



Midway

PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: December 13, 2022
DOCUMENT: 2023 General Plan
NAME OF APPLICANT: Midway City
AGENDA ITEM: General Plan Amendment

ITEM: 5

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.

BACKGROUND:

Midway is proposing an amendment to the Midway General Plan. It has been Midway's goal to review and amend the General Plan approximately every five years. The most recent comprehensive review and revision of the General Plan occurred in 2017. The proposed amendments would make many changes to the current plan in all ten chapters. The amendments would also make changes to the maps in the General Plan, including the Master Street Plan and Master Trail Plan. Amendments to these two maps will influence changes to the City's Facilities Plan which establishes impact fees for new development.

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, this is particularly important when making legislative decisions. The language is meant to be broad in nature and specific plans for goals and ideas found in the General Plan would be created in other documents, such as code, policies, or agreements, that would be developed in much greater detail.

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 that is 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.

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.

Throughout the past year, we have worked on reviewing and updating our Midway City General Plan. Hundreds of hours have been spent by staff, members of the community, Planning Commissioners, and City Councilmembers to arrive at this point. The process began in December of 2021 when ten committees were formed to review and make recommendations for amendments to each chapter and accompanying maps. The committees were made up of City Councilmembers, Planning Commissioners, citizens, County governmental staff, and Midway staff. The committees first met in January of this year to review the General Plan and to plan future meeting dates. A General Plan nonscientific survey or questionnaire was created and was released to the public in March with the purpose of gathering information and comments regarding community land use issues. Almost 400 members of the community responded to the survey and gave valuable feedback to the committees. Also, a charrette was held on March 10th in the Town Hall in which the public was invited to review the General Plan and comment on all issues they wanted to address. Hundreds of comments were made, and all the comments received were reviewed by the committees to help form their recommended revisions to the General Plan. Throughout the summer, each committee met multiple times to discuss proposed revisions to the General Plan. When each committee felt the revised chapters were complete, the committees made recommendations to forward the revised chapters to the Planning Commission for their review and approval. The Planning Commission will hold a public hearing and will then make a recommendation to the City Council regarding the General Plan. The last step in the process is the City Council will hold a public hearing and then, as the Midway Land Use Authority, will adopt the revised General Plan after making any revisions that they deem appropriate.

Attached is the latest version of the General Plan. Text in red are the revisions that the ten committees have made to each of the chapters. Also attached is a clean version of the General Plan that includes all the revisions that were recommended. The Planning Commission can make any changes to the chapters that they deem as appropriate. The version that is recommended to the City Council will be the one that the Planning Commission approves by motion.

PROPOSED 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

ALTERNATIVE ACTIONS:

1. Recommendation for Approval. This action can be taken if the Planning Commission finds there is good cause to adopt the amended the General Plan.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for approval (findings)

2. Continuance. This action can be taken if the Planning Commission finds that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

3. Recommendation for Denial. This action can be taken if the Planning Commission finds there is not good cause to adopt the amended the General Plan.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

Community Vision Element

Introduction

The most successful communities are those that have a strong identity and a vision for their future. With a clear vision, public officials and residents can focus on the many small steps that will lead to the future. As decisions are made within the community, each option should be analyzed on whether it corresponds with the community identity and future vision.

Our Identity

The identity of Midway is tied to its history, surroundings and the people that live and work here. Set in a mountain valley ~~next~~between Jordanelle Reservoir and to Deer Creek Reservoir, and the Provo River. ~~‡~~The City abounds with scenic views of the surrounding Wasatch Mountains and the Heber Valley. ~~‡~~Rustic farmland, ~~along the Provo River,~~ and wildlife enhance the suburban residential neighborhoods that contain most of the residences, with Main Street businesses that serve local and tourist customers.

Most residents also identify with our historic Swiss/European atmosphere. The peacefulness, active recreational activities, low crime rate, and family-friendly atmosphere are all important elements of our small town. These characteristics are quite important to the residents of Midway and should be strongly protected.

The accessibility and quality of amenities and services also ranks high with citizens. As with any community, residents require efficient services, well maintained civic facilities and access to recreation and the arts. Expansion and enhancement of facilities and services is a priority for the City.

Beautiful scenery and recreation have also made Midway a resort destination. Visitors from across the world have enjoyed the community's resorts, festivals, events, and outdoor opportunities. Midway seeks to maximize both economic strength and the ~~rural~~ country character of the community.

Quality of life factors such as clean air and water, public safety, wildlife protection, parks and recreation, schools, the arts, and scenic resources are major contributors to the community character of Midway City. The primary purpose of this plan is to maintain this identity while accommodating new growth and promoting economic growth.

Community 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.

Elements of the Community Vision

Midway will have a unique identity defined by a Swiss European look and feel.

- The Midway “Main Street” district will be defined by homes and businesses that reflect a Swiss/European architecture.
- The Swiss/European theme will draw families and tourists because of its wholesome family orientation and with proper support, will also attract small-town businesses.
- ~~Because of the Swiss/European theme businesses will be attracted to Midway and will thrive in this unique environment. Midway ordinances and policies will help them succeed.~~
- Cultural activities, amenities, and events will reinforce a family friendly environment with a Swiss/ European feeling.
- City ordinances and architectural guidelines will help to define and be consistent with a Swiss/European look and feel.

Midway's will have a complete Trails, Parks, and Recreation System.

- Midway will be a community easy to move through with minimum motorized transportation where desired, using a multi-use system consisting of trails for walking, and biking.
- Main Street Midway will be easily accessible through a trail system that is clearly connected to Midway's residential districts and resorts.
- Midway will have a park and recreation system that will be pleasant and safe for all ages and ~~it~~ will be accessible through its trail system.
- In cooperation with ~~schools~~ the State Park, and the Wasatch County, Midway will provide for ~~indoor~~ outdoor recreational activities ~~and outdoor activities~~ such as nature trails, playgrounds, play fields, and racquet courts ~~soccer, football, softball, etc.~~
- Midway's children will be provided with safe and accessible biking and walking routes to schools and community buildings.
- Midway will have the vision and the resources to both acquire the needed property and maintain its parks, trails and recreation assets.

Midway will retain a rural country atmosphere through open-space area preservation

- Through effective zoning and open space acquisition, Midway will plan for density closer to its core reinforcing more open space and less density away from its core as the City grows to its limits.
- All developments outside the City's core will incorporate various kinds of open areas space into their projects.

- Open ~~spaces~~areas will be ~~accessible~~, visible, appropriately landscaped (depending on the open ~~space~~area purpose and use) ~~and will be aesthetically pleasing or will remain in natural condition as determined on a case-by-case basis.~~
- Development and City entryways will be landscaped, ~~aesthetically pleasing~~welcoming and, where appropriate, will reinforce a Swiss/ European theme.
- Effective planning through clustering, setbacks, Transfer of Development Rights and animal/agriculture ordinances will help Midway ~~to~~utilize its core areas to encourage small commercial uses and attainable housing, and also preserve its view corridors, maintain open ~~spaces~~areas and reinforce a country/~~rural~~ feeling.
- Animal rights will be protected and promoted to help preserve the ~~rural~~agricultural atmosphere and ~~preserve open space~~ encourage use of open areas.

Midway will maintain and enhance its Swiss/ European identity and natural beauty through aesthetically pleasing landscape design

- Midway's landscaping Master Plan will define the look and feel the City will create through landscapes, streetscapes, entryways and entry corridors, monuments, signage, etc.
- Long range planning and budgeting will provide for the acquisition and maintenance of the properties needed to accomplish the Master Plan.
- The Master Plan will incorporate, but not be limited to the following elements:
- City entryways and travel corridors will be appropriately landscaped and maintained and will reinforce a Swiss/European theme.
- The Town Square, Main Street and all associated businesses and signage will be beautified through trees, landscaping, streetscaping, hanging flower baskets, window boxes, flower gardens and will be done consistent with a Swiss/ European theme.
- Parks, trails and travel corridors will be similarly beautified appropriate to their use and maintenance practicality.
- The kinds of businesses Midway will attract will want to contribute to and beautify their respective places of business consistent with Midway's vision.
- Current and future volunteer organizations will play a key role in helping Midway to achieve this component of its vision.
- The City will use and promote water-responsible landscaping and maintenance recognizing that while a Swiss/European theme is desired, the City recognizes that Utah is the second driest state in the Nation and water resources don't recognize City boundaries.

Midway will preserve its pioneer heritage through the restoration and preservation of key historical structures and activities to recognize and enhance its cultural heritage.

- Midway will create a local historic register where the community will recognize important historic structures and landmarks.
- Midway's historical preservation Master Plan will identify the specific structures the City would like to preserve/restore, the view corridors it would like to preserve and the elements of the pioneer heritage it would like to maintain.
- Resources will be identified to help citizens work with the National Historic Register to register their home/building and to receive appropriate recognition and support.
- Committees will be identified/ established to help facilitate through volunteer and other resources the restoration and preservation of historical structures.
- Recognition will be given to Midway's pioneer heritage and historical district by promoting historic walking tours and historic home tours and linking them into appropriate Midway cultural events (e.g. Swiss Days, Wasatch Plein Air Paradise, Cowboy Poetry and other events).

The creation of a forward-thinking, substantive economic development plan will be key to helping Midway achieve its vision

- Midway's efforts to establish a unique family friendly, Swiss/ European environment, and creative support measures (such as local transit options and service worker housing) -will attract and inspire businesses to come to Midway.
- Close cooperation between the City and the businesses in Midway, the Chamber of Commerce and the Heber Valley Tourism and Economic Development Board will result in the creation of a progressive marketing/ business plan, which will attract and retain businesses that fit Midway's vision.
- Midway's ordinances will reinforce the creation, growth and retention of Midway business while identifying and mitigating impacts to residents in the commercial zones.
- Midway will proactively determine revenue needs and set appropriate revenue goals to guide economic development efforts.
- ~~Midway's strives to facilitate the cooperation of Midway's current businesses and resorts to help each business and resort achieve success.~~
- Midway's vision is to reinforce the family friendly focus Midway wants to maintain.

Community Vision Goals and Guidelines

Goal 1: To be a beautiful, organized small-town community based on its distinct history of agriculture, open spaceareas and recreation.

Guideline 1: Encourage community pride and beatification.

Guideline 2: Establish Swiss/European architectural, landscape and aesthetic design standards that complement the rural country/tourist atmosphere of the community

Guideline 3: Sponsor the beautification of Main Street and entry corridors.

Guideline 4: Assure that development is built to proper scale to maintain the small-town atmosphere of the eCity.

Guideline 5: Encourage the preservation of prime agricultural land and open space within Midway and the surrounding valley.

Guideline 6: Determine appropriate locations for future parks, trails, access points and other recreational facilities and preserve them.

Guideline 7: Continue to promote historic preservation to identify and work towards preservation of historic buildings, lands, and atmosphere.

Guideline 8: Encourage agriculture, including animal rights, throughout the City to help promote a rural country atmosphere.

Goal 2: To have well-planned commercial and resort areas.

Objective 1: Encourage business growth ~~and expansion~~ within the themes, scale and architecture described in this plan.

Guideline 1: Encourage established small businesses ~~with growth potential~~ to locate in the city.

Guideline 2: Encourage arts and events that promote neighborhood, family-friendly and tourist participation.

Objective 2: Plan for an economically viable setting for businesses.

Guideline 1: Assure adequate utilities and capacities within the utilities for projected business use.

Guideline 2: Assure that proper zoning is currently in place to encourage appropriate businesses and discourage inappropriate businesses.

Guideline 3: Protect commercial zones for commercial and mixed-uses.

Guideline 4: Allow for easy access to major transportation routes.

