

Midway City Planning Commission Regular Meeting Minutes February 11, 2020

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 6:00 p.m., February, 2020, at the Midway City Community Center
160 West Main Street, Midway, Utah

Attendance

Jim Kohler
Bill Ream
Natalie Streeter
Jeff Nicholas
Jon McKeon

Staff

Michael Henke – City Planner
Melannie Egan – Admin. Assistant
Wes Johnson – City Engineer

Excused

Rob Bouwhuis
Heather Whitney

6:00 P.M. Regular Meeting

Call to Order

- Welcome and Introductions; Opening Remarks or Invocation; Pledge of Allegiance
 - Invocation was given by Commissioner Ream
 - Chairman Kohler led the Pledge of Allegiance

Item 1:

Review and possibly approve the Planning Commission Meeting Minutes of January 14, 2020

Motion: Commissioner Streeter: I make a motion to approve the regular planning commission minutes of December 10, 2019 with the recommended changes given to Melannie Egan. with the minor corrections.

Seconded: Commissioner Ream

Chairman Kohler: Any discussion the motion?

There was none

Chairman Kohler: All in favor.

Ayes: Commissioners:

Nays: None

Motion: Passed

Item 2:

The State of Utah is petitioning for annexation of 349.7 acres that is part of the Wasatch Mountain State Park. The property is located along Warm Springs Road and Pine Canyon Road and includes the Wasatch Mountain State Park Visitor's Center, campground, and part of the golf course. The proposed zoning for the property is P-160 (Preservation 160 acres).

Planner Henke gave a presentation

Land Use Summary

- 349.7 acres
- County zoning: P-160
- Proposed Midway zoning: P-160
- Includes campground, visitors center, and part of golf course
- Includes Warm Springs Road and some of Pine Canyon Road
 - City will be responsible for maintenance of both roads

Midway Growth Boundry

- 349.7 acres
- County zoning: P-160
- Proposed Midway zoning: P-160
- Includes campground, visitors center, and part of golf course
- Includes Warm Springs Road and some of Pine Canyon Road
- City will be responsible for maintenance of both roads

Comments and Questions

Motion: Commissioner _____: I make a motion to recommend approval of annexation of 349.7 acres that is part of the Wasatch Mountain State Park. The property is located along Warm Springs Road and Pine Canyon Road and includes the Wasatch Mountain State Park Visitor's Center, campground, and part of the golf course. The proposed zoning for the property is P-160 (Preservation 160 acres).

Seconded: Commissioner _____

Chairman Kohler: Any discussion the motion?

There was none

Chairman Kohler: All in favor.

Ayes: Commissioners:

Nays: None

Motion: Passed

Item 3:

Matthew and Chelsea Jory are requesting a Conditional Use Permit for a mixed-use development that will include a business and a residence. The property is located at 17 South

and 580 East and is in the C-2 zone.

Planner Henke gave a presentation

Land Use Summary

- 0.32 acres
- C-2
- Mixed-use allowed as a conditional use
- Proven Moto
- Repair shops (other than auto) (no outside storage)
- Located in lot 1 of the Midway Lane subdivision

Mixed Use Requirements

- Door facing Main Street
- Mixed-use projects require that 20% of the gross floor area of all structures is deed restricted as commercial.
 - Dwelling sq. ft. is 3,598
 - Proposed commercial structure will be 1,200 sq. ft.
 - Combine equals 4,798 sq. ft.
 - Required area that must be deed restricted is 960 sq. ft.
- Parking must be located to the rear or side of the main structure. The applicant has proposed parking to the side of the proposed commercial structure. Staff has worked with the applicant to try to remove as much hard surface as possible from the parking area that will allow more landscaping and improve the view of the property from Main Street.

Possible Findings

- The proposed use is a conditional use in the C-2 zone.
- The proposal is consistent with the vision of the General Plan for Main Street.

Comments and Questions

Motion: Commissioner _____: I make a motion that we _____ a Conditional Use Permit for a mixed-use development that will include a business and a residence. The property is located at 17 South and 580 East and is in the C-2 zone.

Seconded: Commissioner _____

Chairman Kohler: Any discussion the motion?

There was none

Chairman Kohler: All in favor.

Ayes: Commissioners:

Nays: None

Motion: Passed

Item 4:

Berg Engineering, agent for Watts Enterprises, is requesting Final Approval for phases 2 and 3 of Watts Remund Farms Planned Unit Development. The proposal is for 41 single-family dwelling units located on 21.58 acres. The proposal is located at 200 East 600 North and is in the R-1-15 zone.

