

Midway City Planning Commission Regular Meeting Minutes March 12, 2019

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 7:00 p.m., March 12, 2019, at the Midway City Community Center
160 West Main Street, Midway, Utah

Attendance

Jim Kohler – Chairman
Kevin Payne– Vice Chairman
Jeff Nicholas
Natalie Streeter
Nancy O'Toole
John McKeon
Heather Whitney

Staff

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

Excused

Bill Ream
Rob Bouwhuis

7:00 P.M. Regular Meeting

Call to Order

- Welcome and Introductions; Opening Remarks or Invocation; Pledge of Allegiance
 - Invocation was given by Chairman Kohler
 - Chairman Kohler led the Pledge of Allegiance

Item 1:

Review and possibly approve the Planning Commission Meeting of February 12, 2019.

Motion: Commissioner Streeter: I move that we approve the Planning Commission meeting minutes of February 12, 2019.

Seconded: Commissioner O'Toole:

Chairman Kohler: Any discussion the motion?

There was none

Chairman Kohler: All in favor.

Ayes: Commissioners: Payne, Nicholas, O'Toole, McKeon, Whitney and Streeter

Nays: None

Motion: Passed

Item 2:

Michael Murphy is requesting a Conditional Use Permits for transient rental unit on his property located at 425 Homestead Drive. This proposal is in the Transient Rental Overlay District and is in the R-1-22 zone.

Planner Henke gave a presentation

Transient Rental Unit

- 6.35 acres
- R-1-22 zone
- Transient Rental Overlay District (TROD)
- 4-bedroom dwelling
- Was a transient rental unit for about 10 years through the 1990's
- Applicant will need to apply for a transient rental unit license
- Property manager licensed with the City
- Maximum of 14 guests
- 2 cars allowed in the driveway
- Tax benefits
 - Transient rental tax
 - Sales tax
 - Resort tax

Possible Findings

- The proposed use is a conditional use in the R-1-22 zone and is in the Transient Rental Overlay Zone.
- The proposal does meet the vision for residential development the R-1-22 zone within the TROD in the General Plan.
- Every licensed rental unit helps the City to comply with State requirements that allows the City to collect the resort tax

Commissioners and Staff Comments

Commissioner Streeter stated that she would like a provision to make sure that the property remains green as far as the agricultural land that surrounds the house

Commissioner Payne asked about the taxes and how it helps Midway and Mayor Johnson explained about the transient and rental taxes.

Motion: Commissioner O'Toole: I make a motion to recommend to City Council that we approval a Conditional Use Permit for Michael Murphy for the Transient Rental unit that is located on his property at located at 425 Homestead Drive. Their proposal is in the Transient Rental Overlay District and is in the R-1-22 zone. We accept staff's findings and analysis. Also, with the condition that the agricultural land is maintained as it has been in the past for safety issues.

Seconded: Commissioner Nicholas

Chairman Kohler: Any discussion on the motion?

Commissioner

Chairman Kohler: All in favor.

Ayes: Commissioners: Payne, Nicholas, O'Toole, Mckeen, Whitney and Streeter

Nays: None

Motion: Passed

Item 3:

Russ Watts, agent for Watts Enterprises, is proposing to amend the Homestead Master Plan that was approved in 2008. The proposed amendment includes 290 units in the form of hotels, villas, estate lodges, bungalows, and glamping. The proposal is on 50.09 acres and contains 30 acres of open space. The property is in Resort Zone.

Planner Henke gave a presentation

2008 Master Plan

- Approved on August 27, 2008
- Vested until August 27, 2058
- 72.01 total acres
 - Resort Core area – 35.37 acres
 - Open space and amenities – 55.46 acres
 - Resort core contains some open space
 - 249 units
 - 453 keys
- Parking stalls – 868

Amending the 2008 Master Plan

- Amending is possible if both the City and the developer agree to terms
- The City is under no obligation to amend the master plan
 - City should only amend if the proposal is more beneficial than the current plan
 - Impacts should be mitigated
 - Community benefits should be considered
- 92.27 total acres
 - Resort Core area – 50.01 acres
 - Golf course area – 42.26 acres
- 245 units
 - 453 keys (lockout units)
- Parking stalls – 1,003

