

## Midway City Planning Commission Regular Meeting Minutes January 10, 2023

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 6:00 p.m., January 10, 2023, at the Midway City Community Center  
160 West Main Street, Midway, Utah

### Attendance

Jeff Nicholas- Chairman  
Andrew Osborne  
Andy Garland  
Laura Wardle  
Travis Nokes (Alt)  
Craig Simons-Vice Chair  
Gene M Miles (Alt)  
Kelly Lineback

### Staff

Michael Henke – City Planner  
Melannie Egan – Planning Tech  
Wes Johnson – City Engineer

### Excused

Bill Ream

### Liaison Report

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

### Call to Order

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

### Item 1:

Review and possibly approve the Planning Commission Meeting Minutes of December 13, 2022

**Motion:** Commissioner Garland: I make a motion that we recommend approval of the Planning Commission Meeting Minutes of December 13, 2022, as printed.

**Seconded:** Commissioner Simons

**Chairman Nicholas:** Any discussion on the motion?

**Chairman Nicholas:** All in favor.

**Ayes:** Commissioners: Lineback, Miles, Osborne, Wardle, Garland and Simons

**Nays:** None

**Motion:** Passed

## **Item 2:**

Review and possible approval of the 2023 Planning Commission meeting schedule.

**Motion:** Commissioner Simons: I make a motion that we recommend approval of the 2023 Planning Commission Meeting Schedule.

**Seconded:** Commissioner Garland

**Chairman Nicholas:** Any discussion on the motion?

**Chairman Nicholas:** All in favor.

**Ayes:** Commissioners: Lineback, Miles, Osborne, Wardle, Garland and Simons

**Nays:** None

**Motion:** Passed

## **Item 3:**

Review and possible recommendation of approval of the 2023 Midway General Plan which is a revision of the 2017 Midway General Plan and includes chapters on Community Vision, Land Use, Economic Development & Resorts, Transportation, Moderate-Income Housing, Environment & Sensitive Lands, Main Street, Historic Preservation, Parks Trails & Recreation, and Open Space.

### **Michael Henke gave a presentation**

#### **The General Plan**

- A practical vision and plan for the future
- Required by state code
  - Land use
  - Community Vision
  - Transportation
  - Moderate Income Housing
  - Water Conservation Plan
    - Sensitive Lands
    - Not required until 2025
- Not law - The plan is an advisory document or guide to aid land use authority in making decisions “small decisions lead to big results”

#### **Requirements of the General Plan**

- Present and future needs of the municipality
- Growth and development of all or any part of land within the municipality
- The municipality may determine the comprehensiveness, extent, and format of the general plan

## **Only Advisory**

The general plan is an advisory guide for land use decisions unless otherwise provided in the local ordinance

## **Midway General Plan**

- Created in 2010 and 2011
- Adopted in 2011
- Reviewed and revised in 2016
- Adopted in 2017
- Review and Revise in 2021 and 2022
- Adopt in 2023

## **General Plan Chapters**

- Community Vision
- Land Use
- Transportation
- Moderate Income Housing
- Main Street
- Historic Preservation
- Parks, Recreation, and Trails
- Environment/Sensitive Lands
- Economic Development/Resort Areas
- Open Space

## **Community Vision**

- Promote water responsible landscaping and maintenance
- Encourage core area for small commercial uses and attainable housing
- Support of businesses through practical signage and parking requirements, and the provision of housing options for service workers, transit options for workers and customers

## **Land Use**

- Housing for a diverse population, a full mix of building uses to meet the basic residents' needs, walkable streets, engaging public spaces, civic facilities defining the City center, and accessible open spaces.
- Consider increasing the growth boundary to include the North Fields and area along River Road to the Hwy 40 intersection.
- R-1-7 and R-1-9: More development code options should be explored that will allow a variety of housing options that may include townhouses and other types of housing that will facilitate the ability to create attainable housing.
- Condominiums and apartments should be considered as part of a mixed-use development.
- Consider limits on single-family house size such as height, square footage, and volume

limitations.

- Require open space areas between developments that are visible from roads.
- Protect commercial zones for commercial development.
- Parking in City owned rights-of-way should be for the public and not reserved residences.
- Keep rural feel.
- As much as possible, design the community for people, not cars.

### **Economic Development, Resort and Tourism Areas**

- Plan for service working housing in Midway and resort areas.
- Work with surrounding communities to plan and provide mass transit opportunities that will benefit residents, visitors, and workers.
- Develop a system of themed wayfinding signs.
- Create public parking lots that will support businesses and allow for the most efficiency for land use and shared parking opportunities.

