

Midway City Planning Commission Regular Meeting Minutes February 9, 2021

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 6:00 p.m., February 9, 2021, at the Midway City Community Center
160 West Main Street, Midway, Utah

Attendance

Jeff Nicholas- Chairman
Andy Garland
Craig Simons
Rob Bouwhuis- Vice Chair
(Zoom)
Michelle Crawford (Zoom)
Rich Cliften (Zoom)
Jon McKeon

Staff

Michael Henke – City Planner
Melannie Egan – Admin. Assistant
Wes Johnson – City Engineer

Excused

Heather Whitney
Bill Ream

6:00 P.M. Regular Meeting

Call to Order

- Welcome and Introductions; Opening Remarks or Invocation; Pledge of Allegiance
 - Invocation was given by Commissioner Simons
 - Chairman Nicholas led the Pledge of Allegiance

Item 1:

Review and possibly approve the Planning Commission Meeting Minutes of January 9, 2021.

Motion: Commissioner Garland: I make a motion that we recommend approval of the minutes for January 9, 2021 with the changes that were given to Melannie Egan.

Seconded: Commissioner McKeon

Chairman Nicholas: Any discussion on the motion?

There were some clarifications added to the motion

Chairman Nicholas: All in favor.

Ayes: Commissioners: McKeon, Garland, Simons, Bouwhuis and Cliften

Nays: None

Motion: Passed

Item 2:

Kirk Malmrose, agent for John Zenger Trust, is proposing preliminary approval of phase 2 of The Reserve at Midway. The proposal contains 22 lots on 36.6 acres, which includes 11.4 acres of open space. The property is located at 285 Luzern Road and is in the RA-1-43 zone.

Planner Henke gave a presentation

Land Use Summary

- 36.6 acres in phase 2

- Entire master plan 83.19 acres

- 11.4 acre of open space

- RA-1-43 zoning

- Proposal contains 22 lots.

- Entire master plan contains 49 lots.

- Project is a standard subdivision.

- Private roads will be the responsibility of the HOA

- Public access easement on all roads and sidewalks

- The lots will connect to the Midway Sanitation District sewer and to the City's water line.

- Paved public trails and a public trail easement for a back-country trail

- Project will participate in an off-site trail about 300' in length along Homestead Drive

Waterboard Recommendation

- The Water Board has reviewed the master plan and has determined that 191.24-acre feet are required for the entire project. Phase 1 would dedicate 120.18-acre feet, Phase 2 would dedicate 32.7-acre feet, and phase 3 would dedicate 38.36-acre feet. All the required water rights will be held in escrow before the master plan agreement is recorded.
- Total for phases 2 & 3: 71.06-acre feet

Possible Findings

- The proposal complies with the requirements of the code for standard subdivisions.
- The proposal does meet the vision of the area as described in the General Plan for the RA-1-43 zone.
- The public trails will be built by the developer that will be an amenity to the entire community

Proposed Conditions

- All approved non-irrigated areas will be noted on the plats.
- Private roads in the development will have a public access easement which will be noted on the plats and in the development agreement.
- Private trails with public access easements will be maintained by the HOA.

Commissioners and Staff Comment

Michael Henke explained that the only change that has been made from the beginning was the removal of the redundant trails. Wes Johnson stated that they are addressing the need for a trail adjacent to the roadway. The issue with the trail being behind the homes and not on the street is that the children tend to walk in the middle of the street going to and from the bus stops. The change addresses this issue.

Motion: Commissioner Simons: I make a motion that we recommend approval of the preliminary application of phase 2 of The Reserve at Midway. The proposal contains 22 lots on 36.6 acres, which includes 11.4 acres of open space. The property is located at 285 Luzern Road and is in the RA-1-43 zone. We accept the findings from staff and the proposed conditions listed in the staff report.

Seconded: Commissioner Garland

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: McKeon, Garland, Simons, Bouwhuis and Cliften

Nays: None

Motion: Passed

Item 3:

Paul Berg, agent for Ryan Davis, is requesting preliminary/final approval for a density reduction subdivision on 4.42 acres to be known as Farm Meadows Subdivision. The property is located at 550 Pine Canyon Road and is in the R-1-15 and R-1-22 zones.

Planner Henke gave a presentation.

Land Use Summary

- 4.42-acre parcel
- R-1-15 & R-1-22 zoning
- Proposal contains 3 lots
- Frontage on Pine Canyon Road
- Private driveway access for lots 2 and 3
- The lots will connect to the Midway City's culinary water line, Midway Sanitation District's sewer line, and Midway Irrigation Company's secondary water line
- Planned bike lane along Pine Canyon Road

Seconded: Commissioner Simons

1-15 and R-1-22 zones. We will accept the findings from staff and the proposed conditions. preliminary/final application of the density reduction subdivision on 4.42 acres to be known as Farm Meadows Subdivision. The property is located at 550 Pine Canyon Road and is in the R-

Motion: Commissioner Mckeon: I make a motion that we recommend approval of the

period.

Wes Johnson explained why the water line needed to be upgraded during the construction

There was a short discussion regarding conservation easements and deed restrictions.

It was clarified about the access to lots 1 and 3 would be from Pine Canyon Road and lot 2 has access from Farm Springs Road. Michael explained that the access from Farm Springs has met its maximum of 11 homes and that is why lot 3 had to have access from Pine Canyon Road.

