

**Midway City Planning Commission Regular Meeting  
November 16, 2016**

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 7:00 p.m., November 16, 2016, at the Midway City Community Center  
160 West Main Street, Midway, Utah

**Attendance:**

Mickey Oksner – Chairman  
Steve Nichols – Co-Chairman  
Stu Waldrip  
Nancy O'Toole  
Jim Kohler  
Shauna Kohler  
Jeff Nicholas

**Staff:**

Michael Henke – City Planner  
Lindy Rodabough – Admin Assistant

**Excused**

Natalie Streeter  
Bill Ream

**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 October 19, 2016

Commissioner O'Toole: Item 4 has two different addresses.

**Motion:** Commissioner Waldrip: I move approval.

**Seconded:** Commissioner O'Toole

**Ayes:** Commissioners O'Toole, Nicholas, Nichols, Waldrip, J. Kohler, S. Kohler

**Nays:** None

**Motion:** Passed

## ITEM: 2

**Midway City is considering a Code Text Amendment of Section 16.26.12: Conditional Use Approvals and Regulations. The City is considering amending the current language to better match language as stated in the Utah State Code.**

**\*Item pulled from agenda**

## ITEM: 3

### **Concept review of an amendment to the Homestead Master Plan**

Planner Henke gave a presentation about the RZ Purpose & Intent

#### Paul Berg:

- The Homestead hotel its self would be torn down and rebuilt.
- Some existing buildings will be torn down, the Virginia house would be relocated.
- This plan will increase the parking
- Has commercial shopping center with theater shops
- The hotel would still be along the golf course
- New club house for the golf course
- No buildings can be higher than the main natural feature aka crater.
- Tennis amenities
- Play ground
- Indoor and outdoor theater. Outdoor would be an amphitheater with seating on the crater
- There will be 95 townhomes that will be sold individually (they will not have basements). A benefit to the City is that these rental units could be put back into the rental pool.
- If you purchase a town home, you will get an amenities package to access the hotel pool etc.... The public might be able to buy amenity packages too.
- There will be an HOA, it might be a part of the Homestead or it might be its own.

#### Planner Henke:

- All 95 units would have to get their own license to be a rental. They would also have to have a property manager that is licensed with the City.
- Important to be one HOA with the Homestead.
- The code does not allow development of the crater.

- Each phase will need to include commercial (restaurants, hotel) and townhomes. No phase could be just townhomes.

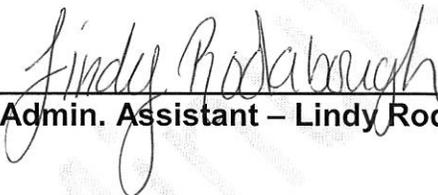
**ITEM: 4**

**Adjournment**

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

**Meeting end time:** 8:30pm

  
\_\_\_\_\_  
Chairman – Mickey Oksner

  
\_\_\_\_\_  
Admin. Assistant – Lindy Rodabough

Approved Minutes

