Midway City ("Midway") Open Space Advisory Committee (OSAC)
April 1, 2026
Meeting Minutes

APPROVED

I. Call to Order

A. The meeting was called to order by Chair, Courtland Nelson, at 6:00pm.

B. Members Present
   1. Courtland Nelson, Chair
   2. Natalie Streeter, Vice Chair
   3. Steve Stevens
   4. Woody Woodruff
   5. Stefani Sanatar
   6. Deborah Farrell
   7. Nancy O'Toole

C. Members Absent
   1. Jared Neal
   2. Glen Lent

D. Non-Members Present
   1. Katie Villani, Midway City Planning
   2. Brad Winegar, Preserve Midway
   3. Lauren Page, Summit Land Conservatory
   4. Maryssa Fenwick, Utah Open Lands (via Zoom)
   5. Bernadette Nelson, Hamlet
   6. Janice Kennedy, Hamlet
   7. Paul Berg, Berg Engineering

II. Public Comments

A. Janice Kennedy and Bernadette Nelson, Hamlet HOA – came to the committee to discuss Hamlet's open space to the east of the Hamlets and west of Midway Lane over which it granted the City an easement for specified uses. The land was formerly a waste dump. Nuisance issues with squatters, fire pit use, and other matters with the land occurred in the past and is part of the impetus to maintain the varied wildlife and wonderful views, which always kept the use of this space alive in Hamlet owners' minds. It is approximately 13 acres, with some of the terrain rather steep towards the ponds. There are a large number of invasive plants to remove to manage the property, but the Hamlet is in favor of utilizing the space for public use. Moving forward, Midway Council will determine final water, if any, and use issues.

B. Paul Berg, Berg Engineering – attended to remind the committee that Midway has tools in place that can assist in obtaining open space, such as clustering

development and requiring greater open space percentages. He noted that PUDs have open space requirements the city can adjust to make PUDs more desirable to developers, and create inexpensive open space options, as this type of open space does not require much maintenance (not manicured or AG/sheep/horse land. He cited Heritage Hills and Red Fox Estates in the county as examples.

III. Regular Business

A. **Motion** by Nancy O'Toole, seconded by Natalie Streeter, to approve the meeting minutes from February 4, 2026, unanimously approved.

B. Preserve Midway – Brad Winegar spoke to the committee in connection with his booth for the OSAC open house and social media campaign to support the same. Brad briefly commented on the UDOT Bypass public feedback from the comment period and UDOT's potential response to the comments. Brad noted the Volksmarch will likely be scheduled for the 3rd week of September.

C. Midway City – Katie Villani spoke to the group with the latest legislative session updates. Her summary may be found on the City website.
Midway City Council has been working diligently on uses in the commercial zones as well as setbacks and open space requirements to maintain a rural but walkable Main Street.
Nancy O'Toole announced Provo River Day on September 12 to raise awareness regarding the quality of our water and what we can do at home to improve our water. Grants were written and obtained to help pay for this event together with 8 organizations (such as the Department of Water and Wasatch Mountain State Park) which will host the event.
Nancy also updated the committee on proposed UDOT changes to the Deer Creek Trail, which will be a 10-foot paved & 5-foot gravel trail (side by side) and UDOT will include a separate loop for horses. Currently this improvement will cost 19 million (no signs of funding as of now) and UDOT will need to blast into the mountain to create the horse loop. Many are concerned with the heat on pavement in spring to fall and the ramifications of water run-off into Deer Creek.
Other matters discussed were the 45 acres across from the Tate Barn, the Railroad interest in seeking tracks down to Vivian Park and the 2034 Olympics and the new advisory committee created to tackle the 8 year span in 2 year increments to identify and prepare for the influx of visitors and Olympic participants in terms of roads, parking, gathering locations, construction and obstructions such as the Bypass and Wasatch County building move.

D. Utah Open Lands – Maryssa attended via Zoom to confirm the Lundin project continues to progress, the Giles easement in the North Fields closed, Mitchel/Kissel is still pending, the Heart of Midway will attend the OSAC Open House.

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E. Summit Land Conservancy – Lauren noted Summit Land cannot make the OSAC Open House due to a conflict, but will provide maps to share with guests, along with additional paperwork for the event. They continue to work with the homestead on a conservation easement on the approximately 19 acres near Turnberry but they cannot hold an easement on encumbered property so the Homestead is requesting a 3-4 month extension to resolve issues with its lender. Jordanelle Ridge will continue with a conservation easement with the HOA on 1500 acres, below the Tiger Woods golf course, utilizing numerous organizations to assist with the monitoring and maintenance obligations.

F. Wasatch County Open Lands Board – Steve Stevens advised the County Board approved joining the Rowland joint letter to UDOT regarding the Bypass, approved by Midway, with one additional comment about the noise level.

G. OSAC Open House – will be held on Saturday April 11, 2026, from 11am to 1pm, with set-up starting at 10am. Currently booths will be manned by Utah Open Lands, Midway Trails, Preserve Midway, Midway Historical, with the Hamlet, Wasatch State Park and others under consideration. Banners for Open Space for all of our events are in hand and will be posted at the open house. Social Media advertising has commenced with the help of Utah Open Land, Summit Lands Conservancy, Midway City Wasatch County, Wasatch State Park and Midway Trails. Courtland asked regarding the OSAC Open House, if it may be interesting to staff a booth that asks the public, "What would you like to see done with this space?" Options such as Hamlet or other locations we have discussed could be utilized. Open Space, while government funding is stalled, will meet moving forward every other month. Next meeting will be on June 3, 2026.

IV. Adjournment

Motion by Natalie Streeter to adjourn, seconded by Steve Stevens, and unanimously approved. The meeting adjourned at 7:38pm.

APPROVED