

Midway City Planning Commission Regular Meeting Minutes September 12, 2023

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 6:00 p.m., September 12, 2023, at the Midway City Community Center
160 West Main Street, Midway, Utah

Attendance

Craig Simons
Kelly Lineback
Bill Ream
Andrew Osborne
Laura Wardle
Andy Garland- Vice Chair

Staff

Michael Henke – City Planner
Melannie Egan – Planning Tech
Wes Johnson – City Engineer

Excused

Genene Miles (Alt)
Katie Villani – Planner
Jeff Nicholas- Chairman
Travis Nokes (Alt)

Liaison Report

6:00 P.M. Regular Meeting

Call to Order

- Welcome and Introductions; Opening Remarks or Invocation; Pledge of Allegiance
 - Invocation was given by Commissioner Lineback
 - Vice Chairman Garland led the Pledge of Allegiance

Item 1:

Review and possibly approve the Planning Commission Meeting Minutes of August 8, 2023

Motion: Commissioner Simons: I make a motion that we recommend approval of the Planning Commission Meeting Minutes of August 8, 2023, as corrected.

Seconded: Commissioner Wardle

Vice Chair Garland: Any discussion on the motion?

Vice Chair Garland: All in favor.

Ayes: Commissioners: Ream, Lineback, Osborne, Wardle, and Simons

Nays: None

Motion: Passed

Item 2:

Berg Engineering, agent for Midway Meadows Ranch LLC, is proposing final approval of White Acres Planned Unit Development. The proposal contains 6 building pads on 1.96 acres. The property is located at 500 Whitaker Farm Way and is in the RA-1-43 zone.

Michael Henke gave a presentation.

Land Use Summary

- RA-1-43 zone
- 1.96 acres
- 6 pads
 - Annexation Agreement allows PUD and Whitaker dwelling
 - 1 existing dwelling
 - 6 proposed pads
 - 5 future pads
- Public Road (existing)
 - Whitaker Farm Way
- No sensitive lands have been identified
- Pads will connect to the Midway Sanitation District sewer and to the City's culinary water line

Discussion Items

- Density – 12 potential building pads
- Location of PUD pads – building pads must be located generally to the north and east of the Whitaker residence
- HOA – PUD units must be members of the Whitaker Farms HOA
- Landscaping plan – all landscaping will be bonded and the landscaping bond will not be released until all landscaping is installed and inspected
- Building pad limited common area – proposed buildings pads will have limited common area that will allow for specific improvements per code

Recommended Water Requirement

- 1.96-acre parcel (85,377.6 sq. ft.)
 - Impervious area for dwelling, accessory structures, hard surfaces
 - 0.51 acres (22,215.6 sq. ft.)
 - 0.08 acres (3,600 sq. ft.) driveways
 - Irrigated acreage
 - 1.37 acres x 3 = 4.11 acre feet
- 6 culinary connections for new dwellings
 - 4.8 acre feet
 - 8.91 acre feet requirement

Possible Findings

- The Whitaker Farms Annexation Agreement allows the property to be developed into a 12-unit PUD.
- The proposed plan complies with the density and location requirements as described in the annexation agreement.
- The proposal complies with the requirements of the code.

Proposed Conditions

- The applicant submits an annexation agreement amendment application that is approved before, or simultaneously, with final approval.

Comments

There was a discussion about the other units and how they would get access. Paul Berg stated that there would be ways to do it, however, it could be difficult. The owners are not interested in creating the other units at this time.

Michael Henke stated that he did not believe that having this small PUD would set a precedence to create smaller PUD's.

Motion: Commissioner Simons: I make a motion that we recommend approval of the final application for White Acres Planned Unit Development. The proposal contains 6 building pads on 1.96 acres. The property is located at 500 Whitaker Farm Way and is in the RA-1-43 zone. We approve the staff findings in the staff report and the listed condition in the staff report.

Seconded: Commissioner Ream

Vice Chair Garland: Any discussion on the motion?

Vice Chair Garland: All in favor.

Ayes: Commissioners: Ream, Lineback, Osborne, and Simons

Nays: None

Abstained: Wardle

Motion: Passed

Item 3:

Berg Engineering, agent for Gina Marie Honey Trust, is proposing preliminary/final approval of a Density Reduction Subdivision to be known as The Hideout. The proposal contains two lots on 1.79 acres. The property is located at 170 South Fox Den Road and is in the R-1-11 zone.

Michael Henke gave a presentation.

