

Midway City Planning Commission Regular Meeting May 21, 2014

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 7:00 p.m., May 21, 2014, at the Midway City Community Center
160 West Main Street, Midway, Utah

Attendance:

Mickey Oksner – Chairman
Stu Waldrip – Co-Chairman
Jim Kohler
Natalie Streeter
Nancy O’Toole

Staff:

Michael Henke – City Planner
Jennifer Sweat – Administrative Assistant

Excused

Chip Maxfield
Steve Nichols
John Rather
William Ream

6:45 P.M. Work/Briefing Meeting

Planner Henke gave the City Council Liaison Report. No action was taken and the public was welcome to attend.

7:00 P.M. Regular Meeting

Call to Order

Chairman Oksner opened the meeting and welcomed the commissioners, staff and public. Paul Berg, Midway City resident gave the invocation. Chairman Oksner led the Pledge of Allegiance.

Regular Business

1. Review and possibly approve the Planning Commission Minutes of April 16, 2014.

Commissioner Streeter stated that she had found one error on page seven (7), the first bullet point, it should be “the” not “they”. Jennifer Sweat, Administrative Assistant stated she would make the change.

Motion: Commissioner Streeter made the motion to approve the Planning Commission minutes of April 16, 2014 with the above mentioned change.

Seconded: Commissioner O’Toole seconded the motion.

Votes: Ayes: Commissioner Kohler, Commissioner Waldrip.

Nays: None

Motion: Passed

2. Paul Berg, agent for Scandia Investment LLC is requesting Preliminary Approval for a large-scale subdivision, the proposed Scandia Subdivision. The proposal is for nine (9) lots located at Cari Lane and Homestead Drive. The area of the property is 5.18 acres and is in the R-1-15 zone.

Planner Henke thanked Chairman Oksner, members of the planning commission, and those attending. Planner Henke had a letter from the City Engineer, Wes Johnson, regarding this project, and passed it out to the commissioners to review.

Planner Henke stated that this request is for preliminary approval of a subdivision on 5.18 acres that will consist of nine lots. This property was annexed into the City on June 25, 2010. There was annexation agreement negotiated and approved by the City that does list the developer's responsibilities and the City's responsibilities regarding this parcel and future development. Currently there is one dwelling located on the property. Lots one thru six (1-6) will obtain frontage from State Route 222 (Homestead Drive) and lots eight (8) and nine (9) will obtain frontage from Cari Lane. Lot seven (7) is a corner lot and obtains frontage from both of the aforementioned roads. The lots range in size from 17,000 sq. ft. to 42,000 sq. ft. and all meet the requirements for acreage, width and frontage in the R-1-15 zone. Also a 14.5 wide strip of land along Cari lane will be dedicated to the City.

Planner Henke stated that the lots will connect to the Midway Sanitation District sewer and the City's water line. There will also be an 8' paved public trail that is planned for the area and will be constructed at a future date. The developer will grant a trail easement of 20' along the frontage of Homestead Drive.

Planner Henke stated that the following was his analysis of the property:

- *Roads* – The proposal is to dedicate the property located in the right-of-way of Cari Lane to the City. Wes Johnson, Midway City Engineer, will make his recommendations regarding any road improvements in a letter that will be distributed in the Planning Commission meeting.
- *Trails* – The City's master trail plan does have an 8' paved public trail planned for Homestead Drive. The trail will be located in a 20' wide public trail easement. The developer will be responsible for the dedication of the easement for that trail and the City will build the trail at a future date using trail impact fee funds or other funds secured by the City. A note will also be placed on the plat that will inform future lot owners of the future trail and the possibility that landscaping and other improvements may need to be removed when that trail is constructed.
- *Water Connection* – The lots will connect to the City's water line located in Homestead Drive and Cari Lane.
- *Sewer Connection* – The lots will connect to Midway Sanitations District's line located under Homestead Drive and Cari lane.
- *Driveway Access* – Staff is proposing that the number of driveway access points to Homestead Drive and Cari Lane is as minimal is possible. This is based on the Road

