

## **Midway City Planning Commission Regular Meeting July 18, 2018**

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 7:00 p.m., July 18, 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 Meeting Minutes of June 20, 2018.
2. Berg Engineering, agent for David Epperson, is requesting a preliminary/final approval for a small-scale subdivision. The proposal is 0.49 acres in size and will contain 1 lot. The property is located at 65 West 250 North and is in the R-1-9 zone.
  - a. Discussion of small-scale subdivision
  - b. Possible recommendation to City Council
3. Berg Engineering, agent for Mark Angelos, is requesting a Plat Amendment of The Cascades at Soldier Hollow. The proposal is to combine lots 36 and 37. The property is located at 1060 South Cascade Falls Circle and is in the R-1-15 zone.
  - a. Discussion of Plat Amendment
  - b. Possible recommendation to City Council
4. Berg Engineering, agent for William Fairbanks, is requesting a Conditional Use Permit for a mixed-use development of the Swiss Square Development. The proposal will contain four residential units that will be sold individually and be maintained by Swiss Square Owners Association. The property is located at 210

East Main Street and is in the C-2 zone.

- a. Discussion of Conditional Use
  - b. Possible recommendation to City Council
5. Berg Engineering, agent for Clint Kelson, is requesting a Plat Amendment of the Kelson Subdivision – A Rural Preservation Subdivision. The proposal is to change the common area on the recorded plat to open space. This parcel would continue to have no residential building rights. The proposal would also amend the lot lines for lot 1 and the common area parcel. Lot 1 would reduce in size while the common area would increase in acreage. The proposal is located at 943 West Alpine Road and is in the R-1-22 zone.
  - a. Discussion of Plat Amendment
  - b. Possible recommendation to City Council
6. Matt Watkins, agent for DPW Heber Inc., is requesting Master Plan Approval for the Saddle Creek Ranch Subdivision. The proposal is a large-scale subdivision that is 32 acres in size that would be developed in four phases containing a total of 36 lots. The property is located at 970 South 250 West and is in the R-1-22 zone.
  - a. Discussion of Master Plan approval
  - b. Possible recommendation to City Council
7. Midway City is proposing a code text amendment of Section 16.13.39: Off-Street Parking and Loading. The proposed code will increase the number of parking stalls required for commercial developments.
  - a. Discussion of parking requirements
  - b. Public Hearing
  - c. Possible recommendation to City Council
8. 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.
  - a. Discussion of the General Plan Amendment
  - b. Public Hearing
  - c. Possible recommendation to City Council
9. Midway City is proposing a Code Text Amendment for the Midway Rural Preservation Subdivision located in Section 16.18 of Midway's Land Use Code. The purpose of the subdivision is to promote five-acre lots to help preserve the rural atmosphere in Midway by reducing density and preserving open space.
  - a. Discussion of Code Text Amendment

- b. Public Hearing
- c. Possible recommendation to City Council

10. Non-entitlement review of a Mountain Spa concept plan. The property is 78.53 acres and is in the R-1-22 zone and the Recreational Resort zone and is located south of Burgi Lane and west of River Road.

11. Non-entitlement review of the Gardner Subdivision concept plan. The property is currently a recorded plat named the Snake Creek Subdivision. The property is six acres and is in the R-1-22 zone and is located at 250 West and 970 South on the southside of 970 South.

12. Adjournment