Commissioners and Staff Comment

- The deed restrictions that will be recorded towards the lots must be submitted to the City for review and recorded immediately after the plat is recorded.
- A note on the plat is included with language that clearly states that subdividing the lots is prohibited.
- The funds to build the bike lane are added to the general trails fund and that the bike lane is completed in the future as part of a larger improvement project that will complete the bike lanes along the entirety of Pine Canyon Road.

Proposed Conditions

- The proposed lots meet the minimum requirements for the R-1-15 and R-1-22 zoning districts.
- The proposal does meet the intent of the General Plan for the R-1-15 and R-1-22 zoning districts.
- The proposal does comply with the requirements for the Density Reduction Subdivision code.
- The subdivision helps comply with the vision stated in the General Plan to preserve open space and a rural atmosphere.
- The lots will be deed restricted so it can never be further subdivided.

Possible Findings

- The Water Board has yet to review and make a recommendation regarding required water rights for the proposal. Before the item is heard by the City Council, the Water Board must review the proposal and make a recommendation to the City Council.

Waterboard Recommendations

- Existing public trail and easement on the northeast side of the proposal

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: McKeon, Garland, Simons, Bouwhuis and Cliften

Nays: None

Motion: Passed

Item 4:

Mike Johnston, agent for Robert and Julie Salazar, is requesting preliminary/final approval of a three-lot small-scale subdivision on 2.73 acres to be known as Salazar Springs Subdivision. The property is located at 583 East Salazar Spring Road and is in the RA-1-43 zone.

Planner Henke gave a presentation.

Land Use Summary

- 2.73 acres
- RA-1-43 zone
- 3 lots
- Frontage River Road and Salazar Spring Road
 - Access limited to Salazar Spring Road (600 North)
- Connect to Midway City culinary water, Midway Sanitation District sewer, and Midway Irrigation Water Company secondary water

Waterboard Recommendation

- The Water Board recommended that 8.94 acre feet of water is tendered to the City for required culinary and secondary water for the lots.

Possible Findings

- The proposed lots meet the minimum frontage and width requirements for the RA-1-43 zoning district
- The proposed lots meet the minimum acreage requirements as stated in the Whitaker Annexation Agreement
- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district

Recommended Condition

- Lot 3 River Road access is removed from the proposed plans to comply with the language in the Whitaker Annexation Agreement

Commissioners and Staff Comment

There was a discussion about the wetlands and the springs that are nearby. The army core of engineers approved that the spring could be piped. Wes Johnson believes that after the springs are piped, it could take a couple of years for the wetlands to go away.

Motion: Commissioner Mckeon: I make a motion that we recommend approving the preliminary/final application of a three-lot small-scale subdivision on 2.73 acres to be known as Salazar Springs Subdivision. The property is located at 583 East Salazar Spring Road and is in the RA-1-43 zone. We will accept the findings from staff and the proposed conditions.

Seconded: Commissioner Garland

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: Mckeon, Garland, Simons, Bouwhuis and Cliften

Nays: None

Motion: Passed

Item 5:

Mike Johnston, agent for Eldon Haake, is requesting a Plat Amendment of lots 11, 12, 13, 14 and 15 of the Maisons de Saint-Prex Subdivision. The proposal would eliminate the common area between lots 11, 12, 13, and 14 and would transfer the property to the four adjoining lots. Lots 12 and 13 will be combined into one lot. An easement to access remaining common area will be created across lots 14 and 15. The property is in the R-1-22 zone.

Planner Henke gave a presentation.

Proposed Amendment

- R-1-22 zone
- Combine lots 12 & 13
- Remove common area between lots 12 & 13 and lots 11 & 14
- Add access easement across lots 14 & 15

Saint Prex Open Space

Land Use Calcs	
Zone	R-1-22
Total Area	11.55 AC
Lots	16 Lots
Open Space	1.83 (15.91%) (15% Required)
1.278 LF of new roads with this plan	
* Lot sizes and frontage may be reduced by the percentage of open space provided,	
(21.780 x 0.85=97.75 feet)	

Proposed Findings

- Potential trips per day generated from the two lots will be reduced.
- Density in the subdivision will be reduced.
- The area will feel more open because of the reduction of one lot.
- No public street, right-of-way, or easement will be vacated or altered.
- The lot owners of the five lots and HOA will be required to sign the plat for it to be recorded.
- The amount of open space in the subdivision will not be reduced and the subdivision will still comply with the code requirement of 15% open space.

Commissioners and Staff Comment

Eldon Haake explained how that southern strip would be maintained. He stated that they have an agreement with all the owners on the south for the easements. He gave a bit of history regarding the home on lot 12 and the parade of homes.

Motion: Commissioner McKeon: I make a motion that we recommend approval of the Plat Amendment of lots 11,12,13, 14 and 15 of the Maisons de Saint-Prex Subdivision. The proposal would eliminate the common area between lots 11, 12, 13, and 14 and would transfer the property to the four adjoining lots. Lots 12 and 13 will be combined into one lot. An easement to access remaining common area will be created across lots 14 and 15. The property is in the R-1-22 zone. We will accept all the findings from staff.

Seconded: Commissioner Simons

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners:

Nays: None

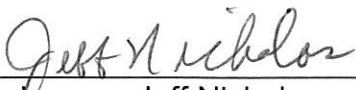
Motion: Passed

Adjournment

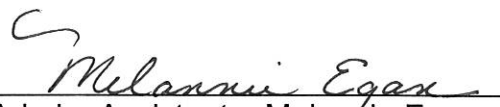
Motion: Commission Garland

Second: Commissioner Simons

7:20 pm



Chairman – Jeff Nicholas



Admin. Assistant – Melannie Egan