Guideline 5: Encourage recruitment of quality businesses to the City through various economic development organizations and support of businesses through practical signage and parking requirements, and the provision of housing options for service workers, transit options for workers and customers.

Guideline 6: Encourage a pedestrian-friendly downtown with businesses easily accessible by foot.

Goal 3: Encourage a family-oriented, clean, fun and friendly community that is a great place to live.

Guideline 1: Provide recreational and cultural opportunities that would be of interest to the full range of age groups.

Guideline 2: Promote the construction and expansion of trails to promote a more active and healthier community.

Guideline 3: Enforce weed abatement and vehicle storage ordinances.

Guideline 4: Encourage all types of visual and performing arts.

Guideline 5: Coordinate with the State Park, Wasatch County, and Federal agencies for the promotion of activities, recreation amenities, and trail connectivity.

Land Use Element

Introduction

The Land Use Element is a primary tool to make the Community Vision a reality. The distribution, density, usage and preservation of real property throughout the City will ultimately determine its future. Special care should be used to assure all land use decisions are made in concert with this portion of the plan and the ~~vision~~ other elements of the plan while protecting private property rights.

Development Vision

To have a well-planned, vibrant, and beautiful community with land uses that enhance its unique characteristics by providing:

- ~~High-quality, well-planned residential areas with open spaces that support and complement the unique rural quality and character of the City;~~
- Housing for a diverse population, a full mix of building uses to meet the residents' basic needs, walkable streets, engaging public spaces, civic facilities defining the City center, and accessible open spaces;
- As one moves further from the City center, high-quality, well-planned residential areas with open spaces that support and complement the rural quality and character of the City;
- A centralized business district, resort areas, higher density housing, service worker housing, and nightly rental district ~~and manufacturing areas~~ that enhance the City's sales and property tax revenues, service worker housing, and provide the highest quality goods and services for residents and visitors, while enhancing maintaining the visual appeal of the community. The businesses and resorts will provide goods and services to be enjoyed by residents as well as visitors;
- Open space areas, while preserving sensitive lands.

Preserving our vision is what the City Council, with input from the Planning Commission and residents, has worked diligently to accomplish with this plan.

Population and Housing Statistics

Like many Utah communities, Midway has recently experienced significant growth. Between the ~~2000~~2010 and ~~2010~~2020 the population grew 8164%. Future projections indicate similar growth will likely continue. It is the purpose of this plan to prepare for the future and aid community leaders in making decisions consistent with the community vision.

While the total population has nearly doubled in the last ten years, residential development has grown even faster. Most of the difference in growth rates is due to second home ownership.

~~2010~~2020 census data indicates there are 2,356 households with 1,830 households that are occupied at a rate of that 35.2% of housing units are vacant. In Midway's case, the majority of vacant units are second homes.

Population Growth and Land Use

It is important for any community to understand population growth and plan accordingly. Midway will be able to meet the housing needs of current and future residents. However, as housing needs and preferences change and demand for open space and other land uses increase the City should be flexible enough to accommodate such changes provided that they are consistent with the community vision.

Land Use Mix

Having an adequate mix of land uses is important. This plan provides ample space for a variety of housing types, commercial, and resort activities. Open space and agriculture are also important elements of Midway's character and are encompassed primarily within residential zones.

Physical Constraints

There are many physical constraints that affect development in Midway and the surrounding valley. These constraints include flood hazards, earthquake hazards, problem soils, steep slopes, landslide hazards, wetlands, high water table and geothermal activity. . In addition, Midway and the State of Utah have experienced severe drought conditions which impacts irrigation availability. In order to protect current and future residents and these sensitive lands, the City has adopted extensive development standards. Please see Midway City ordinances and the Environment and Sensitive Lands section of this plan for more information.

Land Area and Annexation

Midway is bounded on the north and west by mountains, on the east by the Provo River and on the south by Deer Creek Reservoir. ~~These features create what will likely be the ultimate Midway City limits.~~ Much of the land within that area is already part of the City. Midway should consider increasing its growth boundary to include the North Fields and the area along River Road to the Hwy 40 intersection. Key to annexation decisions is the impacts on existing land uses, particularly water resources. For more ~~information~~information, please see the Midway City Annexation Policy Plan.

Land Use

Midway ~~City~~ encourages the orderly and efficient distribution of land uses within the City. A full range and mix of land uses including open space areas, residential, commercial, public, and light industrial are provided within the City.

Community Vision

Throughout the visioning process, the integration of residential, commercial, and light industrial uses into the natural terrain is a critical element of the community vision. Great care should be taken to implement that vision through the development process.

Residential classifications: include areas that surround and include the City center. A variety of housing types are promoted through different zoning densities, setbacks and housing types. Hillside and riparian areas that are less conducive to development have lower densities. Areas immediately surrounding Main Street provide a logical location for medium density housing. Infill development is encouraged in order to maintain open space areas and minimize the cost of infrastructure and preserve the historic rural country atmosphere. Accessory Dwelling Units may be considered to provide lower income housing options, additional revenue sources for residents and preservation of older homes that reflect historic character.

Commercial classifications: include areas along major roads including Main Street and Center Street. Retail, office space along with mixed use housing are encouraged along the Main Street corridor. The City hopes to promote and capture more tourism related income while increasing the availability of goods, and services, arts and events to its residents and lodging opportunities in the Transient Rental Overlay District.

Resort classification: include areas in several locations throughout the City. They are primarily on the edges of the community to maximize access to recreation while minimizing impacts on the rest of the community.

Business and Manufacturing Park: includes a select location where the City can provide adequate services to light industrial uses. These areas also require the mitigation of any nuisances that may be present.

General Residential

Residential – R-1-7: The R-1-7 zone (7,000 sf lot) provides appropriate locations within the City for development with a higher amount of residential density. In general, this zone is located in the central part of the City, adjacent to commercial areas where the impact of vehicular travel and parking is consonant with adjacent use of land, and where multiple dwellings can best be supplied with necessary public facilities. This zone is characterized by more compact development and somewhat higher volumes of traffic than is characteristic of other zones. Representative of the uses within the R-1-7 zone are The principal uses permitted in this zone shall be one and two-family dwellings and related community facilities. More development code options should be explored that will allow a variety of housing options and may include townhomes and other types of housing that will facilitate the ability to create attainable housing. Commercial uses are prohibited in this zone. This zone should be planned with an emphasis on walkability.

Residential – R-1-9: The R-1-9 zone (9,000 sf lot) provides a residential environment within the City which is characterized by smaller lots and somewhat denser residential environment than is characteristic of the R-1-11 Zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions. The principal uses permitted in this zone shall be one- and two-family dwellings and certain other public facilities needed to promote and maintain stable residential neighborhoods. More development code options should be explored that will allow a variety of housing options and may include townhomes and other types of housing that will facilitate the ability to create attainable housing. This zone should be planned with an emphasis on walkability.

Residential – R-1-11: The R-1-11 zone (11,000 sf lot) encourages the creation and maintenance of residential areas within the City which are characterized by medium-size lots on which single-family dwellings are situated, surrounded by well-kept lawnslandscapes, trees and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

Residential – R-1-15: The R-1-15 zone (15,000 sf lot) encourages the creation and maintenance of residential areas within the City which are characterized by medium size lots, though slightly larger than R-1-11, on which single-family dwellings are situated, surrounded by well-kept lawnslandscapes, trees and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

Residential – R-1-22: The R-1-22 zone (22,000 sf lot) encourages the creation and maintenance of residential areas within the City which are characterized by medium to large size lots on which single-family dwellings are situated, surrounded by well-kept lawnslandscapes, trees and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

Residential Agriculture– RA-1-43: The RA-1-43 zone (43,000 sf lot) has been established for the primary purpose of providing low-density areas in the City where livestock can be maintained. This zone is currently characterized by large lots or tracts of land with occasional a relatively low density of dwelling units, barns, corrals, and agricultural service buildings in connection with farming operations.

Commercial

Commercial – C-2 and C-3: These zones have been established as districts in which the primary use of the land is for planned and integrated commercial mixed, and service uses. It is intended that these zones shall be characterized by a harmonious grouping of a variety of stores, shops, office buildings, civic buildings, public spaces, or other

permitted uses in an organized development. Condominiums and apartments should be considered as part of a mixed-use development. These zones have also been established to create new development which is characterized by well landscaped frontages, safe access and egress, proper parking design, coordinated site planning, and buildings which follow the objectives of the City Master Plan and architectural requirements. Emphasis in the approval of plans in the C-2 zone shall be to protect the appearance of the entrances to the City. Development in the C-3 zone is intended to create a shopping and financial center for the City and surrounding area. Another objective of the commercial zones is to mitigate potential negative impacts upon residential zones caused by commercial activity. The City commercial zones are surrounded by residential areas on all sides and buffering restrictions are necessary.

Recreational Resort – RZ: The purpose of the Recreational Resort Zone is to guide the creation as well as continuation of resort development configured around the unique physiographic characteristics of the Midway City area.

Business Park – BP: The Business and Manufacturing Park (B&MP) Zone is to provide for development of offices, research and development institutions, and light manufacturing establishments. The general categories of uses allowed within this zone are more limited than other commercial or manufacturing zones. These restrictions are based on operating characteristics and land use impacts rather than type of service or product. The zone may be located adjacent to quality residential development and must be beautified to create the highest degree of compatibility. The zone should always be located adjacent to collector or arterial streets. It is not the intent of this Chapter that a B&MP zone should become a catalyst for strip commercial development around its perimeter. Unless the General Plan calls for a commercial center near the park's boundary, commercial development shall not be allowed, particularly where the park is surrounded by residential development.

Transient Rental Overlay – TROD: The Transient Rental Overlay Development Zone encourages nightly rental residential. The City qualifies for imposition of a Resort Tax increment on sales through meeting the statutory ratio of nightly rental units to primary residential units. The Resort Tax generates significant revenue for the City. These areas are selected to comport with surrounding area such as resorts and commercial uses. All nightly rentals require local, third-party management.

Sensitive Lands Overlay: Sensitive Lands Overlay Zone Chapter recognizes and provides protection for the unique sensitive lands features that are of major interest to the City. Its purposes is to provide standards and guidelines for the protection of these natural resources and features for the City and the public. Due to the widespread nature of these sensitive lands, the entire City is encompassed therein. For more information on sensitive lands please see Chapter 9 of this plan.

Land Use Guidelines

All development should adhere to the following policies.

Guideline 1 Planned land uses should complement existing development and environmental conditions.

Guideline 2 Development shall provide for additional services, amenities, and transportation needs based on their impact. Importantly, all new developments must provide sufficient water resources for culinary and irrigation in the development as determined by the City.

~~Guideline 3— Developed areas should be protected and revitalized by promoting new development and the adaptive reuse of existing community resources.~~

Guideline ~~4~~3 Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.

Guideline ~~5~~4 Growth should be contiguous to existing development to better provide cost effective and efficient City services and transportation facilities.

Guideline ~~6~~5 Development approval should be tied to the construction of primary culinary and secondary water, sewer, storm drainage, transportation systems, trails, parks, and roads.

Guideline ~~7~~6 To minimize environmental hazards and protect natural character of the City, potential development in sensitive areas should be transferred to land more suitable for development or protect such sensitive areas in existing condition.

Land Use Goals and Guidelines

Goal 1: To provide for residential areas in Midway that support and complement the unique resort and rural quality of the city.

Guideline 1: ~~Avoid~~ Mitigate encroachments~~impacts~~ of land uses which would adversely impact outlying residential areas, i.e.; increased traffic, density, noise, visual disharmony, etc., by ~~providing~~requiring adequate open areas, off-street parking, service parking, and setbacks along main roads and other areas of higher density housing and commercial development. ~~screening and buffering of any adjacent commercial or industrial development including parking and service areas.~~

Guideline 2: Encourage creative approaches to housing developments that will maintain and protect natural resources and environmental features.

