

## Midway City Planning Commission Regular Meeting August 15, 2018

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 7:00 p.m., August 15, 2018, at the Midway City Community Center  
160 West Main Street, Midway, Utah

### Attendance

Jim Kohler – Chairman  
Stu Waldrip – Vice Chairman  
Jeff Nicholas  
Kevin Payne  
Bill Ream  
Nancy O'Toole

### Staff

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

### Excused

Jason Jenkins  
Rob Bouwhuis  
Natalie Streeter

### 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
  - Invocation was given by Commissioner Nicholas
  - Chairman Kohler led the Pledge of Allegiance

#### Item: 1

Review and possibly approve the Planning Commission Meeting Minutes of June 20, 2018.

**Motion:** Commissioner O'Toole: I move that we approve the Planning Commission meeting minutes of June 20, 2018, with the corrections given to Melannie.

**Seconded:** Commissioner Nicholas:

**Chairman Kohler:** Any discussion on the motion?

**There was none**

**Chairman Kohler:** All in favor.

**Ayes:** Commissioners: Waldrip, Nicholas, Payne, Ream, O'Toole

**Nays:** None

**Motion: Passed**

**Item 2:**

Berg Engineering, agent for Kraig R. Ford Trust, is requesting a preliminary/final approval for a small-scale subdivision. The proposal is 2.12 acres in size and will contain two lots. The property is located at 115 West 970 South and is in the R-1-22 zone.

**Planner Henke gave a presentation**

- **Land Use Summary**
- **Water Recommendation**
- **Possible Findings**

**Commissioners and Staff discussion**

- Trail on Snake Creek arbitration, we can put trails on the property but not all the trails on the master plan. Any subdivisions that are built on 970 will have to build the trail.

**Chairman Kohler opened the meeting for public comment**

**Not open for public comment**

**Chairman Kohler closed the meeting for public comment**

**Motion:** Commissioner O'Toole: I move that we recommend to the city council a preliminary and final approval for a small subdivision located at 115 West 970 South is in the R-1-22 zone. We also accept staff analysis and waterboard recommendations and findings. Also noting the easement on the plat of the irrigation ditch. Along with the recommendation of a hammerhead or full house circle turnaround.

**Seconded:** Commissioner Payne

**Chairman Kohler:** Any discussion on the motion?

**There was none**

**Chairman Kohler:** All in favor.

**Ayes:** Commissioners: Waldrip, Ream, Nicholas, O'Toole and Payne

**Nays:** None

**Motion: Passed**

**Item 3:**

David Perez-Medina is applying for a Conditional Use Permit for an alcohol dispensing establishment. He is petitioning for the ability to serve beer and wine at Lola's Street Kitchen located at 24 East Main Street. The property is 0.07 acres in size and is located the C-2 zone.

**Planner Henke gave a presentation**

- **Land Use Summary**
- **Possible Findings**

## **Commissioners and Staff Comments**

- What are the differences between full service and a limited liquor license?
- Mr. David Perez-Medina stated that they were seeking a limited restaurant liquor license and will be open until 9:00pm on weekdays and 10:00pm on weekends.
- No alcohol related signage from the outside or the inside of the restaurant
- A proximity variance is not required for this business
- No complaints have been made regarding parking at night and alcohol sales.
- Could in the future, could restaurants be required to participate in public parking

**Chairman Kohler opened the meeting to public comment**

**Not open for Public Comment**

**Chairman Kohler closed the meeting to public comment**

**Motion:** Commissioner Ream: I recommend to City Council approval of the conditional permit as outlined in Item 3 for Lola's Street Kitchen located at 24 East Main Street located in the C-2 zone. That we incorporate the finding of staff and that we include the condition of no alcohol related signage will is readily visible from the sidewalk.

