

Midway City Council
7 June 2022
Work Meeting

Springer Village /
Concept Plan



Midway

CITY COUNCIL WORK MEETING STAFF REPORT

DATE OF MEETING: June 7, 2022
NAME OF PROJECT: Springer Village
NAME OF APPLICANT: Travis Nokes for Atlas Holdings LLC
AGENDA ITEM: Concept Plan Review
LOCATION OF ITEM: 65 North 200 West
ZONING DESIGNATION: C-3 & R-1-9

ITEM: 2

Travis Nokes, agent for Atlas Holdings LLC, is requesting a review of a concept plan for a mixed-use development to be known as Springer Village. The development is on 1.95 acres and is located at 65 North and 200 West and is in the C-3 and R-1-7 zones.

BACKGROUND:

Travis Nokes, agent for Atlas Holdings LLC, is requesting conceptual review by the City Council of a mixed-use development on their 1.85-acre property. The purpose of a concept review is to identify any potential issues with the proposed development. There is no entitlement possibility for a concept review.

The property on which the proposal sits is comprised of two parcels that span two zones. The north parcel is 0.8 acres and lies entirely in the C-3 zone. The southern parcel is 1.05 acres and lies partly in the R-1-7 zone (approximately 0.6 acres). The property is located across the street to the west of the Town Square. The property fronts on both Main Street

and 200 West. With its proximity to Town Square and its access and visibility from 200 West (State Route 222), the parcel sits in a very important location for Midway. The General Plan describes Main Street and the surrounding commercial properties with the following description:

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.

It is important that the vision of Main Street and the commercial areas surrounding the Town Square are envisioned with the General Plan in mind when reviewing any plans in this highly important area.

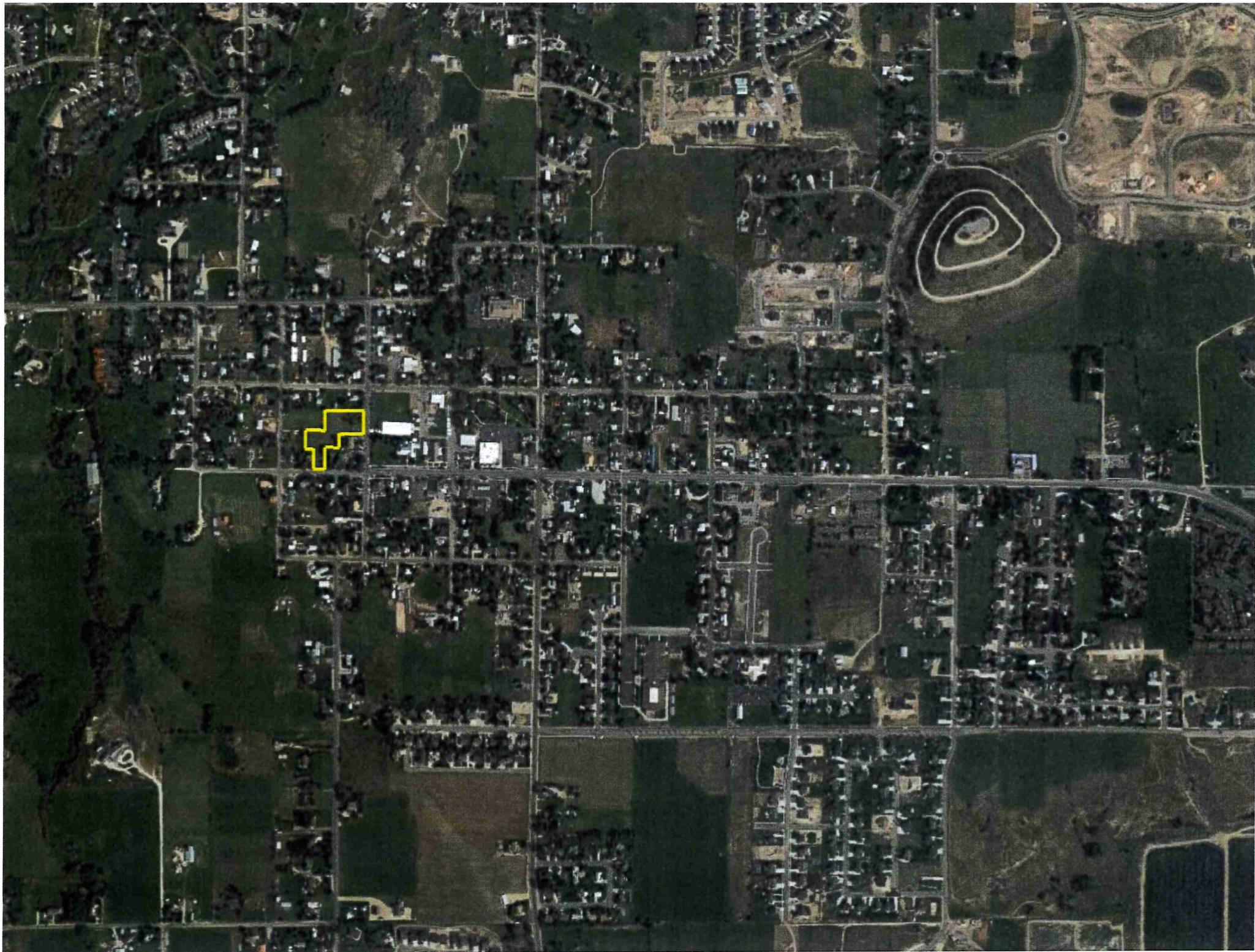
The proposed plan has two main components. The first is the area located in the C-3 zone. The concept plan includes commercial properties that include a bakery, retail spaces, and nightly rentals located above the commercial uses. The applicant states the following in the site plan, "Some of the companies that we have spoken to, and have expressed interest are gift shops, nail and hair salon, kitchen supplies, and cooking classes, art gallery, home decorating company, and an ice cream shop." Generally, the proposed use of commercial with nightly rentals is allowed by the C-3 zone. There are details that will need to be reviewed such as the layout and water use of the nightly rentals, platting and project phasing, architecture, and issues such as fire access. These will all be addressed during the approval process. The City code allows one ownership or for the entire property, or for it to be subdivided to lots or pads, or for the property to be condominiumized with different ownerships for the lower and upper floors. Most likely, the developer will propose a PUD plat or a condominium plat that will allow the buildings, potentially parts of the buildings, to be sold to different owners but the parking and landscaped areas will be common area that will be owned and maintained by all the property owners.

