



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: September 9, 2026

NAME OF PROJECT: C-3 zone area increase

NAME OF APPLICANT: Midway City

AGENDA ITEM: Land Use Map Amendment

LOCATION OF ITEM: Main Street from 100 East to 200 West and down to 50 South and includes the Kringle's property at 200 West 6 South.

PROPOSED ZONING: Increase of the C-3 zone

ITEM: 3

C2 & C3 Zone Map Amendment: Midway City is proposing a Zone Map Amendment affecting portions of the C-2 and C-3 zones. The proposed amendment would rezone certain properties currently within the C-2 zone to the C-3 zone. The affected area extends south of Main Street from 100 East to 200 West and down to 50 South and includes the Kringle's property at 200 West 6 South.

SUMMARY:

Midway City is proposing a zone map amendment to expand the C-3 (Retail Business) zone into areas south of Main Street currently zoned C-2 (Commercial). If approved, the rezoned properties will become subject to C-3 zoning regulations rather than the existing C-2 standards. The affected area encompasses approximately 12 acres, extending south of Main Street from 100 East to 200 West down to 50 South, and includes the Kringle's property located at 200 West 60 South.

BACKGROUND:

This proposed amendment is based on discussions held by the City Council and Planning Commission over the past two years that stems from language adopted in the latest General Plan update. Both bodies have comprehensively reviewed various elements of the C-2 and C-3 zoning codes. To date, the Planning Commission has recommended, and the City Council has approved, several amendments to both zones regarding commercial signage, permitted uses, and conditional uses. Additionally, ongoing reviews have evaluated architectural standards, landscaping, per-lot impervious surface limits, and building footprint restrictions. The current proposal seeks to extend the C-3 zone to the south side of Main Street, consolidating the Town Square area and Midway's commercial core into a unified zoning district.

The core intent of the C-3 zone is to foster a vibrant, highly walkable district around the Town Square characterized by restaurant and retail uses that serve as a central community gathering area. The proposed C-3 code adjusts spatial dynamics to balance density with community aesthetics:

- **Setbacks and Spacing:** Side setbacks will be increased in the C-3 zone to ensure greater separation between structures, preserving an open feel. However, the front setback in the C-3 zone will remain shallower than the newly proposed front setback for the C-2 zone to maintain a tight, pedestrian-friendly storefront streetscape.
- **Density vs. Open Feel:** The C-3 zone is designed to be more compact, featuring a higher concentration of commercial businesses with no strict open space or landscaping minimums. Conversely, the adjacent C-2 zone will adopt strict building footprint and impervious surface limitations, resulting in a more open, heavily landscaped, and "rural" aesthetic along Main Street from 100 East to Hamlet Park.
- **Land Use Regulations:** The permitted and conditional uses in both zones are generally similar, but the C-3 zone is slightly more restrictive than the C-2 zone. Additionally, the location of short-term lodging facilities, within a building, is more restrictive in the C-3 zone than the C-2 zone.

The 12-acre rezone boundary impacts 20 unique property owners and comprises a mix of existing commercial businesses and residential homes. Staff mailed formal notification letters to all affected property owners, inviting them to participate in the public hearing process and consult with city staff. As of the writing of this report, no written public comments have been received.

ANALYSIS:

The General Plan promotes preserving the charm and feel of Midway and it also promotes creating a commercial core with distinctive retail and eateries creating an attractive meeting place. The Midway General Plan states the following regarding these issues:

Main Street Goals and Guidelines (page 69)

Goal 1, Guideline 1: This commercial core should be developed as a distinctive shopping and business area emphasizing it as an attractive meeting place.

Goal 1, Guideline 2: Future development in this area should integrate harmoniously along with the existing historic buildings, to create a lively and comfortable district.

Goal 1, Guideline 5: Promote more outside dining and gathering areas through design criteria and incentives.

Goal 1, Guideline 7: Consider Main Street as two distinctly designed areas.

Goal 1, Guideline 14: Encourage new businesses to strengthen the downtown.

The proposed rezone aligns closely with the Midway City General Plan by advancing the strategic goal to establish the Town Square as a vibrant, active community gathering place. Under this framework, the area immediately surrounding the Town Square will adopt a slightly more compact form, featuring building configurations tailored to a traditional mountain village. In contrast, the adjacent C-2 district will maintain a more open, spacious aesthetic enforced by greater setbacks and impervious surface limitations.

