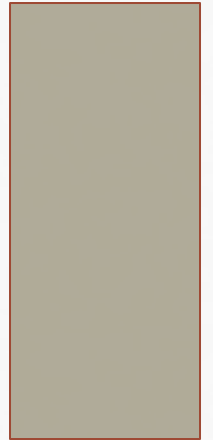


HIDDEN CREEK LODGE BED & BREAKFAST

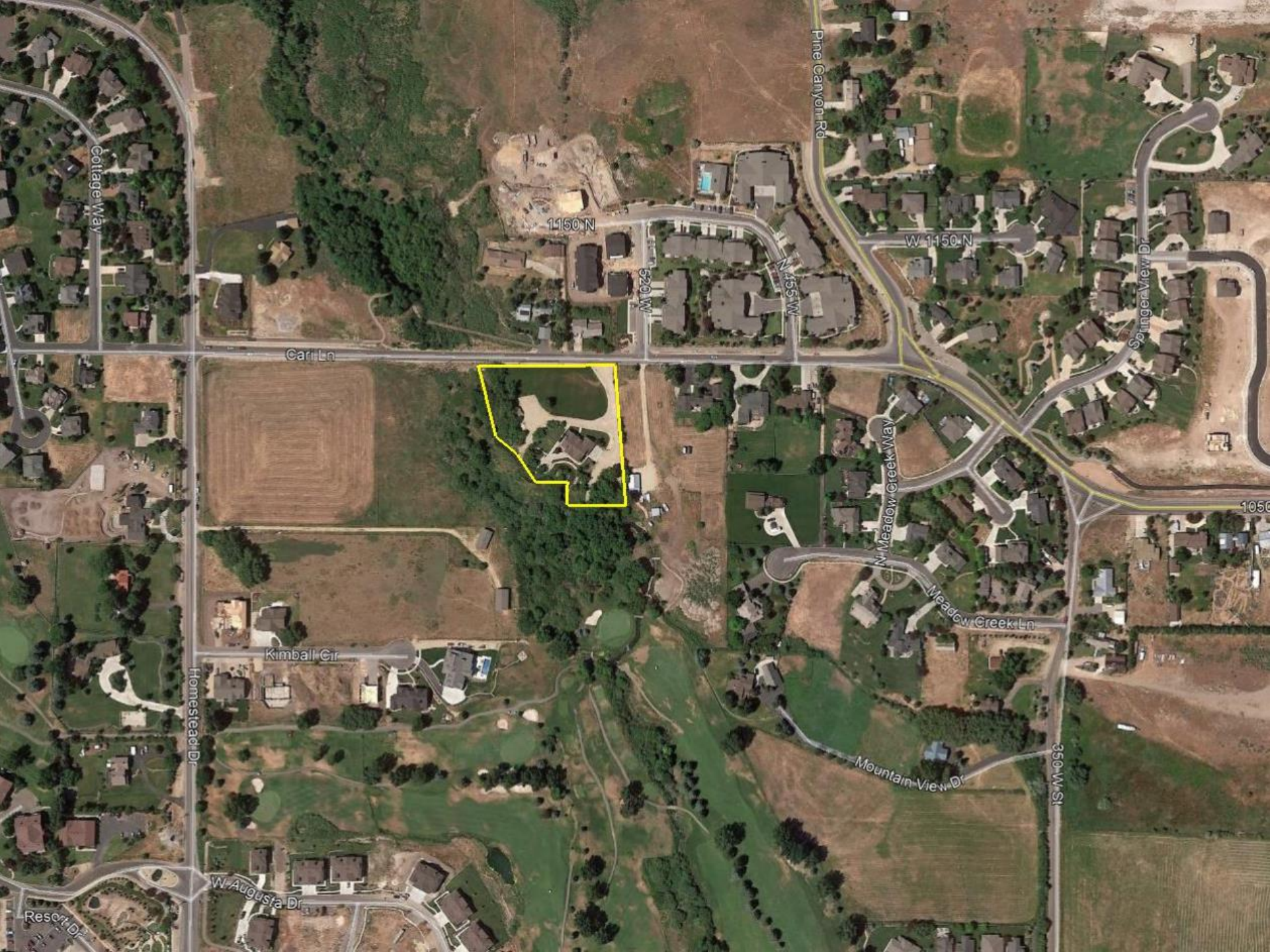
CONDITIONAL USE PERMIT



LAND USE SUMMARY

- 2.19 acres
- Zoned R-1-15
- Applicant is proposing 4 rooms for rent
- Applicant would like the ability to host banquets, receptions, and catering
- Applicant is proposing the ability to have alcohol through the approval of an event permit license for each event