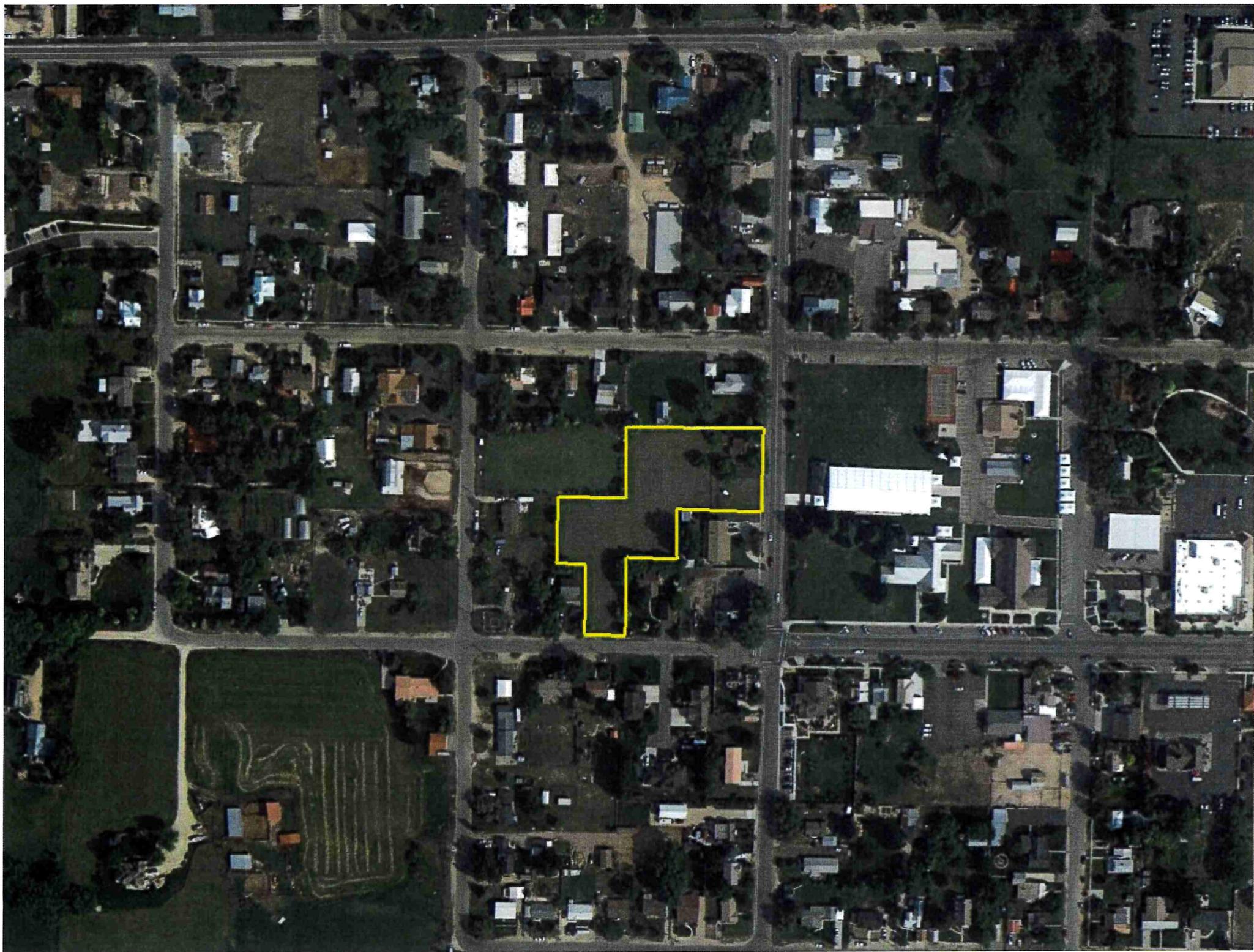
The proposed concept plan shows the area of the property in the R-1-7 zone with affordable housing. There are three buildings on the concept plan and are described as the following: "We would like to propose building two story affordable studio/1-bedroom apartments to help with the housing affordability issues that we are facing in Midway and provide housing options for people that work in the village and the Midway Main Street area." Affordable housing and housing options are both issues that have been identified and discussed by the City Council and General Plan committees in recent months. A solution on how to best solve this issue has not yet been decided but the proposed concept plan is an option to consider. Currently the R-1-7 zone does not allow any type of housing except for single-family dwellings and duplexes so the proposed concept plan does not comply with code for the area in the R-1-7 zone. The C-3 zone also does not allow more than one dwelling in a mixed-use development so rezoning the property also

