

Midway City Council
8 August 2018
Regular Meeting

Ordinance 2018-17 /
General Plan Amendment



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: August 8, 2018

DOCUMENT: General Plan Road System Master Plan

NAME OF APPLICANT: Midway City

AGENDA ITEM: Amendment of the Road System Master Plan

LOCATION: 600 North East of River Road

ZONING DESIGNATION: RA-1-43 zone

ITEM: 11

Midway City is proposing a General Plan amendment. The proposal would amend the Road System Master Plan by removing the planned road 600 North from River Road to the Provo River.

BACKGROUND:

The City is proposing an amendment to the Road System Master Plan which is a component of the Transportation chapter of the General Plan. The amendment is to remove a section of 600 North from the map and to modify the route of a future local collector road that runs east of Memorial Hill from Main Street to River Road. To amend the Road System Master Plan the General Plan must be amended which requires the Planning Commission to review the proposal and make a recommendation to the City Council. Public hearings are required before both the Planning Commission and the City Council. The City would also like to make some other scrivener adjustments to the map for a few other roads. Those minor changes will be described later in this report.

ANALYSIS:

There are a few reasons for the proposed amendment of 600 North as described below:

- We now have specific plans for a section of the local collector road that runs east of Memorial Hill from Main Street to River Road. The section of the road that is located in the Whitaker Farms subdivision is now planned and may now be placed on the Road System Master Plan in the correct location. We still do not know the exact alignment north or south of Whitaker Farms so those lines will remain approximate for the time being.
- The City has been working with the developer of Whitaker Farms and the surrounding property owners regarding the improvements of River Road. The City Council has followed the Planning Commission's recommendation to include two roundabouts as part of the Whitaker Farms subdivision. To secure the property needed for the roundabouts the City has worked with both Wasatch County and the Salazar family. The Salazars are willing to deed the property needed for the roundabout at 600 North if a few conditions are met from the developer and one condition from the City. The condition from the City is the removal of the future planned 600 North road that would run between the north boundary of the Whitaker property and the Salazar home. This road was added to the General Plan in 2011 as a potential fourth access into Midway from across the Provo River. The idea was that if Midway ever needed a fourth access then this route would be the preferred route because it was centrally located, and it would conveniently connect 600 North (one of the few east west roads planned) to 1200 North located in the County on the east side of the Provo River. It is not likely that this road would ever be built for two main reasons. The first is it would be very difficult to receive approval from the Federal government to cross their property which is located on both sides of the river. The river and the surrounding area have been restored and a project including a bridge and road would have some major impacts on the restoration project. Second, it would be a very expensive project that the City would most likely have to pay for solely without funds from UDOT or a developer. These two reasons make it unlikely that the road would ever be built whereas the roundabout would benefit the community immediately and for the long term also. Some of the potential benefits of the roundabouts are the following:
 - The proposed improvements may slow down traffic on River Road. The roundabouts will act as traffic control devices that will require a slower rate of speed. The City has received many complaints about the speed of traffic along River Road and this may help that issue.
 - By introducing roundabouts, drivers will more actively drive this section of road which will require them to pay closer attention as they traverse this residential area. There have been vehicle accidents, both between multiple vehicles and vehicles hitting pedestrians, in this area and more active driving may help with this issue.

- The roundabouts will create a more aesthetically pleasing streetscape along this section of road that will help preserve its rural character. River Road is an iconic rural streetscape that is worth preserving and the proposed amendment may help keep the rural feel of the section of road.
- The proposed improvements may discourage through traffic on River Road. A UDOT traffic study showed that of the traffic that did not stop between Summit County and Wasatch County some of those trips were on River Road which is a city street. The Federal and State highway system is designed to handle through traffic but because River Road has no stop signs or other traffic hindering devices (except for the current roundabout on River Road and Burgi Lane) it is a very feasible option for those passing through the County. The introduction of roundabouts may hinder some of that through traffic and will leave River Road for local traffic.

