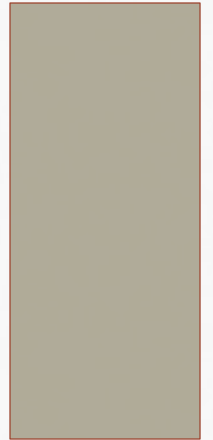


# TRANSIENT RENTAL OVERLAY DISTRICT EXPANSION

LAND USE MAP AMENDMENT



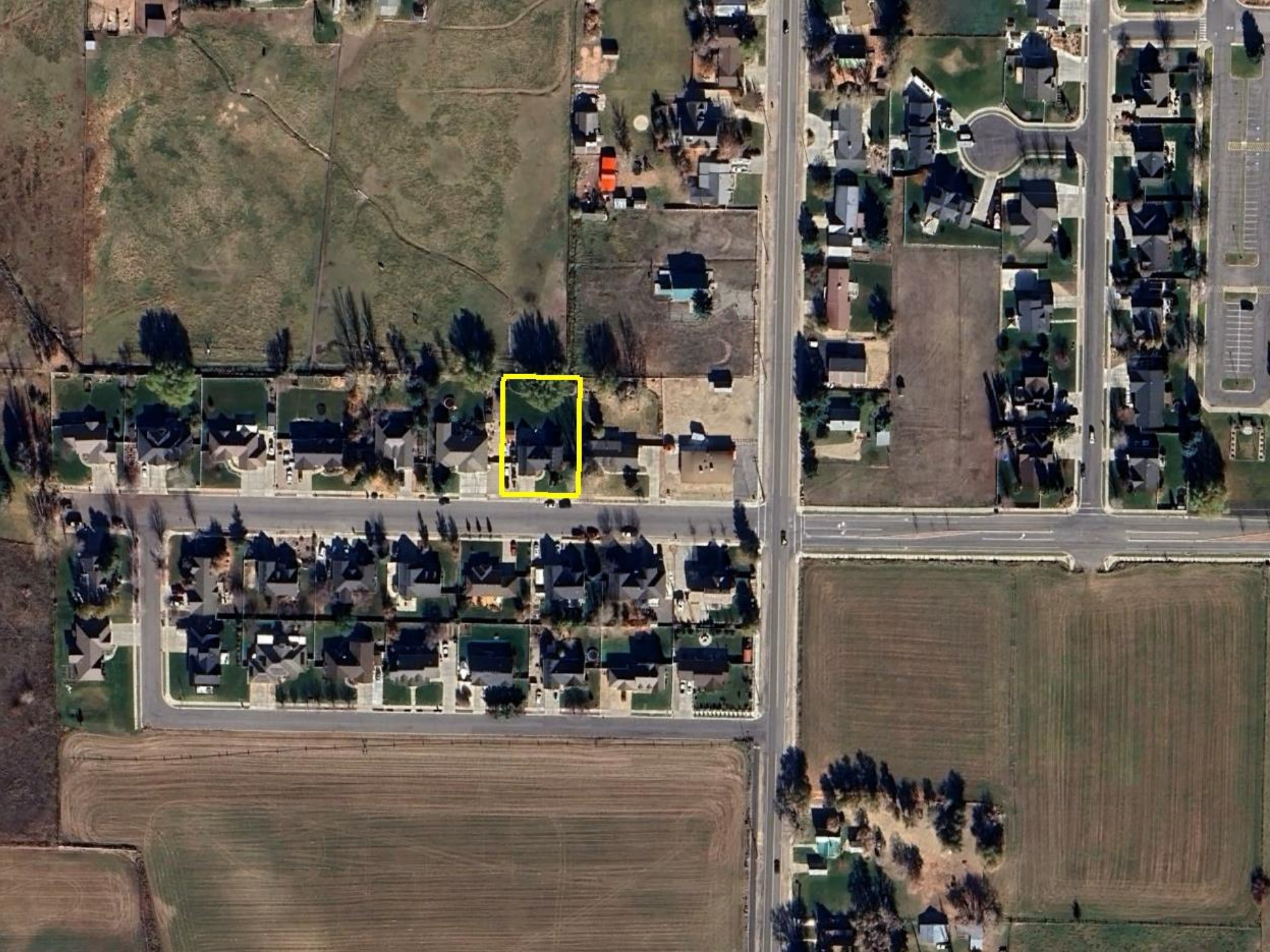
# LAND USE SUMMARY

- 0.4 acres
- 1 dwelling
- Zoned R-1-22
- Proposal is to include property in the Transient Rental Overlay District (TROD)
  - Contiguous to the TROD in the east boundary
- Zoning would continue to be R-1-22













