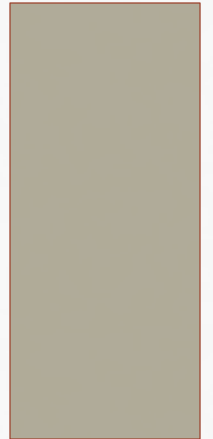


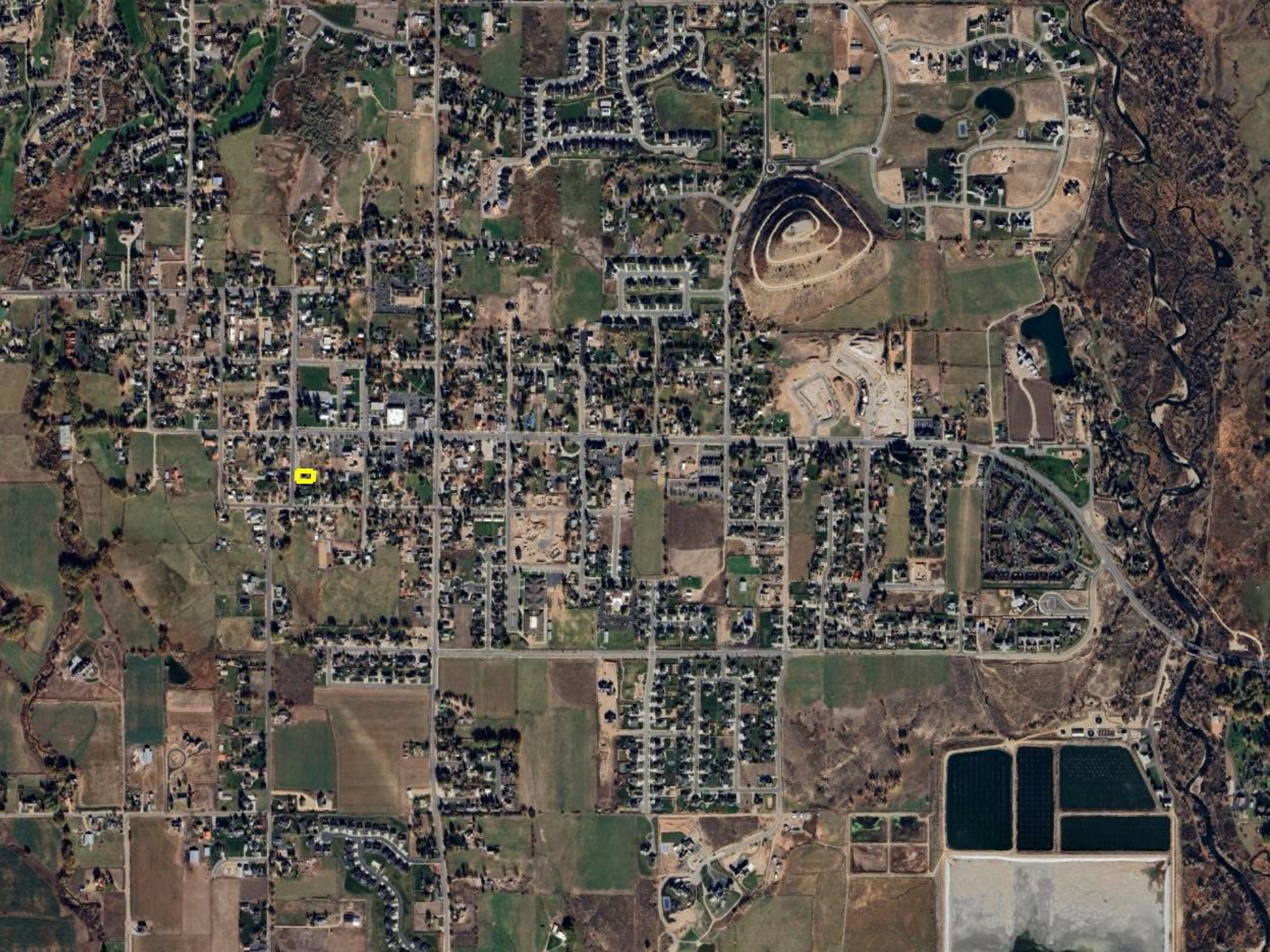
TROD EXPANSION ZONE MAP AMENDMENT

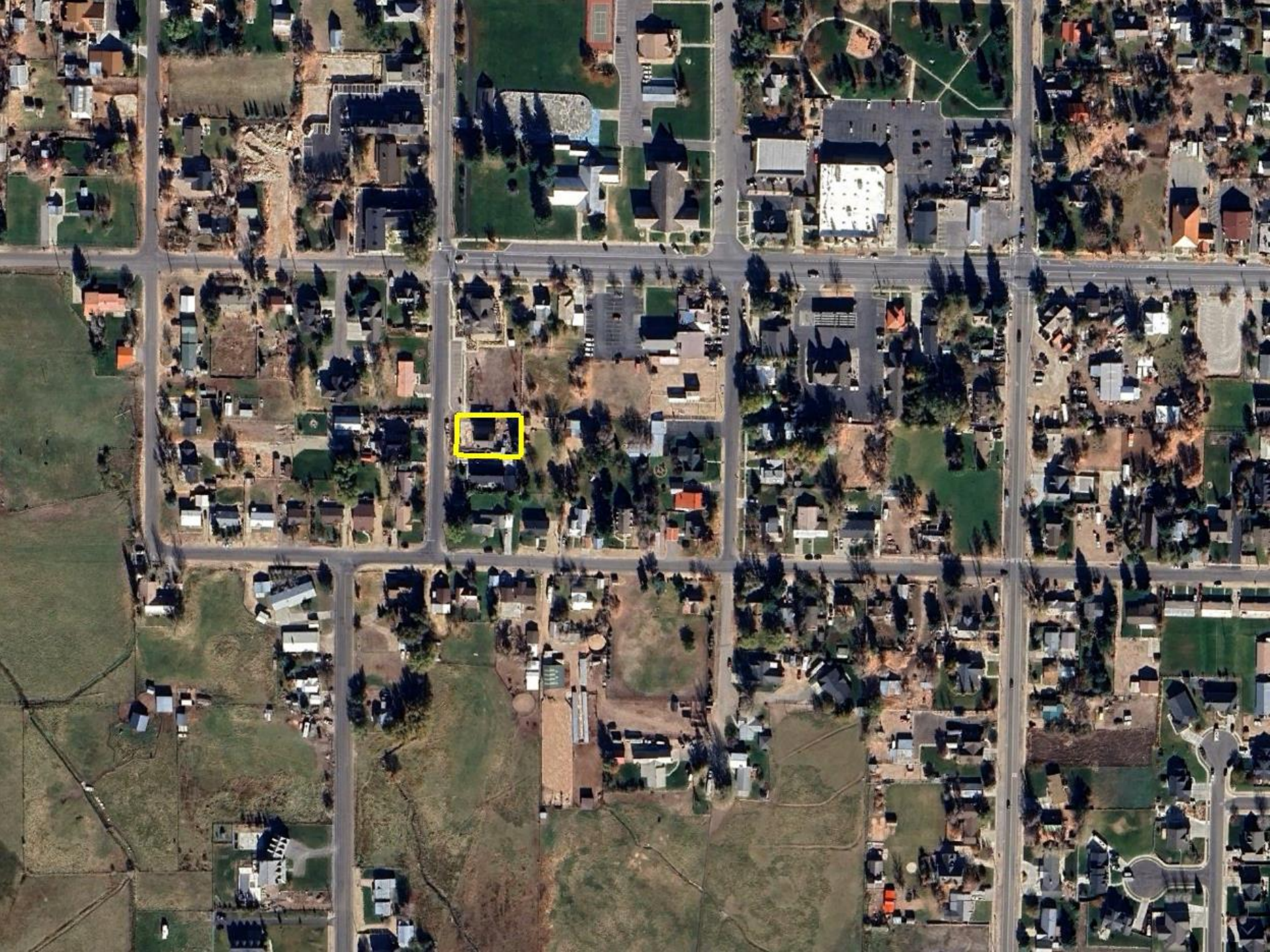
ORDINANCE 2025-27

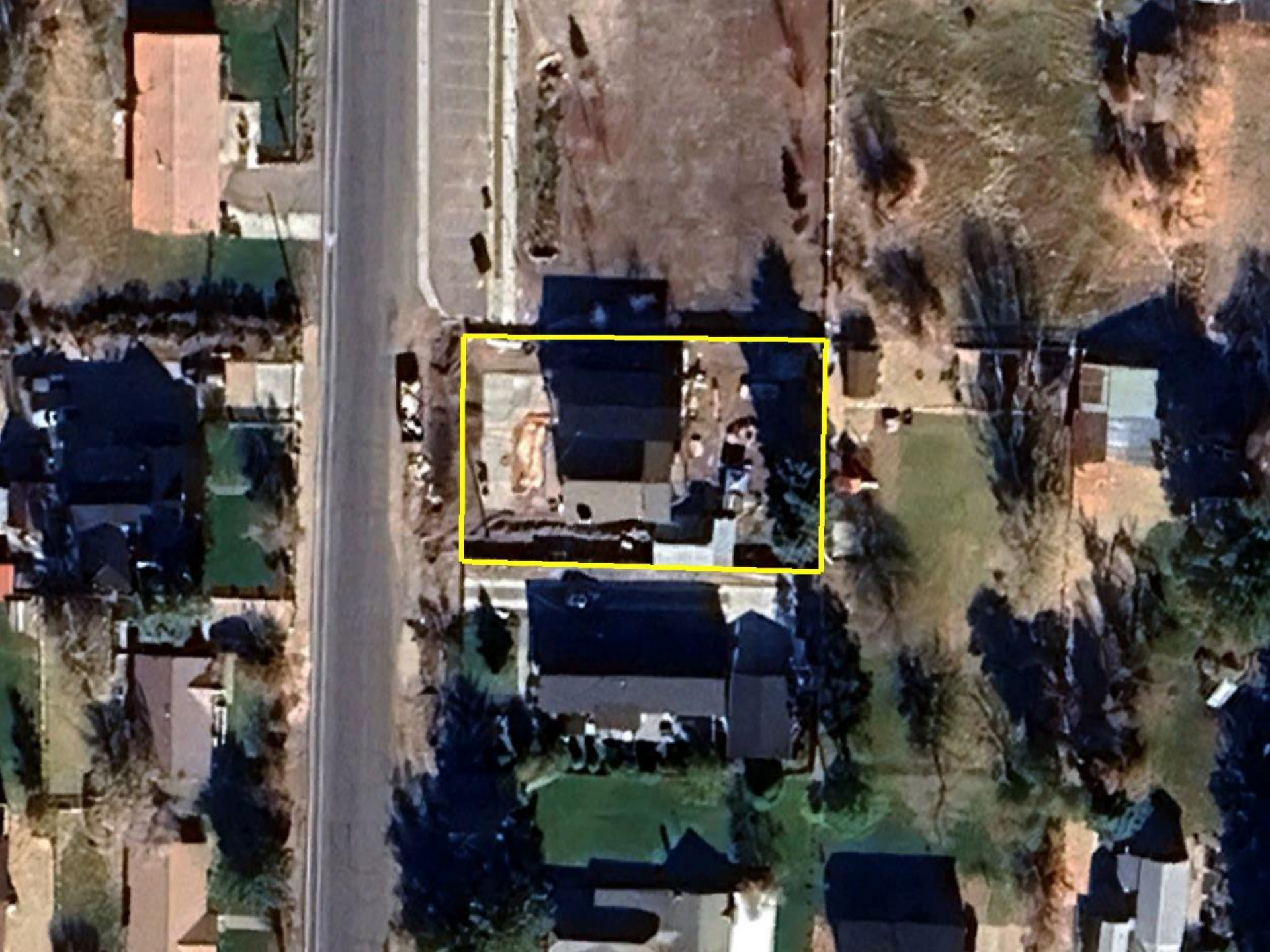


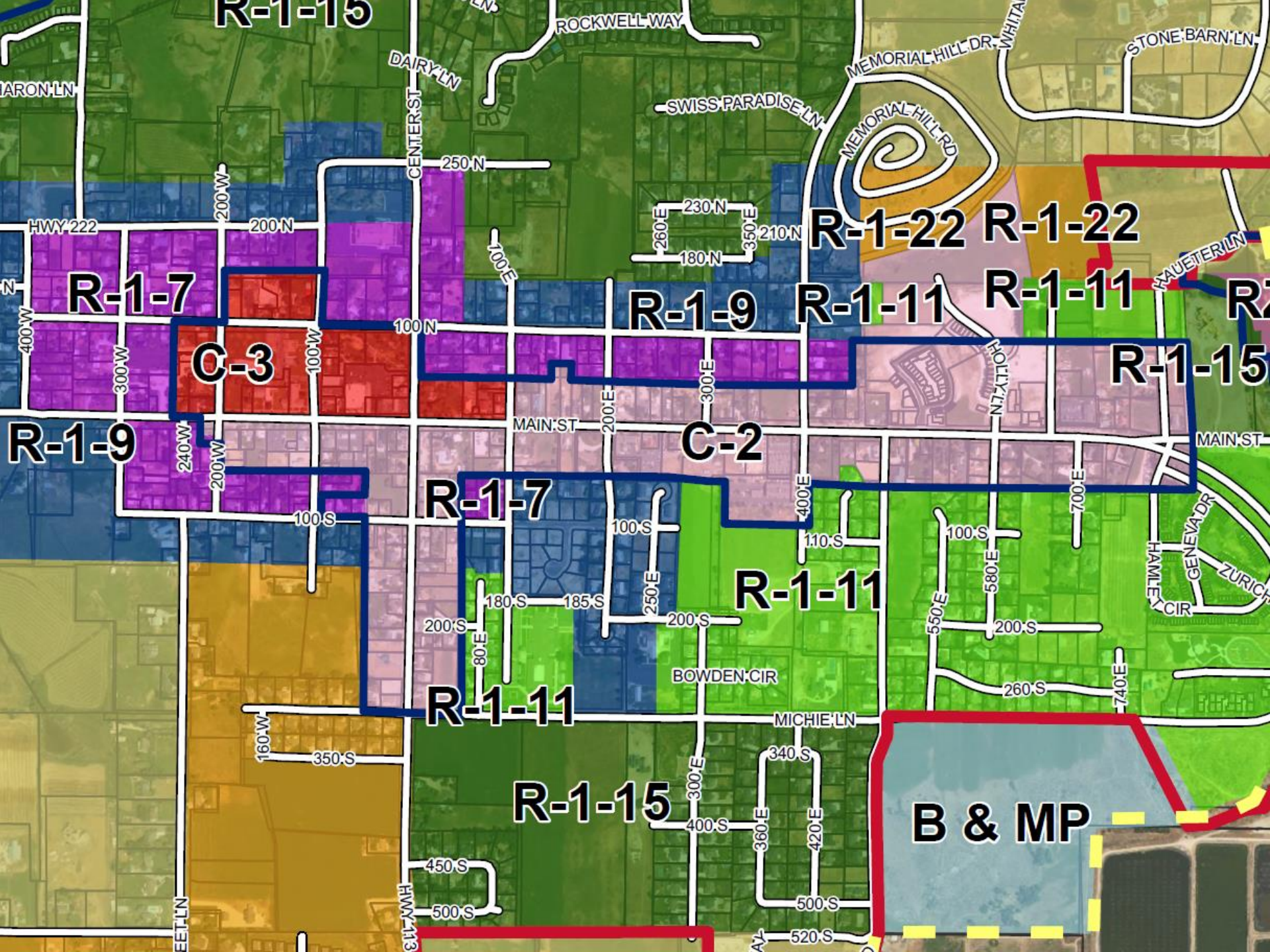
LAND USE SUMMARY

- 0.24 acres
- Zoned R-1-7
 - Allows long-term rentals of 30 days or more
 - Contiguous to the C-2 and TROD on the parcel's north boundary
- Proposal is to include the property in the TROD
