



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: June 14, 2022

AGENDA ITEM: General Plan Amendment

DOCUMENT: Road System Master Plan

AUTHORIZED AGENT: Berg Engineering

APPLICANT PROPERTY OWNER: Rising Heights LLC

**OTHER DIRECTLY AFFECTED
PROPERTY OWNER:** Abraham Neerings Trust

ITEM: 4

Berg Engineering, agent for Rising Heights LLC, is proposing a General Plan Amendment to amend the Midway City's Road System Master Plan. This proposal would remove a portion of the future planned road from 200 South between 740 East and Michie Lane through parcel 00-0006-6169 and parcel 00-0020-9351.

BACKGROUND:

Berg Engineering, agent for Rising Heights LLC, is proposing a General Plan Amendment which would amend the City's Road System Master Plan and remove a portion of the future planned road from 200 South between 740 East and Michie Lane through parcel 00-0006-6169 (Rising Heights LLC) and parcel 00-0020-9351 (Abraham Neerings Trust). The planned road that is proposed for removal has been part of the City's planned roads since the adoption of the 2011

POSSIBLE FINDINGS:

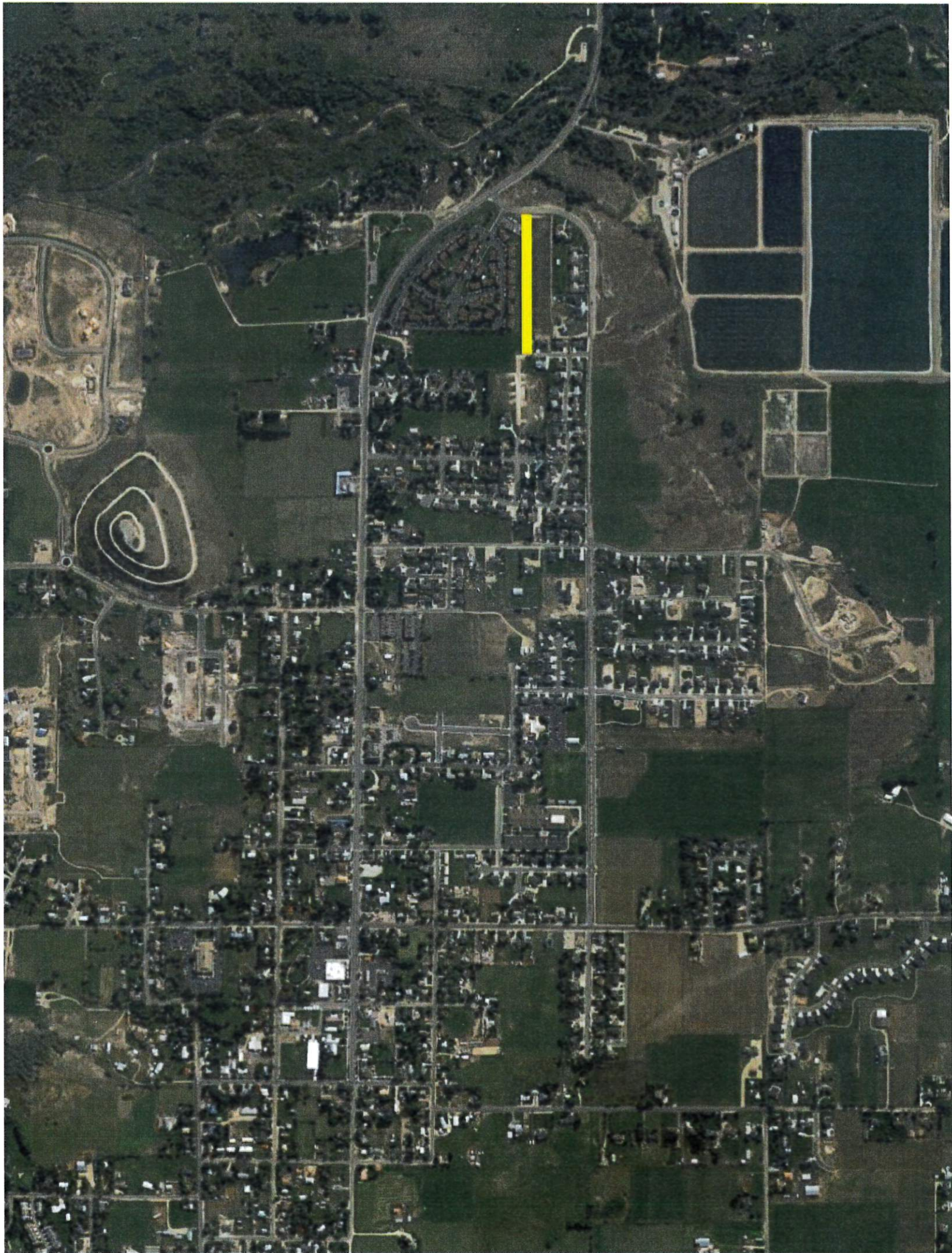
- The road has been planned since at least 2011.
- With less connecting roads, more traffic is forced on to the existing roads which compounds as Midway grows.
- Goals in the General Plan promote connectivity for local traffic circulation and emergency response.
- More connectivity allows for options for detours when roads are under construction.