Collage Way

Pine Canyon Rd

1150 N

W 1150 N

520 W

N 455 W

Carl Ln

Springer View Dr

N Meadow Creek Way

Meadow Creek Ln

1050

Kimball Cir

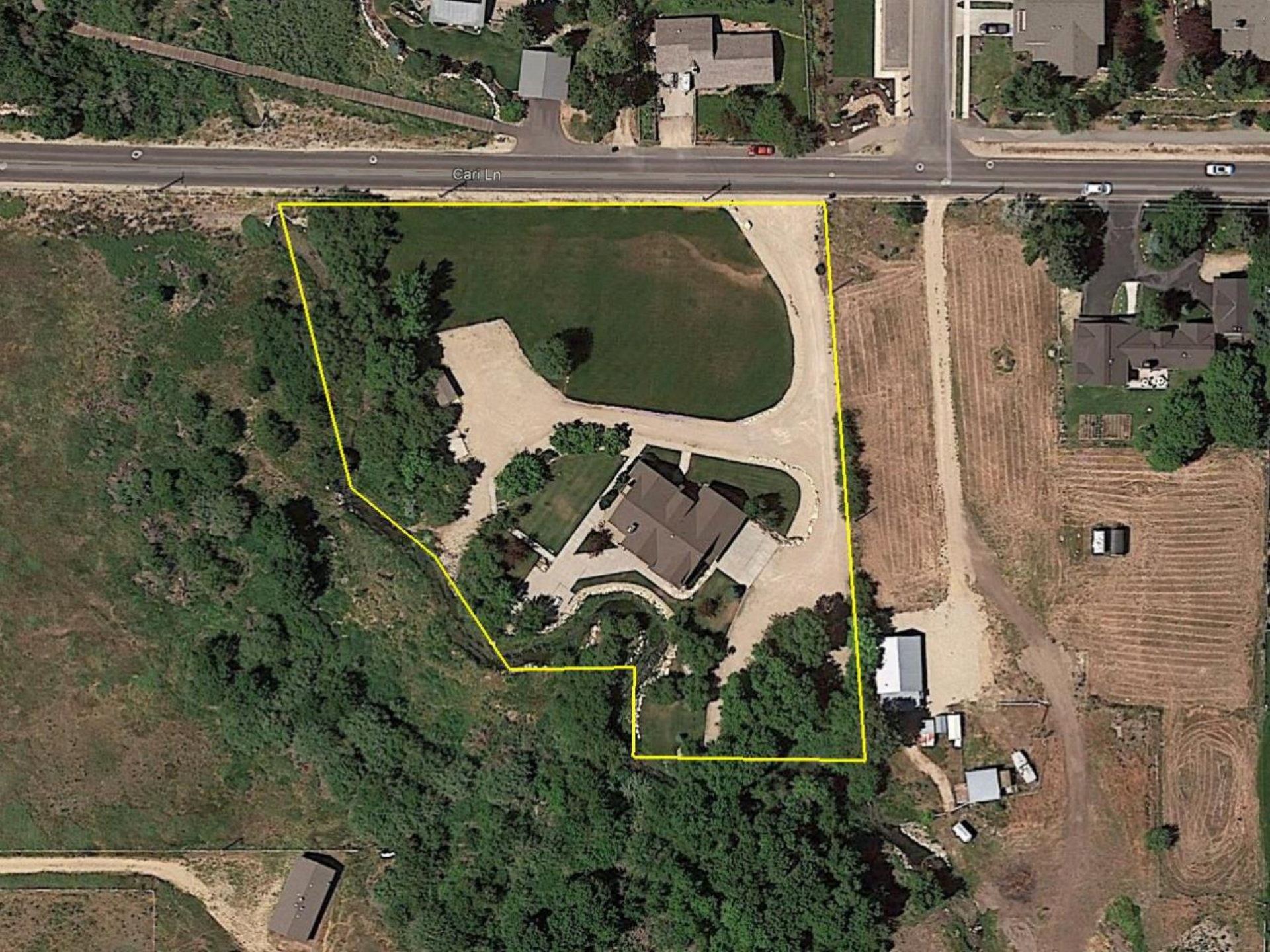
Homesstead Dr

Mountain View Dr

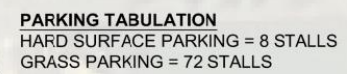
350 W St

W Augusta Dr

Resort Dr



Cari Ln





















SECTION 16.13.35 (H)

- Receptions, banquets, or catering may be permitted as an additional use to an approved bed and breakfast conditional use when the applicant can show adequate facilities and parking exists on the lot or when arrangements are made with the permission of surrounding lot owners.

DISCUSSION ITEMS

- Parking for events
 - Applicant has 72 stalls for events, is this too intense for a residential zone?
 - 9 stalls are on a separate parcel that is currently owned by the applicant but may not be in the future
- Staff is proposing limiting parking stalls to 20 per event
 - Based on the property development of five lots that would create 50 trips per day
 - 10 trips for the residence
 - 40 trips for parking (1 trip to the event and 1 trip from the event)

DISCUSSION ITEMS

- RV hookups
- Signage
- Primary residence
 - On site supervision required whenever guests are present
- No parking within 30' of the Cari Lane right-of-way
- No Parking along Cari Lane

DISCUSSION ITEMS

- Should alcohol be permitted for events?
- Noise issues in a residential neighborhood
- Traffic issues in a residential neighborhood
 - The CUP could limit the number of guests/vehicles for the property
- Required parking and access for B&B must be paved
 - Parking for events could remain grass to not alter the character of the neighborhood

POSSIBLE FINDINGS

- The proposed use is a conditional use for a property greater than two acres in any zone.
- The property is located along a collector road with direct access to that road.
- Traffic will increase in the neighborhood, but the increased traffic will still fall within established traffic count standards.
- The proposal does comply with the requirements of the code.
- The City Council has broad discretion regarding if alcohol is allowed for the proposed CUP.
- Additional rental rooms will help the City retain its ability to collect resort tax.

POSSIBLE CONDITIONS

1. The business is limited to a maximum of 20 vehicles for any events.
2. The business is limited to 40 guests for any event.
3. No parking associated with the business or any event is allowed along Cari Lane at any time.
4. 10 outdoor events are allowed per year.
5. All events must end by 10pm.
6. The conditional use permit is re-evaluated in one year by the Planning Commission and City Council (public hearing) to allow a review and analysis of any issues that are identified. The City Council at that time can issue a permanent condition use permit based on identified issues, the applicant's compliance to the City's code, and compliance with the temporary conditions that were placed on the permit.

Michael Henke

From: Melannie Egan
Sent: Friday, September 11, 2020 8:55 AM
To: Michael Henke; Celeste Johnson
Subject: FW: Questions: Midway City Planning Commission

From: pat hight <hightpatsy@gmail.com>
Sent: Friday, September 11, 2020 8:52 AM
To: Melannie Egan <megan@midwaycityut.org>
Cc: Giuliana Willis <giulianawillis@gmail.com>; wendy bolick <wrbolick@yahoo.com>; Kristyn Trimble <kristyn.trimble@gmail.com>; Greg Trimble <greg.trimble@gmail.com>; sidecarmama1@verizon.net; Mary Thomas <anotherredhead2@gmail.com>; Caprice Benz <capricebenz@gmail.com>; Barbara Moore <bbm000@hotmail.com>; cathy.sunwall@gmail.com; David McMaster <macdlm@gmail.com>; Dick Sanders <dick.sanders4@gmail.com>; Mary Ellen Edmunds <mee.maryellen@gmail.com>; Susan Waldrip <info@highvalleyarts.org>; Jacquie Rich <jacquie.a.rich@gmail.com>; Judy Sanders <sandersjudith7@gmail.com>; Kathey Maxfield <kmax1978@gmail.com>; Lani Thomas <lanimom52@gmail.com>; Mindy McMaster <mcmasterfamily@mac.com>; CHUCK MILLIE <CHUCKMILLIE@msn.com>; Patricia Clegg <morrisandpatclegg@gmail.com>; Rocky0529@gmail.com; Holly Zenger <hollyzenger@gmail.com>; Jack Zenger <jzenger@zfco.com>
Subject: Questions: Midway City Planning Commission

Midway City Planning Commission, [Mayor and City Council] Giuliana, please feel free to share with Clark's if you feel it would be helpful)

May I come and sit down and visit with the Planning Commission before Tues. meeting to ask questions about Hidden Bed and Breakfast? I love Midway, I love and care about all my neighbors.

Of course those neighbors who live the closest to the Clarks Hidden Subdivision, did not pass for many reasons. Several of those neighbors had very real concerns and the Hidden Subdivision was not passed by vote by the entire City Council and the Mayor. Have the serious problems been corrected? On Tues. open discussion will be concerned with Hidden Bed and Breakfast owned by the Clarks which a joins each other learned in the last couple of days. Are they linked in any way? Would they, Clarks, be able to link the two as a commercial investment now or in the future? Will the seven homes be residential homes, not legally used in any way for the four bedroom Bed and Breakfast? The small four bedroom Bed and Breakfast, qualifies by the Planning Commission, because it is on 2.19 acres and it had to be at least 2 acres. Correct? Does the 2 acres also qualify for large events of up to 114 people and qualify for 72 parkings spaces? A small Bed and Breakfast is much different than holding Wedding Receptions, Family Reunions on a large scale. Are there any other Event Centers in Midway on two acres, which has passed by the Planning Commission for these types of events on only two acres in a residential area? I am concerned about the traffic now on Cari Lane as many neighbors are. The Planning Staff Commission says they FEEL Cari Lane will not have traffic problems. 114 people attending an event on Cari Lane with 72 parking spaces on two acres? "... feel traffic will still fall within established traffic count standards." What research has shown that to be accurate, not just a feeling?

