



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: October 10, 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: 10

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.

PLANNING COMMISSION RECOMMENDATION:

Motion by Commissioner Facer: “I’ll make a motion that we move forward with the zoning amendment of the C-2 and C-3 zones. The amendment will rezone certain properties within the C-2 zone to the C-3 zone as described by staff, and recommend with the possible findings in support suggested by staff.”

Second: Commissioner Winegar

Ayes: Commissioners Facer, Winegar, Nokes, Dougherty, Farrell

Nays: None

Motion: Passed

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:

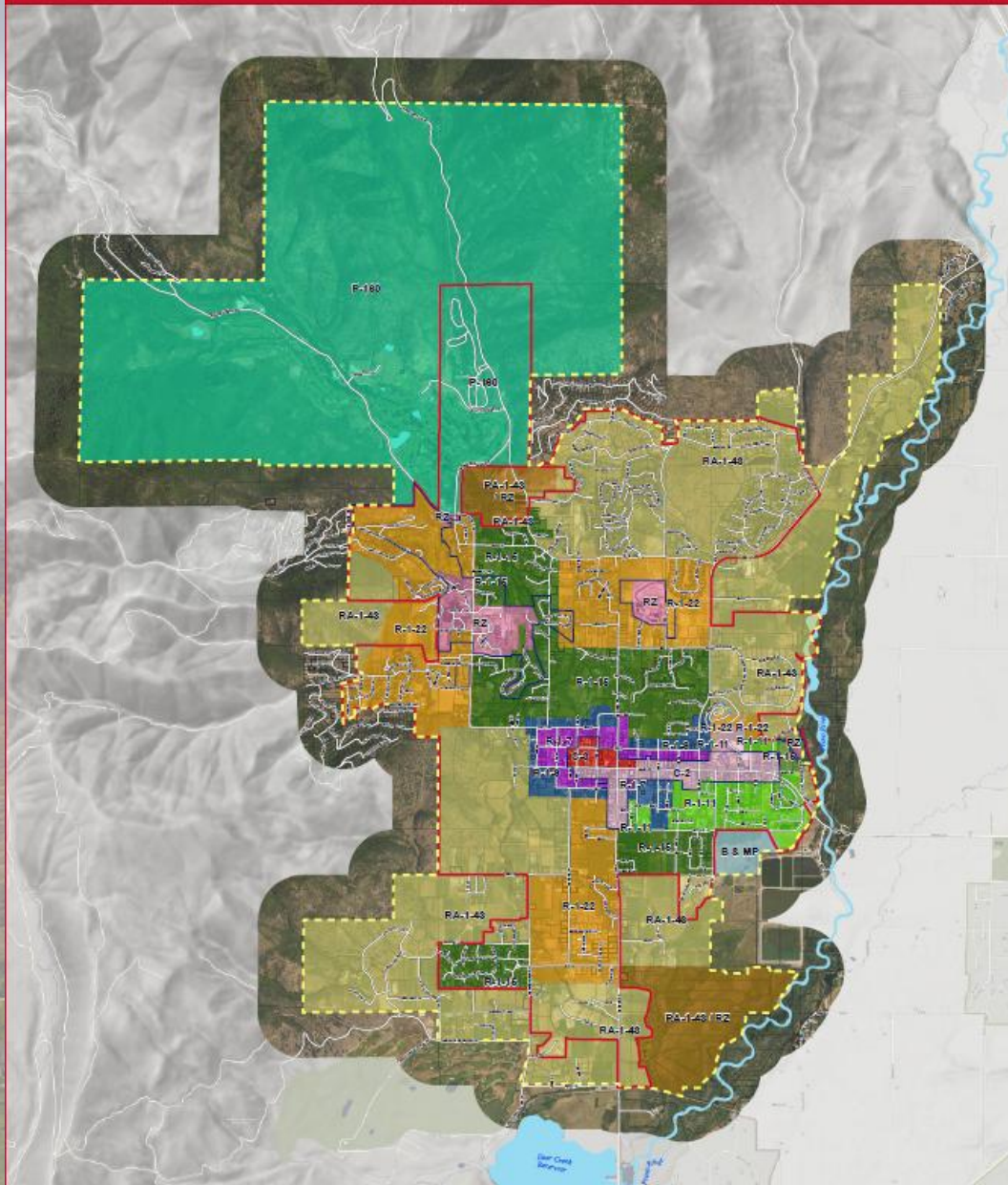
3. The proposed zone map amendment does not comply with the specific goals and guidelines of the Midway City General Plan.
4. The zone map amendment is unnecessary and negatively impacts the existing property owners in the area by creating an unneeded change.

