

# Midway City Planning Commission Regular Meeting Minutes July 11, 2023

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 6:00 p.m., July 11, 2023, at the Midway City Community Center  
160 West Main Street, Midway, Utah

## Attendance

Jeff Nicholas- Chairman  
Gene Myles (Alt)  
Kelly Lineback  
Bill Ream (Zoom)  
Andrew Osborne  
Laura Wardle  
Andy Garland  
Travis Nokes (Alt)

## Staff

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

## Excused

Craig Simons- Vice Chair

## 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 Laura Wardle
  - Chairman Nicholas led the Pledge of Allegiance
  - Vote for Chairman and Vice Chairman
    - Jeff Nicholas was voted Chairman and Andy Garland was voted as Vice-Chairman.

#### Item 1:

Review and possibly approve the Planning Commission Meeting Minutes of June 13, 2023

**Motion:** Commissioner Garland: I make a motion that we recommend approval of the Planning Commission Meeting Minutes of June 13, 2023, as corrected.

## **Commissioner Comments**

There was a short discussion regarding the setbacks.

**Motion:** Commissioner Garland: I make a motion that we recommend approval of preliminary/final approval of a small-scale subdivision to be known as Farmstead Off Main. The proposal contains two lots on 1.25 acres. The property is located at 101 W 100 S and is in the R-1-9 zone. With the condition that a portion of the existing garage be removed to meet current setbacks. And we accept the staff findings.

**Seconded:** Commissioner Ream

**Chairman Nicholas:** Any discussion on the motion?

**Chairman Nicholas:** All in favor.

**Ayes:** Commissioners: Ream, Wardle, Nokes, Osborne, Lineback, and Garland

**Nays:**

**Motion:** Passed

## **Item 3:**

Ben Probst, agent for Probst Family Trust, is proposing preliminary/final approval of a Rural Preservation Subdivision to be known as Wayne's Pond. The proposal contains one lot on five acres. The property is located at 378 West 500 South and is in the RA-1-43 zone.

**Michael Henke gave a presentation.**

## **Land Use Summary**

- 5.0-acre parcel
- RA-1-43 zoning
- Proposal contains one lot
- Private driveway
- Sensitive land – 1.46 acres of Palustrine Emergent Wetland
- The lot will connect to Midway City's culinary water line or a private well, Midway Irrigation Company's secondary water line and an onsite septic system as approved by the Wasatch County Health Department

## **Discussion Items**

- Access from 500 South
  - Possible future access from 250 West
- Culinary water options (plat will not be recorded unless water has been dedicated or secured first)
  - Private well
  - City's culinary line
- Fire flow – fire hydrant must be located within 500' of any structures.

**Motion:** Commissioner Lineback: I make a motion that we recommend approval of a Rural Preservation Subdivision to be known as Wayne's Pond. The proposal contains one lot on five acres. The property is located at 378 West 500 South and is in the RA-1-43 zone. We accept the staff finding and adding that condition would only be necessary if the applicant chooses the well option.

**Seconded:** Commissioner Nokes

**Chairman Nicholas:** Any discussion on the motion?

**Chairman Nicholas:** All in favor.

**Ayes:** Commissioners: Ream, Wardle, Nokes, Osborne, Lineback, and Garland

**Nays:**

**Motion:** Passed

#### **Item 4:**

Rocky Mountain Power is requesting a Conditional Use Permit to rebuild the existing Judge transmission line and install a wildfire standard transmission line which is in alignment with Utah Code Ann 54-24-201. The proposal will include new poles to be above 55 feet with a pole for pole replacement within the existing alignment. The portion in Midway is approximately 2.5 miles in length and will follow the existing transmission line.

**Michael Henke gave a presentation.**

#### **Judge Line Rebuild**

- This request for a Conditional Use Permit (CUP) by Rocky Mountain Power is to rebuild the existing 46kV transmission line with 138kV framing and steel structures.
- The length of the project is 9.24 miles with about 2.5 miles of the line within Midway City limits.
- Currently, all the poles are wood and each of the wood poles will be replaced, pole for pole, with steel poles except switch structures which will be fiberglass poles.
- The diameter of the poles will remain the same, the height of the proposed poles will increase by an average of 10'.
- The applicant has stated that the purpose for the project is twofold, first, to reduce the probability of utility related wildfires and second, to mitigate damage to electric facilities because of wildfire.
- The applicant is required to apply for a CUP for two reasons, the first is the height of the proposed poles will be taller than the existing poles. The second reason is because the material of the proposed poles will be different from the existing poles.
- The proposed timeline for construction of the Judge transmission line rebuild will start during March of 2024 and be complete by October of 2024.

#### **Discussion Items**

- Code prefers that transmission lines follow historic routes
- Code prefers shorter poles
  - Existing poles be replaced, and new poles will be in the same location as the current poles
  - Poles will be the same diameter

Utilizing fire threat modeling concepts, areas were identified in Utah where there is an elevated risk of utility-associated wildfires to **occur** and **spread rapidly**, and where communities face an elevated risk of damage or harm from wildfires.

Fire High Consequence Areas (FHCAs) are used to prioritize wildfire mitigation initiatives, such as, increased inspections, system hardening and modified operating practices.

### **Fire High Consequence Area Assessment**

#### **Assessment Factors:**

- Fuel Presence (dry brush)
- Historic Weather Data
- Topography
- Fire Suppression Response
- Fire History
- Spatial Isolation / Fire Breaks

#### **Impact to People and Property:**

- Communities at Risk
- Presence of Critical Facilities
- Asset Risk/Vulnerability
- Egress Points
- 699 Miles of Rocky Mountain Power lines run through Fire High Consequence Areas

### **What is Rocky Mountain Power Doing to Mitigate Wildfire Risk?**

- As wildfires become more frequent and intense throughout the West, protecting the communities we serve while providing safe, reliable power is our highest priority.
- Maintaining the safety of our system has always been at the center of our wildfire preparedness plans. As wildfires become a growing threat, we are seeking out new ways we can be even more vigilant, helping to create new best practices.
- Operational practices include enhanced vegetation management, enhanced inspections, training of field personnel and use of enhanced protection and control settings.
- System modifications include installing insulated conductors, construction standard changes, installing non-spark equipment (fuses, avian deterrents, lightning arrestors).
- Public Safety Power Shutoffs (PSPS) in some areas

### **Possible Findings**

- The proposal is an administrative review and approval.
- The proposed use is a conditional use and the city may impose reasonable conditions to mitigate identified issues
- The proposal includes taller poles that will be visible to the residents of Midway, visitors of Midway, and the surrounding residents of Wasatch County
- The purpose of the proposal is to reduce the probability of utility related wildfires and to mitigate damage to electric facilities because of wildfire.

**Motion:** Commissioner Garland: I make a motion that we recommend to continue the discussion to