Proposed  
Rezone



160 W  
350 S

200 S

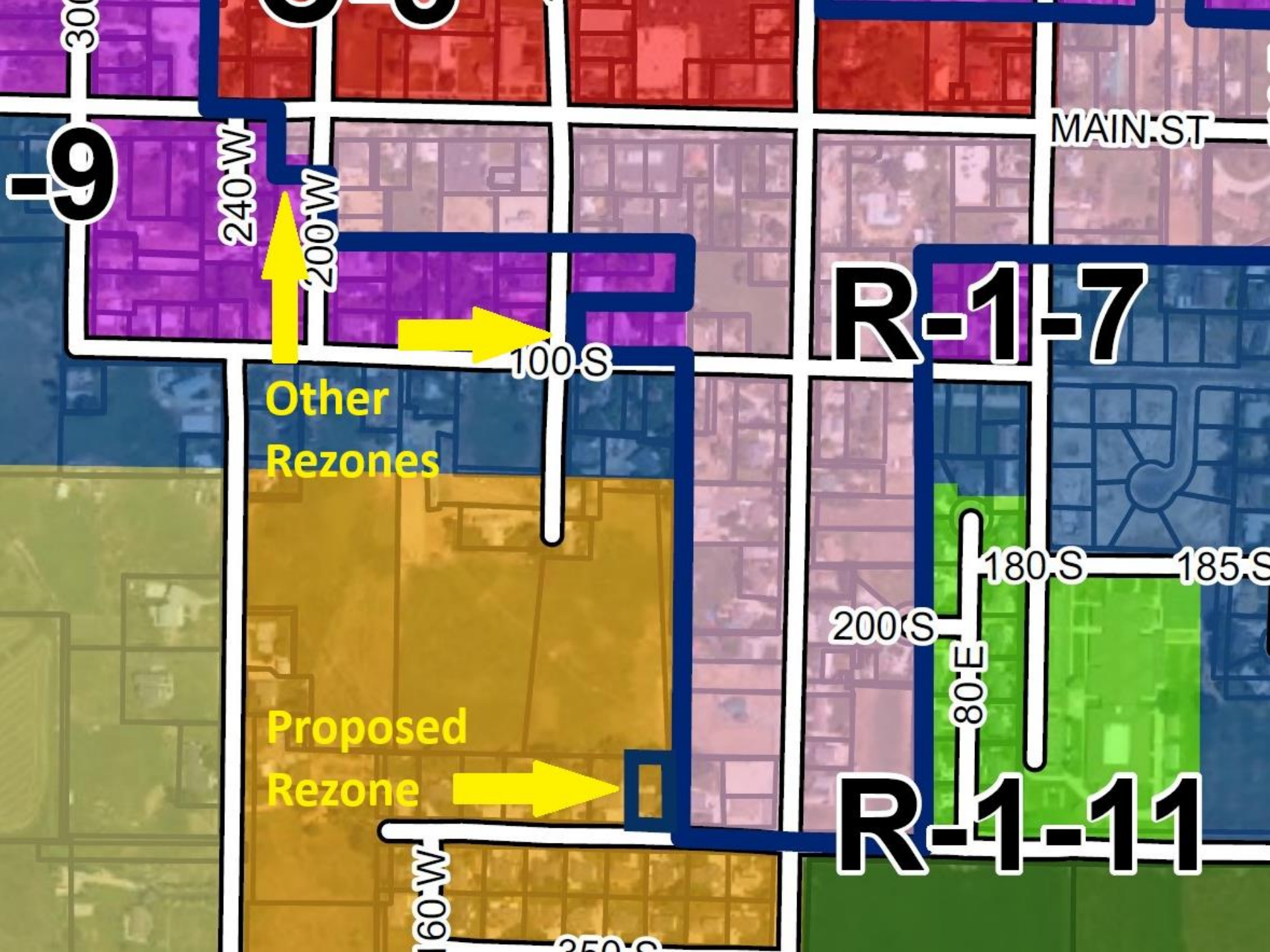
80 E

180 S

R-1

R





# MIDWAY GENERAL PLAN

- The General Plan discourages the expansion of the TROD
  - “TROD boundaries should not expand beyond current boundaries to help preserve available long-term housing supply and to help preserve Midway as a community filled with permanent residents that will help preserve Midway’s community feel.”



# POTENTIAL IMPACTS

- Positive impacts
  - Resort tax
  - Transient rental tax
  - Residual sales tax
- Negative impacts
  - Added competition to resorts and existing and potential rental properties in the TROD
  - Could be disruptive to the neighborhood
  - Reduces long-term housing stock
  - Reduces sense of community

# POSSIBLE FINDINGS IN SUPPORT

- The proposed property is contiguous to the C-2 zone and the TROD.
- Transient rentals will help generate more transient rental taxes for the City and will help the City to qualify to collect the Resort Tax.
- The Planning Commission is under no obligation to recommend approval of the proposal but may do so if they find it will benefit the community.
- The applicants will need to apply for a Conditional Use Permit if the zone amendment is successful.



## POSSIBLE FINDINGS AGAINST PROPOSAL

- Language in the General Plan discourages the expansion of the TROD because it could potentially reduce full-time residence housing stock and could impact the feel of the community.
- The Planning Commission is under no obligation to recommend approval of the proposal but may recommend denial if they find it will not benefit the community.

# PROPOSED CONDITIONS

- None



## Michael Henke

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**From:** Melannie Egan  
