
- None of the planned areas should be gravel.
- Where would food trucks park and how would they access that area?
- The activity building should be the immediate focus.
- A skating ribbon around a gazebo would be tricky. It would affect the chilling system pressure and might require a booster. It would need to be on a different zone.

Council Member Simonsen gave a presentation on shading the ice sheet and reviewed the following items:

- Pros
- Cons
- Cover options

Council Member Simonsen emphasized that the ice sheet worked well in the winter but was slick and hot in the summer.

Note: A copy of Council Member Simonsen's presentation is contained in the supplemental file for the meeting.

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

- New improvements were presented at the meeting which was a concern.
- The City should not over plan.
- A door could be added to the southwest side of the activity building to facilitate quicker access from the Community Center.

Note: Russ Watts left at 11:43 a.m.

- Should there be direct access from the Community Center to the activity building?
- The public works department would stake out the proposed location of the activity building.
- Should the southwest corner of the activity building be removed to allow a site line for all the windows in the council chambers? Was the room in the building more valuable?
- Should the activity building have a barn roof extension?

3. Adjournment

The meeting was adjourned at 11:52 a.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder

DRAFT



Memo

Date: 27 February 2025
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 18 February 2025 City Council Work Meeting

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

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

**Tuesday, 18 February 2025, 5:00 p.m.
Midway Community Center, Council Chambers
160 West Main Street, Midway, Utah**

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

1. Call to Order

Mayor Johnson called the meeting to order at 5:00 p.m.

Members Present

Celeste Johnson, Mayor
Jeff Drury, Council Member
Lisa Orme, Council Member
Kevin Payne, Council Member
JC Simonsen, Council Member

Staff Present

Corbin Gordon, City Attorney
Michael Henke, City Planning Director
Wes Johnson, City Engineer
Camille Palmer, Mayoral Assistant (Left at
5:51 p.m.)
Katie Villani, City Planner
Brad Wilson, City Recorder

Members Excused

Craig Simons, Council Member

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

2. Utah Open Lands / Report (Wendy Fisher – Approximately 60 minutes) – Receive and discuss a report from Utah Open Lands regarding area open space preservation projects.

Wendy Fisher, Utah Open Lands Executive Director, gave a presentation on open space preservation and reviewed the following items:

- Changes in the federal government
- Preservation process
- RCPP grant
- Challenges for funding and landowner decisions
- Regional conservation partnership program
- NRCS programs
- Certified land trusts

- Conservation easements
- Bargain sale, donation, and purchase
- Map of pre-selected projects
- Competitive process
- Anatomy of a transaction
- Valuation
- Water rights

Note: Camille Palmer left at 5:51 p.m.

- The role of land trusts
- Holmes dairy and property
- White property
- Heart of Midway property
- Michel/Kissel property
- Kohler property
- Gardner/Snake Creek property
- Horner property

3. Adjournment

The meeting was adjourned at 6:00 p.m.

Celeste Johnson, Mayor

Brad Wilson, Recorder



Memo

Date: 28 February 2025
To:
Cc:
From: Brad Wilson, City Recorder
RE: Minutes of the 18 February 2025 City Council Regular Meeting

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

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

**Tuesday, 18 February 2025, 6:00 p.m.
Midway Community Center, Council Chambers
160 West Main Street, Midway, Utah**

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

1. Call to Order; Pledge of Allegiance; Prayer and/or Inspirational Message

Mayor Johnson called the meeting to order at 6:12 p.m.

Members Present

Celeste Johnson, Mayor
Jeff Drury, Council Member
Lisa Orme, Council Member
Kevin Payne, Council Member
JC Simonsen, Council Member

Staff Present

Corbin Gordon, City Attorney
Michael Henke, City Planning Director
Wes Johnson, City Engineer
Camille Palmer, Mayoral Assistant (Left at
7:16 p.m.)
Katie Villani, City Planner
Brad Wilson, City Recorder

Members Excused

Craig Simons, Council Member

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

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

2. Consent Agenda

- a. Agenda for the 18 February 2025 City Council Regular Meeting.
- b. Warrants
- c. Minutes of the 30 January 2025 City Council Strategic Planning Meeting.
- d. Minutes of the 4 February 2025 City Council Work Meeting.
- e. Minutes of the 4 February 2025 City Council Regular Meeting.
- f. Ordinance 2025-04 prescribing the time and place for regular meetings of the Midway City Council.