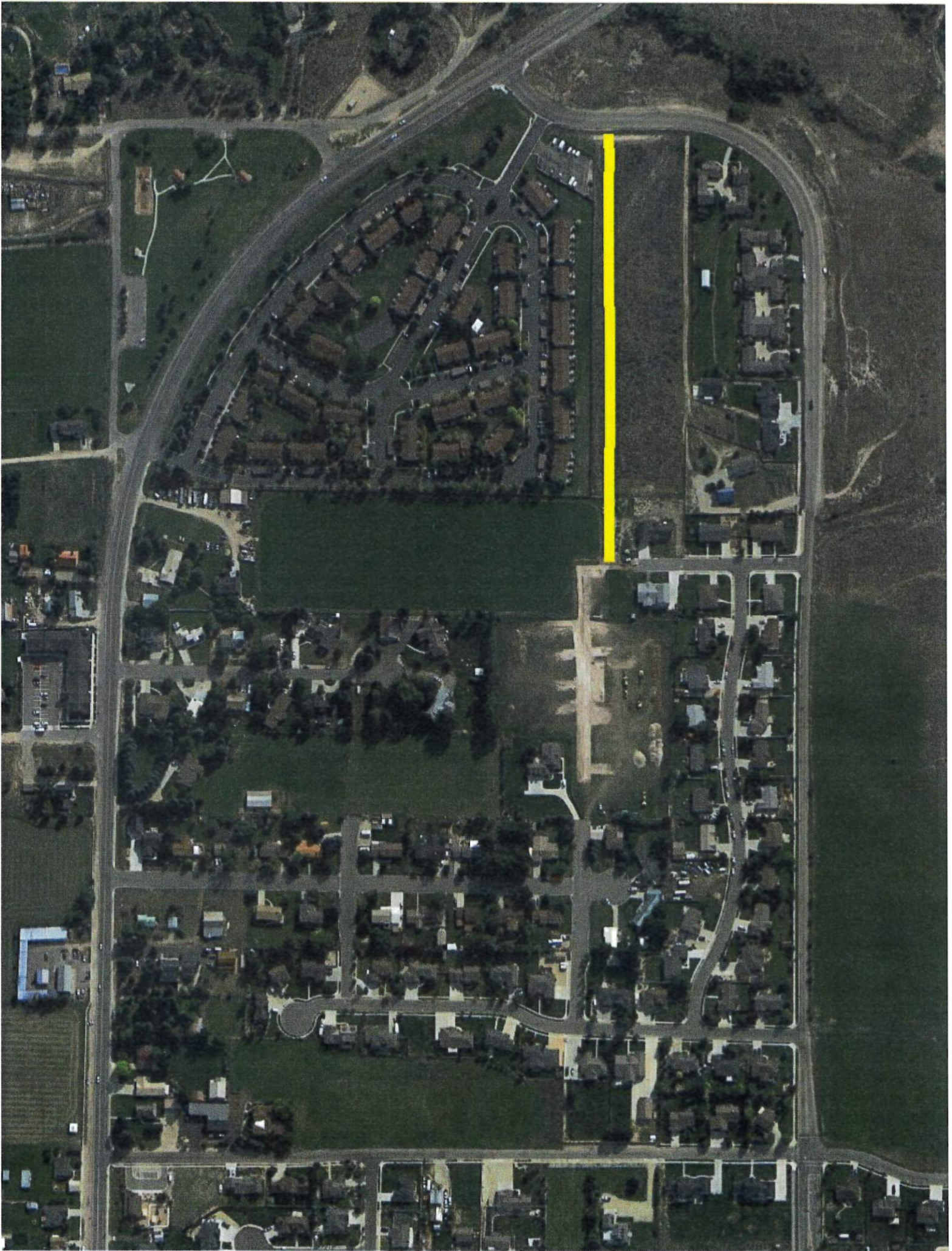
ALTERNATIVE ACTIONS:

1. Recommendation for Approval. This action can be taken if the Planning Commission finds there is good cause to amend the General Plan.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for approval (findings)
2. Continuance. This action can be taken if the Planning Commission finds that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again
3. Recommendation of Denial. This action can be taken if the Planning Commission finds there is not good cause to amend the General Plan.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