Land Use Summary

- R-1-15 zoning
- 21.49 acres

15.71 acres of open space

- Planned Unit Development
- Proposal contains 58 building pads

Phase 2 – 17.96 acres – Units 40-52, 59-60, 69-76, 84-87

Phase 3 – 3.53 acre – Units 53-58, 61-68

- Private roads will be maintained by the HOA
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- 6' paved public trail is planned to run north and south through the length of the property, another privately maintained trail with public access will run along the southern and eastern boundaries. Other trails in the phases will be private with no public easement.
- Sensitive lands of the property include wetlands, and stream corridors

Site Studies

- Phase 1 Environmental Study
- Surface Water Sampling Results
- Hydrology Study

to be completed over the coming years

- Wetlands Study
- Traffic Analysis
- Geotechnical Study

Waterboard Recommendation

- The Water Board recommended the following water is required per phase:

Phase 2: 45.38-acre feet

Inside 22.40 (includes clubhouse connection)

Outside 22.98

Phase 3: 16.45-acre feet

Inside 11.2

Outside 5.25

Possible Findings

- The proposed plan does meet the requirements of the code for PUDs.
- The public trail system in the development will benefit the entire community by creating a trail away from collector roads.

- The proposal does comply with the approved master plan.

Comments and Questions

Motion: Commissioner _____: I make a motion that we _____ Final Approval for phases 2 and 3 of Watts Remund Farms Planned Unit Development. The proposal is for 41 single-family dwelling units located on 21.58 acres. The proposal is located at 200 East 600 North and is in the R-1-15 zone.

Seconded: Commissioner _____

Chairman Kohler: Any discussion the motion?

There was none

Chairman Kohler: All in favor.

Ayes: Commissioners:

Nays: None

Motion: Passed

Item 5:

Berg Engineering, agent for Probst Higley Developers LLC, is requesting a Master Plan amendment of Scotch Fields Planned Unit Development which includes four phases. The proposal is to create two phases out of phase 4 which, would bring the overall number of phases in Scotch Fields to five. The number of units, location of units, location of open space and roads do not change with this amendment. The property is located at 1300 North Canyon View Drive and is in the RA-1-43 zone.

Land Use Summary

- RA-1-43 zoning
- 50.01 acres

Current phase 4 – 16.55 acres

Proposed phase 4 – 13.69 acres

Proposed phase 5 – 2.86 acres

Planned Unit Development

- Development contains 89 building pads (PUD)
- Public roads maintained by the City include Canyon View Road and Canyon View Lane
- Private roads maintained by the HOA include Jerry Gertsch Lane and West Canyon View Lane
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- Sensitive lands on the property include wetlands, sloped areas greater than 25%, stream corridor and wildlife habitat
- Four phases

Phase I – 17 units

Phase II – 24 units

Phase III – 11 units

Phase IV – 37 units

- Proposed phasing

Phase I – 17 units

Phase II – 24 units

Phase III – 11 units

Phase IV – 29 units

Phase V – 8 units

Water Recommendation

- Phase 3

11 Units (11 x 0.8 = 8.8-acre feet)

2.7 irrigated acres (2.7 x 3 = 8.1-acre feet)

Phase 3 total: **16.9-acre feet**

- Phase 4

29 Units (29 x 0.8 = 23.2-acre feet)

7.5 irrigated acres (7.5 x 3 = 22.5-acre feet)

Phase 4 total: **45.7-acre feet**

- Phase 5

8 Units (8 x 0.8 = 6.4-acre feet)

7.5 irrigated acres (1.18 x 3 = 3.54-acre feet)

Phase 5 total: **9.94-acre feet**

Possible Findings

- The proposed master plan appears to meet the requirements of the code
- The number of phases will increase from four to five
- The proposed amendment does comply with current code requirements for phasing
- Amending the master plan is discretionary and the City is under no obligation to approve the proposal even if it complies with the land use code

Comments and Questions

Motion: Commissioner _____: I make a motion that we _____ the Master Plan amendment of Scotch Fields Planned Unit Development which includes four phases. The proposal is to create two phases out of phase 4 which, would bring the overall number of phases in Scotch Fields to five. The number of units, location of units, location of open space and roads do not change with this amendment. The property is located at 1300 North Canyon View Drive and is in the RA-1-43 zone.

Seconded: Commissioner _____

Chairman Kohler: Any discussion the motion?

There was none

Chairman Kohler: All in favor.

Ayes: Commissioners:

Nays: None

Motion: Passed

Adjournment:

Motion: Commissioner _____: I motion to adjourn

Second: Commissioner _____

_____ pm

Chairman – Jim Kohler

Admin. Assistant – Melannie Egan

Approved