I am sure neighbors who have actually read the Staff Planning Commission Report have other questions that I have not addressed. Yesterday a friends and neighbor shared a quote that is applicable: "Bad things happen when good people do nothing." The Clarks and Midway neighbors are good people, Midway Mayor and City Council good people, Planning Commission good people. Best when we are all involved and motivated for each other well being rather than only for ourselves. Knowledge, mediation and being an active part from all of us helps. At this point I do not plan to speak at the meeting, as I did so at the meeting concerning Hidden Estates. I expressed mainly concerns about fire. Those were addressed and I realized I was emotional about this issue because of living in Paradise Calif. for over twenty years. Seeing 95 percent of another beloved town burn to the ground. My heart still hurts with much empathy for our many, hundreds of dear friends!!! I will trust my email to you will have been read and questions answered before

Tues.. If I may come visit with you please let me know a good time. It was shared with me that two of our neighbors know Clark's. I will forward this email to Giuliana giving her my permission to forward this email to the Clarks. Blessed to live here in Midway!!! Each day I never take it for granted!!! Have a beautiful Fall Day! Steve and I are ready to go biking now, here in serene Midway, for the most part. :) Love all the new paved trails for walkers and bikers!!!

Most Sincerely,
Patsy

Michael Henke

From: Melannie Egan
Sent: Monday, September 14, 2020 7:38 AM
To: Michael Henke; Celeste Johnson
Subject: FW: Question about the bed and breakfast

From: Lauren Ziaks <ziaks.l@gmail.com>
Sent: Friday, September 11, 2020 3:56 PM
To: Melannie Egan <megan@midwaycityut.org>
Subject: Question about the bed and breakfast

Hi

I saw some email chains that my husband is on but I am not. I cannot come to the council meeting since I work late but I wanted a little clarification because there seems to be a lot of wild speculation going on.

The flyers are about a bed and breakfast for the zoning. But now I'm hearing about an event center etc. I do not have any strong opinions about a 4 room bed and breakfast and honestly could not care less - let them run a small business no problem. But if we are being mislead of the true intentions, I do have strong feelings. Both about misleading wording to slide through a much larger facility but also I do not feel a 7 home estate rented out nor a large gathering facility can go on cari/burgi. I would also like to see a traffic analysis completed by the city to see if the road can actual handle this volume. I was raised and worked for a civil engineer who specialized in traffic flow and city planning so I know it is doable and simple enough.

We live at 390 W Meadow Creek which already has a blind turn with people speeding making the turn out of our street a nightmare on a regular basis. I am concerned about a large venue of people who aren't from around here speeding through that corner and causing an accident or hitting someone's child- which there are plenty of around our neighborhood.

Before I get too involved I just wanted to know are we talking solely of a conditional use permit for a small bed and breakfast or a much larger facility?

If it is a large facility with community gatherings etc then I firmly against this re-zoning. If this bed and breakfast is a slippery slope to them asking for a large facility then I am also against their conditional use permit.

Thank you for your time,

Lauren Ziaks

Michael Henke

From: Melannie Egan
Sent: Friday, September 11, 2020 10:58 AM
To: Michael Henke
Subject: FW: Proposed Bed and Breakfast 535 Cari Lane- Meghan and Connor Clark

From: wendy bolick <wrbolick@yahoo.com>
Sent: Friday, September 11, 2020 10:57 AM
To: Melannie Egan <megan@midwaycityut.org>
Subject: Proposed Bed and Breakfast 535 Cari Lane- Meghan and Connor Clark

Dear Mayor Johnson and Midway City Council Members:

I received a letter two days ago (a bit last minute don't you think?) from the city regarding a permit for a bed and breakfast business at 535 Cari Lane. I live at 501 Meadowcreek Lane. Our lot is just shy of an acre and the length of it shares a property line with the Whispering Creek Estates development which the proposed B&B is adjacent too.

I found the proposal in the Planning Commission Staff Report to be appalling. As if cramming seven houses on the property wasn't enough! There are a myriad of problems and concerns with this proposal. I will cite them in no particular order. All are deeply troubling for those of us who live close to this property in question.

Cari Lane is extremely narrow in front of the home where the entrance would be to their business. It is two narrow lanes with no shoulder or leeway on either side. The existing homes on the north side of the road are quite close to the road itself. This would create an excessive and a dangerous traffic situation literally a few yards from their front doors. Cari Lane is overburdened already. with the new housing developments in the neighborhood it is sometimes quite congested at certain times of the day. One of two main exits from our subdivision is onto Cari Lane. It is on a blind curve where you only have milliseconds to react if a car is coming. Sometimes it is downright treacherous pulling out onto the road. WE DON'T NEED MORE TRAFFIC ON CARI LANE!

To my knowledge there is not one business on the entire length of Cari Lane. By granting these people their permit it will open up the door for others. Although growth and new builds in Midway are inevitable, the one thing that can be controlled is keeping existing neighborhoods residential. This is something that you as a Council can do for people that live here already and have been negatively impacted by all the growth in recent years. If you can be firm on this point and keeping commercial properties on the main streets, it will go a long way in helping preserve the peaceful, rural aesthetic that gives Midway its appeal.

In the proposal, the applicants point out that there aren't enough B&B's in Midway. Per who? There are plenty of hotel rooms, condos, and vacation rentals in Midway and the surrounding area. More visitor rooms only means taking away revenue from existing businesses that are struggling right now anyway. No, we do not need another B&B in Midway.

In the notes it goes onto say that the Clark's want to create an event center on the property for weddings, cooperates retreats, family reunions etc. for up to 144 people and want designate 72 parking spaces for the attendees. This is simply outrageous on its face. A business of this type is completely out of character for our neighborhood. We live in a quiet, residential neighborhood. Many of the surrounding homes are very close to the property in question. Even if they were granted the permit who is going to police the number of people that are actually attending the events? What if 300 people show up in 150 cars? Are the City Council Members going to go write them a ticket?

Another problem is noise. The sloping geography surrounding our neighborhood creates a sort of bowl unique phenomenon where sound carries very well. It is not unusual for me to hear every word of conversations on the 17th hole of the Homestead Golf Course even though my home is a couple of hundred yards away. Same with functions at the Homestead. We can often hear everything that's going on when they hold outdoor events and it's worse in the evening. A friend of mine who lives in the The Lodges development has reported the same phenomenon. Sometimes she can hear every word of conversations of people who are in their yards on Cari Lane several blocks away. Many of the older homes here including mine, do not have central air. We depend on open windows to cool our homes a good part of the year. I can only imagine hearing loud DJ's blaring obnoxious music over PA systems, generators running for food trucks, people talking in loud voices, Party rental trucks beeping as they back up to deliver and pick up equipment. Dust from the unpaved parking lot wafting into our windows. Incidentally, it has come to my attention that they are already having events there. I was out of town recently, but some neighbors on my street were very upset by all the noise coming from the party there late in the evening. If this permit is approved we may literally be forced to move. We are looking to you as the

council to protect the interests of those of us who have lived here for decades and protect our well established neighborhoods from being ruined by those whose who seem to be completely oblivious to the problems they are creating for their neighbors.