Homestead Drive and Cari Lane is as minimal is possible. This is based on the Road System Master Plan that states Homestead Drive is classified as a Minor Arterial and that Cari Lane is classified as a Collector. For these classifications of roads the City Council must specifically approve the driveway access because of the safety issues regarding accessing streets with higher traffic counts. UDOT must also approve the access plan for the driveways accessing State Route 222. Also safety for the existing and proposed trails must be considered. Trails are safer with fewer crossings. Staff is proposing that lots 1-3 access from a shared driveway, lots 4 and 5 accesses from a shared driveway, lots 6-7 accesses from a shared driveway from Homestead Drive and lot 7 has no access from Cari Lane, and finally lots 8 and 9 accesses from a shared driveway from Cari Lane. Lot 6 will need to abandon the current driveway and relocate that driveway to the area designated on the plat.

Planner Henke stated there were the following findings for the property:

- The proposed lot meets the minimum requirements for the R-1-15 zoning district
- The proposal does meet the intent of the General Plan for the R-1-15 zoning district

Planner Henke also stated that there were the following conditions for the property:

1. The water board must approve the proposed plans before the proposal will be placed on a City Council agenda.
2. The sewer district must approve the proposed plans before the item is heard before the City Council.
3. UDOT must approve of the driveway access plan for State Route 222.
4. A Development Agreement must be recorded with the plat.
5. The developer will build the hard-surface 20' wide shared driveway access points and those accesses will comply with the fire district's driveway standards.

Paul Berg, agent for applicant, stated that he had already turned in an application for the Water Board, and was on their agenda for June 2, 2014. He would also speak with the sewer district to see if they would require him to come before them again, and if so would try to get on the agenda for June 3, 2014.

Commissioners discussed the trails, surrounding properties, the annexation, and the shared driveways of the proposed subdivision.

Paul Berg stated that what he would like to discuss is the shared driveways. They were comfortable with the recommendation of lot six (6) and lot seven (7) sharing some type of

eight (8) and lot nine (9) from staff and the city engineer. When this was annexed, they went through quite a process with concept review with UDOT and that is how they came up with the shared driveways off of Homestead Drive. When the City reviewed the concept plan back then, no comments were given on Cari Lane. Paul stated that now that we are moving on to Preliminary, they were surprised that this was a recommendation because they felt they had worked everything out with the concept plan. However the biggest issue is that across lot eight (8) there is almost eight (8) feet of fall, and a very similar amount across lot nine (9). If you have ever built on a downhill property it is always best to put the driveway on the uphill side. And that is what they would like to do for both of these lots, as opposed to having lot eight (8) have a driveway that comes in on the downhill side, and then climbing up to a garage in lot nine (9). It will also create a better grade between the two lots.

The commissioners, Paul Berg and Planner Henke discussed the pros and cons regarding the shared driveways and the recommendation that were made from Staff and the City Engineer. The commissioners felt that shared driveways would be beneficial, however it might be possible to have a notation on the plat to be able to access driveways nose first and to have a turn around. If they were constructed that way, then the need for a shared driveway might not be needed.

Commissioner Waldrip asked if they needed to address the driveway in the motion.

Planner Henke stated that he thought it would be a good idea to make a recommendation to City Council regarding shared driveways, and where they should be. Paul Berg also felt that it would be beneficial to give a recommendation to City Council in regards to the shared driveways especially for lots eight (8) and nine (9).

Motion: Commissioner Waldrip made the motion to approve the Preliminary Approval for the Scandia Subdivision. As stated the proposal is for nine (9) lots located at Cari Lane and Homestead Drive. It was moved to accept the findings and conditions as listed in the staff report. He also moved to have a notation on the plat regarding driveway alignments for both Homestead Drive and Cari Lane. Also a notation on the plat that driveways be constructed by the developer and that the automobiles will be able to exit the property nose first on lots eight (8) and nine (9) and that the recommendation of the Planning Commission be to City Council that with this stipulations that the cars be able to head out nose first would find it to be acceptable for the two driveways for lot eight (8) and nine (9) be separate and not shared.