### **Transportation**

- Promotes bicycle usage by creating more detached trails and bicycle lanes on collector roads
- Promotes walking in commercial areas
- Form a Safety and Transportation Committee that will review and recommend to the PC and CC regarding and proposed changes to the Road System Master Plan.
- Mitigate increased traffic on Main Street so that increased traffic does not negatively impact Main Street.
- Promotes parking garage hidden from Main Street.

### **Moderate Income Housing**

- Increase housing for those below 80% AMI
  - Housing deficit for 50% AMI of 130 units
  - Housing deficit for 30% AMI of 300 units
- Incentivize developers to include moderate-income housing, participate in interlocal housing developments, create subdivision code that specifically creates moderate-income housing, limit building pads size in PUDs, and limit housing sizes in more dense zones.
- Reduce items that would decrease development cost for moderate-income housing such as required open space, setbacks, and parking. Also, consider increasing density for moderate-income housing.
- Explore allowing external ADUs in Midway
- Negotiate with developers to create workforce housing for developments in the Resort Zone
- Work with surrounding communities on housing issues
- Form the Attainable Housing Committee which will work on moderate-income housing issues.

### **Environment and Sensitive Lands**

- Dark sky preservation
- Water Use and Conservation Plan has been included
- Encourage drought-resistant plantings, no or minimal lawns, and low-flow technologies, to minimize water usage.

- Encourage energy conservation
- Protect air quality

### **Main Street**

- Preserve the charm of Midway, especially along Main Street
- Create community parking, especially in the middle of blocks
- Create good pedestrian access to Main Street to reduce the number of vehicles that require parking stalls
- Encourage preservation of traditional pastures that have been used for grazing along Main Street, potentially by using open space bond funds
- Develop staggered setbacks, staggered rooflines, building sizes, and fenestration.
- Preserve historic structures
- Work with UDOT to occasionally close a section of Main Street and 200 West for special events.
- Include raised crosswalks that will increase pedestrian safety, especially in front of the Town Square and on 200 West. This area should be developed for walkability and safety so the town core can develop as a community gathering area that will act as a community plaza.
- Work with UDOT to consider parking, park strips, and trees in center of Main Street that will help control speed and will beautify this important business and transportation corridor.
- Create two sections of Main Street, one from 200 West to 300 East that is a walkable Main Street, and the other from 300 East to Hamlet Park that is a “rural” Main Street. Setbacks should be minimal in the walkable area and should increase in the rural area.
  - Possibly align the C-2 and C-3 zones to the same areas listed above.
  - Walkable Main front setbacks should be 0-20 feet
  - Rural Main Street setbacks should be 10-30 feet.

### **Historic Preservation**

- History is more than structures, it includes the rural feel and environment of the community; open ditches, pot rock fences, and county roadways all contribute to the ambiance.
- Reform the Historic Preservation Committee
- Identify tools for preservation
- When reviewing historic structures, the VAC should take special care to preserve the historic character of the building

### **Park, Trails, and Recreation**

- City must make certain that adopted maintenance and standards are followed to ensure parks and trails are beautiful, functional, and safe.
- Pursue appropriate locations for soft-surface trails with an emphasis on equestrian trail opportunities.
- Encourage community involvement for park and trail maintenance

### **Open Space**

- Preserving open space will also enhance Midway’s economics by conserving Midway’s uniqueness and character which will be a contributing factor for future tourism.
- Midway embraces a comprehensive definition of open space.

- Added “agriculture” paragraph for design objectives requiring use of open space tools.
- Added bond paragraph that speaks of open space preservation success and plants the seed for a future bond that might partially focus on small parcel preservation.
- Goal 4: Use all available tools and avenues to help preserve open space.
  - Objective 1: Consider land use laws that will help to preserve open space.
  - Objective 2: Inform and educate the public of existing tax laws, such as greenbelt and urban farming, which reduce property taxes for farming operations.
  - Objective 3: Consider using the Recreation, Arts, Parks (RAP) tax to acquire open space. A RAP tax is a sales tax which will allow visitors to help contribute to the preservation of open space.
  - Objective 4: Work with open space preservation organizations such as Preserve Midway, Summit Land Conservancy, Utah Open Lands etc. to conserve open space in and around Midway.