- g. Resolution 2025-01 approving compensation for council members serving on various boards.
- h. City Council assignments

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

It was indicated that a copy of the council assignments was not provided for the meeting.

Motion: Council Member Drury moved to approve items “a” through “g” and table item “h” on the consent agenda.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Excused from the Meeting
Council Member Simonsen	Aye

3. Public Comment – Comments were taken for items not on the agenda.

Mayor Johnson asked if there were any comments from the public about items that were not on the agenda. No comments were offered.

4. Department Reports

Law Enforcement / Report

Branden Russell, Heber City Deputy Police Chief, gave a report on law enforcement in Midway. He specifically reviewed traffic and parking during snow removal, school zone enforcement, River Road, and training of an additional officer.

Michie Lane / School Zone

Council Member Drury recommended that a school zone, with a 20-mph speed limit, be established on Michie Lane from Center Street to 300 East. Wes Johnson responded that certain criteria would have to be met and the City would have to install the signs and equipment. Mayor Johnson asked that a study be completed to start the process.

Animal Services / Agreement / New Growth

Council Member Simonsen reported that Heber Valley Animal Services was implementing the new interlocal agreement and planning for new growth.

Parks, Trails, and Trees Committee / Trail Signs / Trails Maintenance / Budget / Legislation

Katie Villani reported on the recent meeting of the Midway City Parks, Trails, and Trees Advisory Committee. She made the following comments:

- The Committee ordered the first group of trail signs.
- It was pleased with the winter maintenance of the trails.
- It was working on budget proposals for FY 2026.

North Center Street Trail / Bids

Council Member Simonsen reported that bids had been requested for the construction of the trail along the north section of Center Street.

Speed Bumps / Dutch Canyon Road

Council Member Drury thought that the speed bump on Dutch Canyon Road slowed traffic. He recommended that they be put on other roads. Council Member Simonsen responded that a lot of negative feedback had been received regarding the speed bump, especially the noise that it created.

Wes Johnson reported that traffic tubes would again be put out on Dutch Canyon Road. He said that this would determine if traffic was actually going slower because of the speed bump.

Council Member Simonsen wanted to look at speed bumps that were less severe.

Historic Preservation Committee / Oral Histories / Open House / Markers / Walking Tour / Taped Histories

Camille Palmer reported on the following projects being done by the Midway City Historic Preservation Committee:

- Oral histories
- Open house
- Historical markers
- Self-guided tour
- Oral histories recorded for Norm Kohler

Utah Legislature / Update

Katie Villani reported on the current session of the Utah Legislature and specifically reviewed the following legislative items:

- Preemption
- Attorney client privilege
- Affordable housing

Regional Parks and Recreation Meeting / Report

Mayor Johnson reported on a regional parks and recreation meeting that she attended and made the following comments:

- The meeting would be monthly.
- It would help coordinate local government planning.
- A pump track would be built in a detention basin at or near the Southfield Park. Would the Council approve a letter of support for the track?
- 2034 Olympics
- Should a member of the Midway City Parks, Trails, and Trees Committee attend the regional meeting?

The Council agreed to the letter of support.

MBA / Survey / Responsibility

Mayor Johnson reported that the survey of businesses had been returned. She also indicated that the local businesses wanted to assume responsibility for the Midway Business Alliance (MBA). She added that Tonia Turner would now attend only as a representative of the City's souvenir shop.

HVSSD / Lawsuit

Mayor Johnson reported that several residents were suing the Heber Valley Special Service District (HVSSD) because of the odor from its sewer treatment plan.

Budget Meeting

The Council scheduled a budget meeting for March 24th at 6:00 p.m.

5. Mayor Pro Tempore / Election (Mayor Johnson – Approximately 5 minutes) – Discuss and possibly elect a mayor pro tempore for Midway City.

