Midway City Planning Commission Regular Meeting
September 8, 2026

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 6:00 p.m., September 8, 2026, at the Midway City Community Center
160 West Main Street, Midway, Utah.
If you would like to attend via Zoom (barring any technical issues that would make Zoom unavailable), you can find the link here: http://www.midwaycityut.gov.

6:00 P.M. Regular Meeting

- Liaison Report – Staff reports to the Planning Commission regarding land use related items in Midway.

Call to Order

- Welcome and Introductions; Opening Remarks or Invocation; Pledge of Allegiance.

Regular Business

1. Review and possibly approve the Planning Commission Meeting Minutes of August 11, 2026.

2. **Legislative Development Agreement (LDA):** Cooper Jenkins proposes establishing six workforce housing units within an existing commercial building at 41 West Main Street which is zoned C-2. Approval of this project is contingent upon the City adopting a Legislative Development Agreement.

    a. Discussion of the proposed conditional use permit
    b. Public Hearing
    c. Possible recommendation to the City Council

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.

    a. Discussion of the proposed conditional use permit
    b. Public Hearing
    c. Possible recommendation to the City Council

4. **Conditional Use Permit (CUP):** Mark Nelson, owner of the property located at 70 West 100 South, is seeking a Conditional Use Permit to use the property for nightly rentals. The property is located in the R-1-7 zone and falls within the Transient Rental Overlay District (TROD).

    a. Discussion of the proposed conditional use permit
    b. Possible recommendation to the City Council

5. **Conditional Use Permit (CUP):** Darin Heckel, owner of the property located at 60 West 100 South, is seeking a conditional use permit (CUP) to use the property for nightly rentals. The property is located in the R-1-7 / C2 zones and falls within the Transient Rental Overlay District (TROD).

    a. Discussion of the proposed conditional use permit
    b. Possible recommendation to the City Council

6. **Conditional Use Permit (CUP):** Scot & Jan Lythgoe, owners of the property located at 85 South 100 West, are seeking a conditional use permit (CUP) to use the property for nightly rentals. The property is located in the R-1-7 zone and falls within the Transient Rental Overlay District (TROD).

    a. Discussion of the proposed conditional use permit
    b. Possible recommendation to the City Council

7. **Conditional Use Permit (CUP):** Hector Moreno, agent for Alpenhaus Resort LLC, owned by Mark Harris, is applying for a Conditional Use Permit (CUP) and Local Consent for an alcohol dispensing establishment. The CUP is required because of an ownership change but the alcohol licensing for the Zermatt Resort will stay the same. The Zermatt Resort currently has bar, restaurant, and banquet licenses. Zermatt is located at 784 West Resort Drive and is in the Resort Zone.

    a. Discussion of the proposed conditional use permit
    b. Possible recommendation to the City Council

8. Adjournment