

Transient Rental Overlay District Zone Map Amendment

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Midway
C.A.R.E.S.

Proposed Zone Map Amendment

Proposal:

- Remove several areas from the TROD

What is the TROD?

- Allows for short-term rentals less than 30 days

What would this do?

- This would eliminate new applications in the areas removed from the TROD

What about existing rentals in these areas?

- They would be “grandfathered” as legal nonconforming uses

How many would be “grandfathered”?

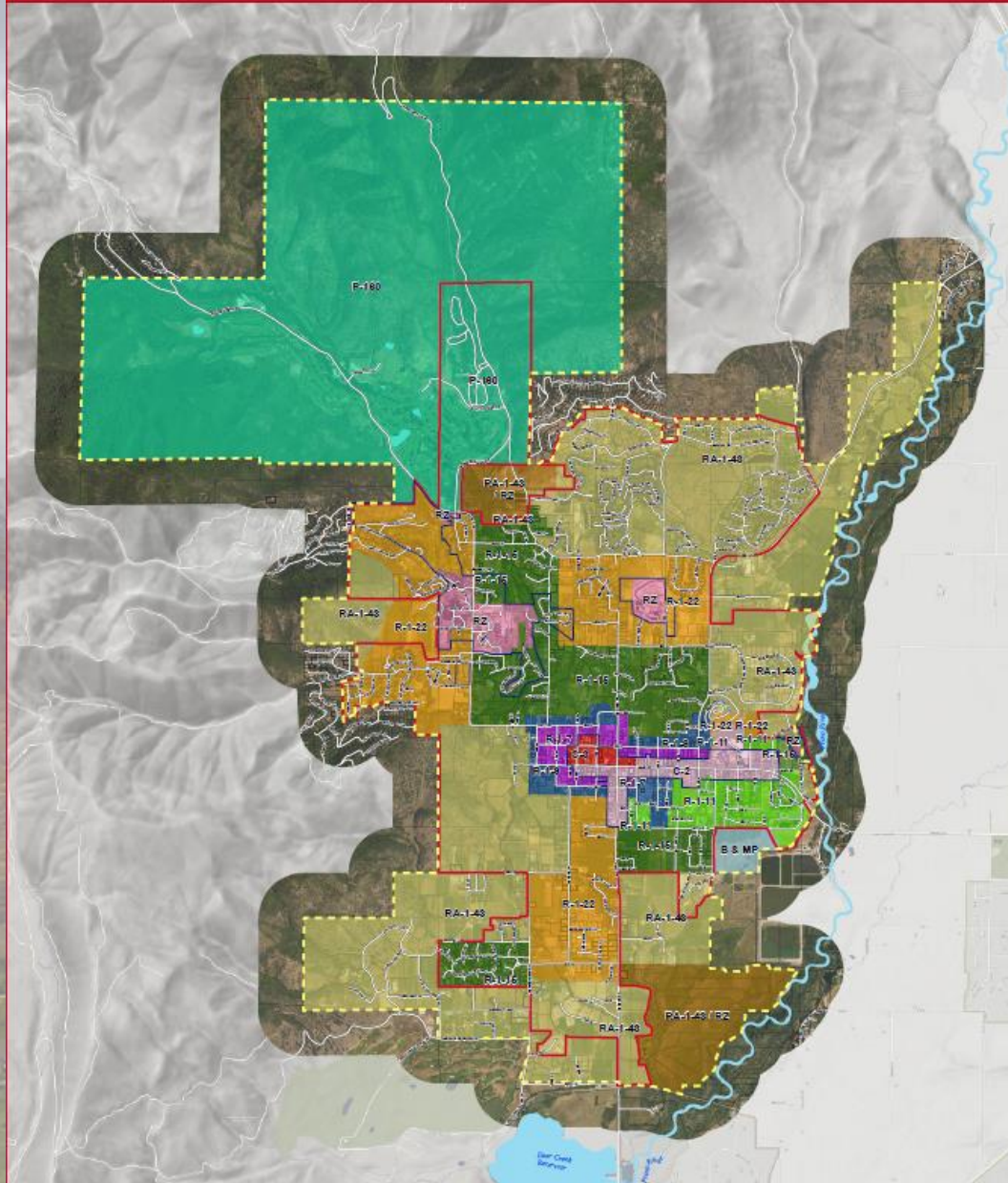
- 3 that are licensed and 3 more with pending applications



