

## Midway City Planning Commission Work Meeting November 2, 2017

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 7:00 p.m., November 2, 2017, at the Midway City Office Building 75 North 100 West, Midway, Utah

### Attendance:

Jim Kohler - Chairman  
Stu Waldrip - Vice-Chairman  
Natalie Streeter  
Nancy O'Toole  
Jeff Nicholas  
Kevin Payne

### Staff:

Michael Henke – City Planner  
Lindy Rodabough – Admin Assistant

### Excused

Shauna Kohler  
Bill Ream

### Others in attendance

Russ Watts

### 3:00 P.M. Work Meeting

### Call to Order

### ITEM: 1

Midway City is proposing a Code Text Amendment of Midway City's Land Use Code that would amend the requirements for setbacks of planned unit developments, large-scale and small-scale subdivisions located in Sections 16.16.8, 16.16.9 and 16.17.7 of the Land Use Code. This item is based on amendments made to the General Plan that were adopted earlier this year. Those amendments promote preserving view corridors and the rural atmosphere of Midway.

- Discussed properties around town that could potentially be developed in the future
- Open space next to the collector roads
- Fence setbacks
- Home setbacks
- Have the open space requirement along the street

- Need to bridge the gap between one (1) acre lots and five (5) acre lots
- 100' setback for collector roads
- Standard subdivision setback needs to increase, match it up with the PUDs
- No changes on small scale subdivisions, we'll leave it at 50'
- PUDs 100' setback still, kicking the idea around of extending that on River Road and 113. Right now, still 100' on all collector roads
- Standard subdivisions along River Road, Burgi and also 113 South, extend the setback to 100'
- Reducing frontage within those subdivisions that are affected by those greater setbacks to compensate them for giving us a wider corridor
- Increasing the setbacks along the collector roads are the biggest thing we can do to maintain the rural feel and to be able to see the mountains, while balancing how that will impact the subdivisions
- Open space shall be along the collector road first
- Open space gets a developer compensated for their open space by a lot reduction, that bonus only applies when that open space is on collector roads

**ITEM: 2**

**Midway City is proposing a Code Text Amendment of Midway City's Land Use Code of Section 16.16.8 that would amend densities in Planned Unit Developments. This item is based on amendments made to the General Plan that were adopted earlier this year.**

- Incentivize a developer to increase open space and lower density
- What would incentivize a developer to keep the densities low and to keep the cottages?
- The rural preservation is a good example
- If the bridge gap happened between the one (1) and five (5) acres lot, it could reduce density and roads could be a private road and then the City would not acquire additional costs for maintaining roads

**ITEM: 3**

**Midway City is proposing a Code Text Amendment of Midway City's Land Use Code of Sections 16.16.11 and 16.16.12 that would amend open space requirements for large-scale standard subdivisions and Planned Unit Developments. This item is based on amendments made to the General Plan that were adopted earlier this year.**

- Create a landscaping ordinance
- When you have open space in a subdivision they have to form a Home Owners Association (HOA)

**Chairman Kohler:** Let's schedule another work session. We haven't covered all of the agenda, but we have covered bits and pieces of most of the items.  
Second work meeting date: November 14, 2017 at 3:00pm

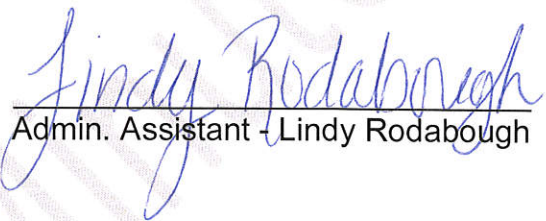
**ITEM: 4**

**Adjournment**

**Motion:** Commissioner Payne: Motion to adjourn

**Time:** 5:35 pm

  
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Chairman- Jim Kohler

  
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Admin. Assistant - Lindy Rodabough

Approved Minutes

