

Midway City Planning Commission Regular Meeting Minutes February 14, 2023

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 6:00 p.m., February 14, 2023, at the Midway City Community Center 160 West Main Street, Midway, Utah

Attendance

Craig Simons-Vice Chair
Andrew Osborne
Andy Garland
Laura Wardle
Travis Nokes (Alt)

Staff

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

Excused

Bill Ream
Gene Myles (Alt)
Kelly Lineback
Jeff Nicholas- Chairman

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 Garland
 - Vice-Chairman Simons led the Pledge of Allegiance

Item 1:

Review and possibly approve the Planning Commission Meeting Minutes of January 10, 2023

Motion: Commissioner Garland: I make a motion that we recommend approval of the Planning Commission Meeting Minutes of January 14, 2023, as printed.

Seconded: Commissioner Nokes

Chairman Simons: Any discussion on the motion?

Chairman Simons: All in favor.

Ayes: Commissioners: Nokes, Osborne, Wardle and Garland

Nays: None

Motion: Passed

Item 2:

Kayla and David Springer are requesting preliminary/final approval of a one-lot subdivision to be known as Springer Homestead. The one lot totals 0.62 acres and is located at 250 West Main Street and is in the R-1-7 zone.

Michael Henke gave a Presentation

Land Use Summary

- 0.62-acre parcel
- R-1-7 zoning
- Proposal contains one lot
- Site of a future dwelling or any other permitted and conditional uses allowed in this zone
- Frontage on Main Street
- The lot will connect to the Midway Sanitation District's sewer line, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

Recommended Water Requirements

- 0.62-acre parcel (27,007.2 sq. ft.)
 - Impervious area for dwelling, accessory structures, hard surfaces
 - 0.18 acres (8,000 sq. ft.)
 - Irrigated acreage
 - 0.44 acres x 3 = 1.32 acre feet
- 1 New culinary connection for new dwelling
 - 0.8 acre feet
 - 2.12 acre feet requirement

Possible Findings

- The proposed lot does meet the minimum requirements for the R-1-7 zoning district.
- The proposal does meet the intent of the General Plan for the R-1-7 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

No conditions

Commissioner Comments

None

Motion: Commissioner Garland: I make a motion that we recommend approval preliminary/final approval of a one-lot subdivision to be known as Springer Homestead. The one lot totals 0.62 acres and is located at 250 West Main Street and is in the R-1-7 zone. The recommendation is without conditions.

Seconded: Commissioner Wardle

Chairman Simons: Any discussion on the motion?

Chairman Simons: All in favor.

Ayes: Commissioners: Nokes, Osborne, Wardle and Garland

Nays: None

Motion: Passed

Item 3:

Watts Enterprises, agent for Midway Springs LLC Series II, is proposing final approval of phase 5 of Watts Remund Farms Planned Unit Development. The proposal contains ten building pads on 9.22 acres. The property is located at 400 North Farmhouse Way and is in the R-1-15 zone.

Michael Henke gave a Presentation

Land Use Summary

- R-1-15 zone
- 10 pads in a PUD subdivision
- 9.22 acres
 - 5.57 acres of open space
- Private road, with a public access easement, will be maintained by the HOA
- Trails within this phase are public and private with public easements
- Sensitive lands include wetlands
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

Item of Discussion

- Sensitive lands protection
 - Wetlands must be fenced with temporary construction fencing during construction of infrastructure and during home construction
- U. S. Army Corps of Engineers Letter
 - Approval has been received to encroach on 0.034 acres of wetlands in Phase 5
- Trails
 - North-south paved public trail
 - East-west soft surface private trail with a public access easement

Water Board Recommendations

Phase 5 Water Rights per the 1/6/2020 Water Board Meeting:

Inside: 8.0/ac-ft

Irrigation: 6.75 ac-ft

Total Required: 14.75 ac-ft

Possible Findings

- The proposed plan does meet the requirements of the code for a PUD in the R-1-15 zone
- The public trail system in the development benefits the entire community by creating trails that connect to existing trails and helps complete the master trail plan
- The proposal does comply with the approved revised master plan for this phase
- 5.57 acres of open space must be created as part of the development, which will be noted on the plat and restricted from future building or development.
- A wetlands area of 0.034 acres will be encroached upon in phase 5 and a letter has been received from the U. S. Army Corps of Engineers approving the encroachment.

Recommended Condition

The applicant will be required to survey the boundary of the wetlands and then install and maintain temporary construction fencing while site improvements are being installed and while homes are under construction.