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Midway, Utah - Land Use

4/1/2025



Legend Zoning

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 / R2	TRD
P-180	R-1-15	R2	Roads



Midway

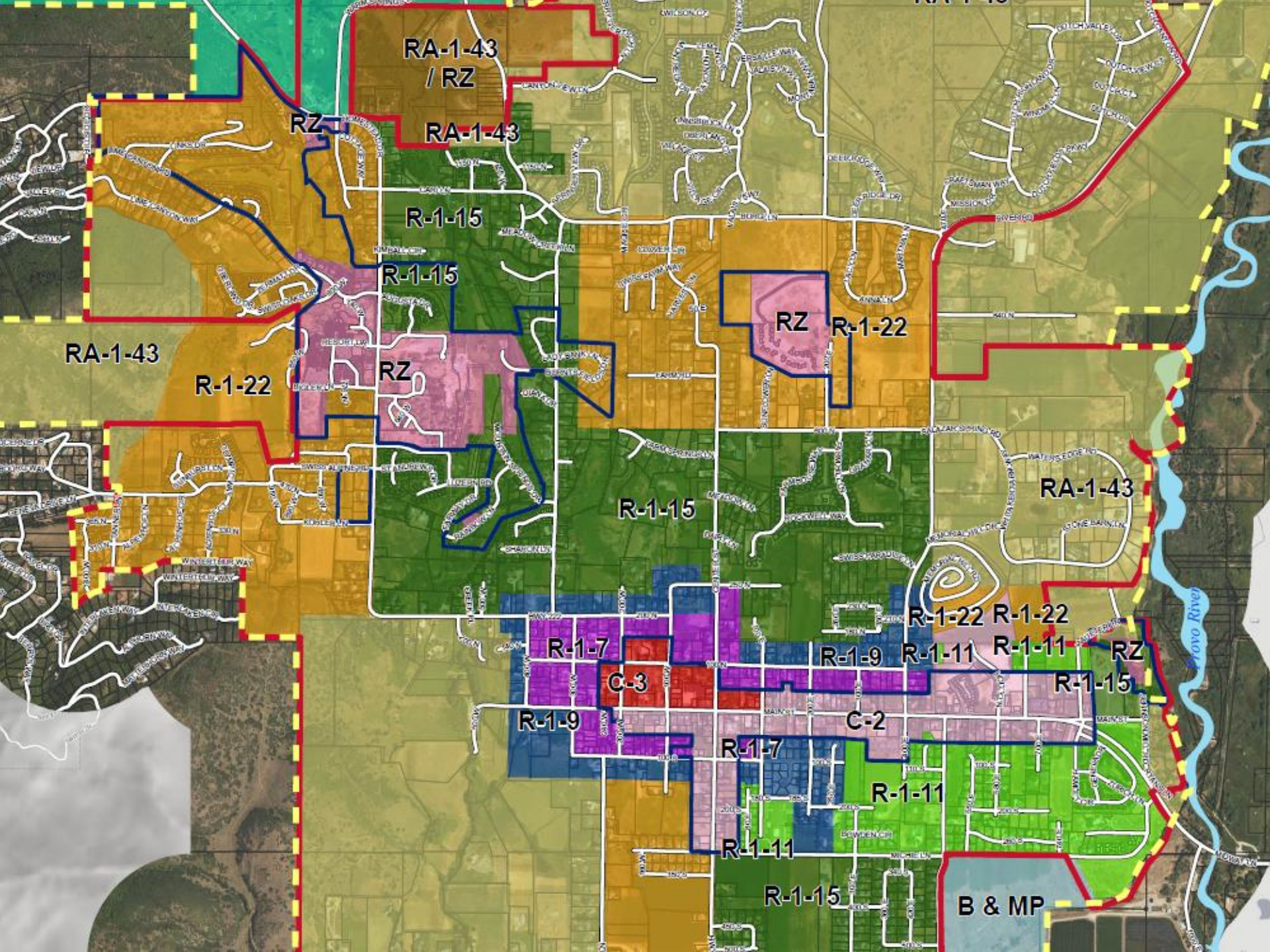


0 0.25 0.50 0.75 1.00 Miles

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Areas proposed for removal from the TROD:

- Turnberry PUD
- Turnberry Woods PUD
- Midway Village PUD
- Rising Ranch subdivision
- Specific lots in the Mountain Spa Rural Preservation subdivision
- 100 South, between 50 West and 100 West
- An area within the C-2 zone located east of Fox Den Road and south of Main Street