Guideline 3: Maintain and enhance the pleasing appearance and environmental quality of existing residential neighborhoods.

Goal 2: Encourage~~Require~~ open space to preserve a high quality of life and to preserve Midway's rural~~country~~ atmosphere.

Guideline 1: Consider reviewing the Municipal Code to possibly reduce density where appropriate.

Guideline 2: Consider limits on single family house size such as height, square footage, and volume limitations.

Guideline 3: Require open areas between developments that are visible from roads.

Goal ~~23~~ 24: To encourage only high quality, well planned residential development with open spaces in the city.

Guideline 1: Develop and implement standards and policies that promote attractive and well-planned residential subdivisions in areas where there are existing public services.

Guideline 2: Discourage "leap-frog" development through the use of innovative planning techniques and by not extending city services to new areas until existing areas are developed with on-site improvements.

Guideline 3: Allow the development of cluster subdivisions or other subdivisions that provide for open ~~areasspace which preserve existing open spaces.~~

Guideline 4: Enforce ordinances which require landowners to keep their property free of weeds, junk vehicles and equipment, unsightly buildings, trash and other debris.

Guideline 5: Discourage the subdivision of land that results in areas of residential development too small or too isolated to be adequately, economically, and conveniently served by city services.

Goal ~~34~~ 35: Continue to grow the centralized business district; this will enhance the city's sales and property tax revenues and provide the highest quality goods and services for local residents, while enhancing the visual appeal of the community.

Guideline 1: Expand the range of retail and commercial goods and services available within the community.

Guideline 2: Provide for adequate access, parking, traffic circulation, noise buffering, and other operational conditions within commercial areas.

Guideline 3: Improve the image and appearance of commercial and entry corridors, along Main Street and Hwy 113.

Guideline 4: Protect commercial zones to allow for commercial development that is important to provide services and gathering areas for the residents of Midway. Parking areas along City streets, even fronting residences, should be reserved for public parking that will benefit businesses and residences alike. Carefully limit any negative impacts of commercial facilities on neighboring land use areas, particularly residential development.

Guideline 5: Formulate thoughtful commercial site design and development standards, including guidelines for architecture, landscaping and signage, to express the desired overall image and identity.

Guideline 6: Encourage safe and convenient pedestrian access to shopping and service areas.

Goal 5: Keep rural feel.

Guideline 1: Encourage open areas to preserve a high quality of life and to preserve Midway's country atmosphere.

Guideline 2: Explore additional bonding for land preservation purchases or other mechanisms to maintain land free of development.

Guideline 3: Consider reviewing the Municipal Code to possibly reduce density where appropriate or to concentrate density in small areas surrounded by open areas.

Guideline 4: Allow the development of cluster subdivisions or other subdivisions that provide for open areas which preserve existing open spaces.

Goal 6: Provide a mix of housing types and sizes to accommodate the different housing needs of residents.

Guideline 1: Provide smaller, denser housing near the center of town.

Guideline 2: Outside of the center of town, single-family houses dominate, with the lots increasing in size the further from the center.

Goal 7: Strive for a vibrant, charming downtown offering the basic goods, services and artistic events desired by residents.

Guideline 1: Encourage the downtown presence of appropriate shops, businesses, and civic buildings.

Guideline 2: Provide for a safe, pedestrian-friendly and visually attractive downtown.

Guideline 3: Encourage the downtown presence of events and attractions, such as the ice rink, farmers' market, performing arts venues, yoga in the park, lectures, etc.

Guideline 4: Allow town-owned buildings to be used for events which would be supported by the community at-large.

Goal 8: As much as possible, design the community for people, not cars

Guideline 1: Provide for trails, bike lanes, bike racks, parks, and civic spaces.

Guideline 2: If practical, consider closing parts of Main Street for events.

Guideline 3: Plan for a future transit center.

Guideline 4: Plan for a future, unobtrusive parking garage.

Economic Development, Resort and Tourism Areas

Introduction

Economic Development is the carrying out of activities that encourage economic growth within the community and infuse new capital from outside the City to improve the lifestyle of local citizens. ~~In order to~~To keep pace with the projected growth of Midway and the immigration of people due to new residential development, economic development becomes a critical element of City governance. Since residential development does not provide enough tax revenue to cover the associated cost of essential governmental services, for a community to be fiscally responsible and viable, there must be a source of increased revenues not associated with residential development. While increased property taxes are a potential source of needed revenue, that source has many obvious drawbacks. Successful communities find ways of increasing sales tax revenues from expanded retail enterprises that provide the needed revenues. A fiscally responsible community must provide economic opportunities that encourage retail and business services expansion, job growth and associated retail and services development. In keeping with Midway's general rural vision, the focus on expanding retail opportunities, including a walkable complex of mixed retail, arts, ~~entertainment~~entertainment, and recreational enterprises that encourage tourism is an appropriate goal. This section presents an economic development that focuses on Midway's natural assets, resorts, tourism and need to expand its revenue base in a manner that is consistent with the other elements of the General Plan.

The Economic Development Vision

Develop a sustainable economic base by retaining, ~~recruiting~~recruiting, and encouraging businesses that expand the retail tax base, provide jobs, attract tourism, and retain and enhance the quality of life, and are consistent with the Swiss/European identity of Midway and the other elements of the General Plan.

Need

Midway and all other communities in the area must find a balance between development and the City's bottom line. This graph illustrates the cost of providing community services ~~cp,pared to the revenue the Midway collects. for every dollar of revenue that each land use provides to a community. While t~~These numbers are ~~not~~ specific to Midway ~~and illustrate that property taxes are a minor source of revenue compared to other sources such as sales tax, transient rental tax and resort tax, etc. the principle and proportions are the same. In order to~~To provide high quality services and amenities to its citizens, a community must pursue maintain a viable economic base.

Economic Incentives

The best incentive any City can use to attract business investment is an enthusiastic response team at the local level and an inventory of well-packaged retail sites. Often the missing link in attracting new industry is a weak response team at the City level. The most successful cities in America are those who have developed a clear vision with supportive guidelines and incentives that allow a timely response to growth opportunities as they occur. They provide the community vision along with specifics on utility rates and capacities, and information brochures describing a variety of available sites. An available pre-packaged site is one that meets the following criteria:

1. Land is already annexed into City or proposed to be annexed.
2. Already zoned for business use and is consistent with the City vision.
3. Utilities are ~~available~~available, or a utility plan is in place.

A clear city vision along with clear planning guidelines and well written zoning ordinances help protect a business owner and his or her ~~long-term~~long-term investment. Packaged sites and City cooperation are important incentives often sought by business. Relative land cost is typically an important factor. Grants may be available and the City should use these avenues whenever possible in marketing, developing and implementing a plan.

Business/Manufacturing Park

Midway has already identified a suitable location for a business/manufacturing park. The property is located on a major collector road and ~~will have~~ has good access to Hwy 113 ~~once since the completion of~~ Michie Lane ~~is completed~~. The City's focus is to make this site more attractive to new businesses and manufacturing while ensuring they will exist in harmony with the surrounding land uses. Elements that must be addressed may include but not limited to transportation, utilities, ~~landscaping~~landscaping, and safety.

Main Street

Main Street is the economic, architectural, and historical heart of the community. The most powerful and lasting image associated with Midway is Main Street. This commercial core should be developed as a distinctive shopping and business area emphasizing it as an attractive location for tourism tied to Midway being a meeting place and staging area for festivals, special events, ~~celebrations~~celebrations, and a variety of community activities which will indeed produce a vibrant healthy community centerpiece. Midway's Swiss theme and architectural design standards are prominent and important elements of Main Street.

The following businesses are consistent with the above characteristics and would be well suited for the Main Street core area:

- Shops, ~~restaurants~~restaurants, and galleries

- Grocery stores, drug stores and other businesses that blend in well with other commercial and tourism uses in the area
- Professional offices for needed community services (doctors, realtors, lawyers, accountants, insurance agents, etc.)
- Business and government offices
- Entertainment and cultural venues

For additional information on Main Street, please see Chapter 7 of this plan.

Resort Areas/Tourism

Midway City has unique characteristics that make it attractive to resort development and tourism. It is located near major metropolitan areas and airports which are accessible over good roads in and out of the Heber Valley. It is blessed with spectacular scenery, natural geothermal springs, and is next to National Forests and Utah State Parks which provide an abundance of fishing, hiking, ~~skiing~~skiing, and other recreational opportunities. Currently, the primary source of economic development in Midway is the resorts and the tourist activities that surround them. The City relies on a strong resort economy to help provide the tax base for community amenities and services. Opportunities for expanding tourism retail also exist.

As the economy and Midway City grow, it is likely that additional resorts and supporting tourism retail will be proposed. In order to prepare for such possibilities, the City has designated potential resort areas and prepared recreational resort standards. The City also has a master plan and guidelines for related tourism retail. The purpose of these standards is to guide the creation as well as continuation of resort and tourism development configured around the unique physiographic characteristics of the Midway City area. Its intent is to:

A. Encourage recreational and arts activities that rely on natural attributes and ~~opportunities~~opportunities of the area, respect the sensitive land and water constraints present in the Midway City area, contribute to the community's character and economy, and have had a long-standing, beneficial role in the ~~community~~community.

B. Provide flexibility for planning and developing recreational resorts, ~~arts~~arts, and tourism facilities in a creative, efficient, and coordinated manner ~~in order to~~to provide ~~quality resident~~quality resident and visitor ~~experiences~~experiences.

C. Follow a process in which applicants and Midway City collaborate with landowners and citizens in planning and designing resort master plans that are consistent with Midway City growth vision and meet community goals and respond to the unique circumstances of the resort and tourism ~~area~~area.

D. Ensure that resort and tourism plans incorporate a mix of land uses, promote alternative modes of transportation, and provide a pedestrian-oriented community ~~in order to~~ alleviate traffic-related ~~impacts; impacts.~~

E. Ensure that resort and tourism plans are consistent with the Midway City Vision and General Plan, and therefore, are beneficial to the ~~community; community.~~

F. Enable long-range planning for infrastructure, capital facilities, and community land use patterns by establishing a level of predictability in the maximum potential size and character of each resort ~~area; area.~~

G. Produce resort and tourism plans that make significant contributions toward protecting attributes of the community that are considered critical to the community's long-term health, welfare, and ~~well-being; wellbeing.~~

H. Ensure a balance is maintained between tourism and community that promotes social diversity but does not cause undesired shifts away from rural community character.

I. Midway City encourages builders, particularly those undertaking large projects such as resorts, to participate in the Leadership in Energy and Environmental Design (LEED) program. Midway City would be pleased to see builders utilize proven "green building practices.

J. Promote Midway as a recreational and arts centered community.

K. Plan for service worker housing in Midway and resort areas to ensure the availability of service workers for commercial and resort businesses.

L. Work with surrounding communities to plan and provide mass transit opportunities that will benefit residents, visitors, and workers.

Connectivity

Trails and open areas should be configured to provide environmentally sound outdoor recreational opportunities and non-vehicular linkages to resorts, commercial areas, public facilities, and residential neighborhoods. Bicycle and pedestrian corridor coordination should be a part of every project.

Economic Goals and Guidelines

Goal 1: To promote and encourage commercial, resort and other economic endeavors to strengthen and improve the city's tax base and quality of life.

Objective 1: Promote commercial growth that will increase sales tax revenues.

Guideline 1: Create an economic growth plan and an economic growth committee to give recommendations to the City Council on how to implement the plan and promote economic growth.

Guideline 2: Brand Midway to promote tourism.