The position of mayor pro tempore was discussed at the strategic planning meeting held on 30 January 2025. Council Member Payne was discussed for the position.

Motion: Council Member Drury moved to appoint Council Member Payne as the mayor pro tempore.

Second: Council Member Simonsen seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Excused from the Meeting
Council Member Simonsen	Aye

6. Resolution 2025-08 / FY 2025 Budget Amendment (Approximately 15 minutes) – Discuss and possibly deny, continue, or approve Resolution 2025-08 amending the FY 2025 Budget for Midway City. **Public Hearing**

Brad Wilson indicated that inaccurate information had been given to the Council and asked that the item be continued.

Public Hearing

Mayor Johnson opened the hearing and asked if there were any comments from the public. She closed the hearing when no public comment was offered.

Motion: Council Member Payne moved to continue the budget amendment.

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Excused from the Meeting
Council Member Simonsen	Aye

7. TAP Tax / Awards (Mayor Johnson – Approximately 30 minutes) – Discuss and possibly deny, continue, or approve awarding Trails, Arts, and Parks (TAP) tax revenue to various applicants.

Mayor Johnson explained a committee's recommendations regarding the TAP tax requests. She made the following comments:

- Council Member Simons' was out of town and his application should be possibly awarded at another meeting.
- The committee recommended that some applicants not be awarded the full amount of their requests.

Motion: Council Member Simonsen moved to approve the TAP tax grants in the amounts recommended by the Committee with one application still to review because of timing.

Second: Council Member Orme seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Excused from the Meeting
Council Member Simonsen	Aye

Council Member Simonsen noted that one of the applicants requested money to purchase a sound system. He recommended that the City purchase a simple system that could be used as needed. Council Member Orme agreed and indicated that the City should not donate money to someone so they could buy equipment for their business.

8. Kastle Court Subdivision / Final Approval (John Ace Money – Approximately 30 minutes)
– Discuss and possibly deny, continue, or grant final approval for the Kastle Court Subdivision located at 800 North Pine Canyon Road (Zoning is R-1-15 and R-1-22).

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

- Land use summary
- Location of the development
- Land use map
- Site plan

Note: Camille Palmer left at 7:16 p.m.

- Proposed plat map
- Discussion items
- Aerial photographs from 2010, 2015, 2016, 2017, and 2022
- Intersection and entrance design
- Water Board recommendation
- Possible findings
- Proposed conditions

Mr. Henke also made the following comments:

- The request was for final approval.
- The layout of the trail and bike paths on Pine Canyon Road would be determined when they were designed.
- The applicant would contribute to the construction of the Pine Canyon Road bike lane.

- The proposed lots were shallow enough to qualify for a rear setback exception.
- Access to the property to the north should not be allowed unless the proper easement was granted.
- The natural grade had been altered by a significant amount of fill brought onto the property.
- It would be more difficult to refer to a survey as suggested by the applicant's engineer. There could be separate documents for each lot. There could be a note on the plat map.
- Heights should be based on the worst-case scenario.
- The property line would not be affected by a shift in the road.
- The proposed right-of-way remained at the standard 56 feet.

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

Wes Johnson reviewed the street cross-section, including the locations of the park strip and the sidewalk, requested by the applicant. He made the following comments:

- The Council had the authority to allow modifications to street cross-sections.
- The sidewalk would be outside of the right-of-way. This had not occurred anywhere else in the City.

John Ace Money, applicant, made the following comments:

- The proposal provided better spacing with the property to the north.
- The rural cross-section shifted the road which was better for lot seven in the project.
- Liked a sidewalk on both sides of the road.
- Did not like the ribbon curb in the rural cross-section. Wanted a curb that would help control storm water.
- The lot owners could maintain the sidewalks.

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

- The setback exception for shallow lots should not apply to new developments.
- The City maintained sidewalks.
- An easement would be needed for the sidewalk if it was outside of the right-of-way.
- The City had standard cross-sections for a reason.
- There was not a benefit to the City to allow the modified cross-section.
- Residents would not understand where their property line was in relation to the cross-section and the sidewalk.
- The requested modifications would create confusion and questions.