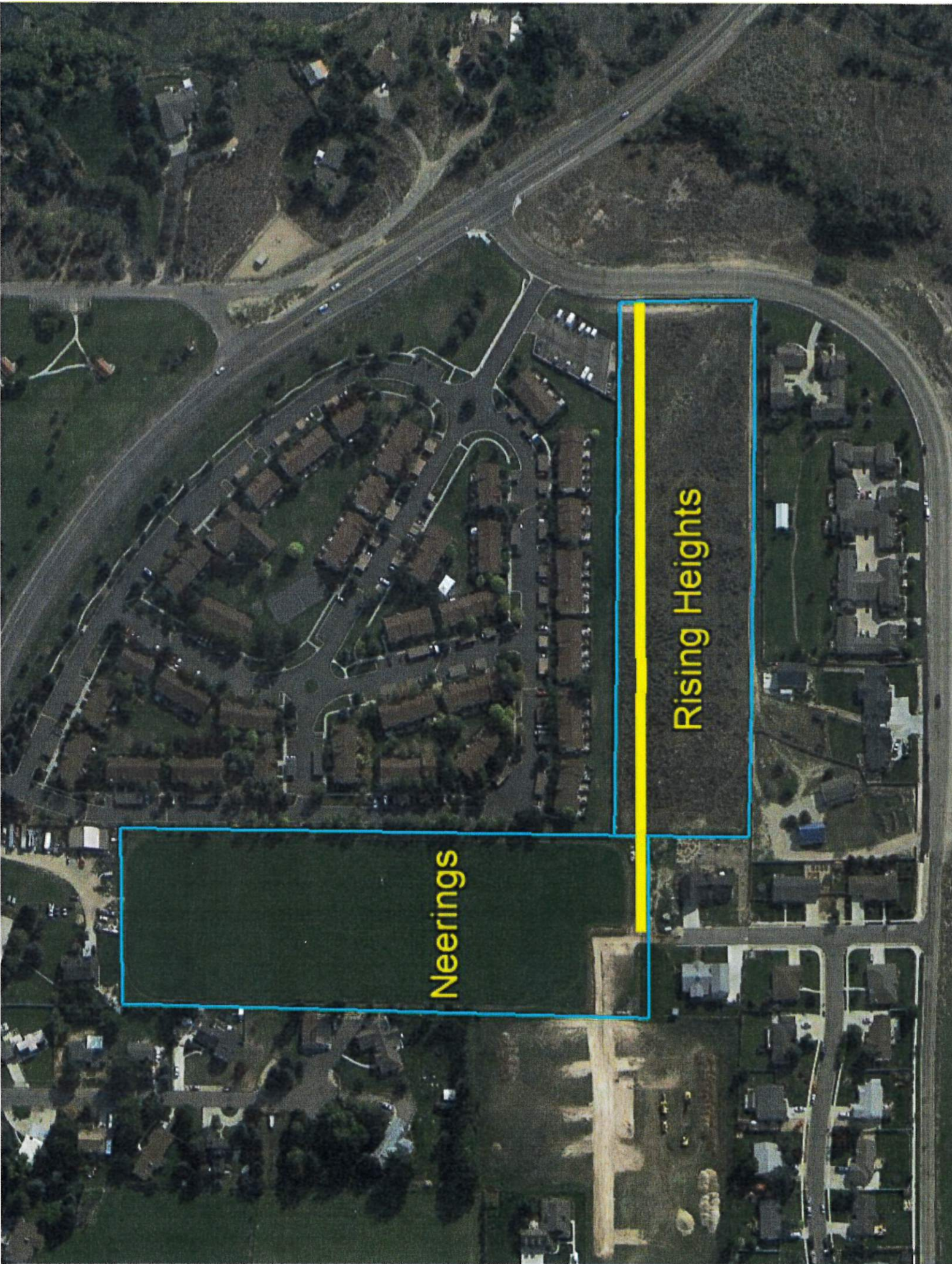
POSSIBLE RECOMMENDED CONDITION:

The General Plan amendment is conditioned that the Road System Master plan is only amended for the construction of a school for the entire parcel (no dwellings are included on any of the 4.78 acre parcel).



