

**Midway City Planning Commission Regular Meeting
January 20, 2016**

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 7:00 p.m., January 20, 2016, at the Midway City Community Center
160 West Main Street, Midway, Utah

Attendance:

Mickey Oksner – Chairman
Steve Nichols – Co-chairman
Nancy O’Toole
Natalie Streeter
Bill Ream
Jim Kohler

Staff:

Michael Henke – City Planner
Lindy Rodabough – Admin Assistant

Excused

Stu Waldrip
Chip Maxfield
John Rather

6:50 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
Opening Remarks or Invocation.
 - ❖ Invocation was given by Commissioner Nichols
 - ❖ Chairman Oksner led the Pledge of Allegiance.

Regular Business

ITEM: 1

Review and possibly approve the Planning Commission Minutes of December 16, 2015

Motion: Commissioner O’Toole: I move that we accept the minutes.

Seconded: Commissioner Nichols

Midway City Planning Commission

January 20, 2016

Chairman Oksner: I suggested that on page three (3) the text of Commissioner Nichols be put into the minutes. Lindy has gone back and recovered that information and is going to insert his comments into the minutes.

Motion: Commissioner O'Toole: I so move that we accept it with the amendment.

Seconded: Commissioner Streeter

Ayes: Commissioners Nichols, O'Toole, Ream, Streeter and Kohler

Nays: None

Motion: Passed

ITEM: 2

Concept plan review for a proposed 25 lot large-scale subdivision to be called Dutch Canyon Subdivision located north of Dutch fields and east of Burgi Hill Ranches. The property is located in the RA-1-43 zone. 2016 Planning Commission schedule and application deadline dates.

- a. Discussion of proposed dates
- b. Motion for approval

Chairman Oksner turned the time over to Paul Berg

Paul Berg: Based on the comments from the last meeting also from staff. We've rearranged our plans to be in line with the Cities proposed Concept Plans. Our main access will be off of Dutch Canyon Road, we'll have to make improvements to Dutch Canyon Road. We've implemented traffic calming devices at both entrances into the subdivision to help slow the traffic.

Commissioner Nichols: What would the surface be for the trails shown?

Paul Berg: For now it's asphalt or unless the City will approve the slag that we've proposed. The slag functions a lot like asphalt, although it doesn't require as much maintenance.

Chairman Oksner: Are the roads in Burgi Hill Ranches and your proposed subdivision maintained by the City?

Paul Berg: This development would be public roads and be maintained by the City; Burgi Hill Ranches is private and is maintained by their HOA.

Commissioner Ream: Will Interlaken residents use this road?

Planner Henke: The idea is no, and we've tried to discourage through traffic by putting the traffic calming devices, stop signs and curves into the design.

Chairman Oksner opened public comment

Members of the public

- Weston Broadbent: I represent the Burgi Hill Ranches side. I have a petition that is now signed by 100% of the existing homeowners of Burgi Hill Ranches saying that we do not want the connectivity. We feel like connectivity supersedes safety. We would like to see the plan go through that shows this as an emergency access road only.
- Brad Terry: Saddle Drive is very steep and narrow, and there are no sidewalks. Especially now with the snow this road is very narrow. I think that the influx of traffic from

Midway City Planning Commission

January 20, 2016

Interlaken will raise the safety concern dramatically even if the speed limit is being obeyed. A simple alternative to these plans would be to add a gate, it could even remain unlocked.