-1-15

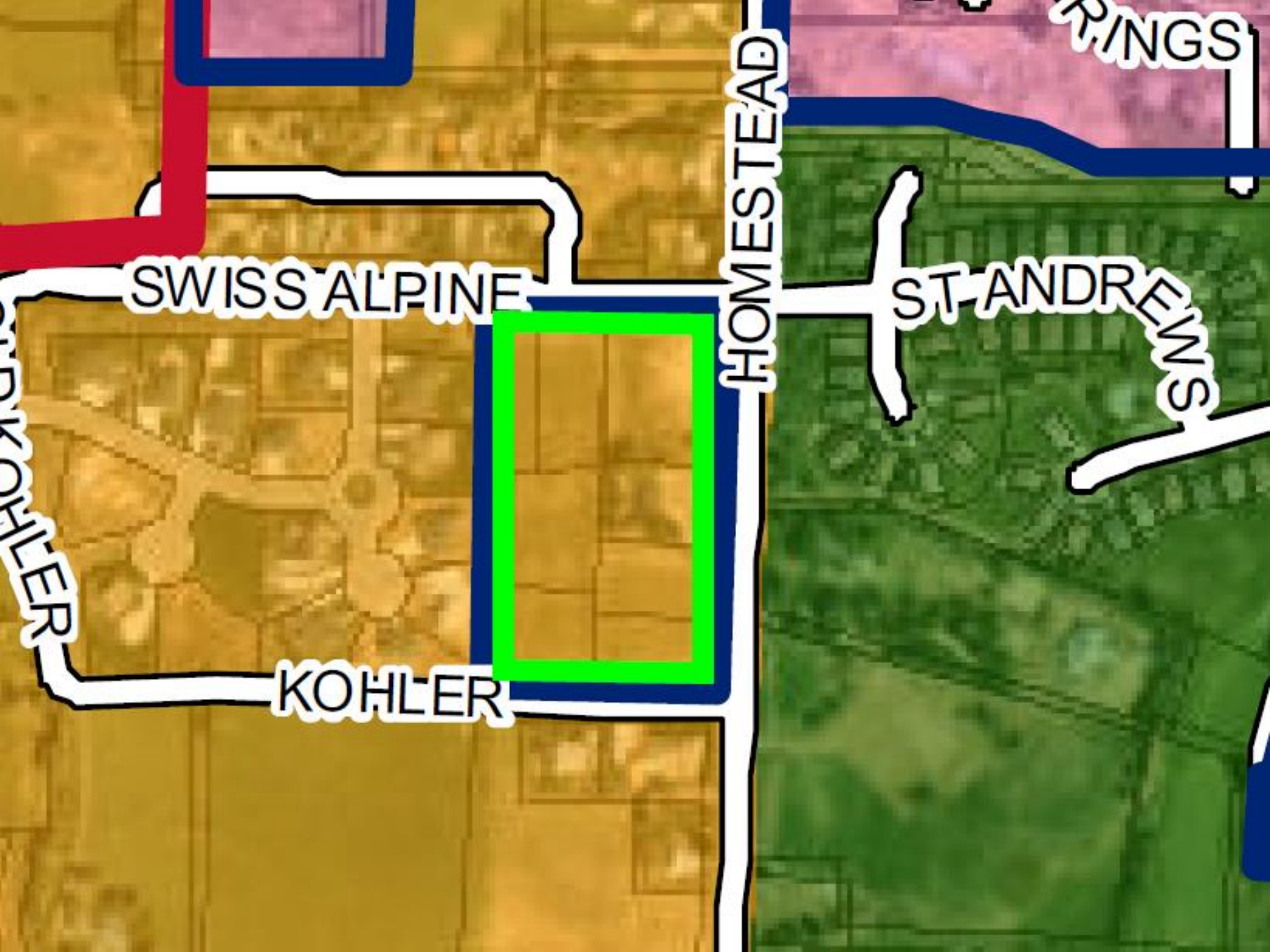
DOBLEE
EAGLE LADY-BANK