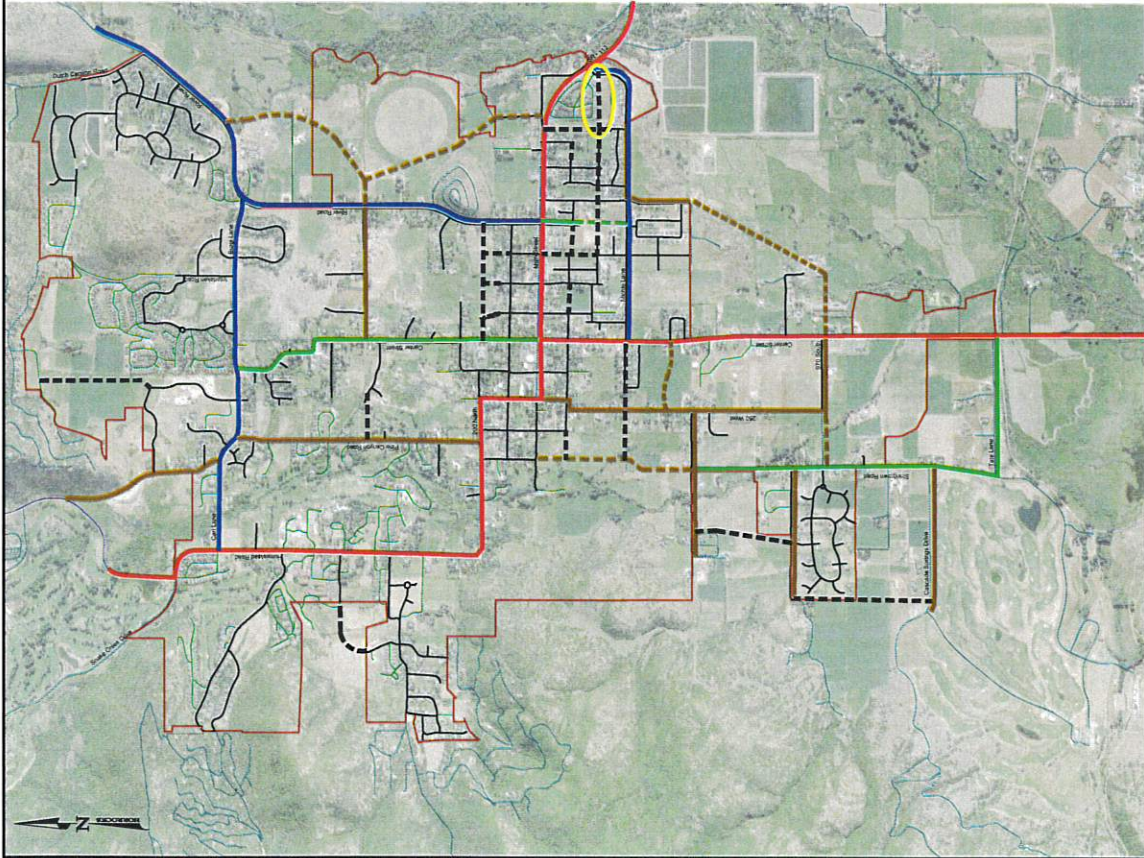






Neerings

Rising Heights



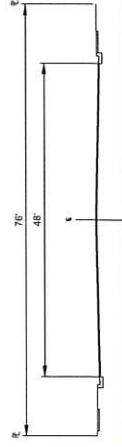
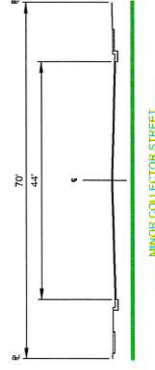
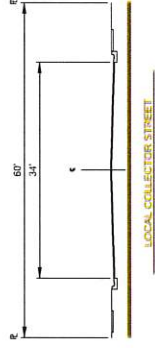
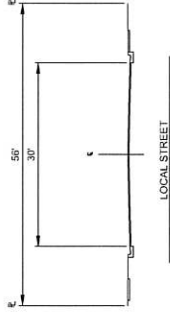
ROAD SYSTEM MASTER PLAN

LEGEND

- EXISTING LOCAL COLLECTOR
- EXISTING MINOR COLLECTOR
- EXISTING COLLECTOR
- EXISTING MINOR ARTERIAL (ROOT)
- NEW OR UPGRADED LOCAL
- NEW OR UPGRADED LOCAL COLLECTOR
- NEW OR UPGRADED MINOR COLLECTOR
- NEW OR UPGRADED COLLECTOR