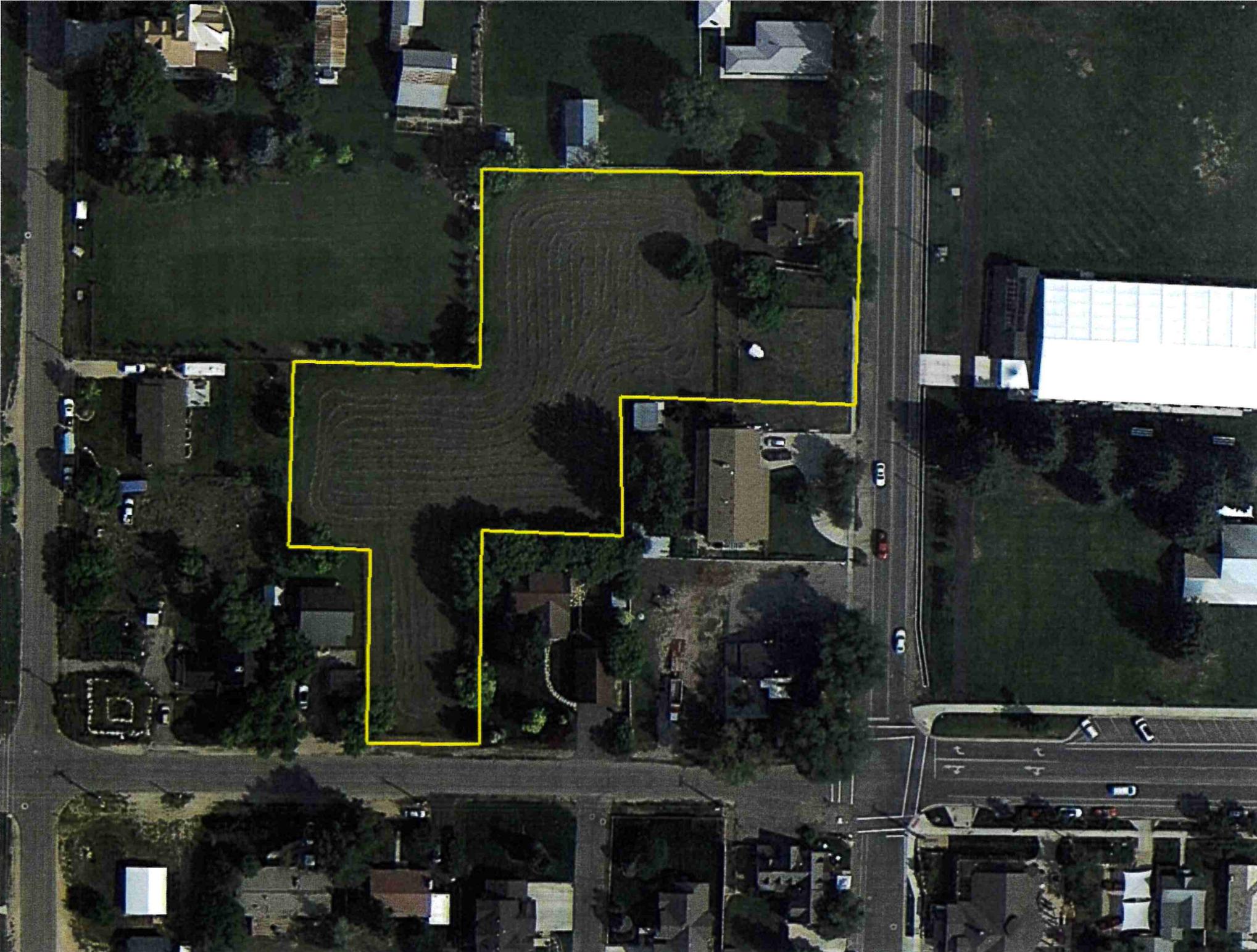
is not an option to create affordable housing. A code amendment would be required to be able to create the proposed affordable housing and possibly a rezone of the R-1-7 property to C-3 depending on the potential code text amendment.

The applicant will need to improve the public right-of-way that front the property on both 200 West and Main Street. Since 200 West is a state road, UDOT will be part of the review and approval process. The sidewalk will need to be improved on 200 West to comply with current standards and a sidewalk may need to be installed on Main Street. These are but a few of the issues that will need to be addressed as the project is reviewed through a future entitlement process.

Again, there is no entitlement for a concept review. The purpose of the review is only to identify any potential issues with the proposal. It also does not include a review by the City Engineer. That will occur when they apply for master plan or preliminary approval.





