

Midway City Council
15 February 2022
Regular Meeting

Resolution 2022-08 /
Notice of Pending Ordinance -
PUDs



Midway

RESOLUTION 2022-08

A RESOLUTION ADOPTING A NOTICE OF PENDING ORDINANCE AMENDING CHAPTER 16.16 OF THE MIDWAY CITY LAND USE CODE WITH RESPECT TO PLANNED UNIT DEVELOPMENTS AND STANDARD SUBDIVISIONS

WHEREAS, Utah Code Section 10-9a-504 allows a municipality to enact an ordinance or resolution establishing a temporary land use regulation for any part or all of the area within a municipality; and

WHEREAS, the Midway City Council intends to adopt an ordinance amending Title 16 of the Midway City Code; and

WHEREAS, the City Council finds that, unless the Pending Ordinance Doctrine is invoked, and a notice of pending ordinance is published, planned unit developments and standard subdivisions may be planned and developed in the City in violation of the terms of the pending ordinance; and

WHEREAS, the City Council finds that publishing a notice of pending ordinance, and requiring all new applications for planned unit developments and standard subdivisions be bound by the terms and conditions of the new ordinance, will prevent unfair impacts imposed by the new ordinance; and

WHEREAS, the City Council finds that the Midway City Staff and the Mayor and Council have been and continue to work diligently on the planned unit development and standard subdivision ordinance. This Notice of Pending Ordinance hereby adopted relates to the following pending ordinances:

1. A Code Text Amendment of Chapter 16.16 of the Midway City Land Use Code that would update and clarify provisions relating to planned unit developments and standard subdivisions.

WHEREAS, it is in the best interests of the City to complete the ordinance listed above, and to apply the terms and conditions of that ordinance to any new planned unit developments and standard subdivisions within the City; and

WHEREAS, the City Council has determined that it would be in the best interests of the health, safety and general welfare of the citizens of Midway City to invoke the pending ordinance doctrine to require that all future planned unit developments and standard subdivisions be subject to the terms of the pending ordinance described herein.

NOW THEREFORE, the City Council has determined that there is an important, compelling and countervailing public interest in completing the new ordinance before allowing new planned unit developments and standard subdivisions to be developed. Therefore, pursuant to Utah Code Section 10-9a-504, *et seq.*, and for the reasons stated above, the City Council of Midway City, Wasatch County, Utah, hereby adopts, passes and publishes the following:

BE IT RESOLVED, by the City Council of Midway City, Wasatch County, State of Utah:

- 1. The Midway City Notice of Pending Ordinance, to be prepared by Midway City Staff, which is attached hereto and incorporated herein by this reference, is hereby approved and adopted by the City Council.*
- 2. No planned unit developments or standard subdivisions within the City shall be allowed prior to the adoption and effective date of the above listed proposed Ordinance amending the Midway City Code.*
- 3. In order to protect public health, safety and welfare of the citizens of Midway, the City Council has determined that this Resolution shall take effect immediately upon publication as required by law and shall continue until the above listed ordinance is completed, adopted and becomes effective, or until the City Council votes negatively on the pending ordinance.*

This resolution shall be effective immediately upon passage. A copy of this resolution shall be posted at each of three (3) public places within the corporate limits of Midway City and a summary published in a paper of local circulation.

PASSED AND ADOPTED by the City Council of Midway City, Wasatch County, Utah
this ____ day of _____ 2022.

	AYE	NAY
Council Member Steve Dougherty	_____	_____
Council Member Lisa Orme	_____	_____
Council Member Jeff Drury	_____	_____
Council Member Kevin Payne	_____	_____
Council Member JC Simonsen	_____	_____

APPROVED:

Celeste Johnson, Mayor

ATTEST:

Brad Wilson, City Recorder

APPROVED AS TO FORM:

Corbin Gordon, City Attorney

(SEAL)



NOTICE OF PENDING ORDINANCE

Notice is hereby given by Midway City, Utah, that a proposed ordinance is currently pending and under consideration by the Midway City Council and/or the Midway City Planning Commission for the following:

Midway City is proposing an Ordinance that would update and clarify provisions in Chapter 16.16 of the Midway City Land Use Code relating to planned unit developments and standard subdivisions.

A copy of the proposed Ordinance is available in the Midway City Offices during normal business hours. ALL FUTURE APPLICATIONS FOR DEVELOPMENT APPROVAL AND/OR CONSTRUCTION OF PLANNED UNIT DEVELOPMENTS OR STANDARD SUBDIVISIONS WITHIN THE BOUNDARIES OF MIDWAY CITY WILL BE SUBJECT TO THE TERMS OF ANY AMENDMENTS TO THE CURRENT PROVISIONS OF THE MIDWAY CITY CODE.

All applicants are hereby notified that the acceptance for filing and processing of any applications for development approval by Midway City will not create any vested rights, equitable issues or legal claims against Midway City. The applicant further acknowledges receipt and review of a copy of this Notice of Pending Ordinance and further understands and agrees that the acceptance for filing and processing of any application for development approval will be subject to any amendments to the Midway City Code currently pending and under consideration by the Midway City Council and/or the Midway City Planning Commission.

ACKNOWLEDGED BY:

Applicant

Project Name

Date