Guideline 3: Pursue arts, activities, recreation opportunities, and land uses that will create an experience to attract tourists.

~~Guideline 4: Consider a tourism overlay zone to create community gathering areas that are walkable where retail and eating establishments are clustered.~~

Guideline 4: Develop a system of themed wayfinding signs that help visitors to navigate Midway to desired destinations.

Guideline 5: Encourage the organization of local businesses to create a business association that can plan and coordinate together to create opportunities that will benefit all local businesses.

Guideline 6: Coordinate closely with private, county, state and other economic development organizations.

Guideline 7: Encourage the development of appropriate commercial zones that maintain the existing character and theme of the city.

Guideline 8: Have a plan to provide adequate infrastructure to support the anticipated needs of commercial and tourism growth.

Guideline ~~109~~: Explore reducing parking requirements by creating public parking areas in the commercial district.

~~Guideline 11: Explore the possibility of reducing impact fees or providing other incentives for commercial businesses.~~

Guideline 10: Create public parking lots that will support businesses and allow for the most efficiency for land use and shared parking opportunities.

Guideline ~~1211~~: Promote events in the City to attract tourism.

Guideline ~~1312~~: Explore the possibility of enacting working with Wasatch County to enact a recreation, ~~arts~~arts, and parks (RAP) tax to benefit members of the community and enhance tourism.

Goal 2: Encourage the creation of additional local jobs to create the opportunity for more residents to work within the community rather than commuting to adjacent areas.

Guideline 1: Evaluate the potential for attracting commercial and retail stores, ~~small industries and manufacturing facilities~~, and recreational/tourist businesses.

Goal 3: Encourage retail opportunities to obtain ~~basic necessities~~necessities and other commercial and retail services within the community.

Guideline 1: Determine the best locations for commercial and retail services as well as the infrastructure and code changes or incentives required.

Guideline 2: Prepare a land use plan indicating areas of commercial development in coordination with the other plan elements.

Transportation

Introduction

The transportation element is designed to provide for the safe and efficient movement of people and goods in the City. Its primary purpose is to balance current and future demands generated by projected future growth with roadway improvements for the benefit of motorized vehicles, non-motorized vehicles, and pedestrians. In essence, it is a ~~long-range~~long-range transportation plan which would efficiently support future land development and ultimately Midway's vision for the future.

Transportation Vision

Midway will be a well-planned, small-town community with transportation facilities that connect the City to regional systems while preserving and enhancing our unique natural setting. The planned transportation system will:

- Integrate new development with established areas of the City.
- Minimize impacts to our unique natural environment by requiring placement of facilities in the most suitable locations.
- Minimize impacts to residential neighborhoods by adhering to the road classification system layout, ~~and~~ City requirements and considering the safety and quality of life of the neighborhood residents.
- Improve pedestrian conditions with sidewalks in appropriate locations and the completion of the ~~City-wide~~City-wide trail system.
- Promote bicycle usage by creating detached trails and bicycle lanes on roads classified collector and arterial.
- Promote walking in commercial zones.

Midway's street network in areas surrounding Main Street is based on a grid pattern. As growth occurs and the landscape allows, this pattern should ~~continue~~ be strongly considered on streets classified as local or above. Doing so will promote connectivity, walkability and give motorists multiple options when traveling within the City. Failure to do so can increase traffic on specific corridors, creating congestion issues.

Transportation and Land Use

The linkage between land use and transportation can be thought of as working in two ways:

- Different types of land use generate and attract differing traffic rates. For example, retail land uses will generate more trips than residential land uses.
- Improving access by expanding the transportation system allows for the development of land at higher intensities or land that was previously inaccessible

Current Status

The City's existing system of streets is generally adequate to handle present traffic, but sidewalks and bike lanes could be improved in some areas. Most people have become accustomed to easy traffic movement. ~~However~~However, as the City continues to grow and becomes more urbanized, conflicts and congestion will increase. Main Street is a good example of a road that has seen traffic increase with growth. Additional east-west mobility will be central to mitigating these effects. As Midway continues to grow, building a complete system of roads, sidewalks, bike lanes, and trails using multiple corridors and alternatives will become even more important.

Roadway Classification System

The City has four road classifications, each playing a part to move people and goods to and from homes and business within and outside the City. Road classifications within this plan represent a local definition and description and are not intended to reflect any county, state or federal definitions. Rather they provide an effective method for designing a circulation system that fits the needs of the City.

Arterial: Is classified on roads intended for regional movement which are owned and maintained by UDOT. It is not anticipated that the City will need any additional arterial roads in the future. However, Midway will continue to work with UDOT and the Wasatch Regional Planning Organization. Midway will not accept the transfer of these roads to the City.

Collector/Minor Collector: These corridors carry traffic from the local neighborhoods to arterials. These roads will have more traffic than a local road. Speeds should be set appropriately. Driveways can access these roads with City Council approval, but new subdivisions should be designed to access local streets where applicable.

Local/ Local Collector: Is classified as all streets that are not classified as arterials or collectors. These are the neighborhood streets that handle local traffic. These roads should be designed with appropriate traffic calming techniques to keep speeds at levels conducive of residential neighborhoods. Lengthy through trips should be prohibited through design. Whenever possible the traditional grid pattern of local roads should be maintained in the downtown core area.

New Roadways to the System

As new roadways are planned and developed within the City, they will be reviewed for compatibility with neighborhoods, footprint sensibility within sensitive environmental areas and safety. In addition, all new roads must adhere to requirements found in the City codes, standards and the official Road System Master Plan Map in the Capitol Facilities Plan. All future expansions must be planned and designed to be within the fiscal capacity of the City. These expansions must also maintain enough flexibility to evolve as needs and technology change. New transportation facilities should be designed to provide maximum durability and minimize maintenance costs. Neighborhood connectivity is important for local traffic and for emergency response and should will be considered for all new development. Neighborhood connectivity

will allow local traffic to use local streets and through traffic to use the collector roads which will allow traffic to be the safest and most efficient.

Midway has created the Road System Master Plan which creates a pattern of roads that will allow Midway to function as it continues to grow. The planned roads will allow for safety, connectivity, emergency access, redundancy, and other transportation needs. Property owners that own land where future roads are planned and residents that are near where future roads are planned, often oppose the construction of the roads, and request the removal of the future road from the Road System Master Plan. It is important that special consideration is given when a road is proposed to be removed from the Road System Master Plan. There are technical issues that must be reviewed from professionals in fire suppression, law enforcement, public works, engineering, legal and planning that should be considered when a future planned road is proposed. Midway should form a Safety and Transportation Committee that would consist of professionals from the aforementioned professions that would review and make a recommendation regarding the proposal for the Planning Commission and City Council to consider.

Right of Way Protection and Acquisition

As discussed in the previous section, the City is projected to grow significantly in the next thirty years. As the community expands, new transportation facilities will need to be constructed ~~in order to~~ maintain an efficient and effective transportation system. Development approval without considering long term affects can prove costly to the community. The transportation element should be reviewed prior to any development approval, including issuance of a building permit.

Since the transportation element identifies future transportation corridors and the right of way needed by class, the City can plan effectively for the preservation or acquisition of critical transportation corridors. Once identified, the City can use ~~a number of several~~ methods for the future financing and construction of the facilities including exactions, impact fees, capital improvements programming, and cooperation with other appropriate government entities such as Wasatch County and UDOT.

Transportation Goals and Guidelines

Goal 1: Develop a balanced circulation system that provides for safe movement of vehicles, cyclists, and pedestrians, reinforces surrounding land development patterns, and enhances regional circulation facilities.

Guideline 1: Coordinate land use and circulation planning to maximize the land development opportunities created by major transportation routes.

Guideline 2: Ensure that circulation facilities are designed and developed in harmony with the natural environment and adjacent land uses.

Guideline 3: Ensure that decisions regarding future land development and roadway construction are closely coordinated and mutually supportive.

Guideline 4: Work to extend the bike lanes on ~~Main Street~~ all non-local roads where possible.

Guideline 5: Create a Safety and Transportation Committee to review and make a recommendation to the Planning commission and City Council when a future planned road is proposed for removal from the Road System Master Plan. The committee should consist of members from the following professions: fire, law enforcement, public works, engineering, planning, EMS, and law.

Goal 2: Provide transportation infrastructure that meets the needs for all types of users, including vehicular and pedestrian traffic.

Objective 1: Ensure safe and efficient movement of automobiles, ~~truckstrucks,~~ and other motorized vehicles.

Guideline 1: All roads and streets should meet applicable codes.

Guideline 2: Safe and prudent speed limits should be established throughout the City.

Guideline 3: Intersections should be well marked with appropriate signs or signal devices.

~~Guideline 4: Bike lanes should be created whenever possible.~~

~~Guideline 5: Trails as shown in the Midway Capitol Facilities Plan should be constructed to better connect corridors for the residents and visitors of Midway.~~

Objective 2: Provide safe walking corridors throughout the City.

Guideline 1: Primary pedestrian routes should be identified and designated.

Guideline 2: ~~Needed~~ ~~C~~crosswalks should be identified, then safely ~~located~~located, and clearly marked.

Guideline 3: All pedestrian facilities should be designed and constructed in compliance with the Americans with Disabilities Act.

Guideline 4: Trails as shown in the Midway Capitol Facilities Plan should be constructed to better connect corridors for the residents and visitors of Midway.

Objective 3: Create and maintain safe trails and pathways for bicyclists.

Guideline 1: Primary bicycle corridors should be identified and marked.

Guideline 2: Bike lanes should be created whenever possible.

Goal 3: Improve and maintain existing roads and trails to ensure quality and safety for all users.

Objective 1: Prioritize future road improvements to maintain responsibility in the expenditure of municipal funds.

Guideline 1: The most pressing needs of the City should be identified and prioritized. Funds for future improvements and the construction of future roads should be dispersed according to highest priority.

Objective 2: Provide ways to ensure that required maintenance and upkeep is being performed.

Guideline 1: Midway should work closely with Wasatch County and officials of the State of Utah to ensure that road maintenance performed by entities other than Midway is completed in a timely manner and of an acceptable quality.

Objective 3: Develop ways to protect the safety of all users of roads and trails.

Guideline 1: City officials should meet as needed to study and implement additional safety measures and programs.

Goal 4: Design transportation policies that are in harmony with the land use and community goals and objectives of Midway.

Objective 1: Provide the means to analyze the potential impact of future development on the transportation system and the mitigation of negative impacts.

Objective 2: Design an adequate transportation system for current and future residents and areas of development.

Guideline 1: Ensure that all future roads are properly designed and include provisions for adequate drainage.

Guideline 2: The impact of future land uses upon the transportation network of Midway should be reviewed during the planning process.

Guideline 3: Neighborhood connectivity is important for local traffic and for emergency response and should be preferred for all new development.

Objective 3: Identify ways to mitigate the increasing traffic on Main Street, so that it does not negatively impact the small town feel of Main Street.

Guideline 1: Plan for multimodal transportation within Wasatch County.

Guideline 2: Plan for a future parking garage hidden from Main Street.

Guideline 3: Develop plans to move traffic away from Main Street.

Moderate Income Housing

Introduction

Utah law requires that municipalities, through the general plan process, include a plan for moderate income housing addressing the following five issues:

- An estimate of the existing supply of moderate-income housing located within the municipality.
- An estimate of the need for moderate income housing in the municipality for the next five years as revised bi-annually.
- A survey of total residential zoning.
- An evaluation of how existing zoning densities affect opportunities for moderate income housing.
- A description of the municipality's program to encourage an adequate supply of moderate-income housing.