After being informed about the B&B/events center it made me wonder if perhaps the seven proposed houses in Whispering Creek Estates are not really meant to be permanent single family homes at all, but lodging rentals for their proposed business. Why would anybody in their right mind want to build a home on the same property as an event venue? It doesn't pass the smell test. Some time ago I noticed a lot of activity going on on he lot next door. There was a bulldozer and men working. I walked the rear property line along the golf course to see what was going on. The crew was constructing a large arc shaped wall made of large boulders. They were also working to alter the flow of the creek to create a pond. The project appeared to be the makings of a recreational gathering area between the creek and the wall. A perfectly lovely place for a large party. It is easy to infer that perhaps this it was built as part of a master plan for a party compound of sorts. Jeremy Clark who is the father of the applicant, andI presume he actual owner of the property, at one point told me this was to block a five hundred year flood. Huh? No one else around here builds huge walls along the flood plain. It would simply divert the flow of the flood in a concentrated way and change the flow pattern of the flood. I actually don't care that he built the wall on his property. But it seems apparent that there is more going on than is being told. I am not opposed to my neighbors having the occasional wedding reception or large family get togethers in their yards from time to time. This is normal. But the thought of a commercial enterprise with events going on constantly a couple hundred feet from my living space is intolerable. I think granting the Clark's the permit opens the door for them to do this. Once this is set in motion it will hard to go backwards. I say nip it in the bud now before we can't do anything about it.

This last summer the weed problem on the Whispering Creek Estates property was out of control. I got Jeremy Clark's phone number and tried to contact him directly. He wouldn't return my calls. I spoke with him briefly about it one day when he was on the property. He was icy and rude and seemed genuinely put out that I was suggestion he take care of the problem. From there, I made two complaints to the city. It was two and half months before anything was done and then only after the City Council Meeting referencing his property, was he was motivated to actually do weed control. I only mention this because it reveals an attitude and pattern of behavior that reflects a complete lack of respect by Mr. Clark for the neighbors of this property. If I can't get the Clark's to mow down their thistle forest after months of begging, how am I to expect them to respond when I call and ask them to turn down the reception music at 10:00 at night? I have spoken to several people around the neighborhood and they have reported the same patterns of behavior from Mr. Clark over the years. While he was having the latest edition of the lodges built he caused a lot of distress and problems for the surrounding neighbors showing complete disregard for their concerns and grievances. In a sense, the Clark family has hijacked Cari Lane for their own benefit and to the detriment of the surrounding neighbors. From what I understand, Mr. Clark is a wealthy physician who lives in a multimillion dollar, custom home in Red Ledges. He couldn't care less about how his hobby projects effect those of us who live here.

Another issue is what does this to the value of my property? A couple of us on the bordering property line have the most to lose. Is it not right to balance the interests of the existing property owners with new builds? Especially in a town like ours. The owner and developer may make a pretty penny, but what about us that are already here? How much do we lose aesthetically and in hard dollars in the process? I hope the council will seriously consider these things when making the decision about granting the Clark's their permit.

This business will create serious negative impact on the surrounding residents and they should not be granted a permit as outlined.

Sincerely,

Wendy Bolick
501 Meadowcreek Lane
Midway, UT 84049

702-526-7988

Michael Henke

From: Melannie Egan
Sent: Friday, September 11, 2020 8:08 AM
To: Michael Henke
Subject: FW: Jeremy Ckark

From: kimparr2 <kimparr2@gmail.com>
Sent: Thursday, September 10, 2020 8:27 PM
To: Melannie Egan <megan@midwaycityut.org>
Subject: Jeremy Ckark

What is this person trying to do. The thought of a B&B with parking for 100 cars is ridiculous. Cari Lane cannot handle that kind of traffic. The idea of seven houses. This will devalue our homes.

Kim Parr

Michael Henke

From: Melannie Egan
Sent: Monday, September 14, 2020 7:40 AM
To: Michael Henke; Celeste Johnson
Subject: FW: Hidden Creek Bed and Breakfast

From: Chris Carpenter <chris@chartsquad.com>
Sent: Friday, September 11, 2020 9:51 PM
To: Melannie Egan <megan@midwaycityut.org>
Cc: Melanie Carpenter <melanie@chartsquad.com>
Subject: Hidden Creek Bed and Breakfast

Dear Megan,

I am writing to you in regards to the notice I received via USPS today at my home, 1070 Meadow Creek Way in Midway UT.

It is with stern vehemence that I voice my overwhelming disapproval of any consideration of commercial zoning anywhere on Cari Lane. It is already a massive safety hazard to my 3 young children. Crossing that street to get to a friend's house on foot is not safe. Vehicles regularly travel 50 to 60 mph down that lane. As our home borders Cari Lane, we are very intimate with the traffic patterns which are already a nuisance at best. If you approve commercial zoning, you will be ushering in the beginning of the end of our entire neighborhood. It is unthinkable.

There is plenty of open space already zoned for commercial in Midway. Development and growth of these sectors are welcomed as they benefit the entire city. However, when you obtusely start approving commercial development in the middle of a relatively quiet and safe Midway community, you are condemning all homeowners in the area to the cacophony that will follow. Our home values will also be negatively affected, making this a financial responsibility of the city as well.

We bought this home 3 years ago when we were finally able to escape from California. As business owners, we moved our corporate HQ to Heber City, and have been hiring and supporting the local community every since. Next week we are donating cartoon cased hand sanitizers to the Midway elementary school and Soldier Hollow. We are active and friendly neighbors that moved away from the craziness of commercial zoning and traffic to live a Midway Lifestyle. We know so many others have done the same, so we beg you to consider all of the negative impacts and how they far outweigh any potential positives to homeowners in the area, as the patrons of Hidden Creek Bed and Breakfast would all be vacationing from other cities and states (COVID Risk) and would have little to no respect for our coveted community, specifically the speed limits.

I recognize there is no stopping the growth of our wonderful City of Midway. My great hope is that those who control the future of the town have the vision to guide it in the right direction, unlike those in Park City that turned it into the chaos it is now. We have a chance to properly address the needs of the city without denigrating large populations of homeowners and destroying pleasant neighborhoods that make Midway what it is.

In closing, and with a focus on my desire to never see commercial zoning allowed anywhere on Cari Lane, I would also like to propose the city puts in speed bumps along Cari Lane to control the excessive amount of speeding that is so common. It would be a public service welcomed by all that live on that stretch of road, honestly. In fact, my company would be more than happy to make a donation to the City of Midway in order to help fund the requested speed bumps.

Thank you for your time and your consideration in these matters.



Chris Carpenter • Founding CEO

ChartSquad • Constantly Delivering

m. 949 813 8450 | t. 866 209 9379 Extension 102

f. 866 282 0568 | e. chris@chartsquad.com

w. <https://chartsquad.com/> | s. 2210 S. Highway 40 Suite C, Heber City, UT 84032

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Michael Henke

From: Melannie Egan
Sent: Friday, September 11, 2020 8:08 AM
To: Michael Henke
Subject: FW: Cari Lane/ Planning Commission?