ALTERNATIVE ACTIONS:

1. Approval. This action can be taken if the City Council 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 City Council 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. Denial. This action can be taken if the City Council 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



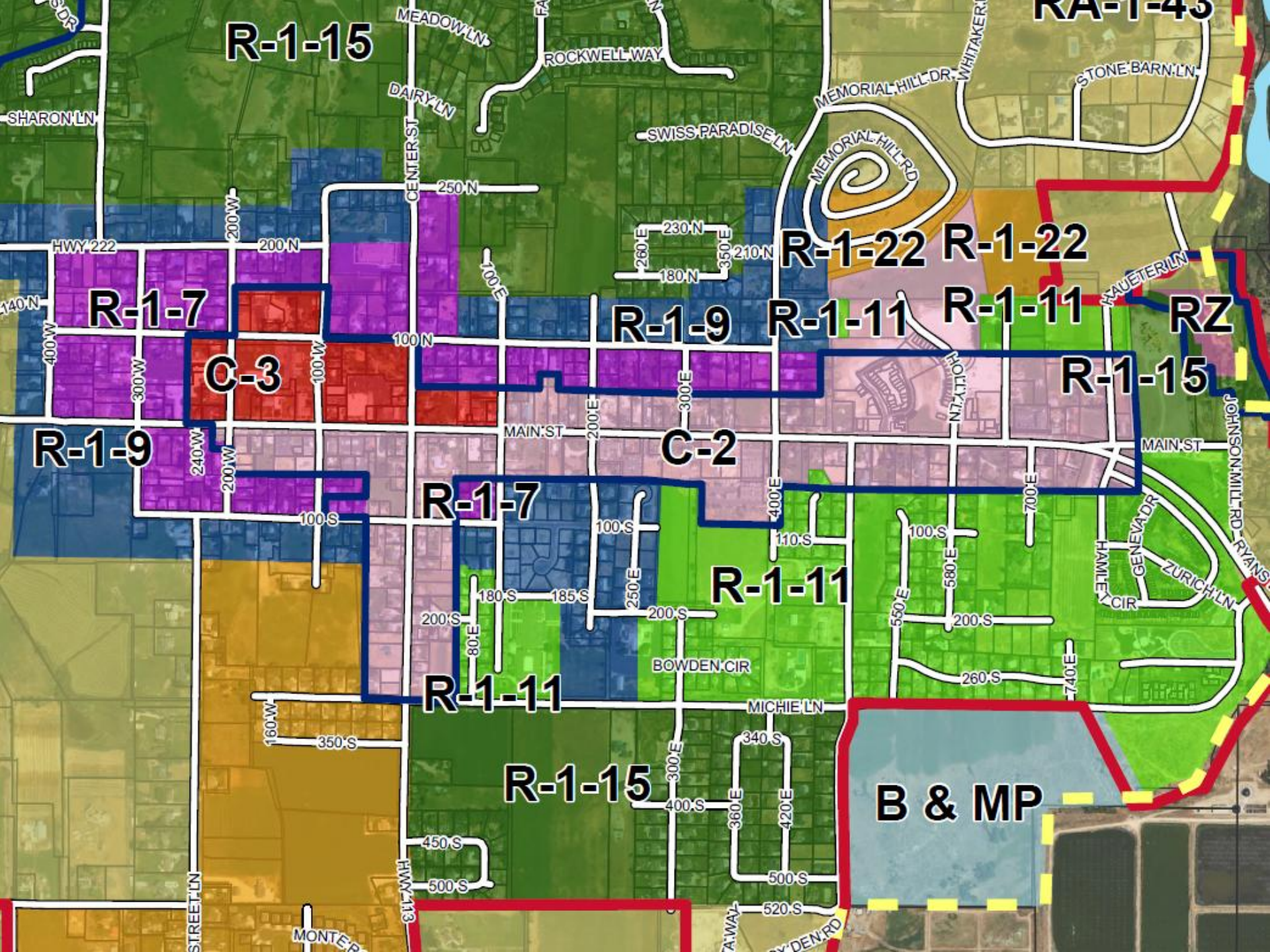
Legend

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

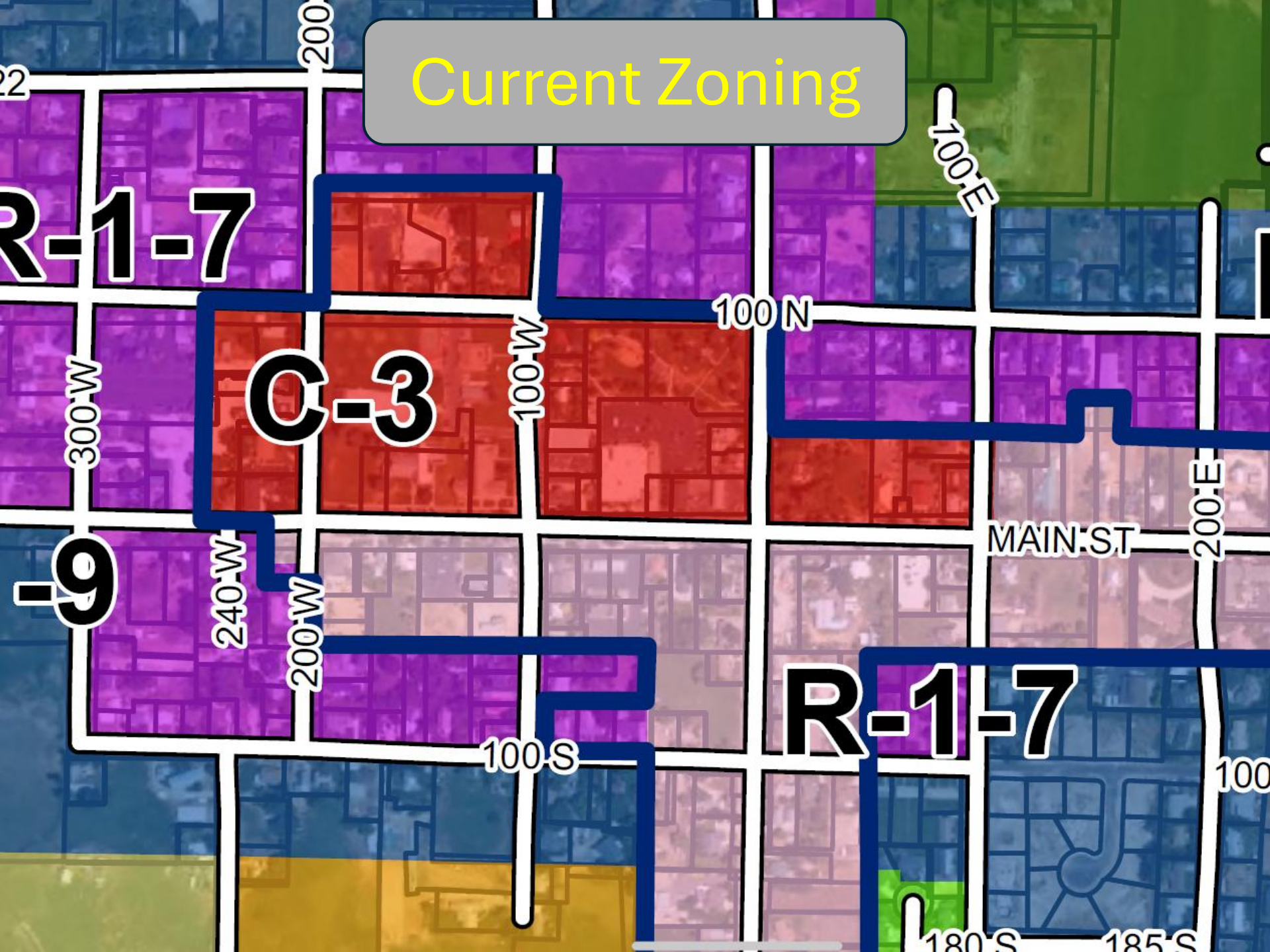


Map created by Midway C.A.R.E.S. using GIS data provided by the Utah Department of Transportation. All rights reserved. 4/1/2025