Findings in Support of the Proposed Amendment:

1. The proposed zone map amendment complies with and implements the specific goals and guidelines of the Midway City General Plan, specifically Main Street Goals and Guidelines (page 69).
2. The map amendment satisfies the General Plan's mandate to "consider Main Street as two distinctly designed areas" (Goal 1, Guideline 7) by formalizing the geographic boundaries between the compact town center and the surrounding rural corridor.

Findings Against the Proposed Amendment:

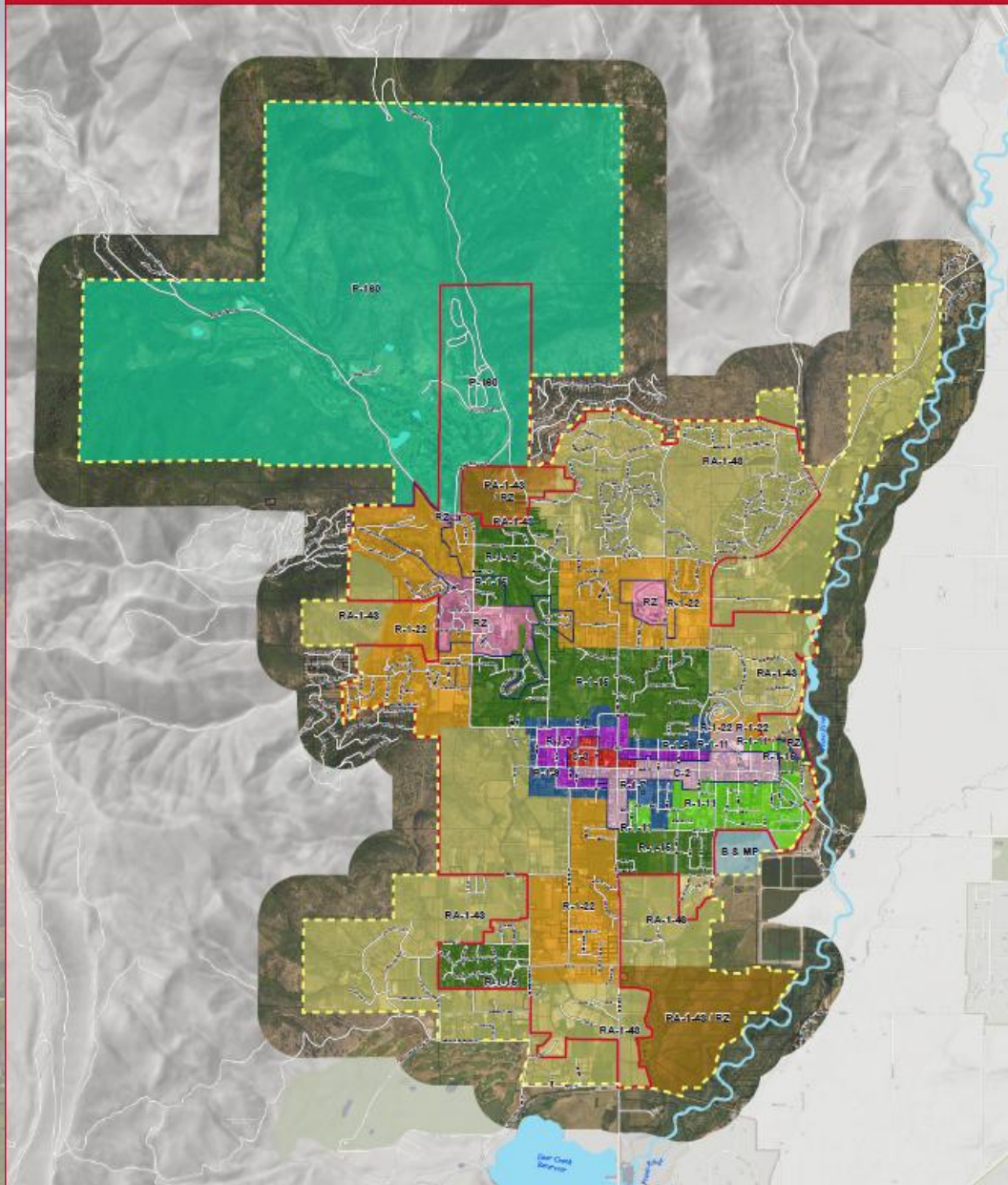
3. The proposed zone map amendment does not comply with the specific goals and guidelines of the Midway City General Plan.
4. The zone map amendment is unnecessary and negatively impacts the existing property owners in the area by creating an unneeded change.