From: pat hight <hightpatsy@gmail.com>
Sent: Thursday, September 10, 2020 7:32 PM
To: Melannie Egan <megan@midwaycityut.org>
Subject: Cari Lane/ Planning Commission?

The planning commission, NO friends of Cari Lane residential neighborhood!!! Seriously they "feel traffic will still fall within established traffic count standards." WHAT A JOKE!!!

Before "The Lodges" was built many were very concerned about traffic including a pass Mayor who was not the Mayor at the time and would have voted against The Lodges. However the Mayor at the time was a developer.

Interesting property owned by Clarks: 1. Hidden Creek Bed & Breakfast 2. Subdivision next to it Hidden Estates

Like Wendy said both projects smell!!!

Unfortunately I only found out about this yesterday or I would have a petition circulated with 100's of names on it!!!
Unfortunately only a few of us neighbors even know about either #1. or #2

Michael Henke

From: Melannie Egan
Sent: Friday, September 11, 2020 8:07 AM
To: Michael Henke; Celeste Johnson
Subject: FW: Cari Lane Bed and Breakfast

From: pat hight <hightpatsy@gmail.com>
Sent: Thursday, September 10, 2020 6:36 PM
To: wendy bolick <wrbolick@yahoo.com>; Melannie Egan <megan@midwaycityut.org>
Cc: sidecarmama1@verizon.net; Rocky0529@gmail.com
Subject: Re: Cari Lane Bed and Breakfast

Be honest Mayor & City Council, which one of you would be ok with a Bed & Breakfast moving next door with family reunions & weddings etc.! Not one of you!

On Thu, Sep 10, 2020, 5:12 PM wendy bolick <wrbolick@yahoo.com> wrote:

Hello Friends,

I am attaching the staff report from the Midway Planning Commission for the proposed Bed and Breakfast on Cari Lane. You might want to read through carefully, or better yet read between the lines. The Clark's want to make the property available for receptions, family reunions etc. for up to 144 people and parking space for 72 cars!

The first problem is Cari Lane is extremely narrow there with no shoulder on either side of the road. This is problematic for people like the Bradley's who would literally have all the comings and goings a few yards from their door. As far as I can tell there are NO businesses on the full length of Cari Lane. Although building will continue in Midway the least the city council can do is keep residential neighborhoods intact by keeping businesses and hotels type places in the main business corridors or in areas where there is lots of space surrounding them as to not disturb the neighbors. They point out that there aren't enough bed and breakfasts in Midway. Boo Hoo I say got get a room at the Zermatt or Homestead or the Holiday Inn in Heber.

I can only imagine the noise that weddings and other gatherings will create. Think of hearing loud DJs playing obnoxious music, people whooping it up, generators going for food trucks, Party rental trucks beeping as they back up to set up and take down the day before and after. What about the horrible traffic with all the cars going in and out. They indicate that they are not going to pave the parking lot which means lots of dust wafting into our windows.

I think the application for this permit is very telling. It has become pretty clear to me that the Clark family has planned to turn the entire property, including the so called seven "homes" into rentals for their party compound from the beginning. Last summer when I observed workers building the pond on the creek and the large rock wall near the creek in the middle rear of the property it looked to me like the area between the wall and the creek was being built out for gatherings. Jeremy Clark told me that the rock wall is to protect us from a 500 year flood. Which to me seems quite implausible. I think if they get this permit for their bed and breakfast it will open the door for the entire adjoining property to become part of the business. I am simply inferring all this, but who in their right mind would want build a a home on the same property as an event complex? It simply doesn't pass the smell test.

Please help make your neighbors and others aware of this and ask them to write a letter to the City Council. This effects everyone that lives along our corridor of Cari Lane. Fortunately for us this matter is first on the agenda so it won't take long to participate in the meeting next Tues. I appreciate your involvement in this matter and hope we can preserve the peace we enjoy of our little neck of the woods.

Thanks,

Wendy

Michael Henke

From: Melannie Egan
Sent: Thursday, September 10, 2020 2:33 PM
To: Michael Henke; Celeste Johnson
Subject: FW: BED AND BREAKFAST Cari Lane

From: pat hight <hightpatsy@gmail.com>
Sent: Thursday, September 10, 2020 12:45 PM
To: Melannie Egan <megan@midwaycityut.org>
Cc: wendy bolick <wrbolick@yahoo.com>
Subject: BED AND BREAKFAST Cari Lane

Dear Melannie,

Please forward the following to Mayor Johnson and City Council.

Do not want zoning changed to allow Bed and Breakfast on Cari Lane. Our neighborhood for the most part is a residential serene neighborhood and want it to stay that way! We already at times can hear events from Zermatt and the Homestead. Besides noise, Cari already has a traffic problem especially on weekends. This morning as is the case, many times, I have to be very careful pulling out of our Meadowcreek Subdivision, from the blind corner a car came down at high speed from the hill!

After reading the email from Wendy for the first time last night, I had never heard about the Bed & Breakfast. I sent the following email to a few of my neighbors below. They too are not happy about this development and had also not heard about it or the meeting next week.

Email sent to a few neighbors please pass on to Mayor Johnson and City Council.

Thank-you,

Patsy

Wendy is right, very concerning wanting approval for 72 cars to park for a Bed and Breakfast next door! Using new homes they want to build next door for rentals for events? Noise and traffic will be a REAL problem on Cari Lane! Do we want Cari Lane near us to become commercial and lose our peaceful neighborhood? We do need to support Wendy and write a letter to our Mayor, City Council. It's like voting, don't complain if you don't vote. Don't complain if traffic is dangerous on Cari Lane and can't sleep at night because of noise. I will write a letter and hope more of you speak up this time.

Your neighbors,

The Hight's

Michael Henke

From: Melannie Egan
Sent: Friday, September 11, 2020 8:09 AM
To: Michael Henke
Subject: FW: 535 Cari Lane

From: Giuliana Willis <giulianawillis@gmail.com>
Sent: Thursday, September 10, 2020 11:35 PM
To: pat hight <hightpatsy@gmail.com>
Cc: David McMaster <macdlm@gmail.com>; Lani Thomas <lanimom52@gmail.com>; Melannie Egan <megan@midwaycityut.org>; Mindy McMaster <mcmasterfamily@mac.com>; sidecarmama1@verizon.net; tracyboehm12@gmail.com; wendy bolick <wrbolick@yahoo.com>
Subject: Re: 535 Cari Lane

No , I'm not worried about a 4 bedroom bed and breakfast. Not worth my time.

On Thu, Sep 10, 2020 at 11:32 PM pat hight <hightpatsy@gmail.com> wrote:

Dear Neighbors,

I replied to Giuliana who sent me the email and CC to the rest of you. I feel it would have been best to have sent my reply to all of you and I am doing so now. I would hope many of you are a part of the meeting Tues. including the Clarks. Listen to all opinions and facts. Ask questions and share. We have an awesome neighborhood! We love you all! I am sure we would love the Clarks as neighbors. The Willis, are loved like family for fourteen years! I appreciate good quotes: "It is because of our differences we have much to share."

