

Midway City Planning Commission Regular Meeting Minutes June 9, 2020

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 6:00 p.m., June 9, 2020, at the Midway City Community Center
160 West Main Street, Midway, Utah

Attendance

Rob Bouwhuis– V Chairman
Bill Ream
Michelle Crawford (Zoom)
Jon McKeon
Heather Whitney

Staff

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

Excused

Jeff Nicholas – Chairman
Craig Simons

6:00 P.M. Regular Meeting

Call to Order

- Welcome and Introductions; Opening Remarks or Invocation; Pledge of Allegiance
 - Invocation was given by Commissioner Ream
 - Vice-Chairman Bouwhuis led the Pledge of Allegiance

Item 1:

Review and possibly approve the Planning Commission Meeting of May 12, 2020.

Motion: Commissioner McKeon: I move that we approve the Planning Commission meeting minutes of February 12, 2019 with the changes given to Melannie Egan.

Seconded: Commissioner Ream

Vice-Chairman Bouwhuis: Any discussion the motion?

There was none

Vice-Chairman Bouwhuis: All in favor.

Ayes: Commissioners: Ream, McKeon, Whitney, Bouwhuis

Nays: None

Motion: Passed

Item 2:

Mike Harvie of the Ramp Group, agent for Cari Lane LLC, is proposing preliminary approval for Whispering Creek Estates. The proposal contains seven lots and is on about five acres. The property is located at 515 East Cari Lane and is in the R-1-15 zone.

Planner Henke gave a presentation

Land Use Summary

- 4.81 acres
- R-1-15 zone
- 7 lots
- Sensitive lands

FEMA floodplain

50' setback

Wetlands

- Public roads
- 100' foot setback from Cari Lane

Discussion Items

- FEMA floodplain zones AE & X
 - 50' from 100-year flood zone (AE)
 - Limit basements in 500-year flood zone (X)
- Wetlands
 - Study must be approved by the US Army Corps of Engineers
- Stream Alteration Permit for lot 3 driveway
- 100' setback from Cari Lane
- Open space owned and maintained by lots 1 & 7
- Lot 3 boundary line
- Cospers subdivision

Water Board Recommendation

- The Water Board has reviewed the proposed plan and has determined that 16.73-acre feet are required for the entire project.
- Secondary water meters

Possible Findings

- The proposal does meet the intent of the General Plan for the R-1-15 zone
- The proposal does comply with the land use requirements of the R-1-15 zone
- Sensitive lands are on the property and setbacks will be included on the plat along with notes informing future lot owners of any risk

Proposed Conditions

- A wetlands study must be submitted to the City for review and the Army Corps of Engineers must approve the study before preliminary approval is granted by the City Council.
- A stream alteration permit must be approved before final approval is granted by the City Council.
- A note shall be placed on the plat that advises future owners of lots 2, 4 and 5 of the potential flood hazards.
- The developer must build the driveway crossing to lot 3 as part of the subdivision infrastructure.
- The building envelope for lot 5 must be updated so that no part of the building envelope is within 50' of the FEMA Zone AE floodplain.

Commissioners and Staff Comment

There was a discussion regarding the landscaping in the floodplain and the 50' setback Michael stated that landscaping could happen in both, however in the setback area marked on the plat, someone could add fill, but no fill in the floodplain. There is also no code that does not allow someone to have a driveway. Wes Johnson stated there may be some ways to mitigate by using culverts.

Motion: Commissioner McKeon: I make a motion that we approve the proposed preliminary approval for Whispering Creek Estates and accept the staff report, waterboard recommendation and the findings including the proposed conditions listed in the staff report that states that a wetlands study must be approved by the Army Corps of Engineers before the item is reviewed for preliminary approval by the City Council, a stream alteration permit must be approved before final approval is granted by the City Council, a note shall be placed on the plat that advises future owners that lots 2,4 and 5 of the potential flood hazards, the developer must build the driveway crossing in lot 3 as part of the subdivision infrastructure and that the building envelope for lot 5 must be updated so that no part of the building envelope is withing 50' of the FEMA AE floodplain.

Seconded: Commissioner Whitney

Vice-Chairman Bouwhuis: Any discussion on the motion?

There was none

Vice-Chairman Bouwhuis: All in favor.

Ayes: Commissioners: Ream, McKeon, Whitney, Bouwhuis

Motion: Passed

Item 3:

Glen Lent, agent for Albert Cozens, is proposing a plat amendment of the Cozens subdivision. The proposal would subdivide the 3.72-acre one lot subdivision into three lots. The property is located at 840 South Stringtown Road and is in the RA-1-43 zone.

Planner Henke gave a presentation

Land Use Summary

- 3.72 acres
- RA-1-43 zoning
- Proposal contains 3 lots
- Frontage from Stringtown Road
- Lots will connect to Midway City's culinary water line and Midway Irrigation Company's secondary water line

Discussion Items

- Stringtown future bike lanes
- Lot 1 access
 - Easement across lot 2

Stream alteration permit

Water Board Recommendation

- 3.72 acre parcel

Area of parcel

162,034 sq. ft.

Impervious area for parcel

24,000 sq. ft.

Irrigated lot area

3.1 acres (162,034 – 24,000)

Total irrigated acreage

3.1 x 3 = 9.3 acre feet

1 existing culinary connection

2 new connections

- 2 x 0.8 = 1.6 acre feet
- 10.9 acre feet requirement
- 10.5 acre feet has already been dedicated to the City

Possible Findings

- The proposed lots do meet the minimum requirements for the RA-1-43 zoning district
- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district
- The subdivision will contribute to the master trails plan by adding funds the general trails fund that will be used to help complete the master trails plan

Proposed Conditions

- The proposed lots do meet the minimum requirements for the RA-1-43 zoning district
- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district
- The subdivision will contribute to the master trails plan by adding funds the general trails fund that will be used to help complete the master trails plan

Commissioners and Staff Comment

There was a discussion regarding the driveway. They discussed the slope. If the easement is done, it does not take away from the acreage. If these lots have the acreage and the frontage. Paul stated that putting an easement on lot 2 is a reasonable thing and they are willing to do that. Commissioner Bouwhuis expressed concern that lot 1 did not have good access due to the slope. He recommended that the applicant consider modifying the lot lines so that they met the requirements of the zone without requiring an easement across another property, lot 2.

Commissioner Ream asked about the difference between the bike lane and trails and would this applicant be paying double. Michael clarified that they really are the one and the same and only one payment is required. There are not two different funds.

Motion: Commissioner McKeon: I make a motion that we approve the plat amendment of the Cozens subdivision. and accept the staff report and the findings conditions listed in the staff report that states that 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 Stringtown Road.

Seconded: Commissioner Whitney

Vice-Chairman Bouwhuis: Any discussion on the motion?

There was none

Vice-Chairman Bouwhuis: All in favor.

Ayes: Commissioners: Ream, McKeon, Whitney

Nays: Commissioner Bouwhuis

Motion: Passed

Adjournment

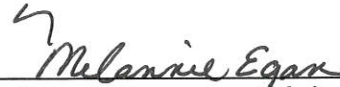
Motion: Commissioner Ream

Second: Commissioner McKeon

7:30 pm



Vice- Chairman – Rob Bouwhuis



Admin. Assistant – Melannie Egan

Approved