

Midway City Planning Commission Regular Meeting March 18, 2015

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 7:00 p.m., March 18, 2015, at the Midway City Community Center
160 West Main Street, Midway, Utah

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

Regular Business

1. Review and possibly approve the Planning Commission Minutes of February 18, 2015.
2. Tara Stafford is requesting a Conditional Use Permit to build a new schoolhouse where they will operate the Growing Light Montessori School. The property is located at 22 South Fox Den Road. This proposal is located in the C-2 zone.
 - a. Discussion of Conditional Use Permit
 - b. Possible recommendation to City Council
3. Lynn A. David is requesting a Conditional Use Permit for a Cottage Industry Bed and Breakfast business and will be called The Hiking Inn. His home is located 364 Tanner Lane and is in the R-1-22 zone.
 - a. Discussion of Conditional Use Permit
 - b. Possible recommendation to City Council
4. Justin Roylance is requesting a Zone Map Amendment of the Midway City Land Use Map. He is requesting that his property that is located at 640 North Pine Canyon Road be included in the Transient Rental Overlay District. His property is located in the R-1-15 zone.
 - a. Discussion of Zone Map Amendment
 - b. Public hearing
 - c. Possible recommendation to City Council

5. Kraig and Jeanette Higginson are requesting a Conditional Use Permit for a Personal Greenhouse larger than 1,000 square feet. Their property is located at 1170 South Center Street. The property is located in the RA-1-43 zone.
 - a. Discussion of Conditional Use Permit
 - b. Possible recommendation to City Council

6. Paul Berg, agent for Oakwood Homes of Utah LLC, is requesting a Plat Amendment of The Kantons of Midway PUD. The proposal will remove unit 32 from the plat. The property is located at 669 West Augusta Drive and is located in the R-1-15 zone.
 - a. Discussion of Plat Amendment
 - b. Possible recommendation to City Council

7. Derek Moser of Hymark Homes, agent for Morris and Frenndt Development LC, is requesting Preliminary Approval for Sunburst Ranch Phase II, a large scale planned unit development. The proposal is for 19 units on 4.41 acres. The subdivision is located on North Olympic Way and is in the R-1-22 zone.
 - a. Discussion of Preliminary Approval
 - b. Possible recommendation to City Council

8. Paul Berg, agent for Probst Enterprises and Dennis Higley, is requesting Master Plan Approval for Warm Springs PUD a large scale planned unit development. The proposal is for 89 units located on 55.01 acres and will be developed in four phases. The proposal is located west of Valais and is in the RA-1-43 zone.
 - a. Discussion of Master Plan Approval
 - b. Possible recommendation to City Council

9. Paul Berg, agent for Probst Enterprises and Dennis Higley, is requesting Preliminary Approval for Phase 1 of the Warm Springs PUD a large scale planned unit development. The proposal is for 34 units located on 30.35 acres which includes 18.3 acres of open space. The proposal is located west of Valais and is in the RA-1-43 zone.
 - a. Discussion of Preliminary Approval
 - b. Possible recommendation to City Council

10. Paul Berg, agent for BJ Wright, is requesting Final Approval for a small scale subdivision that will be called the Wright Subdivision. The proposal is for four lots located on 8.26 acres. The subdivision is located at 131 West 970 South and is in the R-1-22 zone.
 - a. Discussion of Final Approval
 - b. Possible recommendation to City Council

11. Midway City is considering a Code Text Amendment of Section 16.5.2: Permitted and Conditional Uses. The Planning Commission will consider all permitted and conditional uses in the C-2 and C-3 zones and could possibly remove and add some uses. Furthermore, regulations may be added to some uses.

- a. Discussion of Code Text Amendment
- b. Possible recommendation to City Council