

## **Midway City Planning Commission Regular Meeting April 19, 2017**

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 7:00 p.m., April 19, 2017, at the Midway City Community Center  
160 West Main Street, Midway, Utah

### **6:45 P.M. Work/Briefing Meeting**

- City Council Liaison Report, no action will be taken and the public is welcome to attend.

### **7:00 P.M. Regular Meeting**

#### **Call to Order**

- Welcome and Introductions; Opening Remarks or Invocation; Pledge of Allegiance

#### **Regular Business**

1. Review and possibly approve the Planning Commission **Work Meeting** Minutes of March 6, 2017.
2. Review and possibly approve the Planning Commission **Regular Meeting** Minutes of March 15, 2017.
3. Midway City is proposing a Code Text Amendment to add the regulations for the proposed C-4 zone (initially proposed as the Tourism Overlay Zone). The purpose of this zone is to create a community gathering area that is focused on tourism and retail. This zone will be walkable and is envisioned to have a central plaza with surrounding commercial and arts related businesses along with residential. The zone would cover the general area from 400 East to 700 East along Main Street on the north side of the street.
  - a. Discussion of Code Text Amendment
  - b. Possible recommendation to City Council
4. Midway City is proposing to rezone six parcels from the C-2 and R-1-11 zones to the newly proposed C-4 zone that would cover the general area from 400 East to 700 East along the north side of Main Street. This zone will be walkable and is

envisioned to have a central plaza with surrounding commercial and arts related businesses along with residential. The property proposed to be rezoned is approximately 20.71 acres in size.

- a. Discussion of proposed zone map amendment zone
  - b. Possible recommendation to City Council
5. Kent Kohler is requesting a Conditional Use Permit for a mixed-use development that will include a business and a residence. The property is located at 37 West Main Street and is in the C-2 zone.
  - a. Discussion of Conditional Use
  - b. Possible recommendation to City Council
6. Brett walker is requesting a plat vacation of the Walker Ranch Subdivision. Walker Ranch is a one lot subdivision on 14.8 acres. The property is located at 566 Saddle Drive and is in the RA-1-43 zone.
  - a. Discussion of the vacation
  - b. Public Hearing
  - c. Possible recommendation to City Council
7. Brett walker is requesting Preliminary/Final approval of the Dutch Hills Subdivision. The proposal is a small-scale subdivision that is 14.8 acres in size and will contain six lots. The property is located at 566 Saddle Drive and is in the RA-1-43 zone.
  - a. Discussion of the proposed subdivision
  - b. Possible recommendation to City Council
8. Christopher Huffman & Ethan Poppleton, agents for Return Development LLC, is requesting Final Approval for the Deer Creek Estates Subdivision Phase 1. The proposal is a large-scale subdivision that is 6.89 acres in size and comprises 10 lots. The property is located at 300 East Michie Lane (south side) and is in the R-1-15 zone.
  - a. Discussion of the proposed subdivision
  - b. Possible recommendation to City Council
9. Christopher Huffman & Ethan Poppleton, agents for Return Development LLC, is requesting Preliminary Approval for the Deer Creek Estates Subdivision Phase 2. The proposal is a large-scale subdivision that is 6.24 acres in size and comprises 10 lots. The property is located at 300 East Michie Lane (south side) and is in the R-1-15 zone.
  - a. Discussion of the proposed subdivision
  - b. Possible recommendation to City Council

**10.** Jim Ashton, agent for Ashton Robertson Enterprises, is requesting Final approval for the Alder Meadows Subdivision. The proposal is a large-scale subdivision that is 5.16 acres in size and will contain 11 lots that could contain single-family dwellings or duplex dwellings. The property is located at 250 East 200 South and is in the R-1-9 zone.

- a. Discussion of the proposed subdivision
- b. Possible recommendation to City Council

**11.** Concept plan review for a proposed 20-lot subdivision called Midway Ranches Subdivision located at 1200 South Center. The property is 68.78 acres and is in the RA-1-43 zone.

- a. Discussion of Concept Plan

**12.** Adjournment