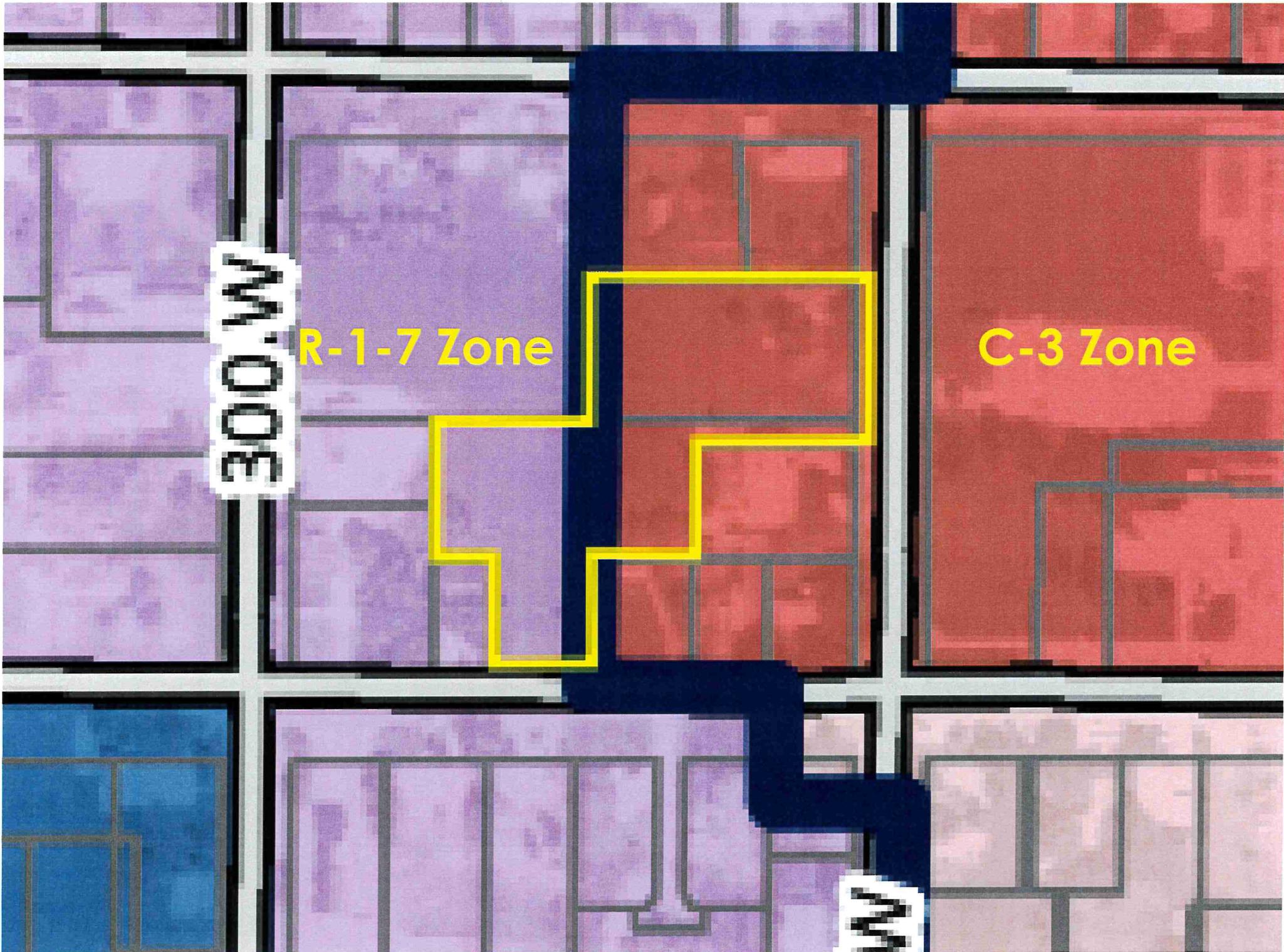


3000 W

R-1-7 Zone

C-3 Zone

W





In this back parcel, we would like to propose building 2 story affordable studio / 1 bedroom apartments to help with the housing affordability issues that we are facing in Midway, and provide housing options for the people that work in this village and the Midway main street area.

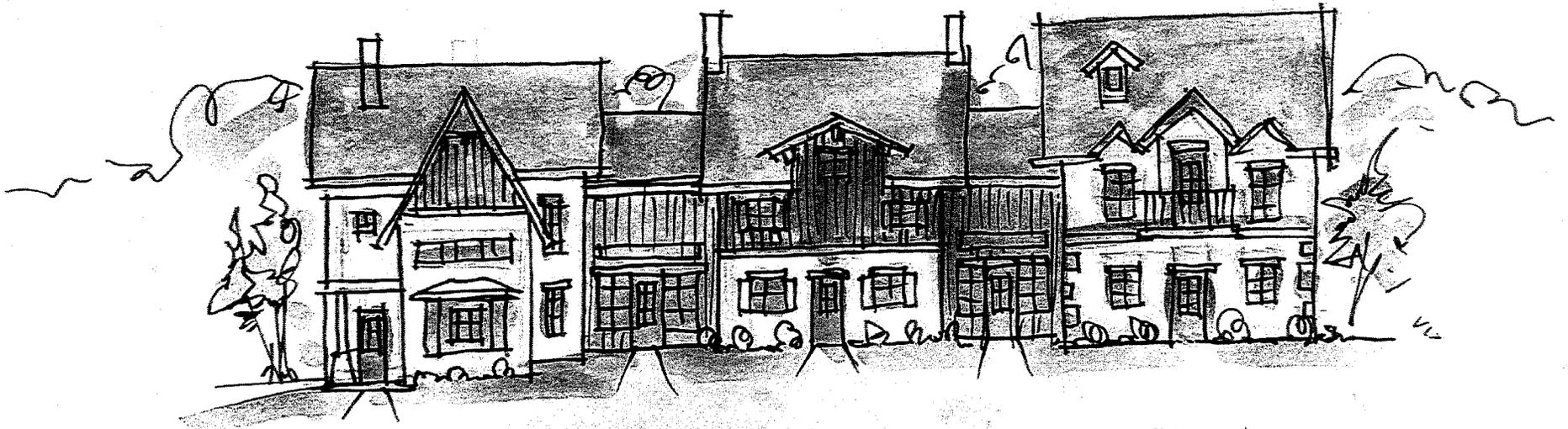
In this area, each building is proposed to have retail space on the main floor and nightly rental unit above. Each building will be a maximum of 2 stories (no basements)



Some of the companies that we have spoken to, and have expressed interest are: Gift shops, Nail and Hair salon, Kitchen supplies and cooking classes, Art Gallery, Home decorating company, Ice Cream shop, etc

GENERAL NOTES:

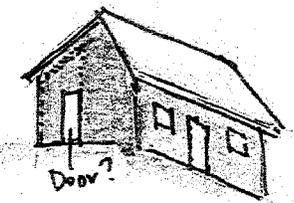
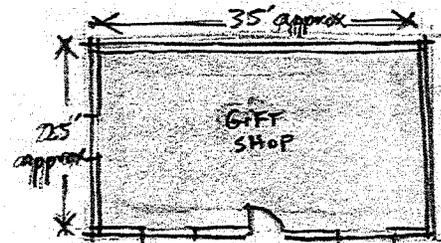
THE "TRIPLETS"



DISCOVER
DESIGN CO.

