

Midway City Council
1 September 2020
Regular Meeting

Salon /
Parking Lease

Memo



Midway

Date: September 1, 2020
To: Midway City Council
From: Michael Henke
Re: Proposal to lease public parking

The City has received a request to lease four public parking stalls from the City for a beauty salon that will be located at 103 East Main Street in the historic building that was once the location of Race Horse Lane. The business property currently has six stalls but two of the stalls are for the dwelling unit on the property. The other four stalls will be used by the salon, but the salon will still be missing four required stalls. The City recently improved the public parking lot at 70 East Main which is within walking distance of the new business. The applicant would like to lease four stalls from this parking lot.

Section 16.13.39 (B) (2) states the following:

75% of the required parking may be located off-site at a city approved and designated area. If outdoor dining required parking stalls, 100% of the required parking for the outside dining area may be located off-site at a city approved and designated area. A parking stall fee will be assessed with the approval of the initial issuance of the business license and an annual fee per required stall will be assessed at the time of business license renewal each year. The required fee will be adopted by the City Council as part of the City's fee schedule.

The City Council has discretion on whether to allow the public stalls to be leased by a business. In this case, the parking lot is located nearby (within walking distance at about 300') and there are crosswalks across main Street and 100 East between the parking lot and the business. If approved by the City Council, the business owner would need to pay the yearly fee when the business license is renewed each year. The first year would be prorated based on how many months are left in the year.

One item to consider regarding the parking lot at 70 East Main is the land is not owned by the City. It is possible that owner of the property may develop the land in the future and the parking lot is not an option. If that is the case, any business owner leasing stalls from the City would need to replace their required parking with another option. The business owners may choose to build parking on their property (if possible), lease stalls from the City from another site (if available and approved), or present a cross-parking agreement with a neighboring property to the City Council for their review and approval. In any case, parking at the 70 East property is not guaranteed for more than a few years.

Please contact me if you have any questions.

