



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: September 1, 2026

NAME OF APPLICANT: City of Midway

AGENDA ITEM: Transient Lodging Rental Units – Number of Vehicles

ITEM: 9

Midway City is proposing a code text amendment to Section 7.06.090.C: Usage Requirements of Transient Lodging Rental Units. The proposed amendment clarifies the maximum number of vehicles allowed for each transient rental unit.

BACKGROUND:

The City recently considered vehicle limits for Transient Lodging Rental Units. During Planning Commission review, it was discovered that the drafted text, originally copied from the transient lodging code, could be misinterpreted. The current language could be interpreted to mean that the maximum number of vehicles allowed to be parked outside of the home is the capacity of the garage and two others. Whereas the intent of the language is to allow for the garage to be occupied and only two vehicle are allowed outside of the dwelling. To correct this and clarify the original intent, staff proposes amending the language. The current text reads as follows:

- C. The number of cars parked on site at any time shall be limited to garage capacity plus two.*

The proposed language is the following:

- C. The total number of vehicles and trailers parked or stored on the property at any one time shall not exceed the capacity of the garage plus two (2) additional vehicles or trailers. No more than two (2) of the allowed vehicles or trailers may be parked outside of the garage. All vehicles and trailers parked outside of the garage shall be parked on a hard-surfaced parking area consisting of asphalt, concrete, pavers, or gravel.*

ANALYSIS & GENERAL PLAN ALIGNMENT:

This proposal ensures that transient rental units maintain a minimal impact on surrounding properties, preserving the residential aesthetic of our neighborhoods. Because operating a transient rental constitutes running a business within a residential neighborhood, these properties are held to a higher standard than owner-occupied homes. The proposed amendment clarifies the specific operational limits required to maintain the privilege of hosting a short-term rental in these zones.

As a legislative action, this amendment should be evaluated against its alignment with the Midway City General Plan:

- Maintain and enhance the pleasing appearance and environmental quality of existing residential neighborhoods (page 21).
- Develop and implement standards and policies that promote attractive and well-planned residential subdivisions in areas where there are existing public services. (page 22).

Again, this proposal is a legislative in nature and the City Council has full discretion in this matter. The City Council may deny the request, approve as presented, or approve any modifications the City Council finds necessary to promote the health, safety, and welfare of the community.

POSSIBLE FINDINGS:

- The proposed code text amendment aligns with the goals and policies of the Midway City General Plan. Specifically, it advances the city's mandate to maintain and enhance the pleasing appearance and environmental quality of existing residential neighborhoods.
- The proposed amendment establishes a balanced framework that protects the right of residents to operate low-impact, transient rental businesses while simultaneously protecting neighboring property owners from the negative secondary impacts of commercial operations in non-commercial zones.

ALTERNATIVE ACTIONS:

1. Approval. This action can be taken if the City Council finds that the proposed language is an acceptable amendment to the City's Municipal Code.
 - a. Accept staff report
 - b. List accepted findings

2. Continuance. This action can be taken if the City Council would like to continue exploring potential options for the amendment.
 - 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. Denial. This action can be taken if the City Council finds that the proposed amendment is not an acceptable revision to the City's Municipal Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial



ORDINANCE 2026-26

AN ORDINANCE TO AMEND SECTION 7.06.090.C OF THE MIDWAY CITY MUNICIPAL CODE REGARDING THE NUMBER OF VEHICLES AND TRAILERS ALLOWED AT TRANSIENT LODGING RENTAL UNITS

WHEREAS, pursuant to Utah Code Section 10-9a-509 the Midway City Council may formally initiate proceedings to amend city ordinances; and

WHEREAS, Midway City Municipal Code Chapter 7.06 governs transient lodging rental units in Midway; and

WHEREAS, Section 7.06.090.C currently limits the number of cars parked on site to garage capacity plus two, but City Staff has identified ambiguity as to whether the provision permits garage capacity plus two additional vehicles outside of the garage; and

WHEREAS, City Staff has proposed clarifying the existing standard so that the total number of vehicles and trailers is limited to garage capacity plus two, no more than two vehicles or trailers may be parked outside the garage, and outside parking must occur on a hard-surfaced parking area; and

WHEREAS, the City Council finds that the amendment will clarify the operational limits applicable to transient lodging rental units, preserve the residential character of affected neighborhoods, and further the goals and policies of the Midway City General Plan;

NOW THEREFORE, be it ordained by the City Council of Midway City, Utah, as follows:

Section 7.06.090.C shall be amended as follows:

7.06.090 Usage Requirements Of Transient Lodging Rental Units

In order for a lodging unit to receive and maintain a valid license as a transient lodging unit licensed by Midway City, the lodging unit must comply with the following usage requirements:

- C. The total number of vehicles and trailers parked or stored on the property at any one time shall not exceed the capacity of the garage plus two (2) additional vehicles or trailers. No more than two (2) of the allowed vehicles or trailers may be parked outside of the garage. All vehicles and trailers parked outside of the garage shall be parked on a hard-surfaced parking area consisting of asphalt, concrete, pavers, or gravel.

All other provisions of Section 7.06.090 shall remain unchanged.

This Ordinance shall take effect 20 days after publication or posting or 30 days after final passage by the governing body, whichever is closer to the date of final passage.

PASSED AND ADOPTED by the City Council of Midway City, Wasatch County, Utah
this day of 2026.

Council Member Andy Garland _____
Council Member Lisa Orme _____
Council Member Andrew Osborne _____
Council Member Kevin Payne _____
Council Member JC Simonsen _____

APPROVED:

Craig Simons, Mayor

ATTEST:

APPROVED AS TO FORM:

Brad Wilson, City Recorder

Corbin Gordon, City Attorney

(SEAL)

DRAFT