

Midway City Council  
21 September 2021  
Work Meeting

Development Moratorium /  
Goals and Planning

# Memo



Midway

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Date: September 21, 2021  
To: Midway City Council  
From: Michael Henke  
Re: General Plan five-year review

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One of the most important documents that a community has is a General Plan. The General Plan is a guiding light for the community and is developed to help the city grow in a manner that is harmonious with that plan. This plan should be a vision that is been created by the citizens of the community of what the community should become as it grows and develops. When legislative decisions arise it is essential that decision makers review the General Plan and base any decisions made from what is outlined in that document.

It is Midway's goal to review and revise the General Plan every five years. Midway first created adopted the current General Plan in 2010 and 2011. It was later reviewed and revised in 2016 and 2017. It is the City's goal to review and revise the General Plan in 2021 and 2022.

The Planning Commission has a major role in the preparation of the General Plan. This charge is one of the only roles described in Utah State Code that is specific to the Planning Commission. Per State Code, the planning Commission is to prepare and recommend the General Plan and General Plan amendments to the City Council.

Every city and town, regardless of size, is required to have an updated general plan. The general plan is a practical vision of the future capable of shifts in detail and arrangement over time as available resources and public preferences change. The comprehensive plan is practical in that it lays out a series of objectives that the community realistically intends to accomplish over the coming years. The plan also reflects vision in that it encapsulates the community's goals and aspirations for its future. State law describes the general plan in this way:

The following is the proposed process and timeline for the review and adoption of the General Plan:

- Form the ten committees, one for each chapter of the General Plan. The committees will be made up of Planning Commissioners, City Councilmembers, the public, and staff. (October)
- Committees will review the current General Plan. (November)
- Create and conduct the survey. (January)
- Hold a charette. (February)
- Committees review the public comments gathered from the survey and from the charette. (March)
- Committees review and revise the chapters of the General Plan based on comments gathered from the public. (March-April)
- Update language and maps. (May)
- Planning Commission public hearing and recommendation to City Council. (June)
- City Council public hearing, review, revision, and adoption. (July-September)

This is a rough timeline for the review and adoption of the General Plan. This City does not have a required timeline for this process but setting goals will help the process to continue forward.

This document will guide us as we try to comply with our Vision Statement:

*“Our Vision for the City of Midway is to be a place where citizens, businesses and civic leaders are partners in building a city that is family-oriented, aesthetically pleasing, safe, walkable and visitor friendly. A community that proudly enhances our small town Swiss character and natural environment, as well as remaining fiscally responsible.”*

Our General Plan will encompass all the components of the mission statement that make Midway a great place to live and visit. It will also steer us through future growth and development so that Midway will continue to be a great community to be a part of.

Please contact me if you have any questions.

# Memo



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Date: September 21, 2021  
To: Midway City Council  
From: Michael Henke  
Re: Moratorium Code Text Amendments

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The purpose of this memo is to list the potential code text amendments that Midway could consider revising during the moratorium and after the General Plan revision is completed and adopted. The moratorium was approved by the City Council to allow for more time to be spent on the General Plan revision and on code text amendments. The following list is ambitious, and it is unlikely that all the proposed amendments will be completed in the moratorium or in the immediate future after General Plan revision is approved. Most text amendments take between three to five months to process but staff plans to have multiple code text amendment on each City Council agenda over the next several months so much progress can be made. Some of the amendments on the list should happen after the General Plan revision has been adopted and they will be noted next to the heading.

Staff would like direction from the City Council on which amendments should be priority. The following list has been organized in order of how staff would recommend setting priorities.

- Internal Accessory Dwelling Units
  - An addition that would allow internal accessory structures if requirements are met
- McMansions
  - A potential amendment that would limit the size of dwellings in Midway
- Sensitive lands and required open space
  - Possibly amend the open space regulations to reduce or not allow sensitive lands to count towards required open space.

- Water rights required for wetlands
  - The concern has been raised regarding water rights and wetlands. We have found some wetlands in Midway have dried over time and those areas may need water rights if the property owner begins to water the dried areas. The proposed code would require some water rights for wetland areas.
- Setbacks
  - Possibly amend the setback requirements in Midway for dwellings and accessory structures
- Planned unit developments
  - The Proposed amendment would consider density, clustering, and open space requirements for PUDs
- Burying of distribution lines
  - Currently the City does not require existing distribution lines to be buried along the frontage of developments. The proposed would require the burying of distribution lines.
- Temporary vendor sales in Midway
  - Possibly amend the code to clarify and better define when temporary sales are allowed in Midway
- Landscaping Code
  - The proposed amendment would create more detail regarding required landscaping for developments.
- Dark Sky
  - The City receives more complaints about traffic and lighting than any other issues. The proposed amendment would address the issue of lighting for residential and commercial developments.
- Streetlights
  - Both Wasatch County and Heber are working on reducing the number of required streetlights in new developments. The proposed ament would do the same for Midway.
- Small-scale subdivisions
  - The small-scale subdivision code has several minor edits that should be made.
- Rural Preservation Subdivisions
  - The proposed amendment would not allow sensitive lands to be counted towards the required five acres per lot

- Mixed-use density (low on the list on because the General Plan revision will create the vision for the new code)
  - The code allows up to 20 units per in mixed-use developments over an acre. The proposed amendment would reduce the allowed density in mixed-use developments greater than an acre.
  
- Allowed uses in commercial zones (low on the list on because the General Plan revision will create the vision for the new code)
  - The proposed amendment would review and possibly revise the permitted and conditional uses in the C-2 and C-3 zones.
  
- Main Street (C-2 and C-3 zones) (low on the list on because the General Plan revision will create the vision for the new code)
  - The proposed amendment would consider adopting requirements for new construction in the commercial zones. Building massing, setbacks, and height would be reviewed and considered for revision.
  
- Attainable housing, affordable housing, moderate income housing, workforce housing (low on the list on because the General Plan revision will create the vision for the new code)
  - Both Wasatch County and have adopted new moderate income housing requirements. Both entities would like Midway to participate in a regional program. The City would consider adopting new moderate income housing requirements.
  
- Resort zone (low on the list on because the General Plan revision will create the vision for the new code)
  - Consider removing hosing as a permitted and conditional use in the RZ

Please contact me if you have any questions.