

## Midway City Planning Commission Regular Meeting April 18, 2018

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 7:00 p.m., April 18, 2018, at the Midway City Community Center  
160 West Main Street, Midway, Utah

### Attendance

Jim Kohler – Chairman  
Natalie Streeter  
Bill Ream  
Jeff Nicholas  
Kevin Payne  
Rob Bouwhuis

### Staff

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

### Excused

Nancy O'Toole  
Jason Jenkins  
Stu Waldrip – Vice Chairman

### 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
  - Invocation was given by Paul Berg
  - Chairman Kohler led the Pledge of Allegiance

#### Item: 1

**Review and possibly approve the Planning Commission Meeting Minutes of March 21, 2018.**

**Commissioners Streeter and Bouwhuis:** Each gave minor grammar corrections

**Motion:** Commissioner Bouwhuis: I move that we approve the minutes from the March 21<sup>st</sup> Planning Commission meeting as corrected

**Seconded:** Commissioner Streeter

**Chairman Kohler:** Any discussion on the motion?

**There was none**

**Chairman Kohler:** All in favor.

**Ayes:** Commissioners Streeter, Ream, Nicholas, Payne and Bouwhuis

**Nays:** None

**Motion:** Passed

**Item 2:**

Midway City is proposing a Code Text Amendment of Midway City's Land Use Code of Title 16.13.10 regarding restrictions for transmission lines. The City would like to adopt restrictions that would govern the height and other items for transmission lines built in the City.

**Chairman Kohler:** Noted that we had just finished a two-hour work meeting on this item

**Chairman Kohler opened the meeting to public hearing**

Bengt Jonsson:

- Each one of you may want to ask for a copy of the construction agreement to review
- This project will burden Midway City residents higher than anybody else

Don Watts; Rocky Mountain Power:

- From the work meeting there were questions from the Summit County Code, we have our regional business manager that manages that area

Chad Ambrose, Regional Business Manager; Rocky Mountain Power:

- Recently completed a significant transmission line project from Evanston Wyoming to Summit County. Through that we became very familiar with Summit County's ordinances.
- Summit County ordinances allows transmission lines to pass through certain zones, but they have two ways of how they treat them. One is with a low impact permit or a conditional use permit
- Discussed Summit County's power line code. They do not restrict height, depending on the height is what permit your issued
- Red Cloud in Park City has about one-mile of underground transmission line, but it was paid for by the developer

Commissioner Streeter:

- Aesthetic restrictions, I agree with no reflective materials, but I strongly recommend to not limit it to brown or rust color. In Las Vegas they have nice colored poles that are a washed out white, blues or tans and it looks nice.

Commissioners:

- All agreed that there are too many unknowns to move forward with this item

**Chairman Kohler closed the meeting to public hearing**

**Motion:** Commissioner Streeter: I move that we continue the Code Text Amendment in our Land Use Code in Title 16.13.10 regarding restriction of transmission lines, until a later date. We are directing staff to look at some other codes, studies, expert legal opinion of someone who works on this kind of thing all the time and then to explore

other options.

**Seconded:** Commissioner Payne

**Chairman Kohler:** Any discussion on the motion?

**There was none**

**Chairman Kohler:** All in favor.

**Ayes:** Commissioners Streeter, Ream, Nicholas, Payne and Bouwhuis

**Nays:** None

**Motion:** Continued

**Item 3:**

Jeremy Clark, agent for Snake Creek Partners LLC, is requesting a Plat Amendment of the Lodges at Snake Creek. The current plat contains 24 units, spread between three buildings, that have not yet been constructed. The amendment would reconfigure the 24 units into a mix of four-plex and duplex townhome style buildings. The property is located at the northwest corner of the intersection of Cari Lane and Pine Canyon Road and is located in the R-1-15 zone.

**Planner Henke gave a presentation**

Commissioner Payne:

- Units 41 and 44, look tight having that “S” turn into the driveway

Wes Johnson; City Engineer:

- (Below he is referring to wetlands)
- Probably a lot has changes since pressurized irrigation has gone in.
- It does encroach on the buffer, but not on the wetlands
- As this area has developed and pressurized irrigation has been put in, it clearly hasn't grown

Planner Henke:

- This approved plat predates the buffer zone of sensitive lands

Paul Berg:

- Units 41 and 44 are tight, but they work
- Units 61 and 62 will be custom built to fit that area

Jeremy Clark; Applicant:

- The original development has a string of boulders along the wetland area to add an additional buffer and I do not plan to move those
- Have increased additional guest parking
- Units 61 & 62 will be custom units due to the spacing we had to work with
- The change is driven by market demand
- There is an existing HOA

**Chairman Kohler opened the meeting to public hearing**

There were no comments

**Chairman Kohler closed the meeting to public hearing**

**Motion:** Commissioner Streeter: I move that we approve the plat amendment of the Lodges at Snake Creek from the 24 unit three (3) building configuration to the 24-unit new configuration. We accept the findings of staff and include the conditions suggested by staff

**Seconded:** Commissioner Payne

**Chairman Kohler:** Any discussion on the motion?

**There was none**

**Chairman Kohler:** All in favor.

**Ayes:** Commissioners Streeter, Ream, Nicholas, Payne and Bouwhuis

**Nays:** None

**Motion:** Passed

**Item 4:**

Karl Probst is applying for a Conditional Use Permit for an alcohol dispensing establishment. The restaurant will be called The Corner Restaurant and is located at 195 West Main Street. The property is 0.28 acres in size and is located the C-2 zone.

**Planner Henke gave a presentation**

**Commissioners Discussion**

- Up to UDOT if they will put in a crosswalk or not across Main Street
- Will have a bike lane on each side of 200 West
- 10:00pm restriction for serving alcohol
- Impose the same conditions as was placed on Midway Mercantile

**Motion:** Commissioner Payne: I move that we approve item #4. Conditional Use Permit for an alcohol dispensing establishment, the restaurant will be called The Corner Restaurant and will be located at 195 West Main Street. The property is .28 acres in size and located in the C-2 zone. We accept staff findings as included in the staff report and we add the two recommended conditions by staff that no alcohol related signage will be visible on the exterior of the building or on the inside that is visible from the outside and no alcohol will be served after 10:00pm.

**Seconded:** Commissioner Nicholas

**Chairman Kohler:** Any discussion on the motion?

**There was none**

**Chairman Kohler:** All in favor.

**Ayes:** Commissioners Streeter, Ream, Nicholas, Payne and Bouwhuis

**Nays:** None

**Motion:** Passed

**Item 5:**

Luster Development, agent for Tom and Linda Whitaker, is proposing preliminary approval of the Whitaker Farm Subdivision. The proposal consists of 50 lots on 80 acres

and is in the RA-1-43 zone.

### **Planner Henke gave a presentation**

#### Dan Luster; Developer:

- Willing to widen River Road as per the annexation agreement. However, we'd like to offer options in order to keep River Road rural and beautiful
- Went over why River Road does not need a turn lane and only a left-hand turn lane
- Discussed potentially adding possibly two (2) round-a-bouts on River Road. One at the intersection of 600 North and one at the Memorial Hill Entrance
- Will be going before the Wasatch County Council on May 2<sup>nd</sup> to discuss the proposed new entrance of Memorial Hill
- Will do full cut off lights within this development

#### Commissioners and Staff Discussion:

- Pedestrian crossing safety at round-a-bouts
- Like the round-a-bout idea, by increasing the width of River Road people will only speed more than they already do
- These River Road suggestions are in line with our goals of our updated plan and to keep the rural look and feel
- Adding the two (2) round-a-bouts may reduce the commuter thru traffic and reduce the overall amount of traffic on River Road
- Concerns about the water features in the open space that will be running off into the Prove River
- Strongly recommend using more than one type of tree throughout the development

**Motion:** Commissioner Bouwhuis: I move that we recommend preliminary approval for the Whitaker Farm development by Luster Developments as presented. We accept all the findings from the staff and we also accept the proposed conditions one and two as listed in the report and that we add the recommendation that they modify the annexation agreement of the City to allow for a modified profile as agreed with the City along River Road. The final approval will be contingent upon approval from the County on the Memorial Hill access and that the profile of the road be discussed with the annexation discussion with the City. Landscape plan must be submitted and approved by staff.

**Seconded:** Commissioner Streeter

**Chairman Kohler:** Any discussion on the motion?

**There was none**

**Chairman Kohler:** All in favor.

**Ayes:** Commissioners Streeter, Ream, Nicholas, Payne and Bouwhuis

**Nays:** None

**Motion:** Passed

**Item: 6**

**Adjournment**

**Motion:** Commissioner Nicholas: I move that we adjourn.

9:16 pm

  
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Chairman – Jim Kohler

  
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Admin. Assistant – Lindy Rodabough

Approved Minutes