- Jon McKeon: Voiced his opinion and said that he favored plan #3.
- Brett Walker: My family currently has an easement from Midway Irrigation. I'm willing to forgo our easement so long as the gate can be placed between Burgi Hill Ranches and the new development. I think that is a great compromise.
- Planner Henke: The agreement of Saddle Drive was always planned to be built out to City standards whomever builds first whether it's the Remund family or the Walker family. The development agreement of Burgi Hill Ranches is that this road would be to City standard and would also become a public road. Part of the development agreement of Burgi Hill Ranches is that this road would become a City standard road with the next development which is what we are looking at, so it's been in place from the beginning.
- Commissioner O'Toole: I think that Planner Henke answered the question. Didn't it state in the Burgi development that they eventually will have to connect to another subdivision?
- Planner Henke: That is what it said in the development agreement and the sewer and water runs underneath that road. The agreement also talks about when this property develops this road will be brought up to City standards.
- Commissioner O'Toole: I think that ties our hands. I keep going back to the Burgi development we need to honor that.
- Planner Henke: That's why our utilities are there is because the idea was that is where the road was going to go.
- Commissioner Ream: We should be in tune to the wishes of the Midway residents we don't represent Interlaken. Burgi has been living with one road for a while and so far it hasn't been a problem, yet. I don't see the benefit of the connection; I don't think we should allow the connection.
- Commissioner Nichols: I think we have two concerns; we have connectivity and we have safety. On the connectivity standpoint as far as that not being a safety issue and for the benefit of the members of the community they do not want the connectivity in this place, as Commissioner Ream said it should be respected. From a safety point having a completely open connection there that allows all the traffic from Interlaken and everything else that might develop on the north end of town to cut through these subdivisions the shortest way out to Highway 40 I think from a safety standpoint that's something we should not consider. I think the right answer is to have a connection there that is on the border of a trail that would be something that emergency services could pass through, but would not in fact be a road open to the public.
- Commissioner Streeter: I'm going to build on what Commissioner Nichols said and search for a compromise. We know that the folks don't want the connection through Dutch Fields or through Burgi Hill Ranches. Adding a gate will block traffic and they will have to go and seek a variance for the gate. I'm really stuck on that easement. I think that we should accept Mr. Walker's offer that he is willing to vacate his easement in exchange for a gate. I think we should accept it.
- Commissioner Kohler: I don't agree with some of the opinions that have been said here tonight. I like the plan 3. It provides something that is missing. The folks at Burgi Hill

Ranches don't want it, but it needs two (2) access points; not only from an emergency standpoint, but in the event that there are road repairs or a waterline needs to be dug up that restricts access to the subdivision. I think that it is appropriate that the City require the second access through Burgi Hill Ranches. I'm in favor of the third option.

- Chairman Oksner: I like option three (3). I think that the gate idea is a bad idea. I recommend signs that say no thru traffic or something to that effect that would discourage some people.
- Commissioner Kohler: Burgi Hill Ranches is a PUD with private roads. There is nothing to stop them from putting a sign up at the entrance saying that this is a private community.
- Planner Henke: That is correct, there is nothing stopping them from putting speed bumps on their private roads. There are measures they could take to reduce traffic.
- Paul Berg: Which plan would you like me to move forward with? I've heard a split discussion between concept one (1) and concept three (3).
- **Vote**
- Option #1 - Nichols
- Option #3 - O'Toole, Kohler, Ream and Streeter (Ream and Streeter vote for #3 with a variance which is the gate)
- Chairman Oksner: #3 wins - Gate off the table
- Paul Berg: This is what I think we should do. If Burgi Hill Ranches wants the gate let's let them take the burden of asking the City to grant an exception for a gate. Also Burgi Hill Ranches HOA will also need to come up with a plan to maintain the gate.
- Commissioner Ream: Can public roads be one way
- Planner Henke: Yes if the City approves it.
- Commissioner Ream: Can we make this section on the road a one way road going out through Burgi Hills?
- Commissioner Kohler: Then you would have a variance for the Burgi Hill Ranches folks when their west entrance is compromised.
- Chairman Oksner: I want to thank everyone for coming I want you to understand that we've had a very difficult decision here we've done our very best to go forward. We appreciate your input we didn't ignore any of them.

***No Motion was made**

ITEM: 3

Staff will give a presentation regarding the Midway General Plan. The City adopted the General Plan in 2011 and it is time for a five year review of the plan. The review process will last approximately one year.

A broad discussion about the General Plan was discussed

- Survey – advertised on the kiosks through town will be made available online to take
- Decreasing density
- TDR-Sending and receiving zones
- Other towns/city's Midway would like to mimic
- Animal rights
- Apartments and mixed use
- Talked about forming committees
 - 1 member of the planning commission on each committee
 - City Council member on each committee
 - Members of the public on the committees

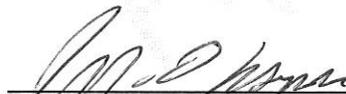
***No Motion was made**

ITEM: 4

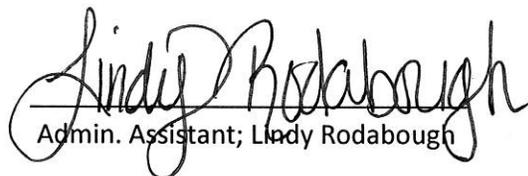
Adjournment

Motion: Commissioner Nichols: Motion to adjourn

Adjournment time: 9:41pm



Chairman; Mickey Oksner



Admin. Assistant; Lindy Rodabough

Midway City Planning Commission

January 20, 2016