ROAD LEGEND

- MIDWAY CITY ROADS
- MIDWAY CITY GRAVEL ROADS
- COUNTY ROADS
- PRIVATE ROADS
- CITY BOUNDARY
- UDOT ROADS



HORROCKS
ENGINEERS

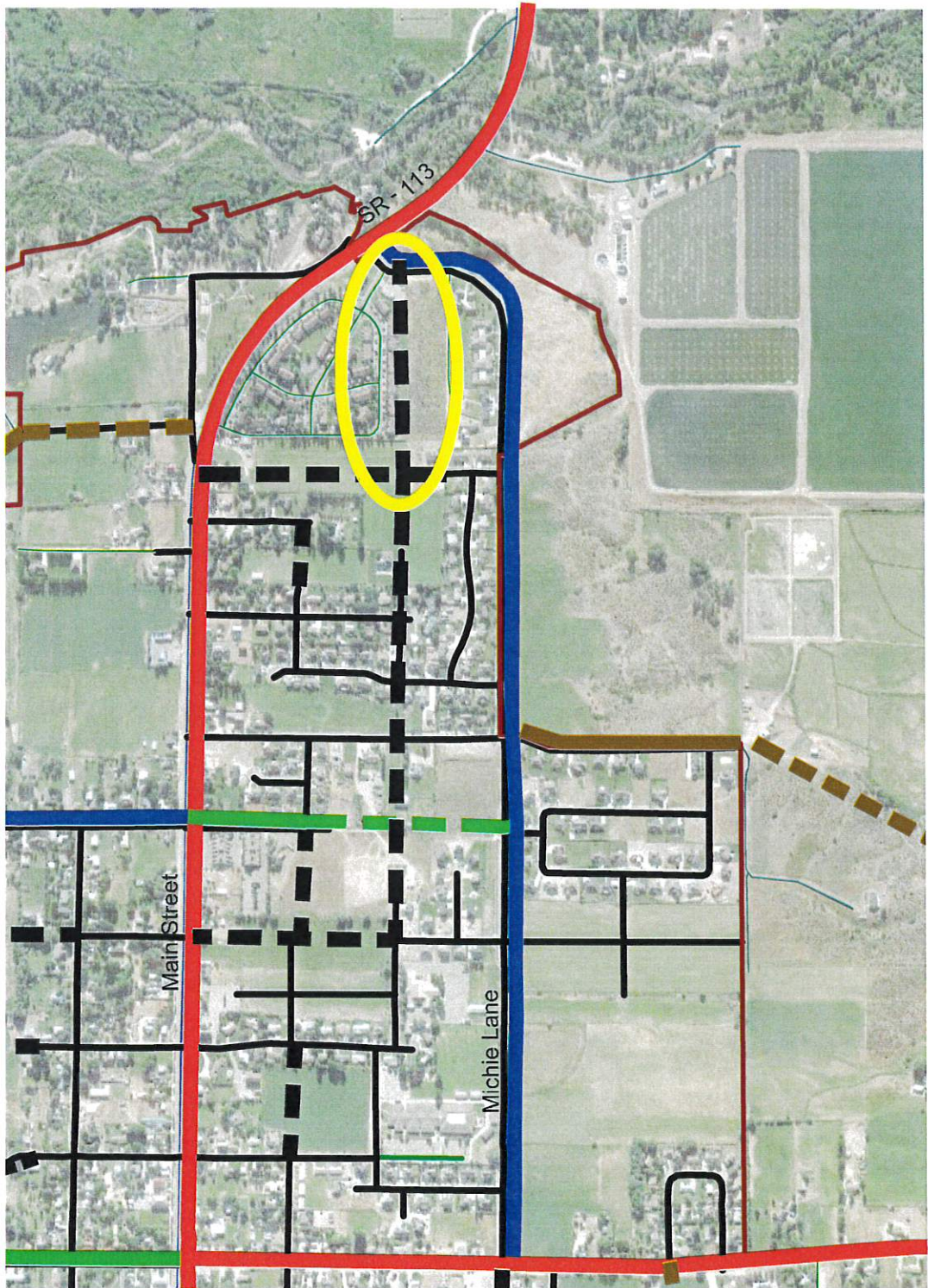
WARNING
1/2"
0
IF THIS BAR DOES NOT
MEASURE 1" THEN
DRAWING IS NOT TO SCALE

SCALE
HORIZONTAL
NONE
VERTICAL
NONE

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 753-5160

MIDWAY CITY
ROAD SYSTEM MASTER PLAN

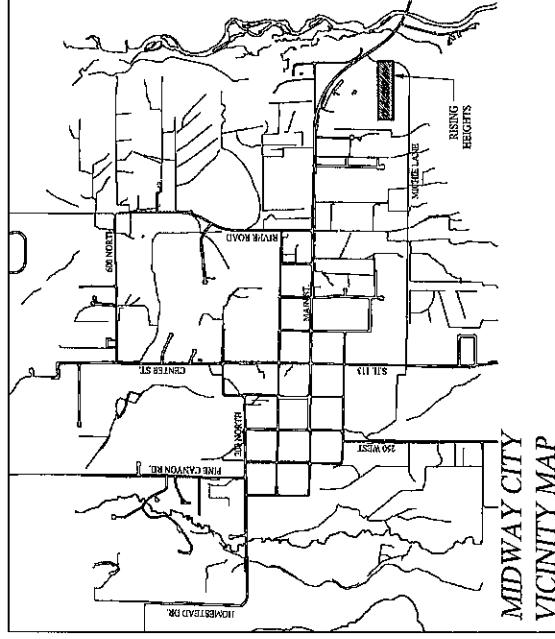
DESIGNED	CHECKED	DATE	PROJECT NO.
NR	WSJ	9/2018	9/2018
DRAWN	CHECKED	DATE	SHEET NO.
NR	WSJ	9/2018	1 OF 1
DRAWING NO.	DATE	PROJECT NO.	SHEET NO.
P-1	9/2018	9/2018	1 OF 1



RISING HEIGHTS SCHOOL ROAD MASTER PLAN AMENDMENT


SHEET INDEX

1. MIDWAY ROAD SYSTEM MASTER PLAN
2. PROPOSED AMENDMENT TO ROAD SYSTEM MASTER PLAN
3. COUNTY PARCEL MAP
4. SLOPE MAP
5. ENVIRONMENTAL CONSTRAINTS



