

Midway City Planning Commission Regular Meeting October 13, 2020

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 6:00 p.m., October 13, 2020, at the Midway City Community Center 160 West Main Street, Midway, Utah **(due to the virus, this meeting may be a virtual meeting or a combination of both. Check Midway City's website for updates)**

6:00 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 Meeting Minutes of September 8, 2020.
2. Chuck Heath, agent for Mountain Spa Investors LLC, is requesting a Zone Map Amendment of Midway's Land Use Map. The proposed amendment would rezone 14.48 acres from Recreational Resort Zone (RZ) to R-1-22. The property is located on the Mountain Spa property at 800 North and 200 East.
 - a. Discussion of the proposed zone map amendment
 - b. Public hearing
 - c. Possible recommendation to the City Council
3. Chuck Heath, agent for Mountain Spa Investors LLC, is requesting approval of the Mountain Spa Rural Preservation Subdivision. The proposal is to create five lots on 52.45 acres. The property is located on the Mountain Spa property at 800 North and 200 East.
 - a. Discussion of the proposed subdivision
 - b. Possible recommendation to the City Council
4. Howland Partners, agent for Pointe 11 LLC, is requesting preliminary/final approval a one lot subdivision on 2.49 acres to be known as Howland Subdivision. The property is located at 600 West and 200 North and is in the R-1-15 zone.
 - a. Discussion of the proposed subdivision
 - b. Possible recommendation to the City Council

5. Berg Engineering, agent for Keith Finlayson, is requesting preliminary/final approval a one lot subdivision 0.33 acres to be known as Finlayson Subdivision. The property is located at 227 North River Road and is in the R-1-9 zone.
 - a. Discussion of the proposed subdivision
 - b. Possible recommendation to the City Council

6. Midway City is proposing to amend the Midway City Municipal Code of Section 16.13.35: Bed and Breakfast Establishments. The proposed code will amend the regulations for Bed and Breakfast establishments.
 - a. Discussion of the proposed code text amendment
 - b. Public hearing
 - c. Possible recommendation to City Council

7. Midway City is proposing to adopt new code text to the Midway City Municipal Code. Section 16.29: Density Reduction Subdivision. The intent of the Density Reduction Subdivision is designed to incentivize developers to voluntarily reduce the number of home sites per acre in exchange for simplified development infrastructure requirements. Reducing density will help preserve Midway's rural character by decreasing the number of structures, roads, and infrastructure in Midway. The initiative will reduce the maintenance burden for city taxpayers, preserve and enhance the value of current landowners' property, and preserve the rural quality of life in Midway.
 - a. Discussion of the proposed code text amendment
 - b. Public hearing
 - c. Possible recommendation to City Council

8. Adjournment