

Midway City Planning Commission Regular Meeting Minutes October 14, 2025

The Midway City Planning Commission held their regularly scheduled meeting at 6:00 p.m., October 14, 2025, at the Midway City Community Center, 160 West Main Street, Midway, Utah

Attendance

Andy Garland – Chairman
Andrew Osborne
Laura Wardle
Kim Facer (Alt)
Suellen Winegar (Alt)

Staff

Michael Henke – City Planner
Director
Katie Villani – Senior Planner
Wes Johnson – City Engineer
Craig Simons – City Council
Melissa Jones – Planning Asst.

Excused

Kelly Lineback- Vice Chair
Craig Knight
Travis Nokes
Genene Probst

Liaison Report

6:00 P.M. Regular Meeting

Call to Order

- Opening Remarks or Invocation; Pledge of Allegiance
 - Invocation given by Laura Wardle

Item 1:

Review and possibly approve the Planning Commission Meeting Minutes of September 9, 2025.

Motion: Commissioner Osborne: I make a motion to approve the Planning Commission meeting minutes from September 9, 2025.

Seconded: Commissioner Facer

Ayes: Commissioners: Wardle, Facer, Osbourne, and Winegar

Nays: None

Motion: Passed

Item 2: Mark and Wendi Richard / Dallin Twilliger - Zone Change

Mark and Wendi Richard and Dallin Twilliger are requesting a zone map amendment to include their property at 71 South 200 West in the Transient Rental Overlay District (TROD). The 0.24-acre parcel is currently zoned R-1-7 and lies adjacent to the C-2 commercial zone and the existing TROD boundary. The R-1-7 zone allows long-term rentals (30 days or more) but prohibits short-term rentals (2-30 days). The applicants are not requesting an adjustment to the commercial zone boundary, but only to the TROD boundary to include their property.

If approved, the property owners could then apply for a Conditional Use Permit (CUP), allowing short-term rentals for two to 30 days.

Public notice was sent to property owners within 600 feet. A written letter in opposition was received from residents Jonathan and Julie Clegg, citing concerns about neighborhood impacts and included in the packet.

Discussion:

- The proposal would extend the TROD boundary to include Richard/Twilliger property while retaining the R-1-7 underlying zone.
- If added to the TROD, a CUP would be required; City code limits occupants (max 14, subject to Fire/Building limits) and vehicles (max two in driveway/on-site) and requires a locally licensed property manager.
- The General Plan discourages expanding the TROD to preserve long-term housing and neighborhood character.
- An uptick in complaints citywide could be tied to newer/self-managing operators; code updates are being prepared to tighten standards (e.g., ensuring a truly local, reachable manager).
- Commissioners discussed cumulative impacts, a possible cap/"trade-in" approach for future TROD growth.

Analysis & Possible Findings

- The property is contiguous to both the C-2 commercial zone and the existing TROD, and walkable to downtown restaurants and stores.
- Including the property in the TROD would allow the owners to apply for a CUP under City requirements governing licensing, management, occupancy and parking.
- Transient rentals generate tax revenue and contribute to tourism and the local economy.
- Public concern was noted regarding the potential for increased noise, traffic, and reduced availability of long-term housing.
- The Midway General Plan discourages unnecessary TROD expansion to preserve the city's residential character.

Public Hearing:

- **Wendi Richard (Applicant, 71 S 200 W):** Described substantial investment to rehabilitate the longtime family property to “Midway standards”; stated the request is to help cover costs and keep the home, not to maximize profit.
- **Michelle Kelly (Resident, 145 W 100 S):** Opposed expansion; cited traffic/parking pressures, neighborhood disruption, and long-term housing availability concerns; urged prioritizing community preservation and enforcement of existing rules.
- **Lynette Wilson (Resident, 152 W 100 S):** Opposed expansion; referenced cumulative effects, tax/affordability concerns, and that hotels/resorts already serve visitors; expressed discouragement that residents feel unheard when TROD areas expand.

Motion by Commissioner Wardle:

“I’ll make a motion that we recommend denial of Mark and Wendy Richard and Dallan Twilliger’s request for a land use map amendment of the Midway City land use map requesting that their parcel located at 71 South 200 West be added into the transient rental overlay district. The parcel is 0.24 acres and is zoned in R-1-7 and that we use the staff proposal findings against the proposal, noting that this is in opposition to the General Plan language discouraging the expansion of the TROD.”

Seconded: Commissioner Osbourne

Ayes: Commissioners: Osborne, Wardle, Facer, and Winegar

Nays: None

Motion: Passed

Item 3: Zermatt – Conditional Use Permit / Local Consent for Alcohol Dispensing

Jack Sullivan, representing Wasatch Springs Management Holdings LLC is applying for a Conditional Use Permit (CUP) and Local Consent for alcohol dispensing at the Zermatt Resort, located at 784 West Resort Drive in the Resort Zone.

The request is due solely to a change in ownership—the new ownership entity (Wasatch Springs Management Holdings LLC) is jointly owned by Randy Krantz and Dennis Webb.

No operational changes or expansion of alcohol service areas are proposed. The CUP is required because of an ownership change but the alcohol licensing for the Zermatt Resort will stay the same. The Zermatt Resort currently has bar, restaurant, and banquet licenses.

Discussion:

- **Chair Garland** asked if the master license included outside alcohol on the property or within the physical structure of the resort. Michael responded that since these are banquet and restaurant applications it would be for consumption on site.
- **Commissioner Facer** asked whether any code violations or complaints had been associated with the property; staff responded none.

- **Commissioner Winegar** clarified that both the CUP and Local Consent would move forward together to the City Council for final action.

Analysis & Possible Findings

- The proposed use is conditionally permitted within the Land Use Title and aligns with the intent and character of the Resort Zone.
- It is consistent with the General Plan, and no conflicts have been identified.
- The request complies with state, federal, and Midway City regulations, contingent upon approval of the CUP, Local Consent, Business License, Alcohol License, and compliance with Utah Department of Alcoholic Beverage Services (UDABS) requirements.
- The design, location, and operating characteristics are compatible with surrounding and future land uses, with no significant impacts related to traffic, noise, or environmental quality identified.
- The site is physically suitable for the proposed use and has historically supported similar operations.
- Adequate provisions exist for public access, utilities, and services to ensure the use will not be detrimental to public health or safety.
- The license would allow continued alcohol sales at Zermatt Resort, subject to state regulation and compliance with Midway City Code for any special events.
- No detrimental impacts have been identified.
- No adverse impacts to surrounding properties or changes to approved facilities are anticipated.

Motion by Commissioner Wardle:

"I'm recommending approval that Jack Sullivan, agent for Wasatch Springs Management Holdings, LLC, that we recommend approval for a Conditional Use Permit and local consent for an alcohol dispensing establishment license/hotel liquor license for property know at the Zermatt Resort, located at 784 Resort Drive in Midway, and that we incorporate all of the staff findings and recommendations as part of that motion."

Second: Commissioner Facer

Ayes: Commissioners: Osborne, Wardle, Facer, and Winegar

Nays: None

Motion: Passed

Motion by Commissioner Osborne to adjourn the meeting at 7:22 P.M.

Seconded by Commissioner Wardle.

Unanimously approved.

Meeting adjourned at 7:22 PM

Chairman – Andy Garland

Planning Asst. – Melissa Jones

DRAFT