**Seconded:** Commissioner O'Toole

**Chairman Kohler:** Any discussion on the motion?

**There was none**

**Chairman Kohler:** All in favor.

**Ayes:** Commissioners: Waldrip, Ream, Nicholas, O'Toole and Payne

**Nays:** None

**Motion: Passed**

### **Item 4:**

Paul Watson, 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.

**Planner Henke gave a presentation**

- **Land Use Summary**
- **Discussion Points**
- **Possible Findings**

## **Commissioners and Staff Comments**

- The Developer would install the rod iron fencing along 250 and 970 to help keep the area having a more open feel.
- Number one priority of the improvements that are part of the agreements would be to add a left turn onto 970 off of Center Street.

- Open ditch does keep the area feeling more rural. The open ditch would be maintained so it does not flood.
- A conversation ensued regarding the transmission lines and if the city could require the developer to bury the lines. The cost of that would increase from a couple hundred thousand to over a million.
- Mr. Payne discussed the fences and encouraged the developer to rethink the use of fences.

**Applicant; Paul Watson (Engineer)**

- Talked about the open space in the back using it as a buffer and preserve the view corridor for Appenzell. Stated that bonding would be best and get the road complete and the transmission lines moved.
- Addressed the lot size and the setbacks with the lots within the setbacks.
- Spoke about the bond and his willingness that he would be able to bond for the road improvements. And he did say that he would be.
- Council did show that they did like the ½ acre
- Use Cascades as an example. To give a more rural feel from an Urban Code.
- Ribbon curb and modified are similar in cost.
- Move the open space from the northeast down to 250 or 970 so that it could be seen and utilized more than just the wasted open space.
- Open space is key. Add more open space and reduce lot side, it would be more palatable. Open space is a huge topic for Midway City.
- Fewer lots the better and the standard subdivision provided that. PUD's give more density.

**Chairman Kohler opened the meeting to public comment**

**None**

**Chairman Kohler closed the meeting to public comment**

**Motion:** Commissioner Waldrip: I move to **continue** the matter indefinitely, subject to be brought back to the Planning Commission by the applicant at the appropriate time when they think they can convince us to move forward. And that the staff complete a reasonable financial impact study to be reviewed by this commission.

**Seconded:** Commissioner O'Toole

**Chairman Kohler:** Any discussion on the motion?

**There was none**

**Chairman Kohler:** All in favor.

**Ayes:** Commissioners: Waldrip, Ream, Nicholas, O'Toole and Payne

**Nays:** None

**Motion: Passed**

**Item: 5**

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.

**Planner Henke gave a limited presentation and update**

- Commission really liked the idea of a leasing option
- Commissioner Payne: The problem is a distribution and use issue, not an issue about a lack of parking spaces.

This agenda item was heard at Planning Commission on July 18, 2018 and a Work Meeting was held on August 7th, 2018 to further discuss ideas and identify priorities. Tonight's meeting there will be no additional information provided for this topic, it is a non-action item only and will be open for public comment.

**Chairman Kohler opened the meeting to public comment**

**None**

**Chairman Kohler closed the meeting to public comment**

**Motion:** Commissioner Waldrip: I move to **continue** to an appropriate time.

**Seconded:** Commissioner Payne

**Chairman Kohler:** Any discussion on the motion?

**There was none**

**Chairman Kohler:** All in favor.

**Ayes:** Commissioners: Waldrip, Ream, Nicholas, O'Toole and Payne

**Nays:** None

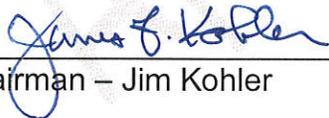
**Motion: Passed**

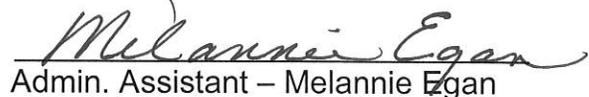
**Item 12**

Adjournment

**Motion:** Commissioner O'Toole: I move that we adjourn.

19:30pm

  
Chairman – Jim Kohler

  
Admin. Assistant – Melannie Egan