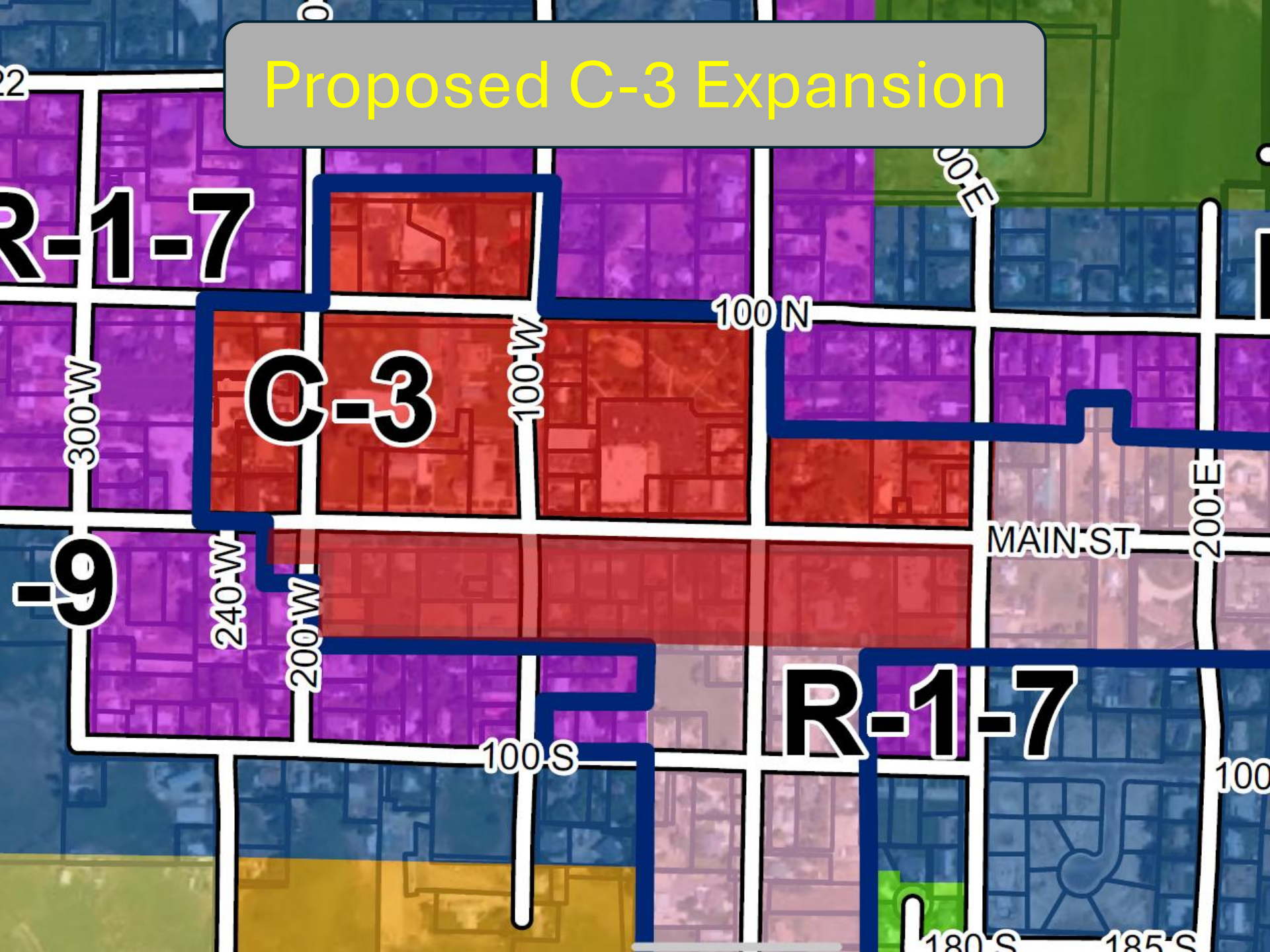




Current Zoning



Proposed C-3 Expansion



MIDWAY CITY, UTAH
ORDINANCE NO. 2026-__

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF MIDWAY CITY TO
REZONE APPROXIMATELY 12 ACRES SOUTH OF MAIN STREET FROM THE C-2
COMMERCIAL ZONE TO THE C-3 COMMERCIAL ZONE; DIRECTING REVISION
OF THE OFFICIAL ZONING MAP; AND PROVIDING FOR SEVERABILITY AND AN
EFFECTIVE DATE**