Moderate Income Housing Defined

Moderate income housing is defined as "...housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area (county) for households of the same size". The ~~2020~~ ~~2010~~ moderate income level for Wasatch County is ~~\$53,500~~ ~~\$68,645~~ for a family of four. The inventories below are based on an affordable housing model and the ~~2010~~ ~~2020~~ moderate income level of Wasatch County.

The Current Inventory

MI Households = approximately ~~350~~ ~~630~~

~~2010 Census~~ ~~2017 American Community Survey~~ Housing Units = ~~1982~~ ~~2,208~~

Percent of available MI Housing in ~~2013~~ ~~2017~~ = ~~18%~~ ~~28%~~

Estimate Moderate-Income Housing for the Next Five Years

With increasing property values and building costs, the need for more Moderate-Income Housing, and housing options in general, will only increase in the next five years. Moderate Income Housing only addresses an income of 80% of the area median income but housing for those of 50% and 30% must also be addressed. Though the City has housing to cover the needs of those at the 80% level, the current needs for those at the 50% shows a deficit of 130 units and those at the 30% at a deficit of 300 units. If the current trend continues, the housing needs for those two categories will continue to grow over the next five years.

Survey of Residential Zoning

The City has six zoning classifications which allow for residential uses. Minimum lot sizes range from 7,000 square feet to one acre. Multi-family dwellings are allowed in the R-1-7 and R-1-9 zones. There is also existing R-1-7 residential use and mixed-use development in the C-2 and C-3 zones. Due to its environment, the market, and history, most of the homes within Midway are single family dwellings. The Land Use Element of this plan describes the various land use designations as well as the amount of developable land within each designation and the total land area of the City.

Evaluation of Zonings Effect on Housing Opportunities

The Midway Planning Commission and City Council hold one of the many keys to providing housing opportunities for persons of moderate income. The One key the City holds is zoning. Midway allows a variety of lot sizes that can lead to different housing opportunities. However, market conditions and supply and demand have the most significant impacts on affordability. With such a high quality of life, Midway has become a very desirable place to live. Recreational opportunities have drawn many to purchase second homes within the City. Condominium Resort Zone developments, Planned Unit Development Townhomes and smaller houses (including duplexes) in the R-1-7 and R-1-9 residential zones comprise the majority of the moderate-income housing currently available in Midway. The City has adopted an internal Accessory Dwelling Unit (IADU) ordinance applicable throughout the City.

Program to Encourage Moderate Income Housing

Wasatch County and Midway City have recognized that Moderate Income Housing is a significant issue in the area. Market forces and demand throughout the Nation, State, and in particular, Wasatch County, have driven the price of all housing options, beyond sustainability for service workers. The demand for large single-family houses on large lots blocks Moderate Income Housing developments. In order to meet ~~that~~ the Moderate-Income Housing demand, the City ~~has~~ adopted a voluntary Moderate Income Housing ordinance. The ordinance provides up to a 5% density bonus for developers who choose to participate. However, that incentive for voluntary development is insufficient. Accordingly, the City must take other actions to meet the demand, such as: educate and encourage the provision of additional Moderate Income Housing through IADU development; explore other programs such as incentivizing developers to include Moderate Income Housing in their developments, participate in interlocal housing developments, create a subdivision code that specifically creates Moderate Income Housing, limit the size of building pads in PUDs, and limit housing sizes in more dense zones.

Midways Moderate Income Housing Ordinance

~~Below are the methods of contribution preferred by the City.~~

- ~~• Naturally occurring small lots/houses (including duplexes) in the R-1-7 and R-1-9 zones~~
- ~~• Mixed use development in the C-2 and C-3 zones~~
- ~~• Voluntary inclusionary zoning~~

Moderate Income Housing Goals and Guidelines

Goal 1: Assure that options for Moderate Income Housing are available in the City.

Objective 1: ~~Work with property owners and developers to encourage voluntary development of the amount and type of housing that accomplishes the community's diverse housing needs.~~ Create development code specific to creating Moderate Income Housing.

Guideline 1: Apply the density bonus provisions in the Development Code for additional dwelling units. ~~If density bonuses are approved, they should be allowed only when they supply housing for clearly expressed community needs.~~

Guideline 2: ~~Provide mechanisms to permit flexibility and innovation in residential project design, to promote land use efficiency and environmental protection.~~ Reduce items that would increase development cost such as required open space, setbacks, and parking. Also, consider increasing density for moderate-income housing.

Guideline 3: ~~Support voluntary inclusionary zoning in all subdivisions.~~ Consider allowing Moderate-Income Housing to use M&I water, leased by Midway, to lower development costs.

Objective 2: ~~Mitigate the impact of commercial developments upon the current housing needs of the City.~~ Create or modify existing development code to provide a greater range of housing options.

Guideline 1: Encourage mixed-use developments that provide Moderate Income Housing in appropriate locations in commercial centers zones.

Guideline 2: ~~Examine land use regulations to explore options for additional mitigation measures to obtain adequate moderate income housing in the community.~~ Amend the PUD code to require smaller building pads in the R-1-7, R-1-9, and R-1-11 zone to create a range of housing types in Midway.

Guideline 3: ~~Support rehabilitation and re-development in the R-1-7 and R-1-9 zones.~~ Explore allowing external ADUs in Midway.

Guideline 4: Negotiate with developers to create workforce housing for developments in the Resort Zone.

GOAL 2: Moderate Income Housing is an issue which Midway needs to address in cooperation with our surrounding communities which include Heber and Wasatch County.

Objective 1: Housing development should mostly occur within the City limits, however, some housing growth is expected to occur in the county.

Guideline 1: Work jointly with Heber and Wasatch County to identify where residential development capacity exists to accommodate expected growth.

Guideline 2: Work jointly with Heber and Wasatch County to determine where costs can be minimized.

Guideline 3: The Midway board member of the Wasatch County Housing Authority will work with that committee to implement Midway's goals and policies on a county wide basis.

Objective 2: Encourage discussions about Moderate Income Housing to explain and educate the community about the need for affordable housing in terms of providing housing for persons who work in Midway, but cannot afford to live here, and persons who live in Midway but cannot afford to purchase a home.

Guideline 1: Moderate Income Housing is an investment in a vital community and insurance of a locally based workforce.

Implementation

Form the Attainable Housing Committee which will work to do the following:

- Regularly update the moderate-income housing to determine the housing needs for all groups, to quantify specific housing needs, and to identify solutions to housing problems.
- Review market forces, zoning ordinances and building standards ~~for~~ to identify and mitigate barriers to the development of moderate-income housing.
- Hold a reoccurring housing fair to educate the public and leaders on attainable housing issues such as ownership is not the only housing model and renting and leasing are options, they make work best for some depending on their life situation, etc.

Environment and Sensitive Lands

Introduction

The ability to interact with and enjoy the natural environment in Midway is one of core values identified by many Midway residents that improve the overall quality of life. This includes open space such as agricultural fields, hillsides of native vegetation, environmental features such as waterways, mountains, unique geographic features, local wildlife, clear skies and more. These aspects of the natural environment are a great resource to our community and demand special attention and concern for protection when considering the balancing act of growth and development.

~~Midway is characterized by valuable open space resources that contribute to the community's character and overall quality of life. However, along with the beautiful landscape come some areas of special concern.~~ The expressed concerns may be existing problems currently being experienced by the City or even potential problems that are anticipated. A balance must be maintained between development, recreational activities and the natural environment for our community to continue enjoying a desirable quality of life.

Open Space

Midway is characterized by valuable open space resources that contribute to the community's character and overall quality of life. Open spaces hold value for ecological, agricultural, cultural and recreational qualities, and these lands are worthy of careful planning and conservation.

Midway residents benefit from the surrounding State Park and National Forest lands that are outside the city boundaries but offer adjoining open space to the city. It is important to support the preservation of these open spaces should their designations ever change. Since our natural environment is inter- dependent with the larger community surrounding Midway, it is also important to work with surrounding communities to ensure that local efforts are successful on a regional scale. It is important to work cooperatively with State and Federal governmental agencies to resolve these issues. Environmental considerations must be part of community planning, recreational development, and event planning.

Dark Sky

We marvel at the beauty of open space and are awed by its indication of a sublime truth. A clear night sky provides a similar sense of beauty and awe, but to a greater degree. A clear night sky is worthy of protection throughout Midway, except in instances of serious safety concerns.

Prime Areas for Preservation

It is often difficult for cities to provide a clear definition of open space, yet one is necessary to achieve the goals of Midway and its residents. In some cases these lands are unfit for

development. In other cases, the land might be very suitable for development, but epitomizes the agricultural heritage of Midway. As development occurs, the City will work with land owners to conserve these valuable spaces while creating beautiful, well planned places to live, work and play using the sensitive lands section of the land use code. The overriding, guiding consideration should be on preserving and enhancing the natural resources and environment whenever possible and carefully integrating man's works with nature. When evaluating land to be preserved, one criteria should be the ability of the land to produce food. A growing population here, in Utah and in the US requires more food. Having local, potential food sources would provide some security to Midway.

Areas of preservation:

Watersheds

Ridgelines

Public Lands

View Sheds

Recreation Areas

Agriculture

Mountain Slopes

Riparian Corridors

Geothermal Areas

Greenbelt Buffers

Wildlife Habitat/Corridors

Dark skies

Clean air

Issues and Hazards

Flooding

High Water Table

Hot Springs

Wetlands

Wildfire

Steep Slopes

Debris Flow/Landslide

Air and light pollution

Environmental Constraints

The type of natural features existing in Midway do not vary greatly when viewing the City through a cursory look. Midway is not a large City, containing five square miles. By far the majority of land is very similar in nature, being located at the base of the Wasatch Mountains with a very gentle slope of approximately 1% from the northwest to the southeast. On the north and west sides of the City the boundary includes a portion of the foothills where slopes above 25 percent are common. However, below the surface the physical features within the City do vary greatly. There are many potentially hazardous conditions to be considered. There are pot rock deposits (calcareous tufa) in many portions of the City. These deposits are caused by thermal springs and cover about 4.5 square miles and vary in thickness up to 70 feet.

Proper handling of these natural features and environmental constraints should be a responsibility of each development that takes place. If considered at the time of development, with steps taken to resolve potential problems, the City will not be placed in a circumstance where there are demands on City reserves and funds to correct poor conditions. This could occur if problems are not discovered during the early review and approval process.

Environmental Issues and Hazards

Due to the very widespread occurrence of one or more of the mentioned hazards to development, all of Midway City could be considered as sensitive area. This is the reason that Midway City adopted a Sensitive Lands Area Ordinance. This means that preliminary reports of conditions at a development site must be submitted to the City to help determine the standards that each development will follow. For example, if reports indicate the presence of a high water table, the Planning Commission will require an engineer's recommendation to determine the needed street construction or cross-section. This will assist in avoiding the installation of substandard streets that will require City maintenance on a regular basis or early reconstruction.

In addition to considering water, air and land hazards, Midway should be concerned about other environmental issues whose negative impacts might not be as obvious or immediate. Wasteful energy usage and increasing garbage, including toxic material, inorganic pesticides, are examples.

Water Use and Conservation Plan

State Code requires that Midway's General Plan address the following issues: the effect of permitted development or patterns of development on water demand and water infrastructure.

methods of reducing water demand and per capita consumption for future development, methods of reducing water demand and per capita consumption for existing development, and opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water. The following are methods that Midway would like to implement to conserve water:

- Promote water conservation to help reduce the effect of development on water demand and infrastructure using the following methods:
 - Plant native landscaping that will survive with minimal watering.
 - Use compost and mulch with drip systems.
 - Reduce the amount of lawn for existing homes and for new construction.
 - Install water saving showers and toilets.