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DATE: 11 MAY 2013

ROAD MASTER PLAN AMENDMENT - 11 MAY 2013

RISING HEIGHTS SCHOOL ROAD MASTER PLAN AMENDMENT	
COVER SHEET	
	
DESIGNED BY: [blank]	CHECKED BY: [blank]
DRAWN BY: [blank]	DATE: [blank]

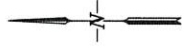
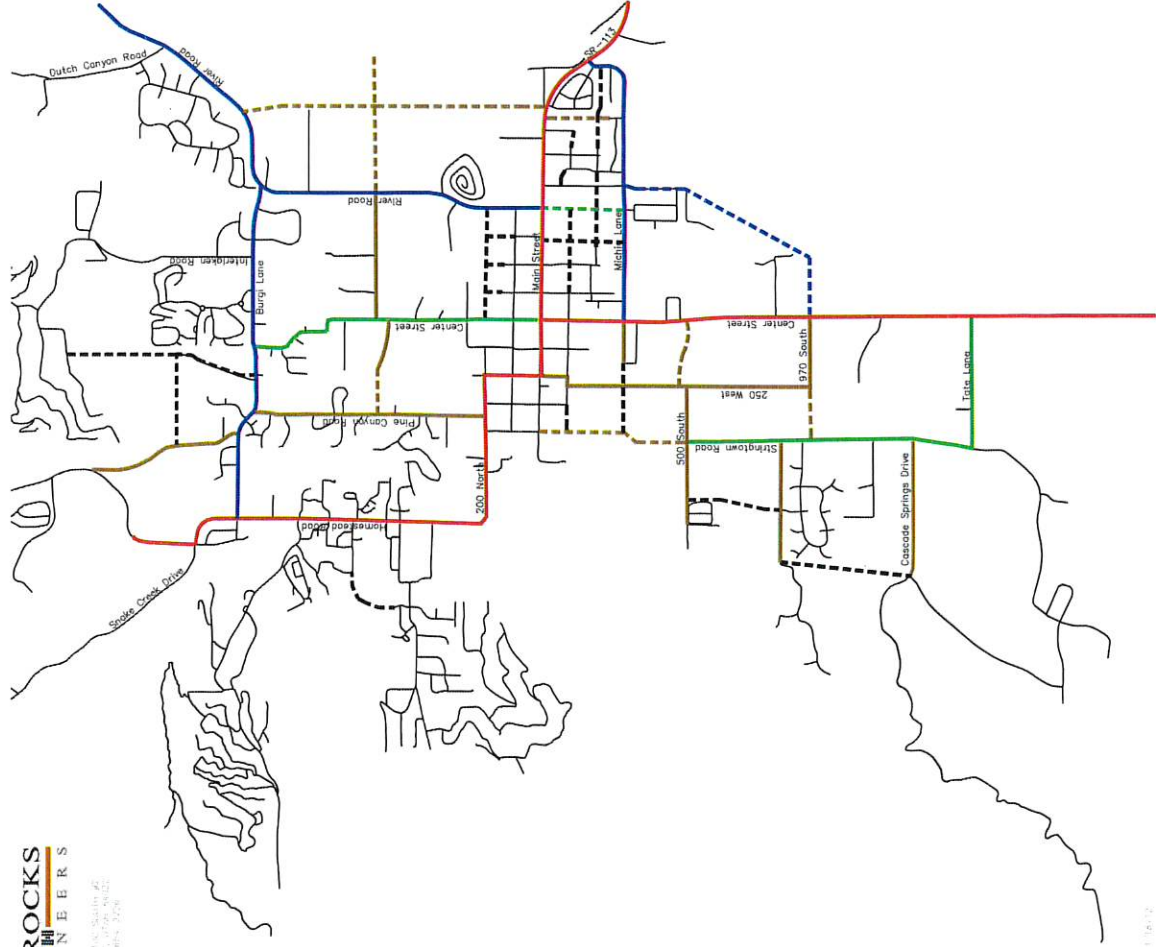


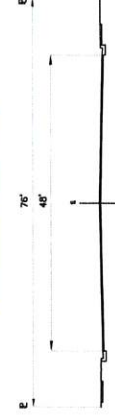
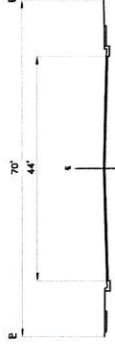
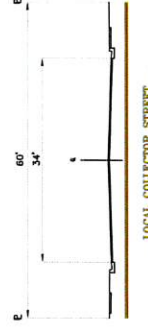
FIGURE 2-1