As mentioned earlier, the City would like to update the map, so all the roads shown are accurate. Staff has discovered some minor errors that should be corrected. For example, the current map shows that 400 East has been built from 100 South to Michie Lane. This road is planned but it has not yet been built so the map should only indicate that it is planned. 200 North, from Center Street to River Road is also in the same situation and should be amended.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Bouwhuis: I make a motion that we amend the Road Systems Master Plan for Midway City within the General Plan and remove the continuation of 600 North, east of river road as shown on the map and make other modifications to match the existing conditions as noted in the plan.

Seconded: Commissioner O’Toole

Chairman Kohler: Any discussion on the motion?

There was none

Chairman Kohler: All in favor.

Ayes: Commissioners Streeter, Waldrip, Ream, Nicholas, Bouwhuis, Payne, O’Toole

Nays: None

Motion: Passed

PROPOSED FINDINGS:

- The Road System Master Plan will be more accurate if amended
- Removing the planned 600 North road will allow the City to acquire property to allow a roundabout that will be a communal benefit
- It is unlikely that the future planned 600 North, east of River Road, will be built and it may not ever be needed

ALTERNATIVE ACTIONS:

1. Approval. This action can be taken if the City Council feels there is good cause to amend the General Plan.
 - a. Accept staff report
 - b. Reasons for approval (findings)
2. Continuance. This action can be taken if the City Council feels 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. Denial. This action can be taken if the City Council feels there is not good cause to amend the General Plan.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