Reply to: Giuliani, I trust you feel they are good people and know them. I do not know them. For me it has nothing to do if they are good people. Do you know why their development was not passed last month by the Mayor & every Council Member? They can inform you why, it was recorded by Brad Wilson the recorder. Are you ok with 74 parking spaces on the property of a four bedroom home, referring to the Bed and Breakfast? If the Bed & Breakfast is not approved, someone will buy the home for millions for the improvements they have made and the two acres. Wendy, has done her homework. Others have done their homework. Now let's listen and be open Tues. to learn from each other. Hope the Clark's are apart of the discussion they could answer questions and concerns. I do appreciate you adding your opinion Giuliana.

Sincerely,
Patsy

On Thu, Sep 10, 2020, 10:28 PM Giuliana Willis <giulianawillis@gmail.com> wrote:

Hello Neighbors,

I'd like to chime in and inform you all a bit. First of all the Clarks are awesome people and only want to make Midway beautiful and nice. If the Clarks don't build on that property someone will, so it's wishful thinking that that property will stay empty. It's zoned for homes with 7 lots that range from .40 - 1.50 acres, just like our neighborhood, but a couple lots are much bigger and one of them is the Clarks personally. They haven't messed with snake creek, only added a small pond on their property. The "irrigation ditch" has been regulated but that isn't even on Wendy's property neither is Snake Creek. It is true they want to do a bed and breakfast in the home they have been renovating (doesn't it look WAY better?) but that's it. It won't hold many people, it's small. So any event there would be smaller and not effect ANYONE's driveway. It has its own access totally separate from the other neighborhood lots.

I've seen the plans. I won't be sending in any letters to stop their endeavors, it is their right, and the plans look good. Thanks for listening. G Willis

On Thu, Sep 10, 2020 at 10:02 AM pat hight <hightpatsy@gmail.com> wrote:

Wendy is right, very concerning them wanting approval for 72 cars to park. Using new homes they want to build for rentals next door for events? Noise & traffic will be a REAL problem on Cari Lane. Do we want Cari Lane by us to become commercial and lose our peaceful neighborhood? We do need to support Wendy & write a letter to City Council & Mayor. It's like voting, don't complain if you don't vote. Don't complain if traffic is dangerous on Cari Lane and can't sleep at night because of noise. I will write a letter and hope more of you speak up this time.

Your neighbors,
The Hight's

----- Forwarded message -----

From: **wendy bolick** <wrbolick@yahoo.com>
Date: Thu, Sep 10, 2020, 8:34 AM
Subject: Re: [535 Cari Lane](#)
To: pat hight <hightpatsy@gmail.com>

YES! they are proposing parking for 72 cars! I think those "houses" will be rentals for events. Essentially a hotel.

On Wednesday, September 9, 2020, 08:03:46 PM MDT, pat hight <hightpatsy@gmail.com> wrote:

Sent your email on to Joyce & Terry Barnes. Wendy, I think the homes by you will all become part of the Bed & Breakfast! I doubt there is much room in the log home that has been redone. Each time they can ask for rezoning. Can the city just keep rezoning without any of us approving it. Because of increase traffic already they need to put around abt at Pine Canyon.
Patsy

----- Forwarded message -----

From: **pat hight** <hightpatsy@gmail.com>
Date: Wed, Sep 9, 2020, 7:57 PM
Subject: Fwd: [535 Cari Lane](#)
To: <sidecarmama1@verizon.net>

----- Forwarded message -----

From: **Greg Trimble** <greg@lemonadestand.org>
Date: Wed, Sep 9, 2020, 7:54 PM
Subject: Re: 535 Cari Lane
To: wendy bolick <wrbolick@yahoo.com>
Cc: Kristyn Trimble <kristyn.trimble@gmail.com>, Mike Tezak <tezakdesign@gmail.com>, Cathy Sundwall <cathy.sundwall@gmail.com>, David Sundwall <david.sundwall@utah.edu>, Pat Hight <hightpatsy@gmail.com>, Steve Hight <sahight1@gmail.com>, Bill Kimball <bkimball@pamhlaw.com>, Lisa McDougale <lisa@mcdougaleclan.com>, Marion Rockwood <mrock2@burgoyne.com>, Anotherredhea2@gmail.com <Anotherredhea2@gmail.com>

So are you saying they want to build their seven homes AND a bed and breakfast?

On Sep 9, 2020, at 7:15 PM, wendy bolick <wrbolick@yahoo.com> wrote:

Hello Neighbors,

Well, our prospective neighbors the Clark's are at it again. Apparently, they want to turn the old log house they refurbished into a bed and breakfast and wedding center. The permit is up for approval at the next City Council Meeting on September 15th at 6:00 pm. I have not done any research yet, but as far as I know, nothing down the entire length of Cari Lane is zoned commercial. If this is passed, it can only mean more traffic, parking issues, and noise from wedding/corporate parties. Cari Lane is particularly narrow in front of the property with no shoulder on either side of the road. It's unclear where guests would park (perhaps in some of your front yards?)

Midway is becoming overbuilt already. Our existing country roads can barely support all the new construction and traffic as it is in our residential neighborhoods. We need to try to keep businesses like beds and breakfasts to the main thoroughfares, and not on our doorsteps. It's the least we can do to keep our road strictly residential.

Jeremy Clark and his family built the dense, newer Lodges on Snake Creek Units. They intend to build their seven houses adjacent to the wedding center. (I'm kind wondering if these houses are for residents or hotel guests?) They have messed with Snake Creek and have altered it to their liking with no regard for how it effects the surrounding neighbors, and without permission from the proper authorities. In short, Mr. Clark and his developer Mike Harvie have essentially hijacked Cari Lane for their own personal gain.

We need to get as many people to write letters and participate in the public response portion during the City Council Meeting. I know the Council reads all the letters before the meeting. The last several meetings have been via Zoom. They are long and boring. You can get set up at 6:00 in the meeting, put it on mute, and do other things until our issue comes up on the agenda for discussion. The agenda for the evening is posted on the Midway City website under "Government" if you are interested to check the order. It is imperative that we get as many people as we can to write letters and speak up in the meeting. Don't be shy folks! The more pushback they get, the better chance we have of preventing this from getting passed. Please help your neighbors become informed and any one else you think might be interested. I met most of you simply by knocking on your doors. It really does effect all of us the live and travel on Cari Lane.

I have attached the letter sent by the City in case you haven't seen it. I'd be interested in hearing your thoughts regarding this matter.

Thanks!

Wendy Bolick
501 Meadowcreek Lane
702-526-7988
<HPSCAN_20200909233705613_2020-09-09_233753795.pdf>

Michael Henke

From: Melannie Egan
Sent: Monday, September 14, 2020 7:42 AM
To: Michael Henke; Celeste Johnson
Subject: FW: 535 Cari Lane bed and breakfast proposal

From: Marian H. Rockwood <mrock2@burgoyne.com>
Sent: Sunday, September 13, 2020 1:22 PM
To: Melannie Egan <megan@midwaycityut.org>
Subject: 535 Cari Lane bed and breakfast proposal

Mayor Johnson and City Council:

I live at the Lodges and my unit is on Cari lane. Simply put, we as neighbors in close proximity to the proposal made by the Clark family, which includes Jeremy Clark, are outraged and deeply troubled by this proposal.