 - Property would remain zoned R-1-7
- If included in the TROD then short-term rentals of 2-30 days are allowed as a Conditional Use
 - Number of people that can stay in the home, number of vehicles that can be parked at the home, a locally licensed property management company must manage the home, the home must pass inspections, and other requirements also apply









240-W

200-W

TROD Boundary



Parcel Proposed
to be added
to the TROD

100-S

DISCUSSION POINTS

- Transient Rental Units are good sources of tax revenue
 - Transient rental
 - Resort tax
 - Residual sales tax
 - Helps other businesses
 - Entire property must be rented (there is not an ability to stay on the property and rent it at the same time)

DISCUSSION POINTS

- General Plan language discourages expanding the TROD
 - Competition to existing units
 - Potentially disruptive to the neighborhood
 - Reduce the number of dwellings available for full-time residence
 - Loss of sense of community if too many homes are rented
 - “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.”

PLANNING COMMISSION RECOMMENDATION

- 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, and that we use the staff findings against the proposal, noting that this is in opposition to the General Plan language discouraging the expansion of the TROD. The parcel is 0.24 acres and is zoned in R-1-7.

POSSIBLE FINDINGS (SUPPORT)

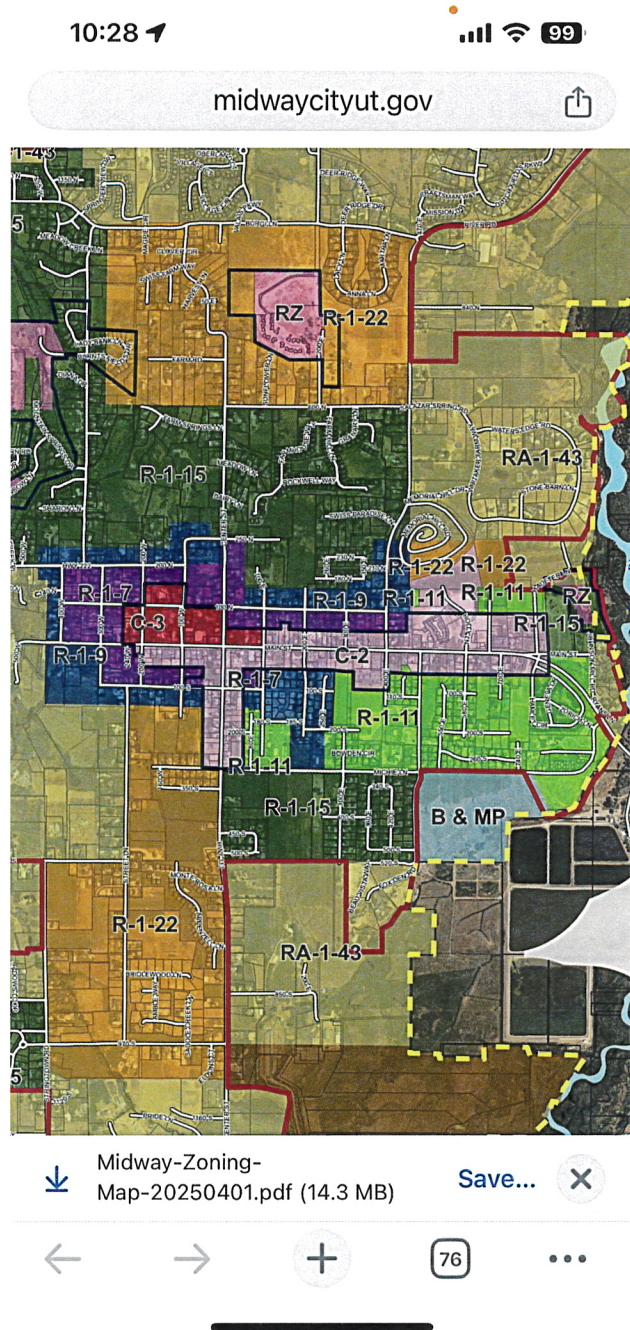
- The proposed property is contiguous to the C-2 zone and the TROD.
- Transient rentals will help generate more transient rental taxes for the City and will help the City to qualify to collect the Resort Tax.
- The City has the ability to conditionally approve the proposal and require conditions that would not be possible for administrative actions.
- The City Council is under no obligation to approve 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)