2019 Proposed Master Plan

Housing and Facilities

- Hotels
- Spa and wellness center
- Conference center
- Condominium building
- Estates
- Villas
- Bungalows
- Employee housing

- Density
- RZ has no density limitation
- Access
- Traffic study
- Transient rental requirement
- 45 units may be primary (about 90% must be a rental pool and licensed with the City)
- Public participation meeting – Feb. 21, 2019
- Trails
- Public on-site and off-site trails
- Architectural Theme
- VAC review February 26, 2019
- Setbacks

Discussion Items

- City would like to preserve the golf course and all golf course open space
- Golf course property falls into 3 categories
 - Homestead owned resort core & golf course – 92.27
 - Preserved open space in subdivision plats – 31.43
 - Private property with golf easements – 18.6
- Proposal would include 50 acres of core area and 35 acres of golf course open space
 - Remaining 7.27 acres must be preserved
- Enhancement of the Homestead property and surrounding neighborhoods
- Impacts of the proposed concept plan on surrounding neighborhoods.
- Economic development
 - Transient room tax
 - Property tax
 - Sales tax
 - Resort tax
 - Residual economic impact on local businesses
- Public trail development

Preserving the Golf Course and Open Space

- Glamping sites
- Maintenance building
- Golf course and clubhouse
- Discovery barn
- Estates clubhouse
- Little white chapel event center
- Event pavilion
- American Girl Village
- Tree house play area
- Barn event venue
- Horse barn and stables
- Indoor driving range and golf warm-up facility

- Height of structures
 - Hotels will be more than 35' tall but less than 5680' elevation
- Building area dimensional limitations
 - 12,000 sq. ft. of building area allowed per acre – 27.5%
 - Proposed plan is 14.6% based on 50.01 acres
- All phases will be one HOA

Water Board Recommendation

- The Water has reviewed the master plan, but a calculation will need to be recommended to City Council.
- The required water for the master plan will be held in escrow.
- Water will be deeded to the City before the plat is recorded for each phase

Possible Findings

- The proposal will benefit the City financially by creating a greater tax base.
- The proposal will help the City better comply with State requirements regarding collecting resort tax.
- The public trail system in the development will benefit the entire community by creating a detached trail along collector roads.
- A second point of access is required in the south area of the proposal where the townhomes are located.
- A traffic study must be reviewed the City.
- A geotechnical study must be submitted to the City for review.

Proposed Conditions

- The southwest end of the proposal which contains 64 units must have a second point of access.
- A geotechnical study must be submitted to the City for review.
- A traffic study must be reviewed and accepted by both Midway City and UDOT.
- All five phases of the Master Plan will be part of one HOA as described in the Master Plan agreement.
- Landscaping plan must be addressed regarding native grass and wildflower mix.

Commissioner Discussion

Commissioner O'Toole asked about the traffic study and that it was merely a snap shot. And asked if it included the amount of people and visitors that visit the state park. The park is always improving to attract more visitors.

Engineer Wes Johnson also stated that he also has some questions about the traffic studies. He asked Commissioner O'Toole to provide the visitor counts. He also stated that he has engineers in the PG office that specialize in traffic studies and wants to have them research the traffic. Along with UDOT and getting their input as well.

Russ Watts representing the Watts team and gave a presentation with the new Homestead proposal.

- Bring the legacy back to the Homestead and restore it to its glory.
- Spent 6 months working with visionaries, architects, engineers and the neighbors.
- #1 priority was to honor the authentic, aura and feeling of the Homestead.
- 68% open space
- How to bring people back to the homestead
- Address the trail issue around the bend on Homestead and confirmed that it is their goal to have an agreement with the landowner so the trail can cut through for safety issues.
- Eco engineer to help them to reuse the water, both mineral water and rain water
- Dedicated to keep the golf course
- Community pass to use some of the amenities
- Wants to use some of the old architectural features of the old buildings and plan on incorporating them into the new buildings, such as the fireplace and bar
- Landscaping and having a plan to replace some of the older vegetation and trees that are falling

Paul Tew gave a visual presentation that showed the vision of the past and future of the Homestead Resort.

