

**MINUTES OF THE  
MIDWAY CITY COUNCIL  
(Meeting Regarding Gardner Property)**

**Thursday, 23 March 2023, 6:00 p.m.  
Midway City Office Building, Upstairs Conference Room  
75 North 100 West, Midway, Utah**

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

**1. Call to Order**

Mayor Johnson called the meeting to order at 6:08 p.m.

**Members Present:**

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

**Others Present:**

Joe Ballstaedt  
Ryan Davis (Arrived at 6:18 p.m.)  
Athina Koumarela  
Jared Neal, Midway Open Space Advisory  
Committee / CAPS Program  
David Paskoski, Midway Parks, Trails, and  
Trees Advisory Committee  
Ellis Rogers, CAPS Program  
Star Stratford

**Members Absent:**

Jeff Drury, Council Member

**Staff Present:**

Brad Wilson, Recorder

**2. South Center Street Gardner Property / RFP (Jared Neal – Approximately 2 hours) –**  
Discussion to create a request for proposals for a design for the property donated by Kem Gardner located at approximately 1415 South Center Street.

Mayor Johnson explained that the meeting was to review and revise a request for proposals (RFP). She also said that the Wasatch Center for Advanced Professional Studies (CAPS) would present a plan for the area next to the railroad tracks.

Ellis Rogers gave a presentation regarding a proposed whistle stop and reviewed the following items:

- Building rendering
- Site plan

- Parking
- Bathrooms
- Year around use
- Inspiration
- History

He also made the following comments:

- The whistle stop would not replace the current depot at Soldier Hollow.
- It would not be done in phases.
- The platform would be next to the railroad tracks.
- Researched train stops.

Mayor Johnson reviewed the following items:

- Flood plain
- Trails
- Botanical garden
- Conservation easement map
- RFP process

Joe Ballstaedt and Ryan Davis presented ideas for the property and made the following comments:

- They owned bordering property.
- Had a development plan for their property or they would develop it as lots of record.
- Wanted to lease the property donated to the City.
- They and the City should not duplicate efforts.

**Note:** A copy of Mr. Ballstaedt's and Mr. Davis' proposal is contained in the supplemental file.

Jared Neal gave a presentation on the draft RFP and reviewed the following items:

- Conservation easement.
- Permitted uses and practices
- Prohibited uses and practices
- Ideas and suggested uses

**Note:** A copy of the RFP is contained in the supplemental file.

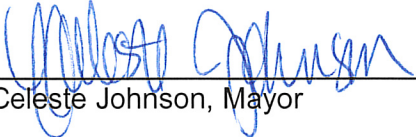
The Council, staff, and meeting attendees discussed the following items:

- The conservation easement prohibited formal roads.
- The whistle stop entrance could be from the intersection with Tate Lane. This would reduce the length of the entrance.
- The area was peatmoss, and any structures would need pillars 60 to 80 feet deep.

- The area had railroad tracks and a road so it should be developable.
- The trail on the west side of State Highway 113 could cross at the intersection with Tate Lane.
- The proposal by Mr. Ballstaedt and Mr. Davis was more rural.
- Parking for fishing should be on land owned by the State of Utah. This was preferred to parking along Highway 113.
- The conservation easement included several restrictions.
- The project should be done in cooperation with the Natural Resources Conservation Service (NRCS) and the Utah State University Extension.
- Kem Gardner would return the \$1 million paid for the property. The money would be used for design work. It could also be used to perpetually fund maintenance.
- Mr. Gardner would like livestock to remain on the property.
- Grant Kohler wanted to keep some of his dairy cows on the property.
- Multiple design proposals should be sought to compare them and explore creativity.
- The City should be part of the design process.
- Preliminary proposals should be sought.
- Ideas could be sought from the Swaner Preserve.
- The RFP should emphasize creativity in the proposals.
- Whoever was selected should present at least three separate concepts.
- The focus should be natural rather than a formal park.
- The State owned the road through the property and the City had an easement. The use of the road should be confirmed with the State by the City Attorney.
- A timeframe for the project was needed.

### 3. Adjournment

The meeting was adjourned at 7:45 p.m.

  
 Celeste Johnson, Mayor

  
 Brad Wilson, Recorder