1. This will immediately decrease our property values!!! This is a huge concern to me and all of us.
2. Traffic, which is already at impossible levels (noise and activity) will be increased. People drive so fast up and down this area of Cari Lane; I'm amazed someone hasn't been hit trying to cross the road. It's getting more and more dangerous as the invasion of Midway continues.
3. Nowhere to park on the road--so, of course over flow people would want to park at the Lodges or along the road which has no shoulder.
4. Noise pollution. I can hear every word said from across the street, the music and voices from the Homestead and Zermatt flow into our little ravine like they are next door; so think of having a party center next door. NO WAY!!!
5. We have also learned that Jeremy Clark is not to be trusted. He does what he wants, and somehow has gotten away with it: The wedding/party center on River Road (which was proposed as a family gathering site) He proposed building only three new buildings at the lodges, then built eight (not to mention how poorly they are built) and now sneakily trying to fit in another wedding/party center. And the SEVEN houses. That is an absolute OUTRAGE.
6. Our homes should be a place we can be for peace, security and solitude. Not so when there is a party center next door.

THIS HAS GOT TO BE STOPPED. JEREMY CLARK HAS GOT TO BE STOPPED. Come on City Planning Commission; Come on City Fathers. Protect our properties!!

Thank you and we will see you on Tuesday Night.

Marian Rockwood

Michael Henke

From: Melannie Egan
Sent: Monday, September 14, 2020 7:37 AM
To: Michael Henke; Celeste Johnson
Subject: FW: Proposed Bed and Breakfast 535 Cari Lane- Meghan and Connor Clark

From: Mary Thomas <anotherredhead2@gmail.com>
Sent: Friday, September 11, 2020 3:01 PM
To: Melannie Egan <megan@midwaycityut.org>
Cc: wrbolick@yahoo.com; pat hight <hightpatsy@gmail.com>
Subject: Proposed Bed and Breakfast 535 Cari Lane- Meghan and Connor Clark

Dear Mayor Johnson and Midway City Council Members:

Let me add my voice to the opposition to the proposed B&B on Cari Lane in the residential area of Midway. While I don't oppose a four bedroom Bed and Breakfast, per se, I absolutely object to an event center with the concomitant noise level and traffic engendered with 72 parking spaces that that entails situated in the middle of a residential neighborhood.

Midway has a business district and a Main Street perfectly suited for this type of endeavor. There are several Inns and assorted Event pavilions just blocks away on larger streets. Cari Lane is not designed to handle the traffic that weddings, reunions and gatherings of that size generate, much less the noise. My home sits at the intersection of Cari Lane and Homestead. On Spring, Summer and Fall evenings I can hear the golfers playing the Homestead courses, the Wasatch courses, and every outdoor event at Homestead and Zermott. Adding another outdoor noise contributor to an already noisy neighborhood is in nobody's interest, especially that of the residents'.

Please, in consideration of the voting residents, reject the permit for an event center on Cari Lane. Don't open the door to a recharacterization of our residential neighborhood.

Mary Thomas
1116 Homestead Dr.
Midway

813 777-1525

Michael Henke

From: Melannie Egan
Sent: Monday, September 14, 2020 7:36 AM
To: Michael Henke; Celeste Johnson
Subject: FW: Proposed Bed and Breakfast 535 Cari Lane- Meghan and Connor Clark

From: Robert L. Bolick <rob@rlbolick.com>
Sent: Friday, September 11, 2020 1:49 PM
To: Melannie Egan <megan@midwaycityut.org>
Cc: Wenny <wrbolick@yahoo.com>
Subject: Proposed Bed and Breakfast 535 Cari Lane- Meghan and Connor Clark

Madam Mayor and Midway City Council:

I am not in favor of the portion of the proposal permitting an event center.

As a nearby property owner, I have heard loud, raucous noises late at night from inebriated patrons in large gatherings at the Homestead Resort. We don't need more of that in our community.

We are fortunate to live in a pleasant, peaceful community, by and large. We're not a Park City and I hope we never move in that direction.

72 parking spaces and 144 people are way too many for our neighborhood.

Part of the "pitch" was to increase the tax base and resort fees. I understand that the Homestead and Zermatt are struggling to stay afloat. They don't need more competition. If they don't make it, that will surely affect the City's revenues.

I'm in favor of free enterprise and healthy business competition. A bed and breakfast is different in character from a Homestead or Zermatt and I'm fine with that. I just think that an event center would push the envelope too far and not be a "win" for the City, but more of a nuisance for the surrounding community.

Sincerely,

Rob Bolick
501 Meadowcreek Lane
Midway

Michael Henke

From: Tom Bradley <tjbradley75@gmail.com>
Sent: Monday, August 24, 2020 2:59 PM
To: Michael Henke; Celeste Johnson; JC Simonsen; Jeff Drury
Subject: Cari Lane B&B and Event Space

Hi all.

The below is regarding the property at 535 Cari lane. I have been in the middle of major changes on Cari Lane with the Lodges at Snake Creek and now with potential future changes with the Whispering Creek development. It's been a horrible experience. In addition, now I just looked at the link below about 535 Cari Lane turning into an event space.

I have been surrounded by a horrible construction project for 3 years and I will completely lose my mind if the property across the street is turned into an event space. The picture of the proposed parking is ridiculous. The owners have already held a large wedding at the location and it was definitely a preview of what I don't want to see and hear every weekend.

Please let me know how I can contest the proposal to hold large events at 535 Cari Lane.

[http://www.midwaycityut.org/media/uploads/files/Staff%20Report-%20Hidden%20Creek%20B%26B%20CUP\(2\).pdf](http://www.midwaycityut.org/media/uploads/files/Staff%20Report-%20Hidden%20Creek%20B%26B%20CUP(2).pdf)

Michael Henke

From: wendy bolick <wrbolick@yahoo.com>
Sent: Monday, September 14, 2020 9:36 AM
To: Michael Henke
Cc: Celeste Johnson; Celeste Johnson; Lisa Christen; Melannie Egan
Subject: 535 Cari Lane

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good morning Mike,

Yesterday I sent you an email regarding the proposed B&B at 535 Cari Lane. I have been under the mistaken impression that the applicants for this permit Meghan and Connor Clark are a married couple. I have discovered that they are in fact mother and son. Meghan Clark is the wife of Jeremy Clark and defacto co-owner of the Whispering Creek Estates

property. The son Connor, is around 21 years of age or so, and lives in a small existing cabin on the property.

So apparently Meghan Clark wants to have a reception business there. The son is a ruse so they can get the permit. I have raised four sons and not one of them every woke up one morning and said, "Mom, I want to operate a B&B. **It is my dream**". I **guess it** possible, but it smells bad to me.

My understanding is that the operators of the business must live on the property full time. Meghan Clark lives in Red Ledges in Heber City.