Motion: Council Member Payne moved to grant final approval for the Kastle Court Subdivision, located at 800 North Pine Canyon Road (Zoning is R-1-15 and R-1-22), with the following findings and conditions:

- The proposal met the intent of the General Plan for the R-1-15 and R-1-22 zones.
- The proposed lots complied with the land use requirements of the R-1-15 and R-1-22 zones.
- The developer would contribute to a bike lane that would benefit members of the

community.

- The height of future structures would be measured from natural grade.
- Natural grade would be established by city staff and placed on the final plat map to determine the maximum height of future structures.
- The developer would contribute \$6,825 to the trails fund that would help build the bike lanes along Pine Canyon Road at a future date.
- Lot 7 would only have access from Castle Court and not from Pine Canyon Road. The access limitation would be noted on the plat map.
- Lots in the R-1-22 zone (2, 3, 4, 5 & 6) would meet the 20' side setback for dwellings. The building pads on the final plat map would be modified to comply with the code.
- The applicant could choose the rural cross-section or one of the standard cross-sections for the road.

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Excused from the Meeting
Council Member Simonsen	Aye

9. Resolution 2025-05 / Kastle Court Subdivision Conditions (City Attorney – Approximately 5 minutes) – Discuss and possibly deny, continue, or approve Resolution 2025-05 adopting conditions for the approval of the Kastle Court Subdivision located at 800 North Pine Canyon Road (Zoning is R-1-15 and R-1-22).

Corbin Gordon asked that the resolution be postponed until a street cross-section was chosen by the applicant.

Motion: Council Member Orme moved to continue the resolution until a cross-section was chosen.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Excused from the Meeting
Council Member Simonsen	Aye

10. Kraig Ford Subdivision / Plat Map Amendment (Berg Engineering – Approximately 15 minutes) – Discuss and possibly deny, continue, or approve a plat map amendment for the Kraig Ford Subdivision located at 81 and 115 West and 970 South (Zoning is R-1-22).

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

- Land use summary
- Location of the development
- Current lot line
- Adjusted lot line
- Recorded plat map
- Proposed plat map
- State Code
- Proposed findings

Mr. Henke also made the following comments:

- The development was a two-lot subdivision.
- The adjusted lot line would match the existing fence.
- The rear setback would not be affected by the adjustment.
- The request was allowed by code.
- The request had to be approved if it met the code requirements.
- The request required a plat map amendment. It was beneficial to have such adjustments noted on a plat map.
- Did not recommend any conditions for approval.

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

Motion: Council Member Payne moved to approve the Kraig Ford Subdivision plat map amendment, located at 81 and 115 West and 970 South (Zoning is R-1-22), with no conditions and the following findings:

- The lot line between lots 1 and 2 would be adjusted.
- Both lots would continue to comply with the requirements of the R-1-22 zone.
- State code required that the petition be approved if no land use ordinance was violated.
- No public street, right-of-way, or easement would be vacated or altered.
- The duration of a plat map amendment approval would be for one year from the date of approval of the amendment by the City Council. Should the amended plat map not be recorded by the County Recorder within the one-year period of time, the plat map amendment's approval would be voided, and approval would have to be re-obtained unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extended the time limit for recording, with or without conditions. Such conditions might include, but were not limited to, provisions requiring that: (a) each extension would be for a one-year period only, after which time an annual review would have to be requested by the applicant and presented before the City Council; and/or (b) no more than three one-year extensions would be allowed. The granting or denying of any extension, with or without conditions, was within the sole discretion of the City Council, and an applicant had no right to receive such an extension.

Second: Council Member Drury seconded the motion.

Discussion: None

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

Council Member Drury	Aye
Council Member Orme	Aye
Council Member Payne	Aye
Council Member Simons	Excused from the Meeting
Council Member Simonsen	Aye

Note: Wes Johnson left at 8:00 p.m.