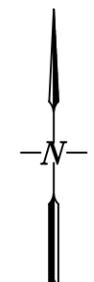
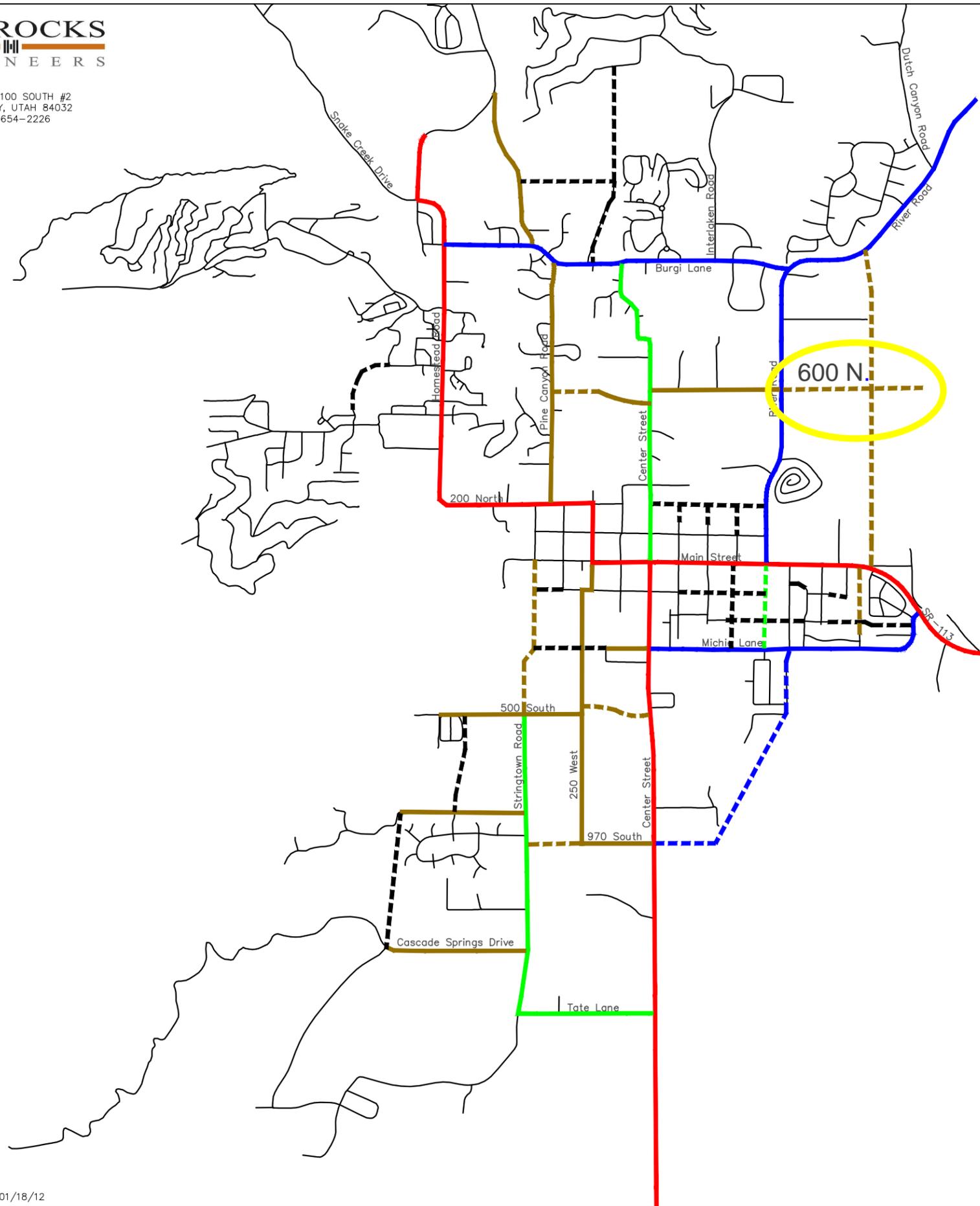
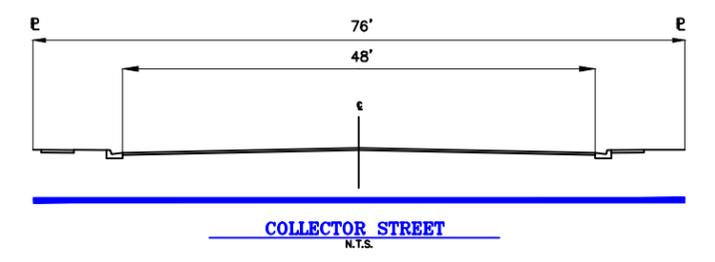
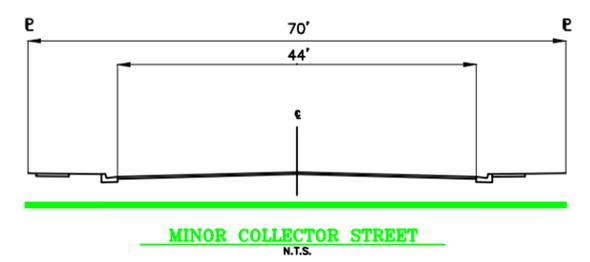
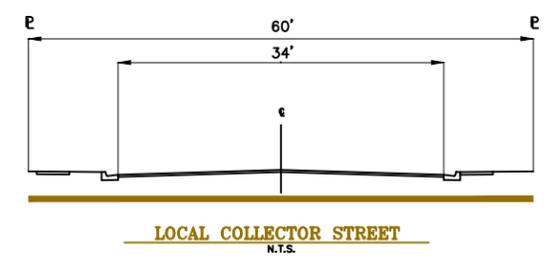
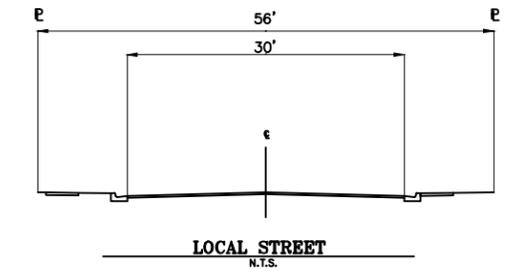