Commissioner Comments

There was a question if the trail would be paved through Kathy Philpot's property. Michael Henke stated that it would all be paved.

Kathy Philpot stated that Russ Watts has done well with the work to mitigate the water issues, but she is worried about the amount of snow we have had, and she is afraid that there might be some issues with the water. Wes Johnson stated that they could dig up the piezometer and check them, however, he doesn't know if it would be helpful at this point. Kathy Philpot agreed. Wes continued explaining about the clay dams that have been put in many spots in the development and they have been very effective. Paul Berg asked Kathy what she is worried about currently and she stated that she had no current issues, just possible future issues with the snow.

Motion: Commissioner Garland: I make a motion that we recommend approval final approval of phase 5 of Watts Remund Farms Planned Unit Development. The proposal contains ten building pads on 9.22 acres. The property is located at 400 North Farmhouse Way and is in the R-1-15 zone. We accept the staff report and the one condition that is in the staff report.

Seconded: Commissioner Osborne

Chairman Simons: Any discussion on the motion?

Chairman Simons: All in favor.

Ayes: Commissioners: Nokes, Osborne, Wardle and Garland

Nays: None

Motion: Passed

Item 3:

Berg Engineering, agent for Still Water Holdings LLC, is proposing final approval of a five-lot subdivision to be known as Kay's Landing. The property is 11.14 acres and is located at approximately 1375 South Stringtown Road and is in the RA-1-43 zone.

Michael Henke gave a Presentation

Land Use Summary

- 11.14-acres
 - 1.67 acres of open space
- RA-1-43 zoning
- Proposal contains five single family building lots
- Access to lots is provided by a public cul-de-sac that will be built in the subdivision
- There are no known sensitive lands on the property
- The lots will connect to the Midway Sanitation District's sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary waterline

Items of Consideration

- Trails
 - 6-8' public trail along cul-de-sac
- Geotechnical report
- Open space
 - 15% open space is required
- Storm water
 - Detention pond will be on lot 5
 - An access easement and storm drain easement will be included on the plat
 - An access gate must be provided if the area is fenced

Recommended Water Requirement

- 11.14-acre parcel (485,258.4 sq. ft.)
- 9.6-acre lot area (418,176 sq. ft.)
 - Impervious area for dwelling, accessory structures, hard surfaces
 - 0.92 acres (5 x 8,000 sq. ft. = 40,000 sq. ft.)
 - Irrigated acreage
 - 8.68 acres x 3 = 26.04 acre feet
 - 0.61 acres in park strip x 3 = 1.83 acre feet
 - Total irrigated acreage 9.29 (27.87 acre feet)
 - 5 culinary connections
 - 4 acre feet
 - 31.87 acre feet requirement

Possible Findings

- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district.
- The proposal does comply with the land use requirements of the RA-1-43 zoning district.
- 1.67 acres of open space must be created as part of the development, which will be noted on the plat and restricted from future building or development.
- The property is restricted to five lots by a private deed restriction and by the annexation agreement.
- The duration of final approval shall be for one year from the date of final approval of the development by the City Council. Should a final plat not be recorded by the County Recorder within the one-year period of time, the development's approval shall be voided, and both preliminary and final approvals must be re-obtained, unless, on a showing of extenuating circumstances, the City Council extends the time limit for plat recording, with or without conditions

Recommended Conditions

The applicant must contribute to the planned bike lane an amount approved by the City Engineer before the plat is recorded.

Commissioner Comments

There was a clarification of the amount of water shares. Michael Henke stated that it would be corrected.

Motion: Commissioner Wardle: I make a motion that we recommend approval final approval of a five-lot subdivision to be known as Kay's Landing. The property is 11.14 acres and is located at approximately 1375 South Stringtown Road and is in the RA-1-43 zone. Accept the staff report and the one condition in the staff report.

Seconded: Commissioner Garland

Chairman Simons: Any discussion on the motion?

Chairman Simons: All in favor.

Ayes: Commissioners: Nokes, Osborne, Wardle and Garland

Nays: None

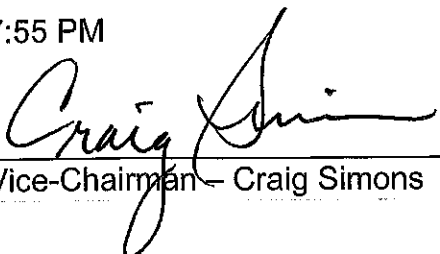
Motion: Passed

Adjournment

Motion: Commissioner Garland

Second: Commissioner Nokes

7:55 PM


Vice-Chairman – Craig Simons


Planning Tech – Melannie Egan