11. Ordinance 2025-05 / Sign Code Corrections (City Planner – Approximately 10 minutes) – Discuss and possibly deny, continue, or adopt Ordinance 2025-05 correcting Ordinance 2024-14 which amended Chapter 16.21 (Signs) of the Midway City Municipal Code.

Katie Villani made the following comments regarding the proposed ordinance:

- The correct information was presented to the Council when the sign code was recently changed.
- However, there was a transcription error in the associated staff report and the adopted ordinance.
- The ordinance should be adopted, which would change the Municipal Code to what the Council thought it was approving.

Council Member Orme thought that the recent changes were being reconsidered that night and invited Spencer Coleman, Signarama, to attend the meeting.

Mr. Coleman made the following comments:

- Donated a lot of time helping the City with signs and its sign regulations.
- Had helped other local governments rewrite their sign regulations.
- Many businesses were concerned about the recent changes and felt that the City did not listen to them.
- The Homestead Resort would be significantly affected by the changes. It would only be able to have a sign with three-inch-high letters.

Council Member Orme said that she would work with Mr. Coleman and propose changes.

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

- The Homestead could have up to two 40 square foot signs.
- The changes were presented to the Midway Business Alliance before they were adopted.
- Revisions should be considered if the recent changes made signs unreadable.

- Specific issues should be considered.

Motion: Council Member Simonsen moved to adopt Ordinance 2025-05 because of transcription issues and for consistency.

Second: Council Member Payne seconded the motion.

Discussion: None

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

Mayor Johnson	Aye
Council Member Drury	Nay
Council Member Orme	Nay
Council Member Payne	Aye
Council Member Simons	Excused from the Meeting
Council Member Simonsen	Aye

Council Member Orme indicated that she should have voted against the sign code changes when they were originally presented.

Note: Wes Johnson returned at 8:09 p.m.

Motion: Without objection, Mayor Johnson recessed the meeting at 8:09 p.m. She reconvened the meeting at 8:20 p.m.

12. Open and Public Meetings Training (City Recorder – Approximately 30 minutes) – Receive training on the Utah Open and Public Meetings Act.

The Council and meeting attendees watched a presentation by the Utah State Auditor’s Office regarding the Utah Open and Public Meetings Act.

13. Adjournment

Motion: Council Member Drury moved to adjourn the meeting. Council Member Orme seconded the motion. The motion passed unanimously.

The meeting was adjourned at 8:30 p.m.

DRAFT



Council Assignments

All members of the City Council set on the Community Development and Renewal Agency (CDRA) Board, Interlocal Advisory Board, and Municipal Building Authority (MBA) Board.

Celeste Johnson, Mayor

Budget
Community Development and Renewal Agency Board (Chair)
Heber Valley Railroad Board
Heber Valley Special Service District Board (Paid)
Midway Sanitation District Board (Paid)
Midway Water Advisory Board
Mountainland Association of Governments
Municipal Building Authority Board (Chair)
Personnel
Wasatch County Caring Coalition

Jeff Drury, Council Member

Ice Rink
Midway Boosters
Midway Water Advisory Board
Swiss Days Committee

Lisa Orme, Council Member

Affordable Housing (Secondary)
Buildings
Cemetery
Heber Valley Tourism and Economic Development Board
Interlocal Advisory Board - Bypass Sub-Committee
Midway Business Alliance
Utah League of Cities and Towns (Voting Member)

Kevin Payne, Council Member

Affordable Housing (Primary)
Heber Light & Power Company Board (Paid)

Mayor Pro Tempore

Open Space Advisory Committee (Non-Voting Member)
Wasatch County Boundary Commission
Wasatch County Fire Protection Special Service District Fire and EMS Advisory Commission
Wasatch County Housing Authority Board

Craig Simons, Council Member

Historic Preservation Committee (Non-Voting Member)
Interlocal Advisory Board - Bypass Sub-Committee
Midway Irrigation Company Board (Paid)
Midway Water Advisory Board
Planning Commission Liaison
Public Works
Water

JC Simonsen, Council Member

Animal Services
Parks and Recreation
Parks, Trails, and Trees Advisory Committee (Non-Voting Member)
Roads / Sidewalks / Parking
Trails