Land Use Summary

- 1.79 acres
- R-1-11 Zone
- 2 lots
- Frontage on Fox Den Road
- Future Planned Road - 400 East (River Road)

Recommended Water Requirement

- 1.79-acre parcel (77,972.4 sq. ft.)
- 1.76-acre lot area (76,665.6 sq. ft.)
 - Impervious area for dwelling, accessory structures, hard surfaces
 - 0.37 acres (2 x 8,000 sq. ft. = 16,000 sq. ft.)
 - Irrigated acreage
 - 1.39 acres x 3 = 4.17 acre feet
 - 0.012 acres in park strip x 3 = 0.036 acre feet
 - Total irrigated acreage 1.4 (4.2 acre feet)
 - 2 culinary connections (1 existing)
 - 1.6 acre feet
 - 1.5 acre feet was dedicated to the City when the home was built
 - $5.8 - 1.5 = 4.3$ acre feet requirement

Possible Findings

- The proposed lots meet the minimum requirements for the R-1-11 zone.
- The proposal does meet the intent of the General Plan for the R-1-11 zone.
- The proposal does comply with the requirements for the Density Reduction Subdivision code.
- The subdivision helps comply with the vision stated in the General Plan to preserve open space and a country/rural atmosphere.
- The lots will be deed restricted so they can never be further subdivided.
- The duration of Preliminary/Final Approval shall be for one year from the date of approval of the development by the City Council.

Proposed Conditions

1. The deed restrictions that will be recorded towards the lots must be submitted to the City for review and recorded immediately after the plat is recorded.
2. A note on the plat is included with language that clearly states that subdividing the lots is strictly prohibited.
3. Water rights must be dedicated before the recording of the plat.
4. Impact fees, connection fees, and inspection fees for the unapproved dwelling unit and new lot must be paid before the recording of the plat.
5. A 3.7' wide access easement must be shown on the plat across lot 1 providing the 20' driveway width required for lot 2.

Comments

There was a discussion about changing the driveway to the east once the road gets build on 400 East. Michael Henke stated that it could, however, there would be a process to change the address and to work with 911 regarding the possible new address.

Motion: Commissioner Wardle: I make a motion that we recommend approval of the preliminary/final application of a Density Reduction Subdivision to be known as The Hideout. The proposal contains two lots on 1.79 acres. The property is located at 170 South Fox Den Road and is in the R-1-11 zone. We accept the staff report and all five conditions in the staff report.

Seconded: Commissioner Simons

Vice Chair Garland: Any discussion on the motion?

Vice Chair Garland: All in favor.

Ayes: Commissioners: Ream, Lineback, Osborne, Wardle, and Simons

Nays: None

Motion: Passed

Item 4:

Berg Engineering, agent for Jerry R Springer Trust, is proposing preliminary/final approval of a Small Scale Subdivision to be known as Springer Subdivision. The proposal contains one lot on 0.92 acres. The property is located at 741 North 200 East and is in the R-1-22 zone.

Michael Henke gave a presentation.

Land Use Summary

- 0.92 acres
- R-1-22 Zone
- 1 lot
- Frontage on 200 East
- Site of a future dwelling or any other permitted and conditional uses that are allowed in this zone
- The lot is connected to the Midway Sanitation District's sewer line, Midway City's culinary water line, and will connect to Midway Irrigation Company's secondary water line

Recommended Water Requirement

- The Water Board has not yet reviewed this proposal. This item is scheduled to be reviewed during their meeting on October 2, 2023. A Water Board recommendation is required before the City Council reviews the proposal.

Possible Findings

- The proposed lot does meet the minimum requirements for the R-1-22 zoning district.
- The proposal does meet the intent of the General Plan for the R-1-22 zoning district.
- The applicant will be required to install or bond for all unfinished required improvements prior to the plat being recorded.
- The duration of Preliminary/Final Approval shall be for one year from the date of approval of the development by the City Council.

Proposed Conditions

None

Motion: Commissioner Simons: I make a motion that we recommend Approval of the preliminary/final application of a Small-Scale Subdivision to be known as Springer Subdivision. The proposal contains one lot on 0.92 acres. The property is located at 741 North 200 East and is in the R-1-22 zone.

Seconded: Commissioner Lineback

Vice Chair Garland: Any discussion on the motion?

Vice Chair Garland: All in favor.

Ayes: Commissioners: Ream, Lineback, Osborne, Wardle, and Simons

Nays: None

Motion: Passed

Item 5:

Open Meetings Act Training

Adjournment

Motion: Commissioner Simons

Second: Commissioner Garland

7:06 PM



Vice Chairman – Andy Garland



Planning Tech – Melannie Egan