BURNS FIELDS

DANA

SWISS

R-

FA



SPRINGS

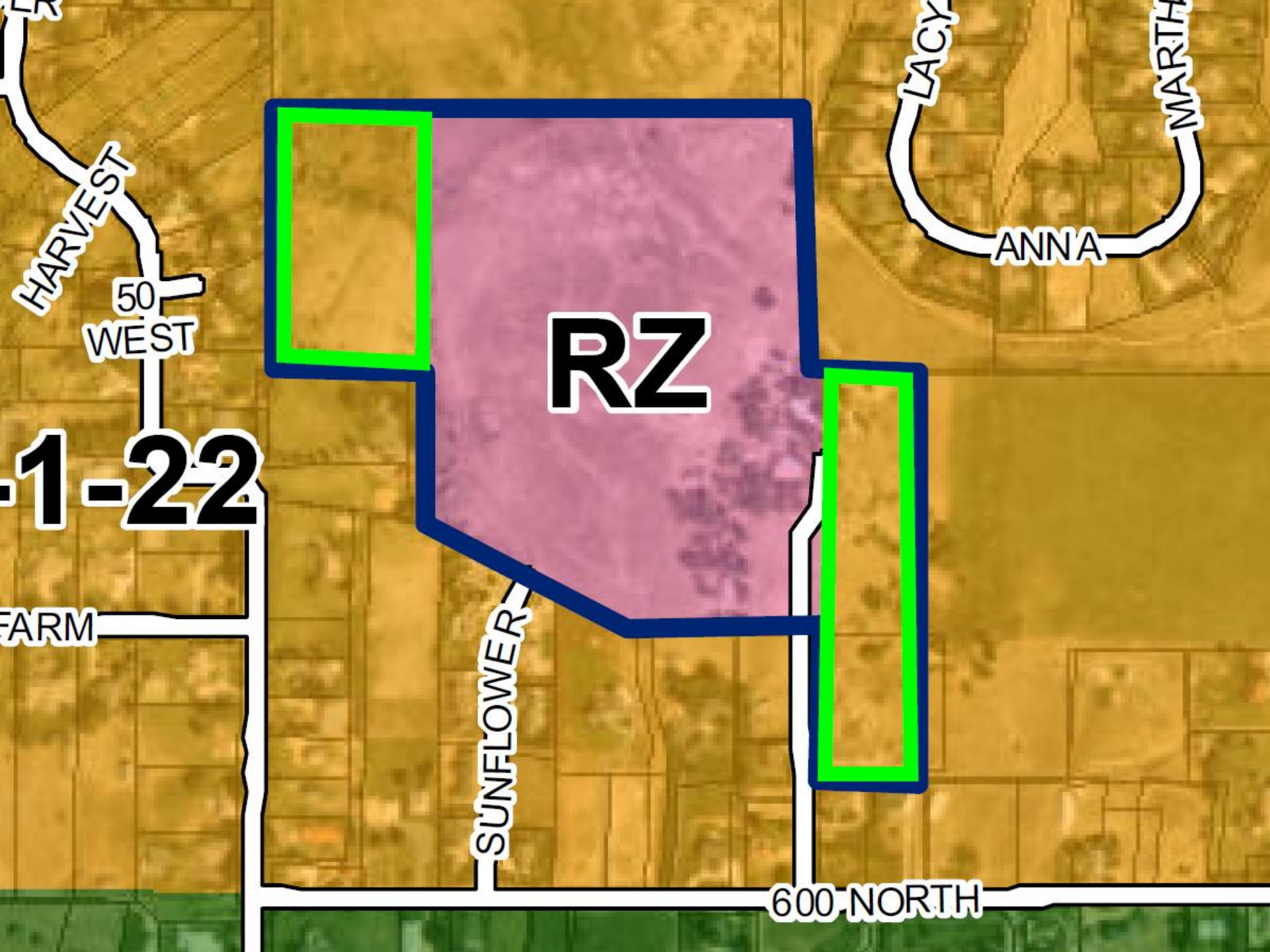
