Midway City Planning Commission Regular Meeting
Minutes September 19, 2018

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 7:00 p.m., September 19, 2018, at the Midway City Community Center
160 West Main Street, Midway, Utah

Attendance	**Staff**	**Excused**
Jim Kohler – Chairman	Michael Henke – City Planner	Jason Jenkins
Stu Waldrip – Vice Chairman	Melannie Egan – Admin. Assistant	Jeff Nicholas
Kevin Payne	Wes Johnson – City Engineer	Natalie Streeter
Bill Ream		Rob Bouwhuis
Nancy O'Toole		

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 Waldrip
  - 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 August 15, 2018, with the corrections given to Melannie.
Seconded: Commissioner Payne
Chairman Kohler: Any discussion the motion?
There was none
Chairman Kohler: All in favor.
Ayes: Commissioners: Waldrip, Payne, Ream, O'Toole
Nays: None
Motion: Passed

Item 2:
Adopt new Planning Commission meeting dates for rest of 2018 and 2019 and Application

deadlines.

Motion: Commissioner O'Toole: I move to adopt the new schedule recommended by staff to move the planning commission meeting to the second Tuesday of each month for the rest of 2018 and the calendar year of 2019.
Seconded: Commissioner O'Toole
Chairman Kohler: Any discussion on the motion?
Chairman Waldrip stated that he is resigning from the Planning Commission due to conflicts to the new Tuesday schedule. He understood that the move to Tuesday's made sense and worked well with the City and other Cities throughout Wasatch County.
Chairman Kohler: All in favor.
Ayes: Commissioners: Waldrip, Payne, Ream, O'Toole
Nays: None
Motion: Passed

Item 3:
Midway City is proposing a General Plan amendment. The proposal is to adopt a chapter to the Midway City 2017 General Plan for Open Space.

Planner Henke gave a presentation

- **Land Use Summary**
- **Why Add Open Space Chapter (slide presentation)**
- **Possible Findings**

Open Space Chairman

Cortland Nelson from the Open Space Committee gave a presentation regarding how the Open Space Committee was able to create the chapter for Midway City General Plan.
Open space money from the bond and possibly county bond.

Commissioners and Staff Comments

Clarification regarding actual code text and does not need to be in the General Plan.

Grammar needs to be honed and edited.

Should open space include PUD? Open space includes these items…PUD not listed. Add another point on page 2 to include PUD. Setbacks and requirements in the development code.

Page 3, intown barns and buildings? Cortland Nelson clarified that it is common that an open space could include a historical element, such as a barn or building.

Mayor Johnson stated that as we prepared additional grants and matching funds this give us real creditability and is extremely important.

Chapter 10 is absolutely critical for writing grants.

Chairman Kohler opened the meeting to public comment
None
Chairman Kohler closed the meeting to public comment

Motion: Commissioner O'Toole I move that we recommend to city council preliminary approval of the General Plan Amendment, this proposal is to adopt a new chapter in the General Plan regarding Open Space. There have been a few corrections that we have agreed upon, being setbacks and open space development, along with accepting staff findings.
Seconded: Commissioner Ream
Chairman Kohler: Any discussion on the motion?
There was none
Chairman Kohler: All in favor.
Ayes: Commissioners: Waldrip, Payne, Ream, O'Toole
Nays: None
Motion: Passed

Item 4:
Midway City is proposing a code text amendment of Section 16.13.39: Off-Street Parking and Loading. The proposed code will possibly increase the number of parking stalls required for commercial and mixed-use developments, create public parking areas, place restrictions on parking structures or possibly eliminate them from the code.

Planner Henke gave a presentation

- **Parking Concerns**
- **Midway General Plan**
- **Parking Requirement Comparisons**
- **Points of Discussion**
- **Items to Consider**
- **Mixed Use Residential – Favored by committee**
- **Single Family Residential – Favored by committee**
- **Commercial Parking**
- **Commercial Off Site Parking**
- **Commercial Generated Parking in Residential Areas – Favored by committee (directional signage)**
- **Parking Structures**

Commissioners and Staff Comments

Would like Parking Structures eliminated from the code and be addressed if a developer comes in.

Commercial Mixed Use- the committee liked it and would like to move forward with that area.

The discussion ensued regarding long term leasing the York property for leased public parking. Capitalize on unutilized properties and have discussions regarding parking. These properties are optimal because they are in the middle of the blocks on un-utilized space. It would take some time to implement a plan. This was a very desired solution with the Planning Commission.

Commercial Parking- Commissioner Ream felt the proposed parking for restaurants was way too much and wanted to re-calculate using net square footage as opposed to gross. Calculate indoor and outdoor dining but err on the side of less instead of more to keep Midway City free from too much asphalt.

After the parking sign directional signs are implemented, explore the leasing parking options that are decorated friendly.

Parking Structure- Not favored so much. Below grade is fine but the height limit of 25 feet from natural grade. Some would like to eliminate parking structures all together.

Parking for Restaurants- Not favored. One stall per 150 square feet of indoor dining room floor space.

Theaters- Not favored change from 2 to 4.

Motion: Commissioner Waldrip: I move to continue this matter until the next planning meeting and allow staff to refine the code text language.
Seconded: Commissioner O'Toole
Chairman Kohler: Any discussion on the motion?
There was none
Chairman Kohler: All in favor.
Ayes: Commissioners: Waldrip, Payne, Ream, O'Toole
Nays: None
Motion: Passed

Item: 5
Midway City is proposing a code text amendment of Section 16:15: Recreational Resort Zones. The proposed code amendment will possibly modify when water rights are required for development, require commercial uses for all development, establish permitted and conditional uses, limit density, limit height, and create large-scale and small-scale property development standards.

Planner Henke gave a presentation

- **Land Use Summary**
- **Current RZ Zone**

- **Notice of Pending ordinance began on June 13, 2018**
- **RZ Code Concerns**
- **Permitted Uses**
- **State Code**
- **Uses**
- **Other uses**
- **Resort Development Tax Base**
- **Water Rights**
- **Large and Small Properties**
- **Height Limits**
- **Density**
- **Approval Process**
- **Possible Findings**

Chairman Kohler opened the meeting to public comment

Paul Berg- Asked to have the committee seriously consider the "Other Potential Uses" as these suggestions are big and have potential for a great tax base and low impact. Simplifying the code would be very good. Density- Limiting factor. Height would limit hotels. Resorts are the lifeblood and a 35 foot height would limit.

Steve Eddington- As owners of resorts we want every possibility of maximizing their profitability. Important to measure the details of this document. Pathway towards profitability not for the resorts but to all of Midway. Responsibility continue the controlled growth within Midway.

Chairman Kohler closed the meeting to public comment

Motion: Commissioner I motion that we continue discussion on item #5 and set up a work meeting on October 9th at 5:30pm prior to Planning Commission.
Seconded: Commissioner O'Toole
Chairman Kohler: Any discussion on the motion?
There was none
Chairman Kohler: All in favor.
Ayes: Commissioners:
Nays: None
Motion: Passed

Item 6
Adjournment
Motion: Commissioner O"Toole
19:30pm

Chairman – Jim Kohler

Admin. Assistant – Melannie Egan