

Midway City Planning Commission Regular Meeting October 21, 2015

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 7:00 p.m., October 21, 2015, at the Midway City Community Center
160 West Main Street, Midway, Utah

Attendance:

Mickey Oksner – Chairman
Stu Waldrip
John Rather
Bill Ream

Staff:

Michael Henke – City Planner
Lindy Rodabough – Admin Assistant
Wes Johnson – City Engineer

Excused

Steve Nichols – Cochairman
Nancy O'Toole
Natalie Streeter
Chip Maxfield
Jim Kohler

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
Opening Remarks or Invocation.
 - ❖ Invocation was given by Stu Waldrip.
 - ❖ Chairman Oksner led the Pledge of Allegiance.

Regular Business

1. Review and possibly approve the Planning Commission Minutes of September 16, 2015

Motion: Commissioner Ream: I move that we approve the minutes as written.

Seconded: Commissioner Waldrip

Ayes: Commissioners Waldrip, Ream, Oksner and Rather

Nays: None

Motion: Passed

ITEM: 2

Diana Lance is requesting Preliminary/Final approval for phase 2, lots 2 & 3 of the Lance Subdivision. The proposal is a small scale subdivision that will be 0.55 of an acre in size. The property is located at 292 West Main and is located in the R-1-7 zone.

BACKGROUND:

This request is for preliminary/final approval of a small-scale subdivision on 0.55 of an acre. The two lots proposed in the subdivision will obtain frontage along Main Street and 300 West. The property is located in an R-1-7 zoning district and the lots do comply with the minimum requirements of frontage, width and acreage for a lot in this zone. This is phase two of the Lance subdivision. Phase one was recorded on January 26, 2010 and is located to the north of the two lots in phase two.

There is an existing dwelling on the property that will be located on lot 3. Lot 2 is currently fallow land and the idea behind the subdivision is to create a lot for the applicant's son to build a home.

LAND USE SUMMARY:

- 0.55 acre site
- R-1-7 zoning
- Proposal contains 2 lots
- Frontage along Main Street and 300 West
- The lot will connect to the Midway Sanitation District sewer and the City's water line

ANALYSIS:

Water Connection – The lot will connect to the City's water line located under Main Street and 300 West.

Sewer Connection – The lot will connect to Midway Sanitations District's line located in the area.

WATER BOARD RECCOMDATION:

The Water Board has recommended that 1.5 acre feet are submitted to the City before the recording of the subdivision plat. The existing home and area of lot 3 was credited for its water so the 1.5 acre feet will be sufficient to cover the inside and outside water needs for lot 2.

POSSIBLE FINDINGS:

- The proposed lot meets the minimum requirements for the R-1-7 zoning district
- The proposal does meet the intent of the General Plan for the R-1-7 zoning district

ALTERNATIVE ACTIONS:

1. Recommendation for Conditional approval. This action can be taken if the Planning Commission feels that conditions placed on the approval can resolve any outstanding issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)
2. Continuance. This action can be taken if the Planning Commission feels that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again
3. Recommendation for Denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

POSSIBLE CONDITIONS:

None recommended.

Chairman Oksner asked if there were any further discussion

There was none

Motion: Commissioner Waldrip: Mr. Chairman I'd like to move that we accept the report by the staff and that we approve the application of Diana Lance for Preliminary and Final Approval of Phase 2 lots 2 and 3 of the Lance Subdivision. We find that the proposed lots meet the minimum requirements for the RA-1-7 zoning district that the proposal meets the intent of the General Plan for this zoning district and that attach the condition to the approval that the applicant provide 1.5 acre feet of water to the City of Midway as a condition for the recording of the plat.

Seconded: Commissioner Ream

Chairman Oksner asked if there were any discussion on the motion

There was none

Ayes: Commissioners Waldrip, Ream, Oksner and Rather

Nays: None

Motion: Passed

ITEM: 3

Dutch Canyon Subdivision Concept Plan containing 27 lots located on 30 acres. The property is located north of Dutch Fields and east of Burgi Hill Ranches.