**Sent:** Tuesday, May 20, 2025 12:57 PM  
**To:** Michael Henke  
**Subject:** FW: Midway counsel meeting  
**Attachments:** IMG\_3408.jpeg; IMG\_3407.jpeg; IMG\_3406.jpeg



### Melannie K Egan

Planning Tech / Business Licenses

**H:** Mon-Thurs 7:30-5:30

**P:** 435-654-3223 ext 106

**E:** [megan@midwaycityut.gov](mailto:megan@midwaycityut.gov)

75 N 100 W – P.O. Box 277  
Midway, UT 84049

[megan@midwaycityut.gov](mailto:megan@midwaycityut.gov)

**From:** [REDACTED]  
**Sent:** Thursday, May 15, 2025 4:01 PM  
**To:** Melannie Egan <megan@midwaycityut.gov>  
**Subject:** Fwd: Midway counsel meeting

CAUTION: This email originated from outside of the organization. Do not reply, click links or open attachments unless you recognize the sender's email address and know the content is safe.

May 15, 2025

To Whom It May Concern,

My name is Bonnie McNair & live at 126 W 350 S, Midway. We built our home in 2003 & had many issues with transient rentals back in 2008. It was before the city counsel in 2008 & the new ordinance/code was passed.

I am asking the counsel to deny the Powers request. We had short term/transient rentals back then in our neighborhood & it was nothing but a nightmare. Noise, parking problems & the garbage left behind. The homes were usually rented to big groups, like a ball team, who were unsupervised.

If the Powers are granted their request I think the city is opening a problem that has been closed for quite some time. If you let one, you have to let all that ask. Although as I'm typing this I heard of 3 homes in the area that are renting short term/transient. Attached are a few of the letters & correspondence with Midway City back in 2008 so you can be informed of the issues we had. I have more if needed.

Again I ask that you deny their request.

Thank You,

Bonnie Lefler-McNair