- Methods of reducing water demand and consumption:
 - Landscaping along future roads in the city could be more easily maintained if low water use shrubs, mulches, or zero-scape options were used instead of Kentucky Bluegrass.
 - Methods could possibly be incorporated to decrease secondary water use to ensure sufficient water for additional users in the future.
 - These measures will help reduce peak demands and the need for expensive water system upgrades.

- Methods of reducing water demand and per capita consumption for existing development:
 - Improved irrigation practices and water efficient landscapes can enhance the beauty of the city while helping to reduce water consumption.
 - Midway City will continue to provide measures which encourage the use of low water-use shrubs, plants, mulches, and zero-scape in new developments and any existing landscape replacement projects.
 - Minimize water leaks in the existing culinary water system by finding and replacing old leaking pipes.

- Opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water.
 - Midway City currently has a water conservation plan that is updated every few years. This program has the following sections included in the plan: Water Preservation Ordinance, Pressurized Irrigation System for Outdoor Use, Leak Detection and System Maintenance, Conservation Oriented Rate Structure, and Public Information and Education Program. This plan will continue to be updated and modified to better eliminate practices or conditions that waste water.

Environment and Sensitive Lands Goals and Guidelines

GOAL 1: Environmental resources of the City should be protected including water quality, air quality, wildlife habitat, scenic quality, hillsides, ridge lines, prime agriculture land, open space, dark night skies, soils, vegetation, wetlands, riparian corridors and flood plains.

Objective 1: Protect all of the environmental and natural resources of the City by requiring development to occur in a manner and location which respects sensitive environmental lands: wetlands, flood plains and natural drainage patterns, steep slopes, productive agricultural lands, geologically unstable areas, critical wildlife areas, vegetation and important scenic features such as ridge lines hillsides and view corridors.

Guideline 1: Prohibit any development on mountain hillsides and ridgelines that allows a structure to protrude into the sky line, as viewed from all major public roadways and ridgeline vantage stations.

Guideline 2: Prohibit any development in wetlands, unless appropriate mitigation is approved by the jurisdictional governmental agencies.

Guideline 3: Prohibit development or construction below any historic high-water line of all streams and rivers or whenever it will significantly alter the natural drainage patterns of the land. Development in a flood plain is strongly discouraged and if occurs shall specifically comply with all applicable Federal Emergency Management Agency regulations.

Guideline 4: Minimize the impact of major development within any critical wildlife winter ranges, birthing areas, or migration corridors, as determined by the Division of Wildlife Resources.

Guideline 5: Prohibit any development or construction on any natural slope that is 30 percent or greater.

Guideline 6: Prohibit any development on lands which, based on reliable evidence, is found to be unsuitable for the activity due to inadequate soil conditions that have or can result in slide conditions or have evidence of erosion history.

Guideline 7: Development that accelerates the erosion of soil, and thereby contributes significantly to stream sedimentation, will require special review and mitigation according to Midway City engineering and construction standards.

Guideline 8: All development shall preserve the maximum amount of existing vegetation on a site. All undisturbed areas on any site containing sensitive lands

and vegetation shall be designated prior to construction. The edge of disturbance areas shall be made to look as natural as possible. Straight line removal of vegetation is discouraged.

Objective 2: Protect water quality, including watershed areas, and ensure that there are adequate quantities of water for all residents of Midway.

Guideline 1: Midway shall not approve any major development without water right transfers or sources providing for the use of water serving the project.

Guideline 2: No land use or development shall be permitted which will adversely affect the quality or accessibility of the water resources in the City.

Guideline 3: All new development shall comply with the requirements of the municipal water and sewer system code and ordinances.

Guideline 4: Adequate buffers from development should be provided along all water ways and wetlands in Midway.

Guideline 5: Midway shall encourage ways, such as drought-resistant plantings, no or minimal lawns, and low-flow technologies, to minimize water usage.

Objective 3: Preserve and create appropriate ~~motorized and non-motorized~~ access to public land in conjunction with the applicable agencies.

Guideline 1: Midway should work with the residents of the community to identify appropriate access points to public lands that should be protected or encouraged and develop strategies for providing and maintaining such access points on a long-term basis, while protecting private property rights.

Objective 4: Coordinate with the local fire district to ensure consistent fire safety standards in the City.

Guideline 1: Apply the subdivision standards and development requirements in the Land Use Ordinance that minimize the impact of developing in remote and environmentally sensitive areas of Midway, including requirements for water supply for fire fighting purposes, measures for clearing brush and vegetation from the area around structures, access, infrastructure standards, and other appropriate regulations in high, moderate, and low fire hazard areas.

Objective 5: Manage development, minimize damage and hazards, and protect life and property in areas subject to risk from natural hazards such as seismic activity, unstable soils, flooding conditions, and other geologic hazards.

Guideline 1: Require all new development to have an adequate water supply, road widths, and reasonable secondary emergency access to minimize health and safety risks.

Guideline 2: Require development proposals located in or immediately adjacent to areas of soil instability, liquefaction areas, and steep slopes to provide geotechnical studies to determine if a significant constraint exists relative to these various issues and to determine appropriate land use and structural design.

Guideline 3: Promote open space and recreational uses in identified flood zones unless the hazard can be adequately mitigated.

Guideline 4: Midway should require all structures to meet or exceed Uniform Building Code required earthquake resistant design standards.

Guideline 5: Midway should require the protection of all wetlands, streams and other waterways and other environmentally sensitive lands from construction impacts and runoff from parking lots, roads and other impervious surfaces.

Objective 6: Protect clear night skies.

Guideline 1: Midway shall place in code regulations to protect clear night skies.

Guideline 2: Midway should explore options to protect dark skies including developing quality outdoor lighting ordinances.

Guideline 3: Provide education about responsible lighting and dark sky benefits.

Guideline 4: Consider working toward International Dark Sky Community compliance.

Objective 7: Consider programs to encourage energy conservation and programs to reduce waste going into landfills

Guideline 1: Identify conservation initiatives in which Midway wants to participate.

Guideline 2: Work with regional and state partners to develop large-scale solutions.

Objective 8: Protect Air Quality

Guideline 1: Continue to expand the trail system to reduce the need for motorized vehicles.

Guideline 2: Promote the development of charging stations in Midway.

Guideline 3: Consider anti-idling ordinances.

Guideline 4: Consider ways to reduce the impact of wood burning fireplaces.

Guideline 5: Work with surrounding communities on the development of mass transit to remove vehicles from the roads.

Main Street

Introduction

Main Street is the economic, architectural, and historical heart of the community. The most powerful and lasting image associated with Midway is Main Street. This commercial core should be developed as a distinctive shopping and business area emphasizing it as an attractive meeting place and staging area for festivals, special events, celebrations and a variety of community activities which will produce a vibrant and healthy community centerpiece. Midway has a unique small town and village feel. It is an important goal of the community to preserve the charm of Midway, especially along Main Street. This chapter will address issues that effectaffect Main Street and its development.

Main Street Vision

Midway's Main Street is the heart of the City and is a reflection of its residents. As the City grows, this main corridor has great potential to provide a public gathering place for residents and tourists to interact and coexist with one another. Future development in this area should integrate harmoniously along with the existing historic buildings, to create a lively and comfortable district. The area will cater to the pedestrian experience and incorporate access to open space such as plazas, street furniture, pocket parks, and trails. Architecture, characterized by a traditional Swiss/European influence, should be used to create a unique identity that suits both the people and the surroundings of Midway.

Character - Midways Swiss/European character is most prevalent along Main Street. Historic homes, businesses, and public buildings all contribute to Main Street's appeal to residents and visitors. The community has developed strict architectural design standards, historic preservation standards and development guidelines that will reinforce that small-town and village character and draw visitors to the area. For more detailed information please see the Midway City Municipal Code.

Transportation - Probably the greatest challenge that the City faces while planning for Main Street is the road itself. The success of this corridor will have much to do with how well these issues are dealt with.

Main Street is currently one of the few roads that move traffic east and west in the community and therefore attracts traffic. As the community grows and Main Street develops, traffic will most likely increase. While increased traffic can help draw visitors to the commercial core, it would also adversely affect the pedestrian friendly atmosphere that is essential to Midway's character. The following strategies can be used to alleviate the issue:

- Define the Corridor-The section from 200 West to River Road (700 East) is the focal point of pedestrian friendly atmosphere along Main Street. Using street treatments and

signage will distinguish this section from others to draw pedestrians and cyclists while moderating traffic speeds.

- Develop Alternative Routes - Many of the trips along Main Street are “through trips” where the vehicle is moving from one end of the community to the other without stopping. Midway can remove many of those trips by making other east-west corridors more attractive to motorists.
- Walkability - Many of the visitors to the main core are within close proximity. As planned trails and pedestrian corridors throughout the City are built, citizens and visitors will become less reliant on vehicles to access the area.
- Crossings - Even at today’s traffic levels, crossing Main Street can be difficult. In order to promote a pedestrian friendly atmosphere, street treatments such as bulb outs, textured pavement and ~~well-defined~~well-defined crosswalks will slow motorists and make pedestrians feel more secure.
- Coordination - Since Main Street is a state route, owned and operated by UDOT, coordination and cooperation is essential to managing traffic.

Historic Preservation - Remembering its history through the preservation of historic structures is very important to Midway residents. Many of these homes and businesses are along Main Street and contribute greatly to its character. However, pressure to redevelop or remove these structures will increase as growth occurs along the corridor. A balance of preservation, redevelopment and reuse must be found. Historic preservation ordinances should be flexible enough to allow the modifications that allow realistic use of the property while preserving the character of the structure.

Parking – Parking is quickly becoming a significant issue along the corridor. The City, in concert with businesses, can use several strategies to alleviate this problem.

1. Modify parking requirements by possibly decreasing the number of stalls required in conjunction with the creation of public parking lots.
2. Encourage businesses to develop shared parking partnerships that combine parking and reduce overall land consumption.
3. Explore creating community parking lots in strategic locations, preferably in the middle of the blocks, that can be funded through user fees, grants and funds from commercial development that pay for parking stalls in public lots instead of building their own off-street parking.
- 3.4. Develop good pedestrian access to Main Street from other parts of Midway to help reduce the number of vehicles that require parking stalls.

Open Space - The strategic location of open spaces along the corridor draws pedestrians to the area and encourages them to stay longer. These can be parks, patios, plazas, playgrounds and natural open space. It is important to encourage the preservation of the traditional pastures that have been used for grazing livestock along Main Street, possibly using open space bond

funds to help conserve the properties. Preserving some of the open space parcels along Main Street will help maintain the small town and village feel of Midway which is a main goal of the General Plan.

Design – Using proper design standards such as staggered setbacks, staggered rooflines, storefronts size, building volume, fenestration, and placement will improve the overall appearance and walkability. Authentic designs and materials should be required. Please see Midway City design and architectural guidelines for more information.

Transition – As the community grows and demand for commercial property increases, properties along Main Street will continue to change. Many residential structures and other historic properties will transition to other uses. Guiding this transition in harmony with historic preservation, economic growth, and community character is very important to the City. Every effort should be made to preserve historic structures to help maintain the uniqueness of Midway. Several residences have transitioned to commercial use and this trend will continue. Once a residence transitions to commercial, the City should consider and develop design criteria to help promote the goals of the General Plan.

Main Street Goals and Guidelines

GOAL 1: The most powerful and lasting image associated with Midway is Main Street so we need to preserve Main Street as the economic, architectural, and historical heart of the community which is a destination for residents, tourists, and visitors.

Objective 1: This commercial core should be developed as a distinctive shopping and business area emphasizing it as an attractive meeting place.

Guideline 1: Plan for festivals, special events, celebrations, and a variety of community activities on Main Street which will produce a vibrant healthy community centerpiece. Working with UDOT, Midway should plan to occasionally close a section of Main Street for special events. Traffic could be redirected from Main Street and 200 West to other roads such as 100 West and 100 North.