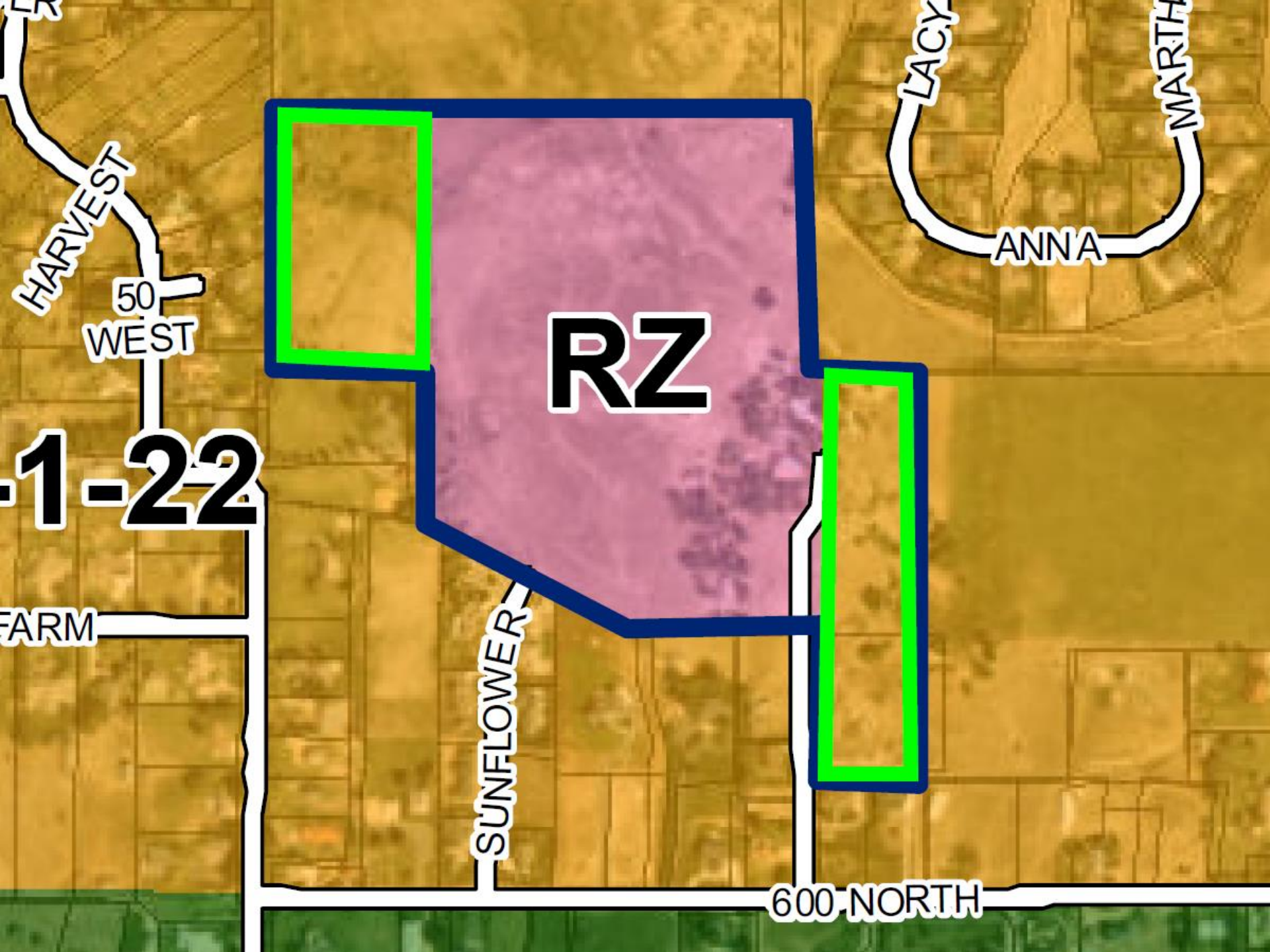
HOMESTEAD