FIGURE 2-1
MIDWAY CITY
ROAD SYSTEM
MASTER PLAN

LEGEND

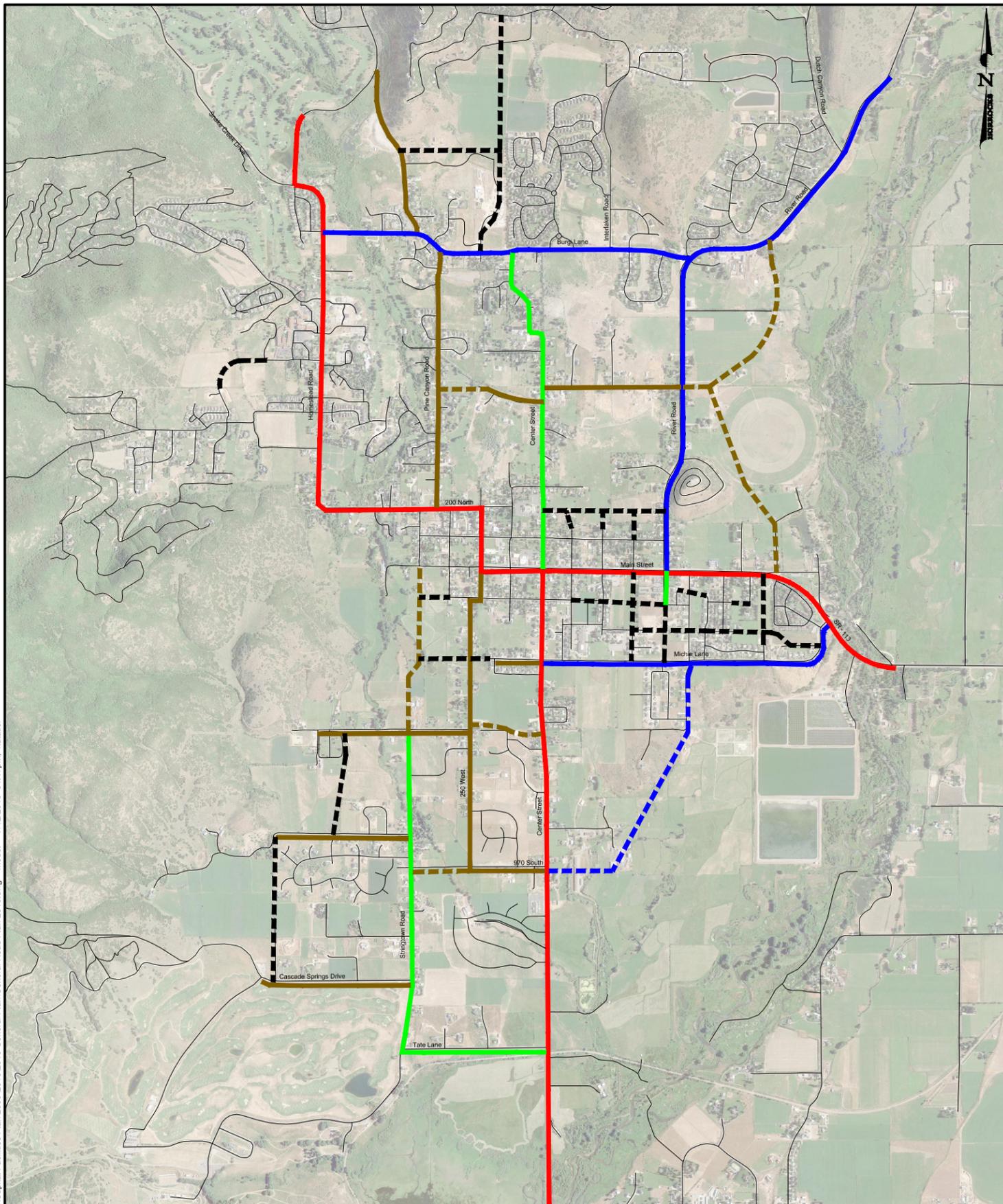
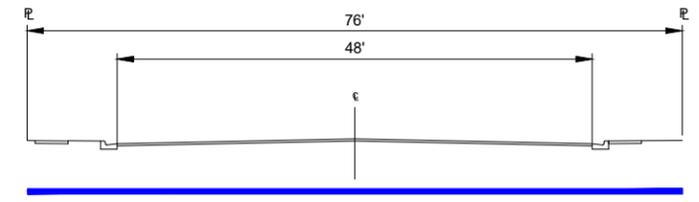
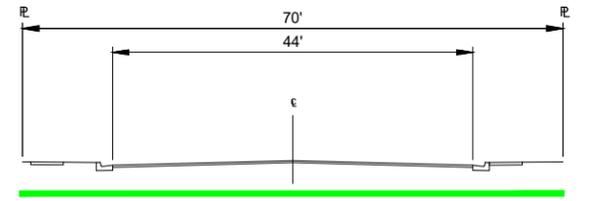
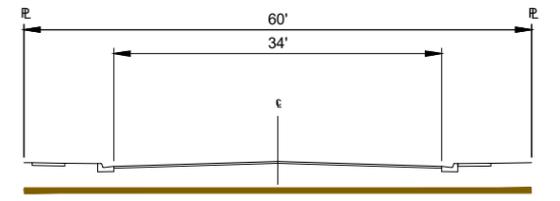
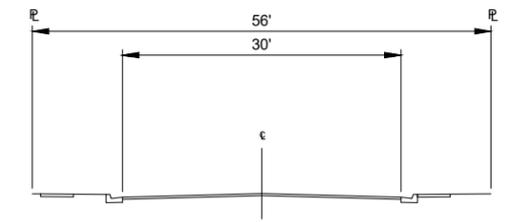
- EXISTING LOCAL COLLECTOR
- EXISTING MINOR COLLECTOR
- EXISTING COLLECTOR
- EXISTING MINOR ARTERIAL (UDOT)
- NEW OR UPGRADED LOCAL
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ROAD SYSTEM MASTER PLAN