### **Possible Findings**

- The adoption of the amended General Plan will help the City Council and other recommending bodies when considering legislative actions
- The proposed amendments to the General Plan were made after reviewing and considering hundreds of comments made by members of the community during the charette and from the open-ended questions that were made in the General Plan nonscientific survey
- The proposed amendments to the General Plan were made after reviewing and considering the responses to the questions in the nonscientific survey that was taken by hundreds of members of the community
- The General Plan committees were comprised of a broad array of community members including City Councilmembers, Planning Commissioners, citizens, County governmental staff, and Midway staff
- The proposed General Plan will help Midway to retain a high quality of life by helping guide improvements made to the community and to assure that new growth follows the vision as outlined in the General Plan

### **Commissioner Comments from December 13, 2022 Meeting**

*There was a long discussion on the idea of considering limits on single-family house size such as height, square footage, and volume limitations.*

*Straw poll on square footage, and volume limitations:*

*Travis Nokes states take out the volume limitations and the square footage limitations and let the setback take care of it.*

*Andy Garland stated to take it out.*

*Laura Wardle feels that we should not limit the square footage and the volume on the size of a home*  
*Craig Simons states to take out the volume and the square footage limitations.*

*Andrew Osborne stated, take out the volume and the square footage limitations.*

*There was a conversation regarding density. Paul Berg stated that we should lower the density and make the developer earn a density increase by giving things such as open space, trails, etc.*

*There was a conversation about using the “transfer of development rights” type program. Michael*

*Henke stated that it could be a very good tool for Midway.*

*Parking Garage:*

*Travis Nokes, Andrew Osborne, Laura Wardle, Andy Garland and Craig Simons wants to remove to allow hidden future parking garages.*

*Put a future roundabout on Cari Lane and Pine Canyon Road on the Master Road Map.*

*Travis Nokes, Andrew Osborne, Laura Wardle*

*Moderate Income Housing:*

*Take out limit building pads size in PUD and limit housing sizes in the denser zones*

*Explore allowing external ADUs in Midway:*

*Travis Nokes, Andrew Osborne, Laura Wardle, Andy Garland and Craig Simons wants to remove exploring external ADUs.*

**Commissioner Comments**

Craig Simons was concerned about the dark sky ordinance on Main Street. He believes that the dark sky regarding our residential areas but not on Main Street. The current lighting is not enough. He almost hit a person who was wearing dark clothing and he believes that putting lives at risk is unacceptable. He hopes that safety is not ignored when exploring and changing the lighting out on Main Street.

Wes Johnson talked to the commissioners about the discussions he has had with UDOT. The lighting on Main Street must be approved by UDOT. The comments that the council are hearing the most is that they want to reduce the lights on Main Street. UDOT states that they will not allow crosswalks in a uncontrolled intersection such as the intersection at 1<sup>st</sup> West and Main Street.

Michael Henke read the dark sky additions to the General Plan, that plant the seed for dark sky for Midway City.

Andrew Osborne would like to see if there is other things that we can do with lighting, technology and signage.

Travis Nokes stated that we should remove the word serious out of the language to broaden the scope.

Michael Henke read the four requirement that state code lists for water conservation.

The commissioners didn't have any objections to what is proposed to the Main Street chapter of the General Plan.

Andrew Osborne suggested that we raise our impact fees for Parks and Recreation. Summit County charges much more for Parks and Recreation. He believes that it would be a huge benefit to our trails and parks. He would like to explore the option and he believes that a lot of money is left on the table.

Wes Johnson stated that he has a trail map that he would email it to Melannie, and she could

distribute it to the commissioners.

There was a conversation regarding combining open space and parks on parcels on Main Street where animals can graze. Michael stated that he could investigate it. Wes stated that he would prefer to check with legal counsel before anything but would look into it further.

Adjust the map to include park area at the Mountain Spa resort where the geo thermo pools are located and possible on main street.

**Motion:** Commissioner Simons: I make a motion that we recommend to approve the 2023 Midway General Plan which is a revision of the 2017 Midway General Plan and includes chapters on Community Vision, Land Use, Economic Development & Resorts, Transportation, Moderate-Income Housing, Environment & Sensitive Lands, Main Street, Historic Preservation, Parks Trails & Recreation, and Open Space. Remove Objective #3 in Goal #4 that the RAP tax to acquire open space.

**Seconded:** Commissioner Garland

**Chairman Nicholas:** Any discussion on the motion?

**Chairman Nicholas:** All in favor.

**Ayes:** Commissioners: Lineback, Miles, Osborne, Wardle, Garland and Simons

**Nays:** None

**Motion:** Passed

Adjournment

**Motion:** Commissioner Simons

**Second:** Commissioner Garland

8:20 PM

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Chairman – Jeff Nicholas

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Planning Tech – Melannie Egan