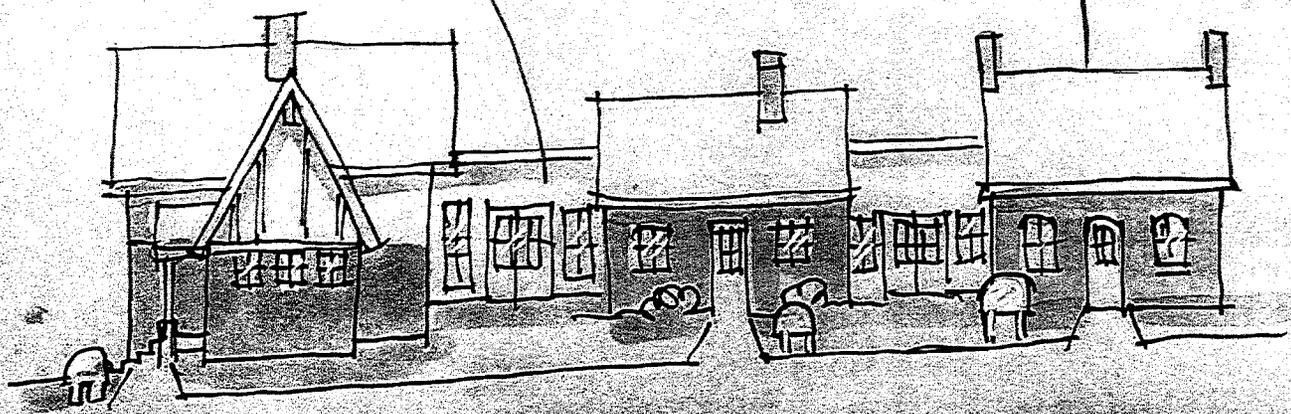
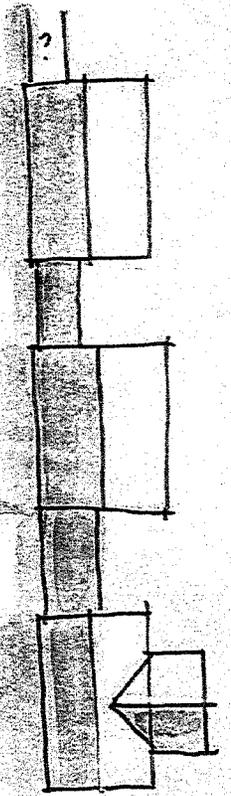
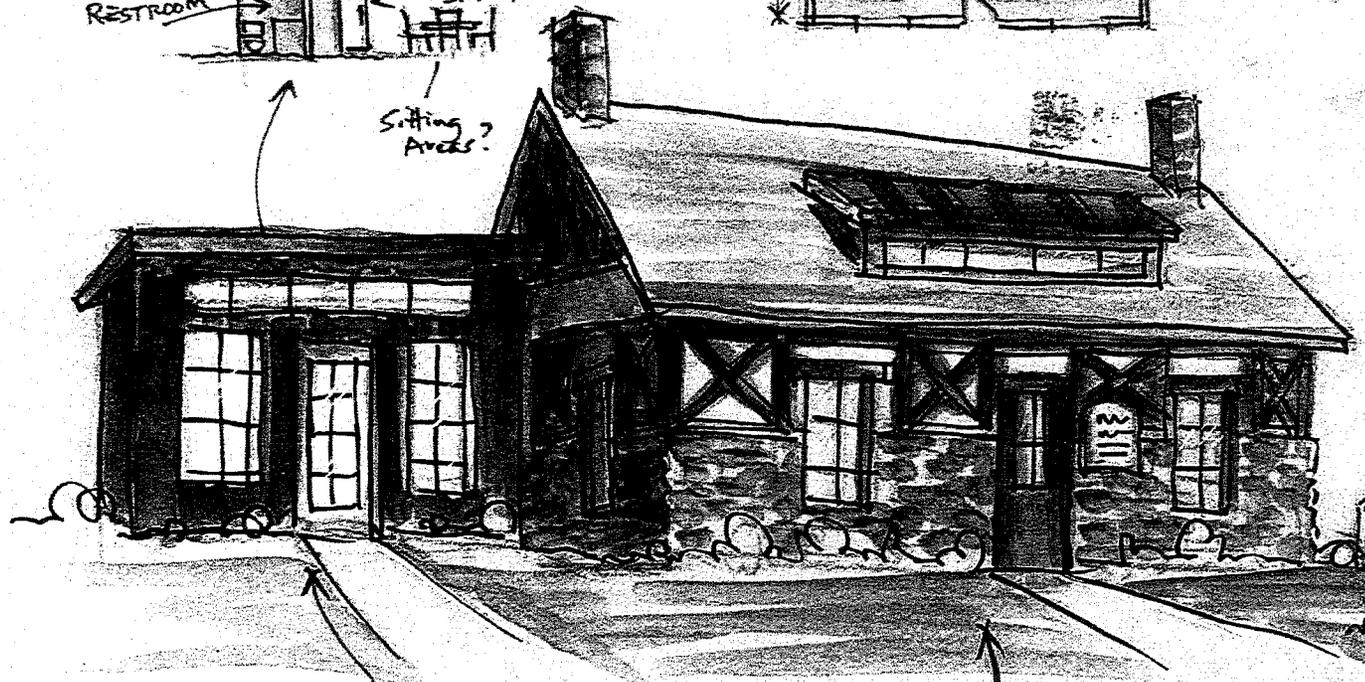


DISCOVER
DESIGN CO.