LEGEND

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SCALE	
HORIZONTAL	NONE
VERTICAL	NONE

WARNING

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

HORROCKS ENGINEERS

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

MIDWAY CITY

ROAD SYSTEM MASTER PLAN

DESIGNED	DATE	PROJECT NO.
DRAWN	DATE	SHEET NO.
CHECKED	DATE	DRAWING NO.
NR	7/2018	1 OF 2
WSJ	7/2018	P-1



ORDINANCE 2018-17

AN ORDINANCE ADOPTING AN AMENDMENT TO THE MIDWAY CITY ROAD SYSTEM MASTER PLAN MAP

WHEREAS, Utah Code Section 10-9a-407 authorizes municipalities to adopt official maps; and

WHEREAS, the City Council of Midway City finds that certain amendments to the current Midway City Road System Master Plan Map are necessary and will serve the public interest.

NOW THEREFORE, be it ordained by the City Council of Midway City, Utah, as follows:

Section 1: Pursuant to Utah Code Section 10-9a-407, the Midway City Road System Master Plan Map is amended as attached hereto as Exhibit A.

Section 2: This ordinance shall take effect upon publication or posting as may be required by law.

PASSED AND ADOPTED by the City Council of Midway City, Wasatch County, Utah
this day of , 20 .

	AYE	NAY
Council Member Lisa Christen	_____	_____
Council Member Jeff Drury	_____	_____
Council Member Bob Probst	_____	_____
Council Member JC Simonsen	_____	_____
Council Member Ken Van Wagoner	_____	_____

APPROVED:

Celeste Johnson, Mayor

ATTEST:

Brad Wilson, City Recorder

APPROVED AS TO FORM:

Corbin Gordon, City Attorney

(SEAL)

DRAFT

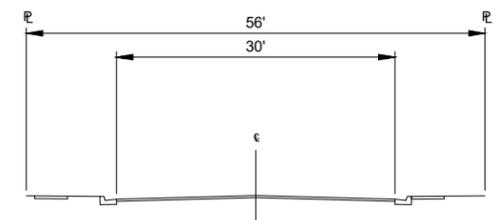
Exhibit A

DRAFT

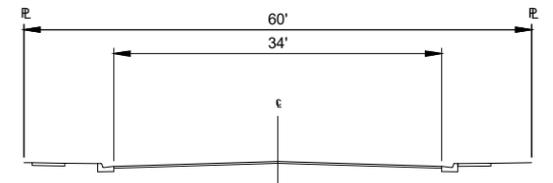
ROAD SYSTEM MASTER PLAN

LEGEND

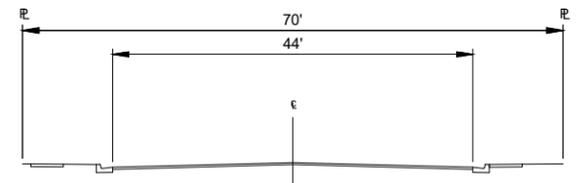
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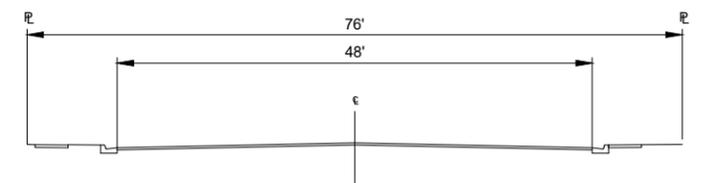
LOCAL STREET



