

Midway City Council
21 April 2020
Regular Meeting

Department Reports

Memo



Date: April 21, 2020
To: Midway City Council
From: Michael Henke
Re: Potential Code Text Amendments

The purpose of this memo is to discuss potential code text amendments. The City is constantly amending the code. Since 2018, the code has been amended 23 times and, at least another five amendments have been proposed and discussed but not approved by the City Council. Each code text amendment requires time and effort, so the process is sometimes slow. For example, the recent amendment regarding the requirement of parking for outside dining had its first public hearing before the Planning Commission on July 9, 2019 and was approved by the City Council April 7, 2020. It appeared on eight different agendas before the Planning Commission and City Council. Most text amendments take less time than the example given but they usually all take between three to five months to process. It is something that we need to keep doing to make sure Midway continues to be what we envision it to be as we move forward.

There are several potential code text amendments that have been identified by staff or that the City Council has directed staff to review and propose. The following is list of those items:

- Visual and Architectural Committee
 - The proposed amendment would require a town architect to review projects before VAC review. The developer would pay for all costs for the architect's review. This amendment would help Midway Main Street and all areas on the commercial zones and resort zone to better match the vision as described in the General Plan.
- 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.

- Rural Preservation Subdivision Code for smaller parcels
 - The proposed code would create a new subdivision ordinance that would reduce density and cost for the City for if the developer deed restricts the properties so they would not be further subdivided.

- Setbacks for structures in the commercial zones
 - The proposed code would potentially change the required setbacks for commercial and residential structures in the commercial zones.

- Landscaping Code
 - The proposed amendment would create more detail regarding required landscaping for developments. It would also include the required tree ordinance needed for the Tree City USA designation. Also, list of trees would be included that are allowed next to trails.

- Double fronted lots
 - The proposed code would eliminate double fronted lots in most situations. This would eliminate a road being built adjacent to a resident's backyard.

Please contact me if you have any questions.