

## **Midway City Planning Commission Regular Meeting February 21, 2018**

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 7:00 p.m., February 21, 2018, 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 November 2, 2017.
2. Review and possibly approve the Planning Commission Work Meeting Minutes of November 14, 2017.
3. Review and possibly approve the Planning Commission Minutes of January 17, 2018.
4. Berg Engineering, agent for Watts Enterprises, is requesting Master Plan approval of Midway Springs Subdivision. The proposal is a Planned Unit Development and a standard subdivision that is 50.76 acres in size and will contain 96 units and one lot. The proposal is to develop the property in three phases. The property is located at 200 East 600 North and is in the R-1-15 zone.
  - a. Discussion of the proposed Master Plan
  - b. Possible recommendation to City Council
5. Berg Engineering, agent for Watts Enterprises, is requesting Preliminary Approval for phase I of the Midway Springs which is a Planned Unit Development and a standard subdivision. The proposal is for 30 building pads and one lot located on 11.2 acres. The proposal is located at 200 East 600 North and is in the R-1-15 zone.
  - a. Discussion of Preliminary Approval
  - b. Possible recommendation to City Council

6. Berg Engineering, agent for RD Development, is requesting preliminary approval for a subdivision that will be called Lucerne Estates. The proposal is for a 14-lot subdivision that is 4.77 acres in size and is in the R-1-9 zone. The property is located at approximately 100 South 100 East.
  - a) Discussion of the proposed subdivision
  - b) Possible recommendation to City Council
  
7. Summit Engineering, agent for BB Ventures LLC, is requesting approval of a small-scale subdivision. The proposal is for a two-lot subdivision that will be called Pine Canyon Paradise and is 2.9 acres in size. The property is located at 521 North Pine Canyon Road and is in the R-1-15 zone.
  - a) Discussion of the proposed subdivision
  - b) Possible recommendation to City Council
  
8. Midway City is proposing a Code Text Amendment regarding parking location requirements in the C-2 and C-3 zones. The proposed amendment would allow direct parking stall access from the right-of-way without the currently required driveway when the property is adjacent to open space. The proposal will help preserve open space in the commercial zones by reducing the amount of hard surface required by the current code.
  - a. Discussion of the proposed Code Text Amendment
  - b. Possible recommendation to City Council
  
9. Luster Development, agent for Tom and Linda Whitaker, is proposing Master Plan approval of the Whitaker Farm Subdivision. The proposal consists of 50 lots on 80 acres and contains 20 acres of open space. The property is located at 455 North River Road and is in the RA-1-43 zone.
  - a. Discussion of the proposed Master Plan
  - b. Possible recommendation to City Council
  
10. Midway City is proposing a Code Text Amendment of Midway City's Land Use Code of Title 16 regarding Residential Treatment Facilities, Residential Facilities for Elderly Persons, Rest Homes, Nursing, and Convalescent Facilities. The City would like to review the current code and potentially amend and adopt regulations for these facilities.
  - a. Discussion of the proposed Code Text Amendment
  - b. Public hearing
  - c. Possible recommendation to City Council
  
11. Adjournment