Guideline 2: Future development in this area should integrate harmoniously along with the existing historic buildings, to create a lively and comfortable district.

Guideline 3: Midway must work with UDOT to assure that Main Street becomes more walkable by lowering speeds and creating more crosswalks, including raised crosswalks that will increase pedestrian safety. This is especially important in the area around the Town Square, specifically on Main Street on the south side of Town Square and on 200 West on the west side of Town Square. 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.

Guideline 4: Work with UDOT to consider parking, park strips, and trees in the center of Main Street that will also help control speed and will beautify this important business and transportation corridor.

Guideline ~~4~~5: Promote more outside dining and gathering areas through design criteria and incentives.

Guideline ~~5~~6: Promote compatible mixed-use developments along Main Street that will create a comfortable community space and will help create service worker housing that will benefit the businesses, residents, and visitors of Midway.

~~Guideline 6: Promote at least a 10' landscaped setback along Main Street for aesthetic and practical (snow storage) reasons. Adopt new setback requirements for the C-2 and C-3 zones. Development in the commercial zone from 300 East to 200 West and around the Town Square should be designed for walkability with buildings closer together and buildings located close to the front lot line. Setbacks should be established at 0-20 feet maximum. Commercial development from 300 East to Hamlet Park should have a "rural" feel with greater spacing between structures and greater front setbacks. Setbacks should be established at 10-30 feet maximum.~~

Guideline ~~7~~8: Encourage the installation of bike racks along Main Street.

Guideline ~~8~~9: Identify potential City parking areas that will service businesses along Main Street, preferably in the center of the block, that will be landscaped and add to the viability of the corridor.

Guideline ~~9~~10: Work with UDOT to expand and beautify Main Street from 300 E to Hamlet Park.

Guideline ~~10~~11: Improve Michie Lane and 400 E so that they are functioning bypass alternative transportation routes to assure through traffic does not need to traverse Main Street.

Guideline ~~11~~12: Minimize the number of driveways to Main Street for commercial and residential uses for safety and aesthetic purposes.

Guideline ~~12~~13: Require landscape plans for all commercial development that will be reviewed by the Visual and Architectural Committee.

Guideline ~~13~~14: Encourage new businesses to strengthen the downtown.

Guideline 15: Encourage the preservation of the traditional pastures that have been used for grazing livestock along Main Street, possibly using open space bond funds to help conserve the properties. Preserving agricultural properties will help preserve rural, aesthetic, and mountain views from Main Street.

Objective 2: Recognize historic homes and buildings.

Guideline 1: Verify historically significant buildings along Main Street.

Guideline 2: Evaluate the possibility of alternative uses for historical buildings.

Guideline 3: As older homes transition into businesses along Main Street, preserve the green areas around these buildings by not overbuilding parking.

Guideline 4: Consider a local historic register to recognize structures and landmarks that are of great importance to the community.

Historic Preservation

Introduction

The identity of a community is in part derived from its past. The preservation ~~of a~~of a community's historic resources, celebrates its past while setting the stage for the future. History is more than structures, it includes the rural feel and environment of the community; open ditches, pot rock fences, and country roadways all contribute to the ambiance. Midway recognizes that historic preservation is an essential element of its vision for the future and has implemented many ordinances to protect ~~it's~~its heritage. The attractiveness of the area, in combination with population growth along the Wasatch Front, has led to the establishment of bedroom communities and second homes in and around Midway. This development has impacted the rural character of the valley and the small-town nature of Midway, in particular its historic Main Street. Balancing new growth with preservation will be one of the community's greatest challenges in the future.

Historic Registers

Midway was founded in 1866 as a fort to protect two nearby settlements. From the 1860s through the 1880s, a large number of English, Swiss, and other immigrants arrived to settle the area, and the town was officially incorporated in 1891. Over the last 30 years, ~~the City~~ Midway has been engaged in various preservation activities. In 2007, ~~the~~ Midway received a Certified Local Government (CLG) grant from the Utah State Historic Preservation Office (SHPO) to conduct further research leading to the preservation of its historic architecture. Given limited funds and increasing development pressures along Main Street, the City chose to focus on that area by updating a portion of the 1984 Reconnaissance Level Survey (RLS) and conducting an Intensive Level Survey (ILS) of selected resources along Main Street. From this and other preservation efforts, Midway is creating a Local Historic Register, identifying structures that are significant to the community's heritage using methodology that is very ~~similar to~~similar to that of the National Historic Register.

Moving Forward

As growth pressures continue to build within the City, conflicts between redevelopment and historic preservation may increase. Preservation measures that are too strict can slow vital economic growth. Preservation measures that are too lenient may result in the loss of valuable portions of the ~~community's heritage~~community's heritage and character. Midway must work to find a balance between economic development and preservation. Potential steps may include:

- Reaching out to owners of historic properties to determine their plans for the future of their properties.

- Seeking for innovative solutions to reuse and redevelopment of historic properties.
- Educate residents and visitors on the historic nature of the City and the value that preservation brings.
- Identify resources that will give owners of historic properties the recognition and support they need.

Historic Preservation Goals and Guidelines

Goal 1: To preserve the unique history of Midway.

Objective 1: Reform the Historic Preservation Committee.

Guideline 1: The Historic Preservation Committee and the City Council should work together to identify goals for preserving Midway's history and heritage.

Guideline 2: The Historic Preservation Committee should pursue sponsoring a booth at Swiss Days and the 4th of July celebrations to raise awareness of Midway's history and raise money for preservation initiatives.

Guideline 3: Work with the Midway Art Association and local businesses to create prints of historical Midway buildings and other Midway scenes to sell to raise money to support historical preservation initiatives.

Objective ~~1~~2: Midway's Historic Preservation Committee will work with the public to preserve historic nature of the community.

Guideline 1: Work with Wasatch County to identify historic buildings, locations and land uses.

Guideline 2: Utilize state and federal historic preservation agencies to identify tools for preservation including grants and other funding options.

Objective 2: Recognize historically significant ~~homes, buildings~~homes, buildings, and landmarks through a local historic register.

Guideline 1: Verify historically significant buildings within the community.

Guideline 2: Evaluate the possibility of alternative uses for historical buildings

Guideline 3: When reviewing historic structures, the Vision Architectural Committee will take special considerations to preserve the historic character of the building.

Goal 2: To preserve Midway's heritage.

Objective 1: Preserve the heritage of Midway.

Guideline 1: Compile historic documents and photographs depicting Midway's pioneer heritage.

Guideline 2: Establish City sponsored pioneer-themed events that relate to Midway's history.

Guideline 3: Ensure that new buildings are compatible in size and do not distract from existing historic structures.

Guideline 4: ~~Promote events such as~~ Create a walking tour of historic structures in Midway to help educate the public of Midway's heritage and post it to Midway's website in a PDF format that can be downloaded and printed to carry on the tour.

Guideline 5: Require public noticing if a historic structure is to be demolished or dismantled so that the public can present alternative plans on how to preserve the structure.

Guideline 6: Midway will lead the way by preserving City owned buildings and taking special effort to safeguard the character of those public buildings.

Parks, Trails, and Recreation

Introduction

Parks, trails, and recreation opportunities are a fundamental part of every good community. The City of Midway is very fortunate to be in an area where there are so many. The development of the Wasatch State Park north and west of the City offers many types of recreational activities. These activities include both summer and winter sports, i.e., snowmobiling, hiking, golf, camping, and many more. Not too far from Midway to the south is Deer Creek Reservoir offering many additional recreational activities. These two recreational activity centers combined with the Middle Provo River, the surrounding mountainous region, and the open space within ~~the City~~ Midway provides the citizens of Midway with an almost unequaled balance in recreational opportunities. Within the City are multiple parks, playgrounds, and walking trails. The desire to improve, expand, and enhance these facilities will continue to be a high priority to both City officials and the public.

Recreation

In addition to the many recreational activities listed above, Midway ~~City~~, in coordination with Wasatch County, can participate in multiple recreation and sports leagues. Soccer, baseball, football, swimming, and basketball are just a few of the activities that youth can enjoy, while adults can participate in softball and basketball. The facilities for these activities are provided by Wasatch School District and the County. As Midway and the surrounding communities continue to grow, additional facilities will be constructed.

Parks

Park space is an essential element of the quality of life for every community. Throughout the planning process, the need to improve, expand, and enhance park facilities has proven to be a high priority by both City officials and the public. Midway City currently has approximately 19.3 acres of improved parks with additional land that can be improved. As growth occurs City leaders will work to provide a wide variety of park facilities, while balancing community funds and resources. It is important that City adopted maintenance standards are followed to ensure parks and trails are beautiful, functional, and safe. For additional information on parks, please see the Park Facilities section of the Midway Capital Facilities Plan.

Outdoor Recreation -

In addition to its beautiful scenery, Midway is famous for the variety of outdoor recreational activities it provides including:

Hiking

Fishing

Boating

Golf

Cross Country Skiing

Snowmobiling

Biking

Horseback Riding

Trails

City Midway residents have expressed a strong interest in developing trails throughout the community as a valuable amenity for recreation and transportation. Trails along roads, waterways, hillsides, and canals offer residents and visitors, walkers, runners, cyclists, and equestrians safe routes for exercise and transportation separate from the ever-increasing amount of vehicular traffic on local streets.

As more of ~~the~~ City Midway is developed, opportunities for providing continuous interconnected trail corridors are diminished. For this reason, the City has created a Master Trails Plan and Trail Design Standards to address the issue of trail development by making it a required step in the land planning process, before available trail corridors are lost. Trail connectivity is an important priority for the overall effectiveness of the trail network. Trail connections to destination points within Midway and to destination points surrounding Midway are both high priorities. The City Midway is committed to making trail development an integral part of ongoing planning reviews, to provide a valued community amenity.

Trails Types

The trails within Midway are comprised of three typical trail types:

6-foot improved surface

8-foot hard surface

natural surface

The Trail System Master Plan designates each trail as one of these three types. Additionally, ~~the~~ City Midway supports the creation of bike lanes on collector roads and encourages each development to create its own interior network of trails. Midway will also explore the possibility of creating equestrian trail heads at strategic locations. Midway will also actively pursue appropriate locations for soft-surface trails, with an emphasis on equestrian trail opportunities. For more information on trails, please see the Trails section of the Midway Capital Facilities Plan.

Equestrian Activities

It is important to describe horse trails in our General Plan to ensure continued equestrian access and use in Midway. We feel it is an important part of our history, and something that makes Midway unique and special. Therefore, in an effort to preserve these activities which are undeniably rural, and which in turn help preserve characteristically rural vistas that include fields, corrals, and barns, Midway's vision includes a plan to maintain in-town shared use of trails and road shoulders for equestrian users, with the intent to provide access for residents to nearby riding areas. The attached Trail System Master Plan map describes that intention, by including some designated horse routes.

Parks, Trails, and Recreation Goals and Guidelines

GOAL 1: Provide facilities and opportunities in the community for a balanced recreational program of physical and cultural activities for the residents of Midway.

Objective 1: Maintain the master recreation plan for the City which identifies the current and future parks, open space corridors and trail systems, to accommodate the existing and future growth of the community.

Guideline 1: Determine the functional classification of the existing recreational facilities of the City with respect to parks, open space corridors, trails and other opportunities for both active and passive recreation.

Guideline 2: Coordinate and participate with Wasatch County for cooperation of recreational planning within the County particularly with the planning and development of the County fairgrounds and recreation complex.

Guideline 3: Ensure that City parks, buildings, land and recreational facilities are useful and attractive.

