

## **Midway City Planning Commission Regular Meeting May 10, 2022**

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 6:00 p.m., May 10, 2022, at the Midway City Community Center 160 West Main Street, Midway, Utah **If you would like to attend via Zoom, you can find the link here: <http://www.midwaycityut.org>.**

### **6:00 P.M. Regular Meeting**

- Liaison Report – staff reports to the Planning Commission regarding land use related items in Midway and the surrounding area.

### **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 April 12, 2022.
2. Stuart Waldrip, representative for the Midway Arts Center Foundation, is proposing an amendment to section 16.5.2: Permitted and Conditional Uses (Commercial C-2 and C-3 Zones) to add indoor performing arts centers as a conditional use in the C-2 zone. He is also proposing an amendment to section 16.13.10: Maximum Height Provisions for all Buildings, and section 12.11.020: Exceptions, to include indoor performing arts centers in the list of structures that are allowed to exceed stated height requirements.
  - a. Discussion of the proposed new code text
  - b. Public Hearing
  - c. Possible recommendation to the City Council
3. Mark and Shanna Nelson, Scot and Jan Lythgoe and Darin and Nancee Heckel are requesting a Zone Map Amendment of the Midway City Land Use Map. They are requesting that their three parcels located at 85 South 100 West, 70 West 100 South and 60 West 100 South are included in the Transient Rental Overlay District.
  - a. Discussion of the proposed land use map amendment
  - b. Public Hearing
  - c. Possible recommendation to the City Council
4. Dan Luster, agent for Midway Heritage Development LLC, is seeking Final Approval

for Phases 1 and 2 of The Village. The Village is a mixed-use development that contains both commercial and residential uses. The proposed phases include 83,184 SF of commercial space in seven buildings, 45 residential dwellings, park area, private streets with a public access easement, and private trails with a public access easement. Phase one is 6.54 acres in size, and phase two is 5.7 acres. Both phases have a combined common acreage of 9.4 acres. The property located at 541 East Main is in the C-2 zone.

- a. Discussion of the proposal
  - b. Possible recommendation to the City Council
  
5. Chuck Heath, representative for Midway Mtn Spa LLC, has submitted a master plan application for the proposed Ameyalli Resort (fka Mt. Spa) on 28.87-acres. The proposed master plan includes a resort, hotel, cottages, duplex units, public and private trails, and other resort related amenity improvements. The property is located at approximately 800 North 200 East in the Resort Zone.
  - a. Discussion of the proposed resort master plan
  - b. Possible recommendation to the City Council
  
6. Adjournment