Paul Berg asked if they would consider changing it so that owners of lots eight (8) and nine (9) would be responsible for constructing their driveways on Cari Lane, and that the developer would only need to construct the driveways on State Route 222(Homestead Drive). Commissioner Waldrip was agreeable to this amendment of the motion.

Revised Motion: Commissioner Waldrip made the motion to approve the Preliminary Approval for Scandia Subdivision. As stated the proposal is for nine (9) lots located at Cari Lane and Homestead Drive. It was moved to accept the findings and conditions as listed in the staff report. He also moved to have a notation on the plat regarding driveway alignments for both Homestead Drive and Cari Lane. Also a notation on the plat that the driveways on State Route 222 would be constructed by the developer, and that the homes on Cari Lane, lots eight (8) and nine (9) the owners would be responsible for constructing the driveways so that the automobiles will be able to exit the property nose first on those lots and that with this stipulation that the cars be able to head out nose first would find it to be acceptable for the two driveways for lots eight (8) and nine

(9) be separate and not shared.

Seconded: Commissioner Kohler seconded the motion.

Votes: Ayes: Commissioner Streeter, Commissioner O'Toole

Nays: None

Motion: Passed

3. Mike Kohler, agent for Midway Irrigation Company is applying for a Conditional Use Permit, for a pump house/pump station named Valais Booster Station Project on City Property. This is the only location where it will work due to utility location. The pump station will assist in providing irrigation water to Valais, Valais Park, Lacy Lane, Deer Ridge Estates, and Burgi Hill Ranches. They are all experiencing low flows at this time. It is located at approximately 1600 North Interlaken and is in the RA-1-43 zone.

Planner Henke stated that we did receive an application for a Conditional Use Permit for pump house by the Midway Irrigation Company. The location of the pump station would be in Valais Park.

Planner Henke gave a power point presentation of the pump house/pump station.

(Note: A copy of the presentation is available in the supplemental file.)

Planner Henke stated that some items of consideration for the building would be:

- 18" concrete apron around foundation
- Roof Color (Green/Brown)
- Roof Material (Asphalt Shingle, Metal, Metal Shingles)
- Noise level from pump

Planner Henke stated that he hadn't had time to talk to Mike Kohler regarding the noise of the pump, and asked if that would be a problem?

Mike Kohler stated that it would not be a problem because the noise of the pump would be contained inside the pump house structure. They have similar pump house over on 200 North, but it is much bigger, and when you stand outside the building you can maybe here a slight hum.

Planner Henke stated that they have done a really good job in making the building match the existing homes in the area so that it wouldn't stick out at all.

Commissioners, Planner Henke and applicants, Mike Kohler and Steve Farrell discussed the building and also if the 18" concrete apron around foundation would be needed because the grass around the station is not currently being mowed. It was also discussed if the planning commission needed to include recommendation of color and material type or if that was something that MIC could work with staff to make sure the building would blend in.

Motion: Commissioner Kohler made a motion for approval of the Conditional Use Permit for a pump house/pump station named Valais Booster Station Project on City Property, subject to conditions that it be appropriately consistent with the surrounding area.

Seconded: Commissioner Streeter seconded the motion.

Votes: Ayes: Commissioner Waldrip, Commissioner O'Toole

Nays: None

Motion: Passed

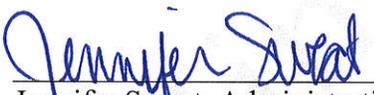
Chairman Oksner asked for a motion to adjourn.

Commissioner Waldrip moved for adjournment @ 7:53 p.m.

Motion Accepted.



Michael "Mickey" Oksner, Chairman



Jennifer Sweat, Administrative Assistant