- Attracting Weddings
- Spa, golf, clubs
- Using the resort all 4 seasons
- Accommodations
- Grand Hotel with classic design with from the entrance and the landscaping.
- Authentic heritage
- Golfing, making it a true destination
- Spa Resort, Rejuvenation rituals, the spa experience is
- Estates- Corporate ownership is their goal.
- Bungalows- Reunions and getaways and wedding parties
- The Villas- Moderate extended stay.
- The Little White Chapel- non denomination with a quaint feel of prairie gothic
- The Barn- For events, it is something that has been missing from the Homestead but has always felt missing
- The Camp- The getaway, glamping experience
- Outside amenities and activities starting at the homestead
- Variety of food experiences
- Holiday experiences

Paul Berg of Berg Engineering gave a technical presentation

- SOS gates will be installed fire standards and will be opened by fire trucks, ambulance or police by using their sirens.
- He discussed the landscaping, stating that they plan on using a certified mix of grasses

and flowers that are commonly used by UDOT.

- European colonial is the style. Using the Virginia house as the starting point for the style.
- Drainage. Paul explained the drainage system, captured and drained into the various ponds.
- Driving Range will be relocated to an indoor driving and practicing facility. The 10 hole will be shortened from a 4 par to a 3 par that will lend to more protection to the homes to the south.

Commissioners and Staff Comments

Commissioner Whitney asked as to why only do 90% rental and not 100% rental. Russ Watts answered that they want to leave that option open for life and family circumstances, but their goal is to have 100% rentals. The 10% is a buffer to the owner of the property and for legal purposes.

A discussion ensued regarding the taxes and how those would be collected. All rentals would be going through the Property Management. They do not and will not allow an Air B&B situation.

A question was raised by Commissioner Payne about the height of the units and Russ Watts explained that they will not be building any structure higher than 3 stories. Michael Henke clarified that nothing could be higher than the 52-foot-high crater including any steeples and or any architectural features.

Commissioner Streeter asked Paul Berg to address the flooding that some of the neighbors talked about. Paul Berg stated that the berm will help and putting in collection boxes will help with any potential flooding, but he wasn't sure that it was all water from the Homestead but would do what they could do to help manage any flooding. Wes stated that the pot rock that is so close to the surface has had a big impact on the runoff.

Commissioner Payne asked Michael Henke for some of the differences of 2008 plan and the new code. Michael Henke stated that the biggest differences are the 20% commercial requirement, height requirements, setbacks and open space

Russ Watts clarified that they will not go over the 453-key count. Those keys are not locked into the type of unit. The square footage is greater but is well below what the code allows.

Public Comment Open

Kevin Cahoon- Concerned about the height of the Villas

Jim Brian- Concerned about the wildflowers. Where he lives that the wildflowers are mostly thistle. He recommended to have the berm. He would like to be involved in that landscaping on the south end between the houses.

Stu Waldrup- 817 Double Eagle Drive and is working with the Watts team regarding the project. Encouraged the community to get behind this project and bring to this community the spirit. The homestead needs a rebirth, it will bring employment, economic development and a delightful

- 20.83 acres
- RA-1-43 zoning
- Proposal contains 48 building pads
- Planned Unit Development (PUD)
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

Land Use Summary

Planner Henke gave a presentation

Berg Engineering, agent for Probst Higley Developers LLC, is requesting Preliminary Approval for Phase 3 and Phase 4 of the Scotch Fields PUD a large-scale planned unit development. The proposal is for 48 units located on 20.97 acres. The proposal is located west of Valais and is in the RA-1-43 zone.