WHEREAS, Midway City (the "City") is a municipality of the State of Utah and may enact and amend land use regulations and zoning-district boundaries by ordinance under Utah Code Sections 10-20-101, 10-20-501, 10-20-502, 10-20-503, and 10-20-505; and

WHEREAS, Midway City Code Sections 16.03.020 and 16.26.070 make the Official Zoning Map part of Title 16 and authorize the City Council to amend the map after required notice, Planning Commission review and recommendation, and a City Council public hearing; and

WHEREAS, the City proposes to expand the C-3 Commercial Zone to include approximately 12 acres now zoned C-2 Commercial on the south side of Main Street, generally between 100 East and 200 West, as depicted in Exhibit A; and

WHEREAS, the proposed map amendment will consolidate the area surrounding Town Square into a more unified commercial core and advance the General Plan's objectives for a distinctive, walkable shopping, dining, and gathering area that strengthens downtown while recognizing distinct development patterns along Main Street; and

WHEREAS, after the City provided the notice required by Utah law and the Midway City Code, the Planning Commission held a public hearing, considered the proposed amendment and public comment, and unanimously recommended approval to the City Council; and

WHEREAS, after providing the required notice, the City Council held a public hearing and considered the staff report, the Planning Commission's recommendation, the public record, the purposes of the C-2 and C-3 zones, and the applicable General Plan goals and guidelines; and

WHEREAS, the City Council finds that the proposed amendment is consistent with the purposes of the Municipal Land Use, Development, and Management Act, advances the Midway City General Plan, and promotes the public health, safety, welfare, prosperity, and good order of the City.

BE IT ORDAINED BY THE CITY COUNCIL OF MIDWAY CITY, UTAH:

Section 1. Findings. The recitals above are incorporated into this Ordinance as findings of the City Council. The City Council further finds that the zoning-map amendment shown in Exhibit A is reasonable, is in the public interest, and more fully carries out the purposes of the Midway City General Plan and Title 16 of the Midway City Code.

Section 2. Official Zoning Map Amendment. The Official Zoning Map of Midway City is amended to rezone from the C-2 Commercial Zone to the C-3 Commercial Zone the property on the south side of Main Street depicted with the proposed C-3 expansion shading in Exhibit A, which is attached to and incorporated into this Ordinance. Existing C-3 property north of Main Street is shown for context and is not changed by this Ordinance. No other property or zoning designation is changed.

Section 3. Scope and Existing Rights. This Ordinance changes only the zoning-map designation of the property identified in Exhibit A. It does not amend the text of the C-2 or C-3 zone regulations, approve any land use application or development, or impair a vested right established under applicable law.

Section 4. Map Administration. The City Recorder, Planning Administrator, and other authorized City staff shall revise and maintain the Official Zoning Map to reflect this Ordinance. Staff may make nonsubstantive cartographic, labeling, and formatting corrections needed to implement the amendment accurately, but no correction may alter the boundary or substance adopted by the City Council.

Section 5. Conflicting Provisions. All ordinances, resolutions, policies, maps, and provisions of the Midway City Code that conflict with this Ordinance are superseded only to the extent of the conflict.

Section 6. Severability. If a court of competent jurisdiction holds any provision of this Ordinance or its application to any person, property, or circumstance invalid, the remaining provisions and applications shall remain effective to the extent they can operate lawfully and independently.

Section 7. Effective Date. Under Utah Code Section 10-3-712, this Ordinance takes effect on the day after its short summary is published as a class A notice, provided the Ordinance has been signed, recorded, and deposited with the City Recorder as required by Utah Code Sections 10-3-705, 10-3-711, and 10-3-713.