ALTERNATIVE ACTIONS:

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds the proposal is acceptable and is in the community's best interest.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)
2. Continuance. This action can be taken if the Planning Commission finds that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again
3. Recommendation of Denial. This action can be taken if the Planning Commission finds that the request is not acceptable and not in the best interest of the community.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

Midway, Utah - Land Use

4/1/2025



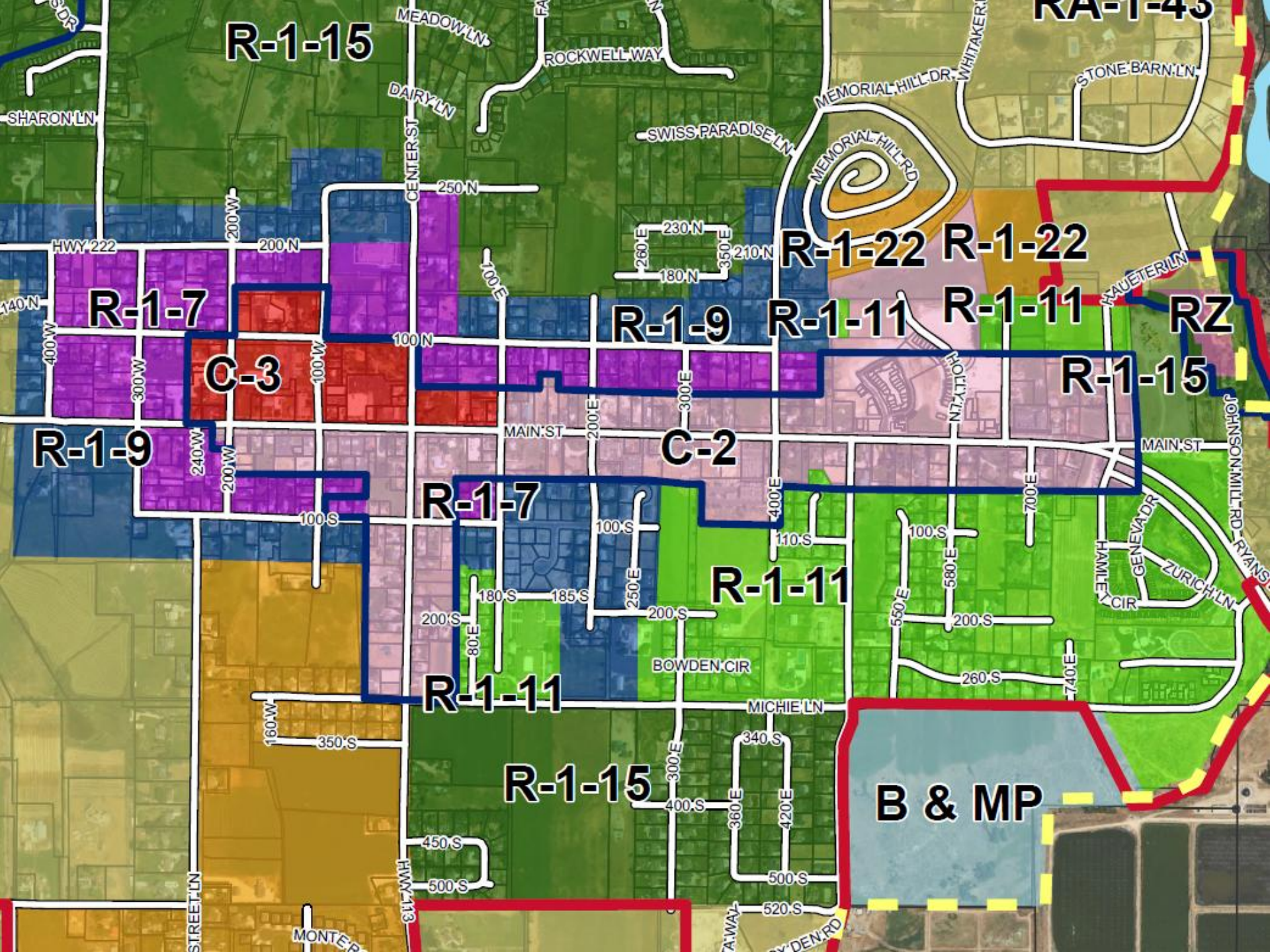
Legend

B & MP	R-1-7	R-1-22	Midway City Boundary
C-2	R-1-9	RA-1-43	Midway Growth Boundary
C-3	R-1-11	RA-1-43 / RZ	TRC/D
P-180	R-1-15	RZ	Roads