MIDWAY CITY

ROAD SYSTEM
MASTER PLAN

LEGEND

- EXISTING LOCAL COLLECTOR
- EXISTING MINOR COLLECTOR
- EXISTING COLLECTOR
- EXISTING MINOR ARTERIAL (MOOT)
- NEW OR UPGRADED LOCAL
- NEW OR UPGRADED LOCAL COLLECTOR
- NEW OR UPGRADED MINOR COLLECTOR
- NEW OR UPGRADED COLLECTOR



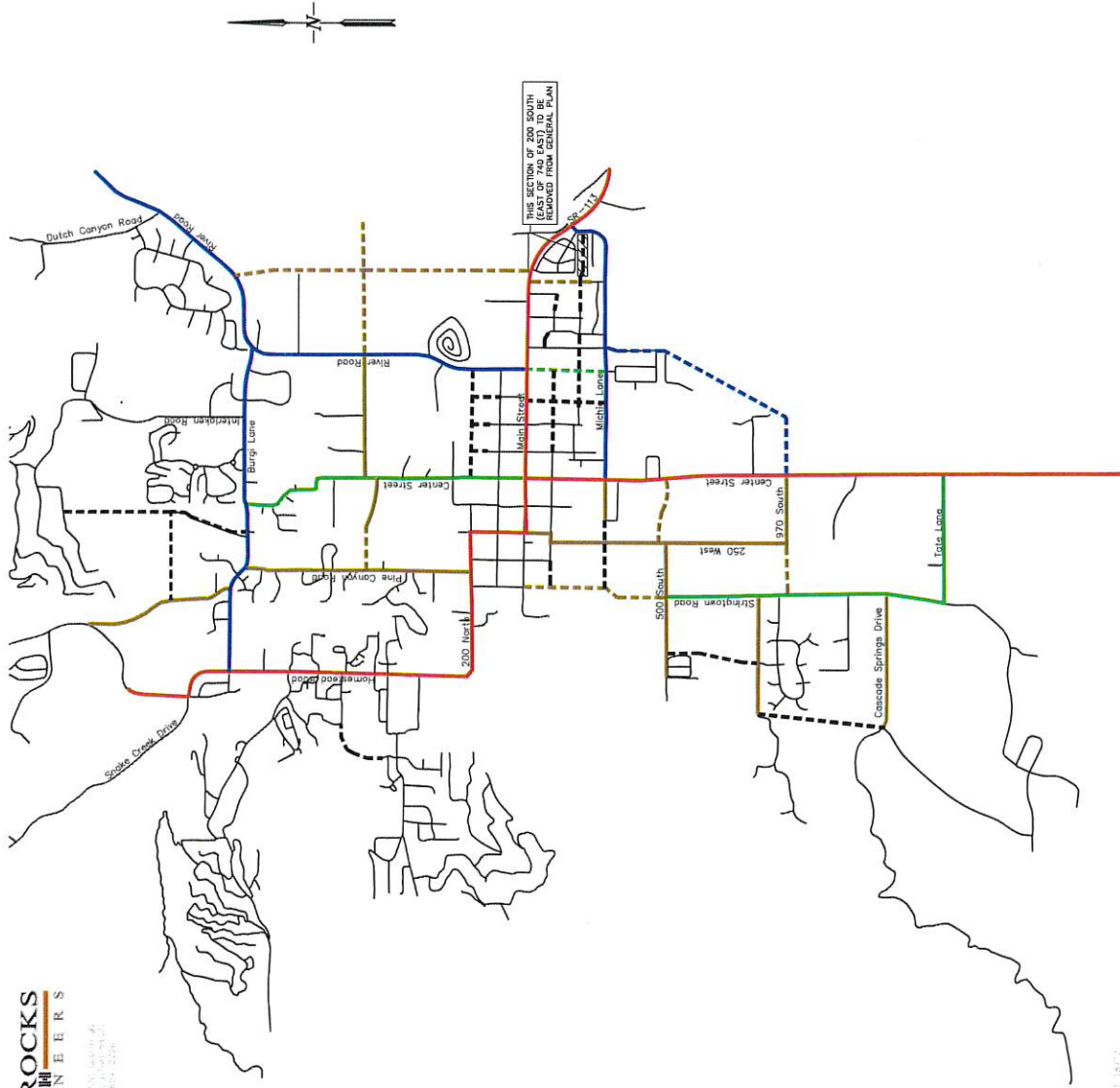


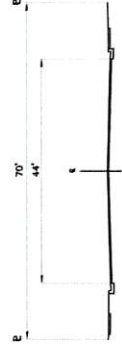
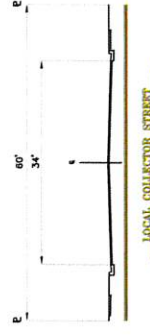
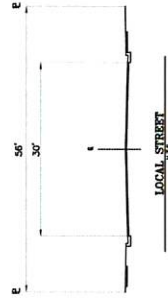
FIGURE 2-1