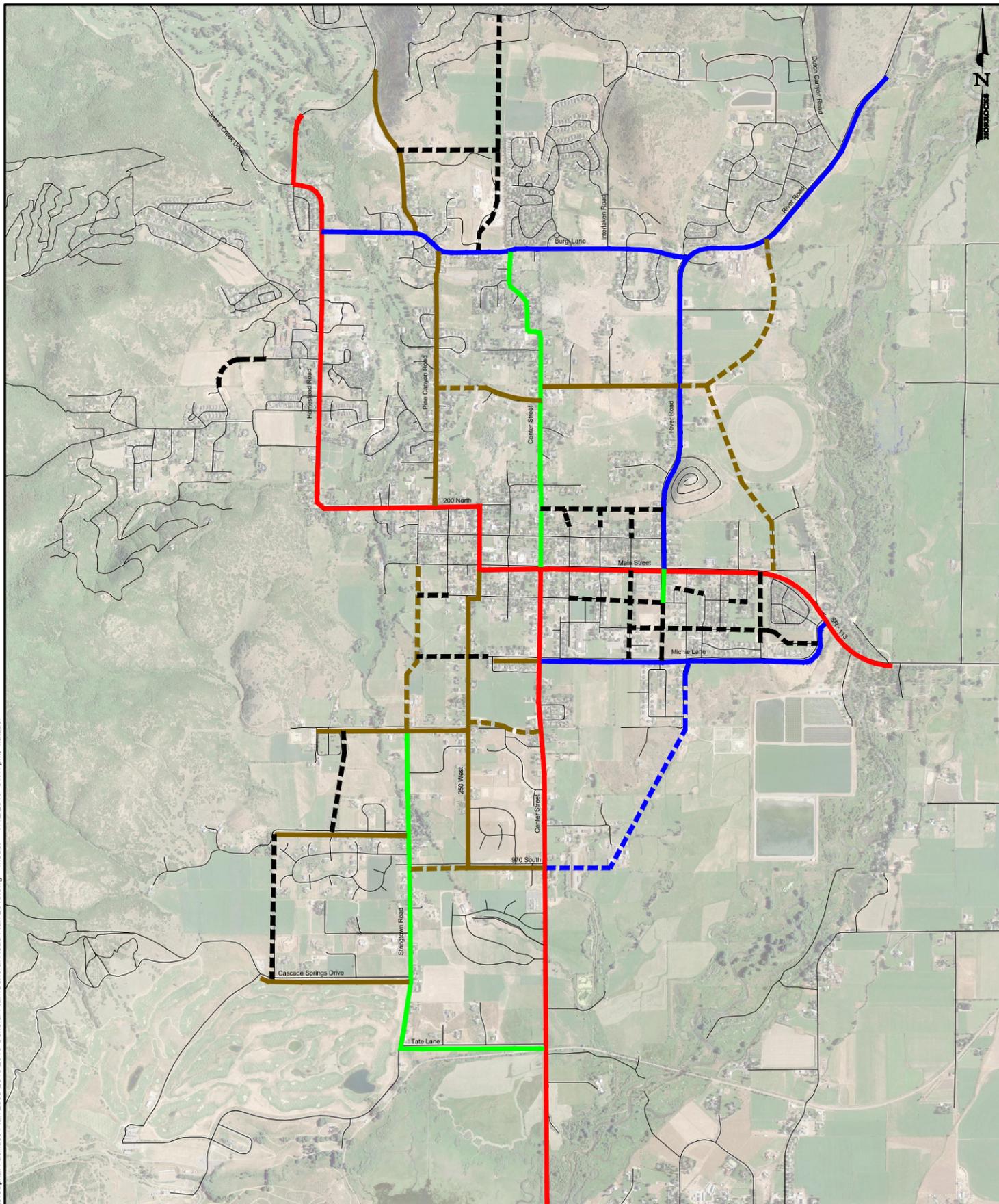
LOCAL COLLECTOR STREET



MINOR COLLECTOR STREET



COLLECTOR STREET



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WSJ	7/2018	P-1