Guideline 4: Park and recreational facilities should be planned and designed to meet their proposed purpose and contribute to the design theme of the community.

Guideline 5: All future major developments shall be planned with trail linkages to the Trail System Master Plan located in the Capitol Facilities Plan and Main Street sidewalk system. All new development will be reviewed by the Parks, Trails, and Trees Committee to help analyze trail and connectivity needs to better design and trail infrastructure to meet those needs.

~~Guideline 6: Reform the Trails Committee to become the Parks, Trails and Recreation Committee that will serve, as needed, as a recommending body that will provide input on matters pertaining to parks, trails, and recreation.~~

Guideline 6: It is important that City adopted maintenance standards are followed to ensure parks and trails are beautiful, functional, and safe.

Guideline 7: For the planning of new parks and redevelopment of existing parks a community-based planning input process may be considered.

Guideline 8: Encourage community involvement for maintaining parks and trails.

Objective 2: Incorporate plans, programs, and funding sources to meet the present and future recreational demands of all sectors of the community.

Guideline 1: Maintain a Capital Facilities Plan which incorporates a funding program for the construction of improvements to the City's recreational system. Civic improvement proposals should be determined for the entire community and all costs, feasibility, and safety issues should be considered including alternative funding sources to provide adequate recreation improvements, such as impact fees.

Guideline 2: Coordinate with surrounding communities to encourage intergovernmental cooperation to meet the recreational needs of area residents.

Guideline 3: Consider all funding sources, including bonds, and development techniques that are available for parks, trails, and recreational activities.

Guideline 4: Regularly review and update the park and recreation impact fee based on park development costs and the recreational needs of Midway residents.

Guideline 5: Promote and solicit the donation of land, recreation and park equipment by private and corporate organizations and recognize their support.

Guideline 6: Maintain user fee schedules when an individual or group has exclusive use of a publicly owned recreational facility.

Guideline 7: Protect parks and recreational areas from incompatible developments and uses on adjacent properties.

Guideline 8: Establish standards for park and recreation facility maintenance to ensure a well-maintained facility and foster an attractive and safe recreational environment.

Guideline 9: Collaborate with community groups and organizations for the establishment and scheduling of community events and cultural activities for the recreational benefit of Midway residents.

Guideline 10: Maximize the use of existing public facilities within the community.

Open Space

Introduction

The importance of preserving open space to meet the goals and objectives of the General Plan cannot be overstated. Indeed, references to preserving open space appear over 30 times throughout the foregoing chapters. Identifying, acquiring, preserving, and maintaining open space is fundamental to Midway's heritage, its unique character, and its desirability as a place to live, work, and play. While previous chapters have included open space concerns in implementing the specific goals and objectives of the chapter, this chapter of the General Plan addresses the broader topic of identifying, acquiring, preserving, and maintaining open space generally.

Open Space Vision

As set forth in Chapter 1, the Community Vision Statement 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."

Open space preservation is a critical element in fulfilling the Community Vision Statement in this General Plan. Specifically, the Community Vision Statement sets a goal for Midway "To be a beautiful, organized small-town community based on its distinct history of agriculture, open space and recreation." Goal 1, Community Vision Goals and Guidelines, Midway City 2017 General Plan, pg. 9. Guideline 5 seeks to implement this goal by "Encouraging the preservation of prime agricultural land and open space within Midway and the surrounding valley." Midway City 2017 General Plan, pg. 9. Preserving open space will also help enhance Midway's economics by conserving Midway's uniqueness and character which will be a contributing factor for future tourism.

Defining Open Space

"Open space" may mean different things to different people. To some, open space is sufficient space between houses in a subdivision so that neighbors have "elbow room." To others open space is unobstructed views of the mountains and ridgelines surrounding our valley. In the context of this General Plan, open space is both and much more. Midway embraces a comprehensive definition of open space.

As used throughout this General Plan open space includes the following:

Agricultural land (crops and livestock)

Environmentally sensitive lands and slopes

View corridors along streets and roads

Setbacks and open space in developments

Parks

Trails

Wetlands

Wildlife habitats

Buffer zones

Conservation easements

Effective Open Space Use -

Open space is not – and cannot be – an end in or of itself. Rather, various types of open space, such as listed above, are used as tools to help design/create the future of Midway City, as captured in the Community Vision Statement. Different open space tools are applicable to different city design objectives, each of which has a unique purpose. These design objectives provide the necessary next level of detail for related open space planning, consistent with the Vision Statement and Midway values. Note that while open space is a critical element in realizing each of these design objectives, there are other important elements as well – e.g., city code. Also note that public debt financing will be required in some cases, as described in section: “Identifying and Acquiring Open Space”.

There are ~~four~~ five Midway design objectives requiring use of open space tools. They are:

1. PRESERVE INTER-CITY SPACE

Today Heber Valley-wide views – such as seen driving into the valley – provide a clear sense of separate cities: Midway, Heber, Charleston. These are connected only by expanses of “ruralness”/agriculture. As seen in many places – Wasatch front in particular – cities tend to “sprawl” together into a single urban mass. As one of the fastest growing counties in the USA, Wasatch is certainly susceptible to this. Preserving Midway City’s unique rural setting in relation to other population centers in the Heber Valley might involve, for example, acquisition of non-development buffer zones in strategically located places. These buffer zones will preclude the urban sprawl that could turn Midway into an undifferentiated collection of roof tops in an ever-expanding asphalt and concrete landscape.

2. PRESERVE MIDWAY’S UNIQUE CHARACTER

Midway City has a multi-faceted character, including clearly rural older areas, and newer developments with typical suburban character. The historic rural areas provide the city with a unique character / atmosphere, supported by readily visible in-town agriculture (cow & pasture

ambiance), country-feel roads (grassy shoulders, open ditches), in-town barns and other historic buildings, etc. Preserving this character may require not only acquisition of selected in-town open space currently in agricultural use but may also require city code and planning support. Unlike the concept of buffer zones to counter urban sprawl, this objective focuses on potentially non-contiguous areas where this unique character is readily visible, and is intended to prevent its destruction from further development.

3. CREATE LOCAL NEIGHBORHOOD "OPENESS"

A sense of spaciousness in residential communities is provided by large setbacks, establishment of view corridors through restriction on view obstructing fences or structures, small community use areas (playgrounds, etc.), larger lot size zoning, and density regulations. For the most part, these features are required by city code, and not realized by open space acquisition. Recent revisions to city code have supported this objective, and further revisions can assist in its further realization.

4. PROVIDE PUBLIC RECREATION VENUES

This objective primarily focuses on parks, trails, and outdoor recreational or athletic venues. A separate chapter in the General Plan addresses these. They are included here in acknowledgement of their importance in an overall open space plan, and the potential use of open space public debt financing in their acquisition / construction.

5. AGRICULTURE

Agriculture is an important part of Midway's history and is still essential to Midway today. It is the hope that agriculture will continue in Midway and will help preserve the essence of what Midway has always been. Alfalfa fields, pastures, dairy operations, hobby farms, equestrian activities all help preserve Midway's character. The preservation of agriculture creates a beautiful community that residents and visitors are all able to enjoy.

These design objectives elaborate on the Community Vision Statement and further define the City's values and priorities for open space. Use of limited city resources in the acquisition or preservation of open space demands disciplined focus, ~~insuring~~~~ensuring~~ each acquisition is well purposed to its respective design objective.

Identifying and ~~Acquiring~~ Preserving Open Space

Before open space can be preserved, it must first be identified ~~and acquired~~. In identifying open space, the City will be guided by the city design objectives listed above, ~~insuring~~ prospective properties are well matched to intended purposes. In addition, the City will also be guided by the following general values and principles, which are applicable to all acquisitions regardless of purpose.

Avoiding Ownership: With some exceptions, it is generally not in the City's interest to hold title to real estate. Where possible, it is desirable for property to remain under current ownership

and be maintained primarily for its current general use. Ideally, open space is preserved through acquisition of some or all development rights, or the creation of conservation easements while legal ownership of the property remains with the willing landowner.

Benefiting Midway's Citizens: Open space acquisition or preservation proposals must be evaluated with the benefit of the citizens of Midway in mind. For Example, since significant aesthetic value is a clear benefit of most of the different design objectives, the acquisition or preservation projects should ideally be located in positions of clear and frequent visibility to a ~~maximum~~ significant number of Midway citizens – for example, along main access or collector roads, roads frequented by many on ~~day-to-day~~day-to-day travel, or from viewpoints shared by many.

Leveraging and Partnerships: Where possible and practical, the City will work with other organizations, agencies, groups, and individuals who will share the costs of open space preservation projects. With the obvious exception of zoning and land use regulations or a gift of an interest in land, such as development rights or a conservation easement, acquisition of open space requires money. From the City's perspective, the funds to acquire and preserve open space can be raised by issuing municipal bonds, general tax revenues, or new taxes designated for open space acquisition. Grants from both governmental sources as well as charitable organizations may be available and usually require matching funds from the City. By creatively leveraging grants and tax incentives to willing landowners who are interested in making a charitable donation of land, development rights, or conservation easements, the City can acquire and preserve open space at a fraction of the cost to taxpayers that outright purchase would require.

Midway has enjoyed great success with \$5 million open space bond that was approved in November of 2018. Hundreds are preserved because of the opportunities that presented themselves because of the bond money which include the Kohler Dairy, portions of the Mountain Spa property, and parcels owned by Kem Gardner, of which one 46-acre parcel was gifted to Midway. There is strong support in Midway for a future open space bond. The 2018 bond helped preserve large agriculture fields, a future bond might also consider language specific to also preserving smaller parcels in Midway, including parcels along Main Street which would help preserve the feel and character of the Midway everyone loves.

In the context of this Plan, and depending upon the precise type of open space to be preserved, acquisition of open space can take several forms but are not limited to the following:

Density requirements in zoning regulations

Setback requirements in zoning regulations

Purchase of land in fee simple by Midway City

Purchase of the development rights to the land by Midway City

Acquisition of a conservation easement

Accept a gift of either land or development rights donated by the landowner

Partner with charitable land preservation organizations to purchase the land, the development rights, or conservation easement

Support and encourage charitable land preservation organizations in their efforts to purchase land, development rights, and conservations easements

Preserving open space can range from reasonable land use regulations, such as setbacks in residential neighborhoods, to partnering with willing landowners and other entities, organizations, and individuals to create a conservation easement on a large parcel of agricultural land.

Open Space Goals and Guidelines

Goal 1: Establish a systematic process to identify and acquire open space to fulfill the objectives and goals identified throughout this Plan.

Objective 1: ~~Appoint~~Support a committee of citizen volunteers to serve as an Open Space Advisory Committee to assist and advise the City Council on open space matters.

Objective 2: Establish an ongoing relationship with Wasatch County Open Space Board to stay abreast of county-wide open space initiatives and concerns and to represent Midway City's interests at the county level.

Objective 3: Establish an ongoing relationship with ~~Utah Open Lands~~land conservation organizations and other land preservation organizations.

Goal 2: Solicit feedback from residents of Midway on open space issues and provide information to residents on the importance of and desirability of preserving open space.

Objective 1: Develop informational materials in various media formats to distribute to residents.

Objective 2: Conduct "town hall" type meetings from time to time to solicit input from residents on open space preservation projects.

Goal 3: Follow the priorities, values, and principles set out in this Chapter when considering any open space preservation project or proposal.

Objective 1: Establish a systematic process that will insure each of the priorities, values and principles set out in this Chapter is followed in each open space preservation project or proposal.

Objective 2: Create a public record of how the priorities, values, and principles guided the approval or disapproval of all open space preservation projects or proposals that involve the expenditure of public funds.

Objective 3: Educate and assist willing landowners in pursuing open space land 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.