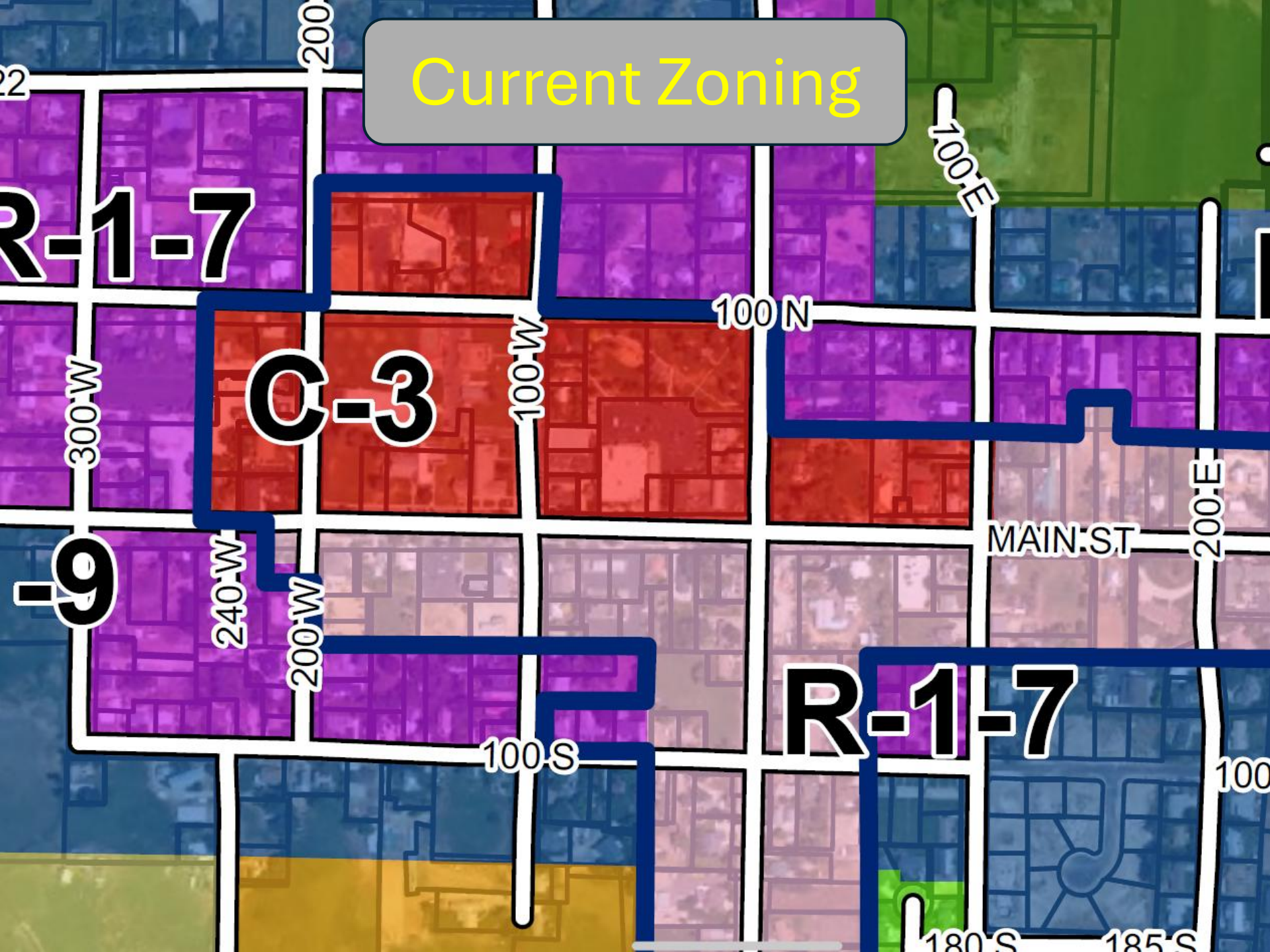


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Current Zoning



Proposed C-3 Expansion