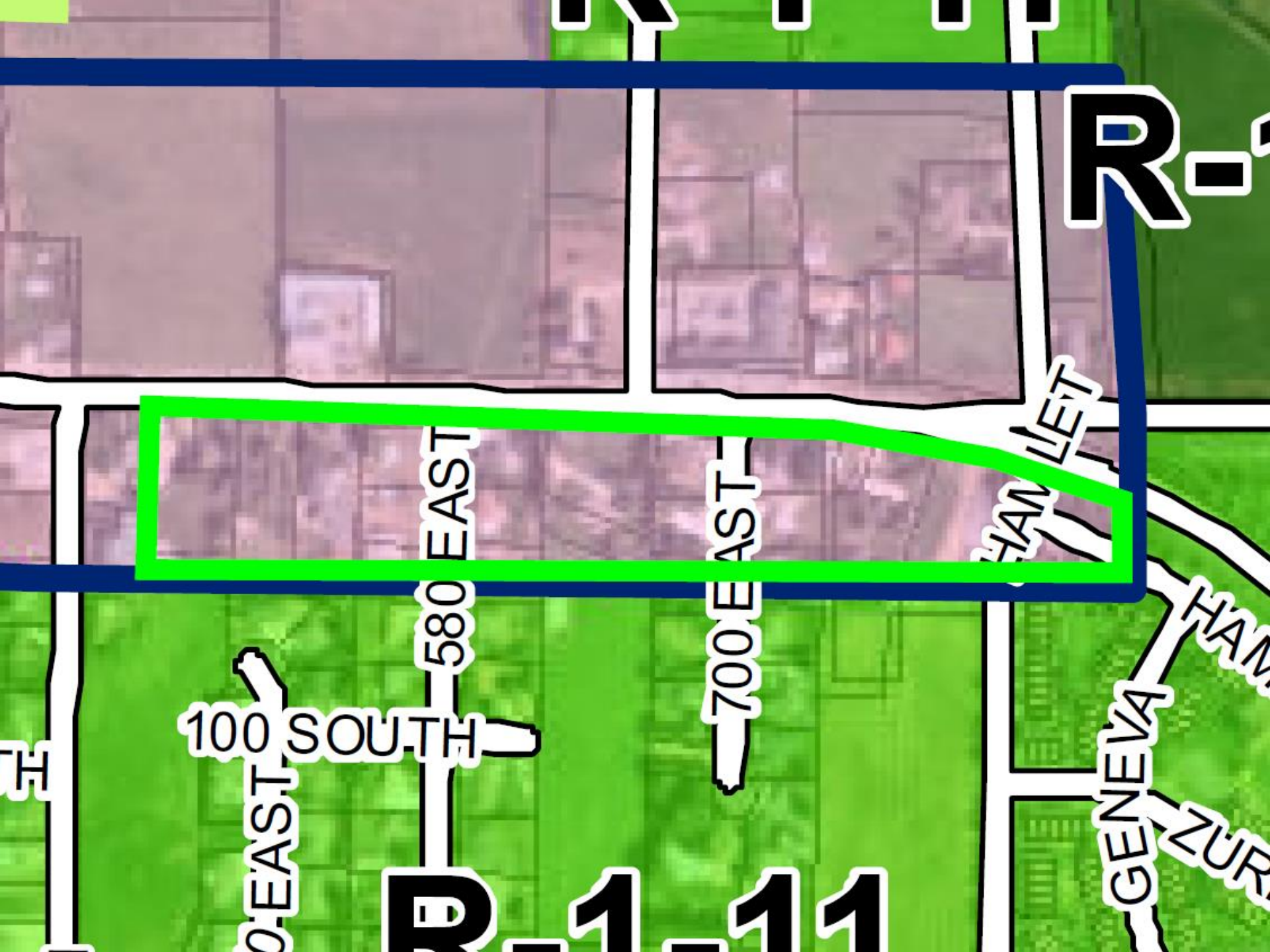
SWISS ALPINE

ST ANDREWS

AND KOHLER

KOHLER





R-1

HAMILTON LANE

HAMILTON

GENEVA

ZURICH

580 EAST

700 EAST

100 SOUTH

R-1-11

100 WEST



100 SOUTH

R-I

TER

AST

History of the TROD

- Established in 2006
- Includes commercial and resort zones
- Also includes some residentially zoned areas
 - Included subdivisions with CC&Rs that allowed short-term rentals
 - Also included historic nightly rental properties
- Since its adoption, some subdivisions have revised their CC&Rs to no longer allow short-term rentals



TROD Benefits & Drawbacks

- **Benefits:** Short-term rentals
 - Provides revenue for property owners
 - Generates transient room and resort taxes for the City,
 - Supports local economy by attracting tourist spending

Drawbacks: Short-term rentals

- Creates commercial competition for local resorts
- Introduces neighborhood disruptions
- Reduces the long-term housing supply for permanent residents
- Can erode the city's sense of community.

General Plan

- "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."



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Possible Findings in Support

1. The proposed amendment directly aligns with the Midway City General Plan, which explicitly discourages the expansion of short-term rentals in order to preserve the long-term housing supply. Removing these residential areas from the TROD protects neighborhood stabilization, prevents the erosion of community cohesion, and supports the General Plan's mandate to maintain Midway as a community of permanent residents.