There was much discussion between the commissioners, City Planner, City Engineer and the applicant, i.e.

~Each lot goes into the middle of the road

~More traffic will be going through Dutch Fields

~Trails

~Connectivity between subdivisions specifically to connect Burgi Hills Ranches to the proposed subdivision

Chairman Oksner suggested that the applicant and his engineer meet with the City Planner to discuss this further.

ITEM: 4

Midway City is proposing an amendment to the annexation declaration line (Midway Growth Boundary). The property is 1 acre in size and is located at 16 N. Johnson Mill Road.

BACKGROUND & ANALYSIS:

Midway City is requesting an amendment to the Midway City Land Use Map that would adjust the Growth Boundary to include a one acre parcel that is located at 16 North Johnson Mill Road. The City would like to annex the properties along Johnson Mill Road and Ryans Lane because

all the dwellings except for one are connected to the City's culinary water lines. The one dwelling that is not connected to the City's water line would not be included in the future annexation. The one acre parcel owned by David and Cydney Maisey is not in the current growth boundary area of the City and therefore cannot be annexed until it is located in the boundary. All the other properties are currently located in the growth boundary. The City would like to prepare for the future annexation by including this property in the future growth boundary.

The City is currently upgrading the water lines along Johnson Mill Road and Ryans Lane. Also, Midway Irrigation Company is installing new water lines in this area so that residents will now have access to secondary water which they have not had in the past. Currently the land owners use culinary water for their outside irrigation and by installing the secondary system the property owners will no longer have to use the culinary water for outside use. Because of the aforementioned repairs and new infrastructure improvements Johnson Mill Road will also be repaved. Because of this investment in the area and because the land owners are already connected to City water it is the desire of the City Council to annex the area into the City limits.

The owners of the one acre parcel in question are David and Cydney Maisey. Staff has attempted to contact them via their current residential address, as listed on the tax roll, in Anchorage, Alaska. As of the writing of this report no contact has been made. The City will continue to try to contact them but the City can adjust the growth boundary without their consent.

POSSIBLE FINDINGS:

- The proposed amendment will allow the one acre parcel to be annexed in the future.
- The dwelling on the parcel is currently connected to City culinary water.
- The City and Midway Irrigation Company is investing a significant amount of money in the area for infrastructure improvements.

ALTERNATIVE ACTIONS:

4. Recommendation Approval. This action can be taken if the Planning Commission feels proposal is acceptable and in the community's best interest.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)
5. Recommendation of Continuance. This action can be taken if the Planning Commission feels that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings

- c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again
6. Recommendation of Denial. This action can be taken if the Planning Commission feels that the request is not acceptable and not in the best interest of the community.
- a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

Planner Henke: The neighbors are creating the petition to be annexed into the City.

Commissioner Waldrip: Can the City annex this property without the homeowners consent?

Planner Henke: Yes the City can adjust the growth boundary without their consent. Since five (5) out of the six (6) property owners who have signed the petition and we now have 50% of the property and 33% of the value.

Chairman Oksner opened the meeting for a public hearing

There was none

Chairman Oksner closed the meeting for a public hearing

Chairman Oksner asked if there were any further discussion

There was none

Motion: Commissioner Rather: I would like to make a motion that we recommend approval according to the Cities recommendation that the action be taken we accept staff report and possible findings that we make a recommendation to approve to move the annexation line which would allow for future annexation to the City.

Seconded: Commissioner Waldrip

Chairman Oksner asked if there were any further discussion

Ayes: Commissioners: Waldrip, Ream, Oksner and Rather

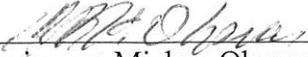
Nays: None

Motion: Passed

Adjournment

Motion: Commissioner Ream: I move that we adjourn.

Meeting adjourned at 8:31pm



Chairman; Mickey Oksner



Admin. Assistant; Lindy Rodabough