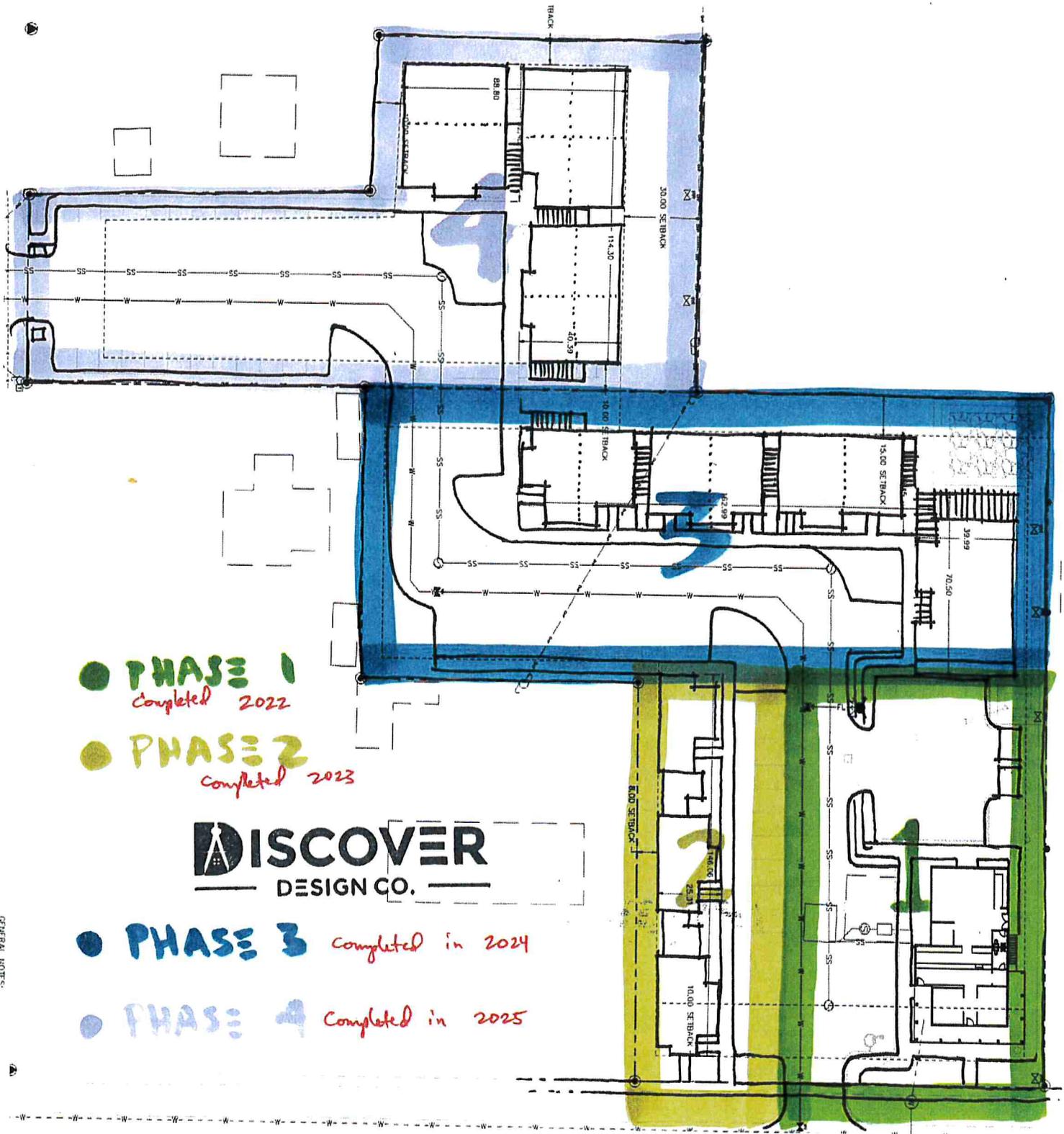


Sitting Areas?

An arrow points from this text towards the main building's porch area.



DISCOVER
DESIGN | BUILD | MANAGE



● PHASE 1
Completed 2022

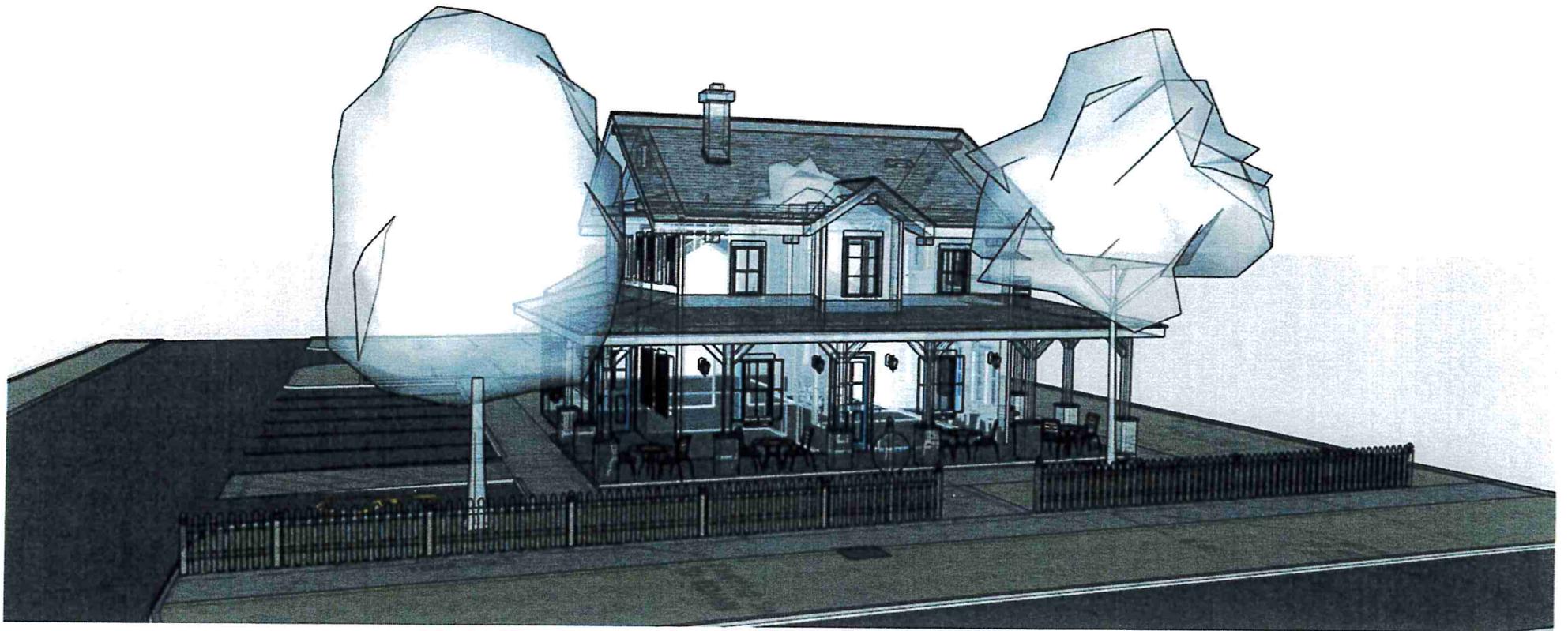
● PHASE 2
Completed 2023



● PHASE 3 Completed in 2024

● PHASE 4 Completed in 2025

GENERAL NOTES:



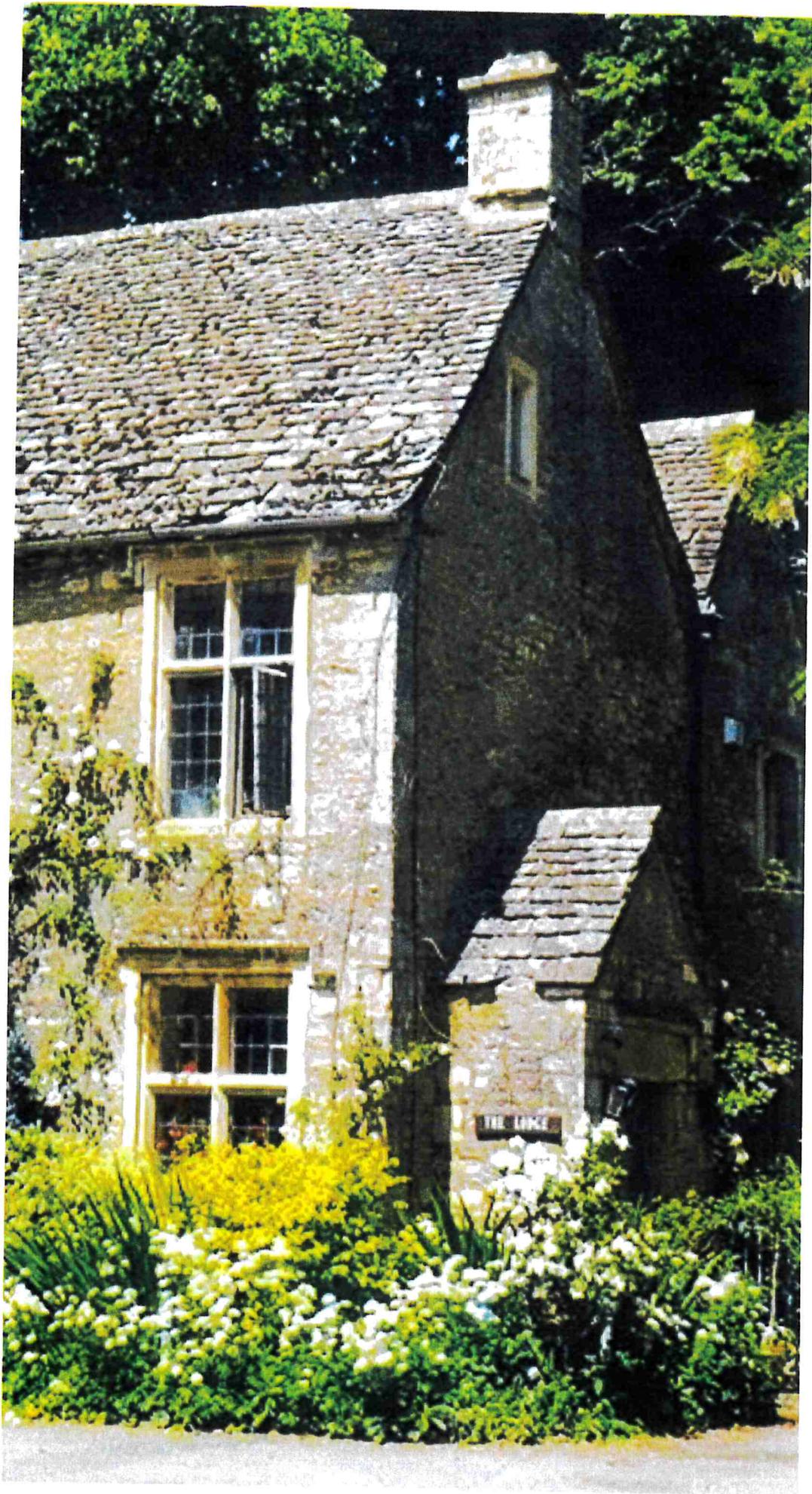
"The Bakery" Small town - Swiss farmhouse theme.
Supports the current look & feel of Midway
& home that was here since 1999



Architectural example for village "Triplets"



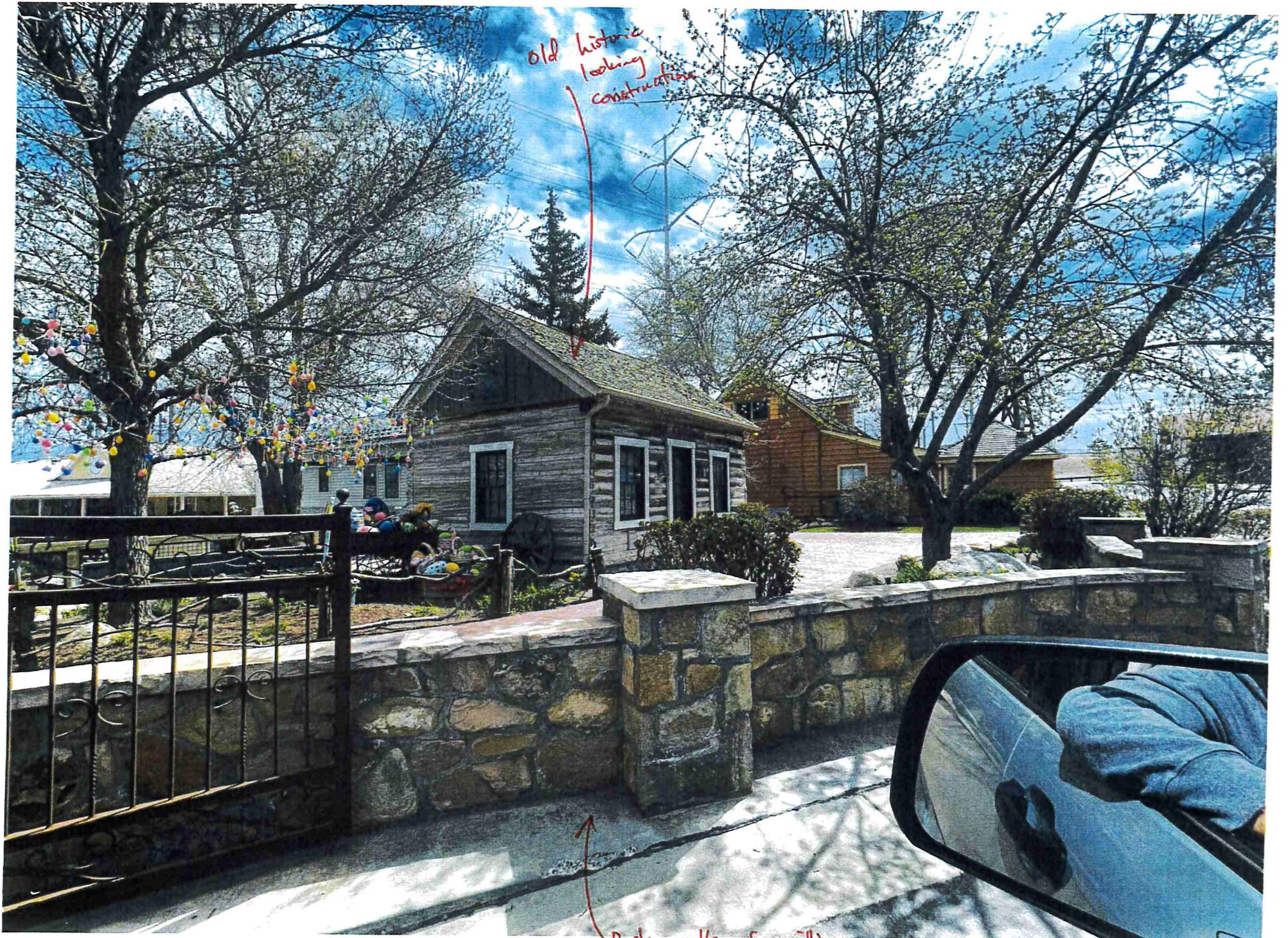
Architectural examples - European
theming