2. Several of the affected developments (including Turnberry, Turnberry Woods, and Midway Village) have officially amended their private Covenants, Conditions, and Restrictions (CC&Rs) to prohibit short-term rentals. Amending the TROD map to remove these areas eliminates conflicting regulations between private community governance and public municipal zoning codes, creating regulatory consistency.
3. Restricting new transient rentals in residential zones reduces common neighborhood nuisances such as increased traffic, parking overflow, and noise disruptions. Furthermore, it channels tourist lodging toward established commercial zones and local resorts, protecting the town's traditional hospitality investments from decentralized commercial competition.



Possible Findings Against

1. The amendment eliminates a flexible use of private property, removing a viable revenue-generating opportunity for current and future landowners. Restricting short-term rental rights may negatively impact property values in the excluded zones by reducing the marketability of the homes to buyers seeking investment properties.
2. Reducing the geographical size of the TROD limits the overall inventory of visitor lodging, which may decrease the collection of municipal transient room taxes and resort taxes. A lower capacity for overnight visitors can cause a downstream reduction in discretionary spending at local restaurants, retail shops, and recreation businesses.
3. If approved, any existing legally permitted short-term rentals within the removed areas may become legal non-conforming uses ("grandfathered" status). Managing and monitoring a mix of grandfathered active rentals alongside strict prohibitions for new neighbors increases the administrative burden, tracking complexity, and enforcement costs for city staff.

