

Midway City Planning Commission Regular Meeting Minutes January 8, 2019

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 7:00 p.m., January 8, 2019, at the Midway City Community Center
160 West Main Street, Midway, Utah

Attendance

Jim Kohler – Chairman
Kevin Payne– Vice Chairman
Jeff Nicholas
Nancy O’Toole
Jon McKeon
Heather Whitney
Bill Ream
Rob Bouwhuis

Staff

Michael Henke – City Planner
Melannie Egan – Admin. Assistant
Wes Johnson – City Engineer

Excused

Natalie Streeter

7:00 P.M. Regular Meeting

Call to Order

- Welcome and Introductions; Opening Remarks or Invocation; Pledge of Allegiance
 - Invocation was given by Commissioner Payne
 - Chairman Kohler led the Pledge of Allegiance

Item:1 Swear in new members

Item: 2

Review and possibly approve the Work Meeting and Planning Commission Meeting of December 11, 2018.

Motion: Commissioner O’Toole: I move that we approve the Work Meeting and Planning Commission meeting minutes of December 11, 2018, with the corrections given to Melannie.

Seconded: Commissioner Bouwhuis

Chairman Kohler: Any discussion the motion?

There was none

Chairman Kohler: All in favor.

Ayes: Commissioners: O-Toole, Payne, Nicholas, Ream, Bouwhuis, Whitney

Nays: None

Motion: Passed

Item 3:

Paul Berg, agent for Fastbreak Management LLC, is proposing a plat amendment of the Swiss Creek PUD Plat "A" 2nd amendment. They are proposing to remove six attached units and replace them with three single-family detached units. The property is located at 570 North Mountain Springs Drive and is in the R-1-15 zone.

Planner Henke gave a presentation

Land Use Summary

- 3.9 acres
- 14 potential dwellings
 - 12 pads
 - 4 tri-plex buildings
 - 2 lots
- Proposed amendment would reduce density from 14 to 11
- Additional visitor parking will be added

Proposed Findings

- The proposed amendment will decrease the density by three units
- The open space in the PUD will remain the same
- More visitor parking will be added with this amendment
- No public street, right-of-way, or easement will be vacated or altered

Paul Berg stated that this was an old project that had lapsed, and in order to complete and update the final project, changing from Tri-Plex to Single Family was appropriate.

Motion: Commissioner Payne: I motion that we approve the proposed plat A, 2nd amendment, the Swiss Creek PUD that would remove the six attached units, replacing them with three single family detached units. The property is located at 570 North Mountain Springs Drive and is in the R-1-15 zone. And, that we accept staff findings.

Seconded: Commissioner O'Toole

Chairman Kohler: Any discussion on the motion?

Chairman Kohler: All in favor.

Ayes: Commissioners: O-Toole, Payne, Nicholas, Ream, Bouwhuis, Whitney

Nays: None

Motion: Passed

Item 4:

Russ Watts, agent for Midway Springs LLC Series 1, is proposing a plat amendment of the Watts Remund Farms Phase 1. The proposal would amend the size of the building pads. Some of the building pads would increase in size and some would decrease in size. The property is located at 260 East and 600 North and is in the R-1-15 zone.

Planner Henke gave a presentation

Land Use Summary

- 15.32 acres
- R-1-15 zoning
- Proposal contains 39 pads (PUD)
-

Proposed Findings

- The proposed
- R-1-15 zoning
- Proposal contains 39 pads (PUD)

Commissioners and Staff Comments

Paul Berg stated and confirmed that the changes do not affect the trails, open space or setbacks. The changes are just to accommodate the roof overhangs.

Motion: Commissioner Nicholas: I move to recommend approval of the proposed plat amendment of the Watts Remund Farms Phase 1 PUD Subdivision, which would amend the size of the building pads. And accept the staff report and staff findings that are found in the staff report. The property is located at 260 East and 600 North and is in the R-1-15 zone.

Seconded: Commissioner Ream

Chairman Kohler: Any discussion on the motion?

There was none

Chairman Kohler: All in favor.

Ayes: Commissioners: O-Toole, Payne, Nicholas, Ream, Bouwhuis, Whitney

Motion: Passed

Item 5:

Non-entitlement review of a concept plan for Saddle Creek which contains 38 lots. The property is 31.99 acres and is located at the intersection of 250 West and 970 South. The property is in the R-1-22 zone

Planner Henke gave a presentation

Land Use Summary

- Recorded Plat - Recorded on September 5, 2007
 - 34.35 acres
 - Planned Unit Development
 - 57 building pads
 - 50% open space (17 acres)
 - Private roads
- Master Plan
 - 31.99 acres
 - Large-scale standard subdivision
 - 38 lots
 - 0.5 acre minimum
 - 15% open space - 6.14 acres (19.19%)

- Public roads

Discussion Points

- Density reduction of 19 dwellings
- Financial impact of a PUD vs a standard subdivision
 - Public vs private roads
- Setbacks from 970 South and 250 West
- Potential view impacts from surrounding properties
- Timing of on-site and off-site improvements
 - Current approval is one plat while proposal will be phased
 - Traffic impact fee reimbursement of \$156,750
- Affordable housing - \$2,800 per unit
- Water extension line agreements
 - 250 West - \$5,776.38
 - Center Street - \$40,943.39

Commissioners and Staff Comments

Commissioner Nicholas asked if the city could ask that the public roads be maintained as private. Michael Hinke stated that the request could be negotiated with the developers.

Paul Berg stated that having more open space adjacent to the back end of the Appenzell, could put the open space in the back but it would not be noticed or seen as the open space for Appenzell already exists there. The new plan has the open space at the streets where it would be noticed and would with help keep the rural feel.

Paul Berg stated that the owners felt that a PUD would not work well in this area of the city and a standard subdivision would.

There was a discussion regarding the sidewalks and the curb. And it was clarified that that there was a five-foot park strip in between the road and sidewalk.

The owner stated that he has always supported using open fencing on the main roads.

Commissioners Ream and O'Toole stated that they would support this concept.

Commissioners Payne and Bouwhuis do not like the idea, unless it would be more like the Cascades, which does not allow property line fencing.

Buffers with a building pads or setbacks on main building and accessory buildings, to give it more of a rural feel.

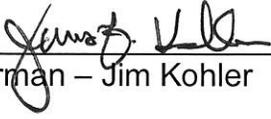
Paul Berg stated that he did have a lot of support of the neighbors, and some commissioners.

Item 5:

Adjournment

Motion: Commissioner Bouwhuis

8:30 pm



Chairman – Jim Kohler



Admin. Assistant – Melannie Egan

Approved Minutes