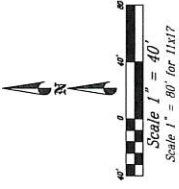
MIDWAY CITY

ROAD SYSTEM
MASTER PLAN

LEGEND

- EXISTING LOCAL COLLECTOR
- EXISTING MINOR COLLECTOR
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- EXISTING MINOR ARTERIAL (UDOT)
- NEW OR UPGRADED LOCAL
- NEW OR UPGRADED LOCAL COLLECTOR
- NEW OR UPGRADED MINOR COLLECTOR
- NEW OR UPGRADED COLLECTOR





SLOPE LEGEND
 0% - 10% SLOPES
 10% - 20% SLOPES
 20% - 25% SLOPES
 25% - 30% SLOPES

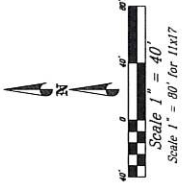
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 PAUL A. BERG
 SERIAL NO. 200002
 DATE: 11 MAY 2022

RISEING HEIGHTS SCHOOL

SLOPE MAP



DESIGN BY: PAB DATE: 11 MAY 2022 SHEET: 4
 DRAWN BY: DEB REV:



SENSITIVE LANDS NOTE:
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DATE: 11 MAY 2012

RESING HEIGHTS SCHOOL

ENVIRONMENTAL
CONSTRAINTS PLAN



DESIGN BY: PEB
DRAWN BY: DEJ
DATE: 11 MAY 2012
REV: 5

SHEET



ENGINEERING

civil engineering • land planning

380 E. Main, Suite 204
Midway 84049 UT
435.657.9749

May 10, 2022

Michael Henke
Midway City Planner
75 North 100 West
Midway, Utah 84049

Re: Rising Heights School
Request to Amend Master Street Plan

Dear Michael:

The proposed Rising Heights School requests to amend the Midway City Master Street Plan to remove a section of 200 South between 740 East and Michie Lane. This letter provides a response to questions listed on the General Plan Amendment Application for this request.

Advantages to Removing 200 South between 740 East and Michie Lane

- At 740 East there is approximately 1,700 feet between Main Street and Michie Lane. A local road at 200 South that connects neighborhoods makes sense for areas west of 740 East. However, at the east end of the Rising Heights School property there is only 260 feet between 200 South and Main Street. For this short of a distance a local road is not needed to provide connectivity.
- There is only about 140 feet of separation between the proposed 200 South and Zurich Lane. Removing 200 South will remove closely spaced intersection conflicts.
- Allows for more open space and play area on the school site.
- Reduces potential conflicts between car traffic and school children.
- A portion of 200 South goes through the Neerings property. The Neerings have raised concerns about 200 South running through their property during the public hearings for the nearby Edelweiss Meadows Subdivision.
- Removing the proposed section of 200 South would eliminate road intersection alignment issues in the Neerings property.

Negative Affects to Removing 200 South between 740 East and Michie Lane

- Less connectivity in the area.
- Removes a second route in and out of the school.

Health, Safety, Transportation, Aesthetics, Recreational, Educational and Cultural Opportunities

- The proposed school will provide new educational opportunities for Midway. Amending the master road plan will allow the school to have additional room for play and recreation areas.
- The safety and transportation advantages of amending the master road plan are listed above.

Reduction of Waste of Physical, Financial or Human Resources

Removing the section of 200 South between 740 East and Michie Lane will eliminate the waste and cost of building a unneeded road. Removing this section of road will allow for more play area and open space on the proposed school site.

Efficient and Economical Use, Conservation and Production of Food, Water and Facilities

The property is not being farmed. No food production will be removed with the development of the property. No new utilities mains or other facilities are needed to serve the proposed school.

Energy Conservation

The proposed general plan amendment to remove a section of 200 South has little to no affect on energy consumption or conservation. However, the proposed school should consider green building techniques and other energy conservation practices.

Protection of Urban Development

Removing 200 South from the Master Street Plan reduces the amount of road in the area and allows for the school to have more open space and play area. Removing a through road from the school property also reduces potential conflicts between cars and children.

Protection or Promotion of Moderate Income Housing

The proposed school does not create a greater demand for moderate income housing in the city nor does it provide housing.

Protection and Promotion of Air Quality

The proposed school will add vehicle trips to the area which will have an impact on air quality. However, due to the small size of the school, it should have less impact than if the property was developed into town homes similar to the properties to the north and south.

Historic Preservation

There no buildings or other historical structures on the property.

Future Land Uses That Require an Expansion of Services

The proposed school will require service connections to the existing water, pressure irrigation and sewer systems. No expansion of the water, pressurized irrigation or sewer mains is anticipated. Existing water and pressurized irrigation mains in Michie Lane can provide service to the property. An existing sewer line near the west property line can provide sewer service.

Please let me know if you have any comments or questions regarding this request to amend the master road plan.

Respectfully,

Paul Berg

Paul Berg, P.E.