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

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

APPROVED:

Craig Simons, Mayor

ATTEST:

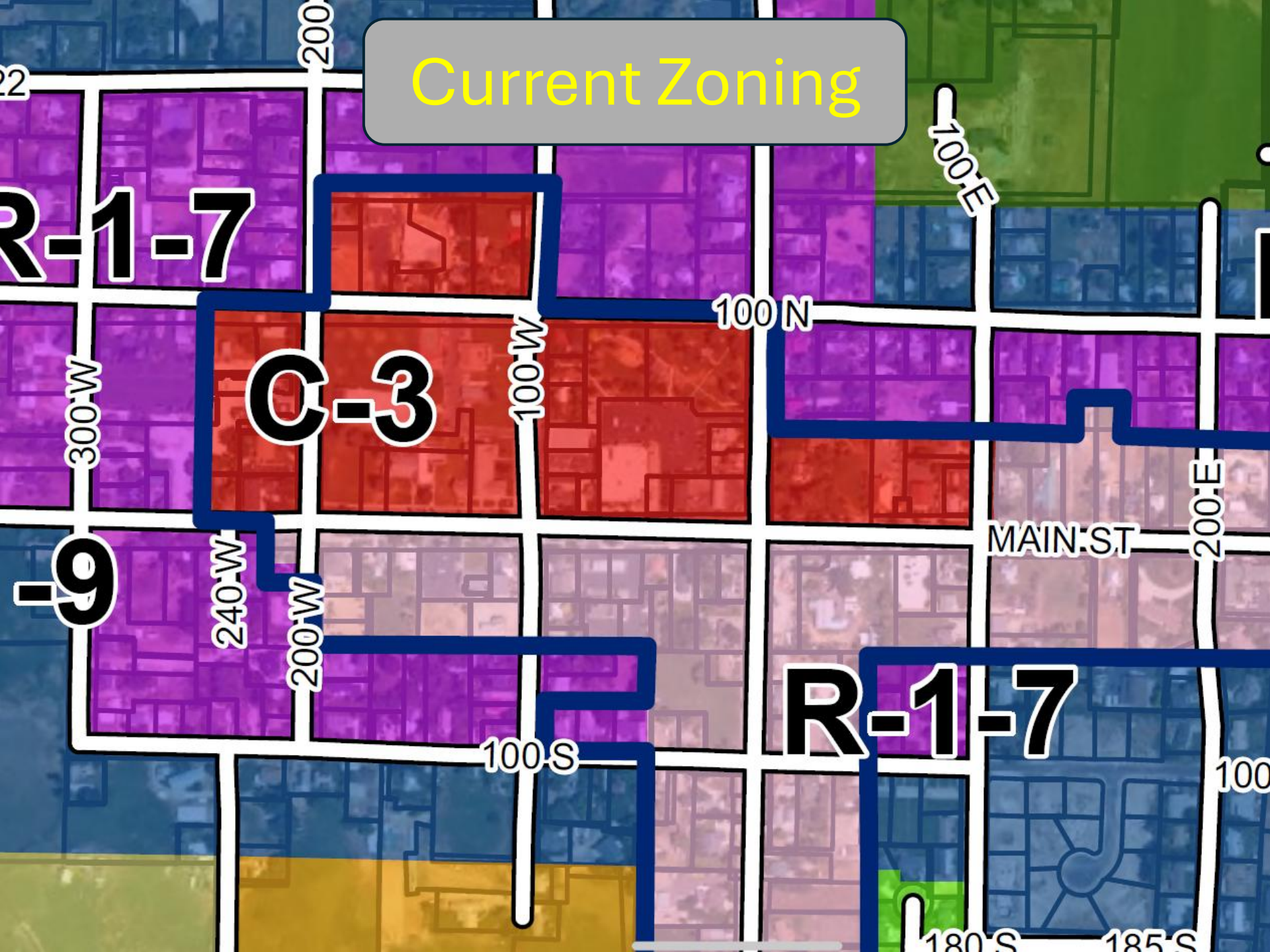
Brad Wilson, City Recorder

APPROVED AS TO FORM:

Corbin Gordon, City Attorney

(SEAL)

Current Zoning



Proposed C-3 Expansion