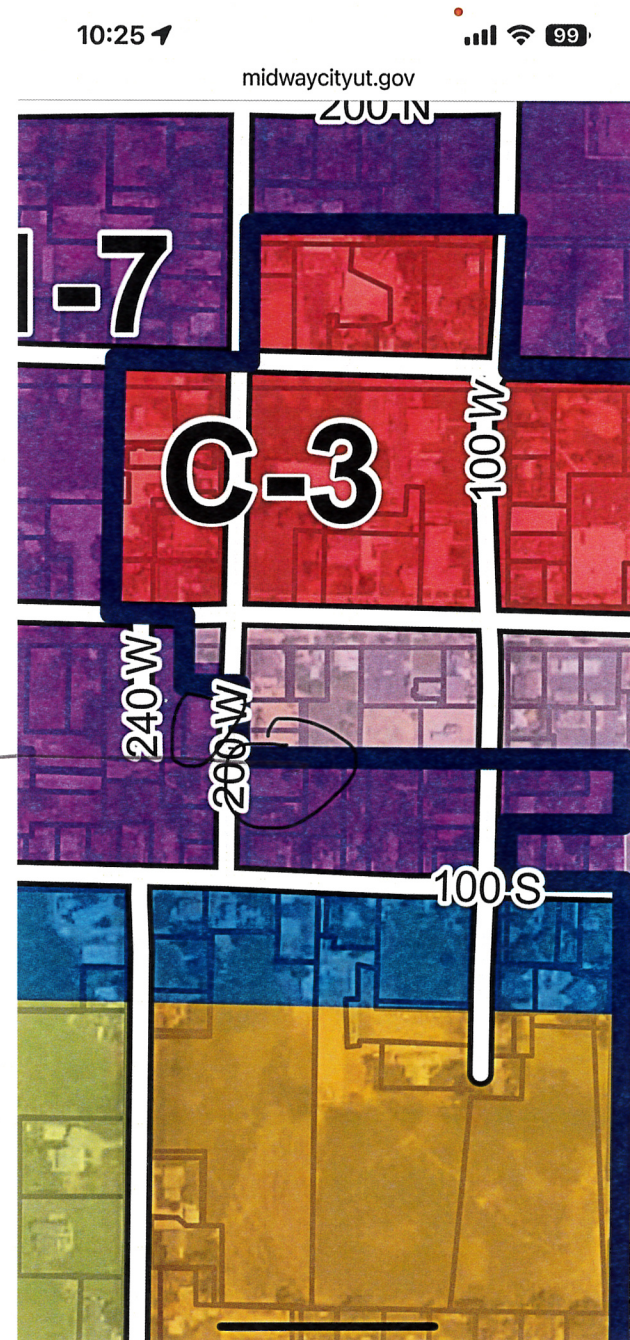
- The proposed language in the General Plan discourages the expansion of the TROD because it could potentially reduce full-time residence housing stock and could impact the feel of the community.
- The City Council is under no obligation to approve the proposal but may deny it they find it will not benefit the community.



NIGHTH RENTAL
Chad Property Pro Property line
North west view



Property
location





North Side Property



Front Property Street View