Item 4:

Seconded: Commissioner O'Toole:
Chairman Kohler: Any discussion on the motion?
Chairman Kohler: All in favor.
Ayes: Commissioners: Payne, Nicholas, O'Toole, Mckeen, Whitney and Streeter
Nays: None
Motion: Passed

Motion: Commissioner Streeter: I motion that we approve the proposed master plan amendment and that Watts Enterprises will take this matter to the water board. We will use the "Key" unit and that we will be limited to a maximum of 453 keys in the form of hotels, estate lodges, villas, cottages and glamping. This proposal is on 50.09 acres and contains 35 acres of open space. The property is in Resort Zone. We accept findings of staff and the conditions of the staff report. We add the additional conditions that the developer takes this to the Water Board and get their recommendation, are that the 7.23 acres of golf course to be put into conservation easement, the dark sky compliant on the parking lots and homes so the light does not go away from the property, that the berm and draining issues on the south side of the project between the Homestead and The Links be drawn up and included in the final plan, and the condition to looking at the setbacks and building heights along the south side of the development to be evaluated and adjusted if needed.

Public Comments Closed

Jewel to Midway City.
 Ryan Crumper- His home was flooded, and his fear is that they will be flooded again if the landscaping is not addressed thoroughly.
 Athena Corella- Concerned about the equestrian uses.

Discussion Points

- Canyon View Road
 - Agreement with Jared and Kurt Wilson
- Clubhouse
 - Shown on the master plan
 - Developer would like to remove the clubhouse
- Landscaping plan and native grass

Water Board Recommendation

- The recommended water requirement for phases 4 and 5 is 77.2-acre feet. This calculation will supply the 48 culinary connections and the irrigated areas of phases 3 and 4. This includes removing the culinary connection for the clubhouse.

Possible Findings

- The proposal appears to meet the requirements of the code for PUDs.
- The proposal does meet the vision of the area as described in the General Plan for the RA-1-43 zone.
- A public Trail will be built by the developer that will be an amenity to the entire community.
- The developer is proposing to remove the clubhouse from phase 4.

Proposed Conditions

- The clubhouse, as discussed in the master plan, must be built in phase 4 unless the City Council agrees to the developer's proposal to remove the amenity.
- An agreement must be reached with the Wilsons before preliminary approval is granted. The agreement must include a provision that the property for Canyon View Road, located on the Wilson's property, is deeded to the City before the plat is recorded for phase 4.

Commissioners and Staff Comments

Commissioner Nicholas asked about the landscaping and why it is not done. Wes Johnson stated that the landscaping will get done either by the landscaper or the bond. The commission does not control this type of issue and cannot hold up this phase because of this. The bond takes care of that.

There was a discussion regarding the "wall" effect of the homes, and it was recommended that they be staggered to help with that.

Motion: Commissioner Nicholas: I recommend approval of Preliminary Approval for Phase 3 and Phase 4 of the Scotch Fields PUD a large-scale planned unit development. The proposal is for 48 units located on 20.97 acres. The proposal is located west of Valais and is in the RA-1-43 zone. We accept the staff report and staff findings with the two conditions in the staff report and other condition that the landscaping should blend in with the Valais landscaping, and that all of

the property owners in Phases 1 and two should be notified of the proposed change to the clubhouse and have a chance to give their input and presented to City Council. And the agreement with the Wilsons with regards to the extension of Canyon View Road.

Second: Commissioner O'Toole

Chairman Kohler: Any discussion on the motion?

There was none

Chairman Kohler: All in favor.

Ayes: Commissioners: Payne, Nicholas, O'Toole, McKeon, Whitney and Streeter

Nays: None

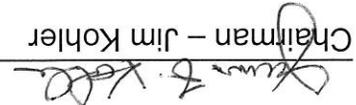
Motion: Passed

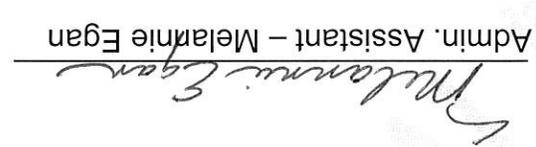
Item 4:

Adjournment

Motion: Commissioner O'Toole

9:45 pm


Chairman – Jim Kohler


Admin. Assistant – Melanie Egan