Architectural examples

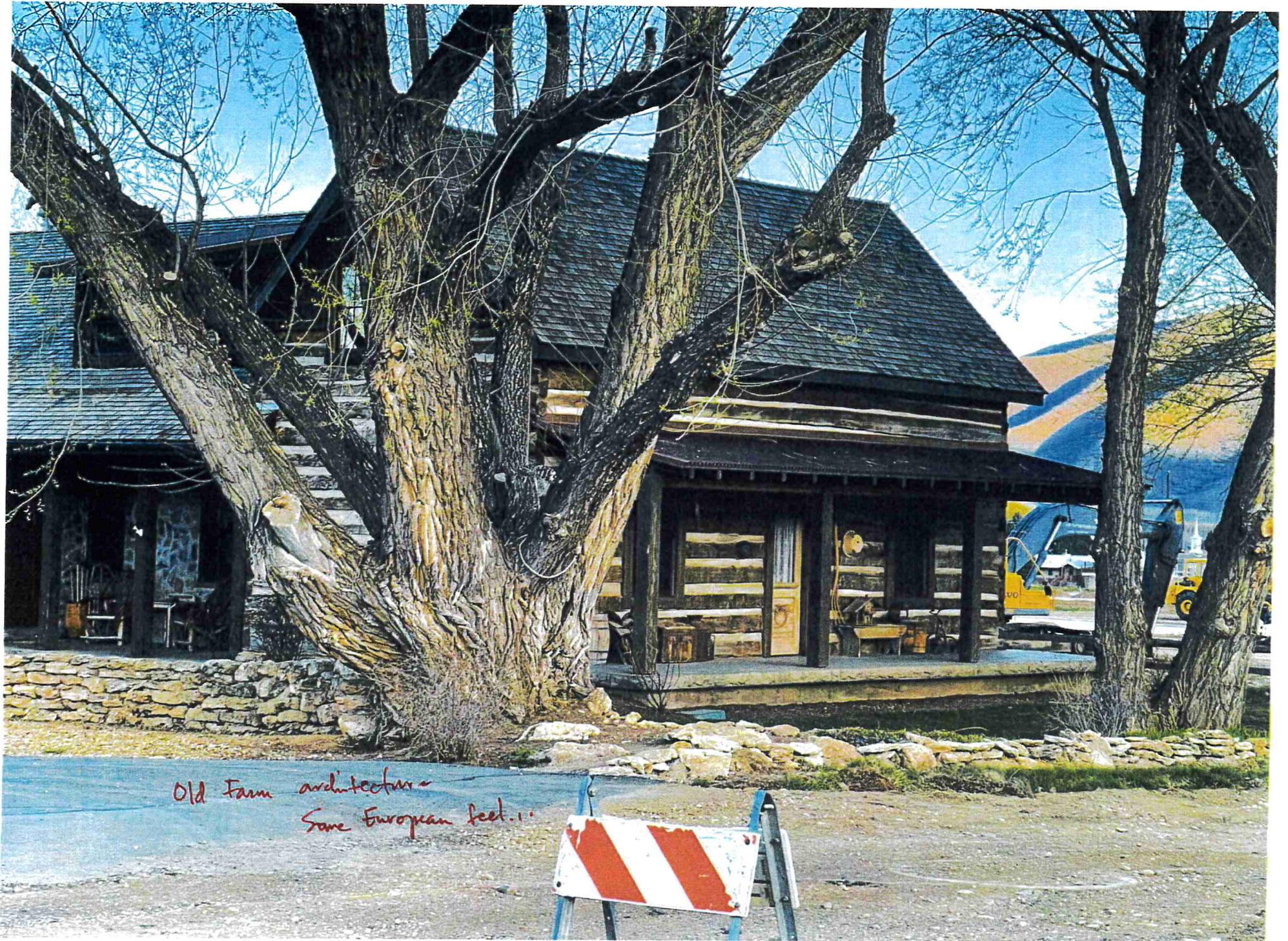


Architectural Example



old historic
looking
construction

Rock walls for sitting + interest



Old Farm architecture ~
Same European feel.!!