Again, another great concern is that they will use the Whispering Creek Estates property at some point as a "party

compound". Working under a B&B permit they will be able to have unmonitored "family parties" coincidentally on the Whispering Creek property at the same time as they are having functions at the B&B. How are you going to stop that? How do you prove that they are violating the terms of their permit? Are you going to police them? Do I have to do it? and that begs the question of why should I (and my neighbors) have to do it. Why doesn't the City Council just not allow any functions there period. Problem solved.

I am also wondering if we as citizens can stop this by petition? If this is the case I am requesting that you delay the granting of the permit until we can prepare a petition and gather signatures. Please advise.

Sincerely,

Wendy Bolick
501 Meadocreek Lane
Midway, UT
84049

Michael Henke

From: wendy bolick <wrbolick@yahoo.com>
Sent: Saturday, September 12, 2020 9:29 PM
To: Michael Henke
Subject: 535 Cari Lane proposed Bed and Breakfast

Dear Mr. Henke,

I appreciate the time you took to speak with Patsy Hight and I yesterday. After looking at the Council's criteria for the proposed B&B (minus the large events) per the B&B Code for Midway I see some major issues that will sorely impact those of us that live in the area. Assuming that most of their allotted ten events per year are held in the summer, and they are fully booked, that would mean they would have an event almost *every weekend!* This is completely unacceptable and will be a detriment to the neighborhood.

I am horrified at the thought of having to listen to parties going on until 9:30 at night all summer long. As I mentioned in our meeting, our home is older and has no central air. We depend on being able to leave our windows open for ventilation. Constant parties going on would have a huge impact on our lifestyle and I know quite a few others around me are in the same boat.

I also don't agree with your comparison of this property to the Blue Boar Inn. They are apples and oranges. The Blue Boar sits on a major thoroughfare which is essentially an extension of the Homestead commercial zone. The Inn was part of a master plan and it was specifically designed and built to function as a hotel and restaurant. It sits at a fairly large intersection with stop signs out to the main road. They have a dedicated parking lot blocked by a wall separating it from the residences nearby.

The proposed B&B is a residence. No matter what they do to it is essentially a house in a residential neighborhood. It was not designed for purpose of being a hotel and restaurant which is what

a B&B is. Since it is not designed as such, I don't think they should be allowed to have any events period. I'm ok if these people want to rent out bedrooms in their house and make them breakfast. They should not be able hold any additional events there. Period.

I am also deeply concerned about them pushing the limits of their permit if granted. I was driving by this evening and they are having another party there. They sure do have a lot of "family" parties for a young couple. I feel pretty confident that they are already holding paid events. And therein lies the problem. When push comes to shove how will we be determine if it's a family party or not? Although the B&B sits on 2.19 acres, Meghan Clark's daddy owns the whole property that the house is adjacent too. What prevents them from having a little party at their inn with 40 guests and the family is having a "coincidental party" with a hundred people down by the creek? How could you prove they are abusing their permit? I do not believe this is far fetched per the documented pattern of behavior from this family. They have a habit of doing whatever they want, whenever they want. I believe it you grant this permit as written you are opening a can of worms. Lots of people are incredibly angry about this whole thing. My gut feeling is that this is not going to turn out well for anyone. As I understand it, this permit is being granted conditionally. One of the conditions should be, that since the B&B is simply a residence in essence, people can only lodge there, NOT have events.

I have concerns that the Midway City Council may be more about what is allowed in the strictest legal sense, without caring much for (if I may wax biblical) the spirit of the law. Or in other words not, can they do it?, but should they do it?

I know that there are legal issues to weigh, and the rights of property owners to do what they want with their own property. But what of the existing residents that have much to lose? I have to ask myself, who is my advocate in these matters? Does *anyone* care that my property values can drop substantially because of this new build? That living next store to this business is

going to make my life hell? I bought my home in good faith believing I would live here forever. I wasn't expecting the "bait and switch" situation that many of us experiencing here in Midway these days. If the City Council won't be protective of existing residents, then who will? Why do we even hold meetings to talk about these things if they are a done deal before we even walk in?

I understand that Midway is experiencing a tremendous amount of rapid growth and there are many issues to consider. I wouldn't want your job for all the B&B's in Utah! As things rapidly change, perhaps it may be the best interest of the community for the City to revise some of the existing zoning and business codes that don't make sense anymore. For example, when the B&B code was written in the past it was probably considered fair and reasonable at the time. Because of the pressure of too much growth, too fast, it appears that the once innocuous B&B code is now a serious detriment to existing neighborhoods.

I feel some revisions to this code would help to preserve and protect neighborhoods from becoming commercialized. Some of the criterion might include:

B&B's that hold events should exist only in designated commercial corridors.

If the B&B is conducted in a single family home, in a residential neighborhood, it can only offer lodging based on the number of bedrooms, in the home and cannot hold any events for any additional people beyond the guests that are lodging there.

I also propose that as well as buying property for open spaces, the City should create "Midway Heritage Zones" to protect old neighborhoods from becoming commercialized and reworking criteria for how much traffic our poor, overloaded two lane roads can sustain.

I appreciate your attention to this matter and look forward to attending the City Council Meeting on Tues.

Best Regards,

Wendy Bolick
501 Meadowcreek Lane
Midway, Utah
702-526-7988

I

September 14, 2020

Melannie Egan
City Planning Assistant
Midway City Corporation
75 North 100 West
P.O. Box 277
Midway, Utah 84049

Dear Mayor Johnson and Midway City Council Members,

My husband and I have received a letter from Midway City about a public hearing for another development in our neighborhood near Cari Lane, once again with very short notice. Fortunately for us, a neighbor emailed us a copy of the Planning Commission Staff Report, which Midway City, strangely in my opinion, will not email to property owners affected by its decisions.

This time, with this development, we are stunned that a business with 72 parking stalls may be built near us on Cari Lane and are wondering how such a big project could even be presented to the public by the Planning Commission. We own the home at 457 Cari Lane.

After reading the report, we have several objections and questions as follows:

1. This corner of Midway, Cari Lane in particular, has become residential. When the zoning ordinance was adopted, many years ago we suppose, this corner of Midway City could have become commercial or largely commercial or even somewhat commercial. However, it has not become commercial. This area has become residential over the years since the zoning ordinance was adopted. Another area of Midway has become the commercial zone.

The only businesses we know of in this corner of Midway are on the periphery, the dairy shop on the western edge and the Blue Boar Inn and the Zermatt Utah Inn on the western edge. The Homestead, large as it is, is almost its own area of Midway but is near the western periphery also.

In contrast to these existing businesses, this proposed B & B with wedding services would be down from the hills and western periphery, where Blue Boar and Zermatt and much of Homestead are located, and would be in the residential area, an eyesore and a blight in my opinion.

What year was this zoning designation first adopted? If a designated zone - over the years - is built up and becomes either primarily residential or commercial, does the zoning designation change with respect to remaining undeveloped lots? It seems the area of this proposed development should now be, as a matter of law as well as of fact, residential.

2. These three businesses - Blue Boar, Zermatt, and Homestead - in this corner of Midway are already essentially Bed and Breakfasts with wedding services. The Blue Boar Inn's website tells of receiving an award for Utah's best Bed and Breakfast recently.

Why is there a need for another B & B with wedding services so close to these existing three similar businesses? A new B & B seems unnecessary.

3. The Planning Commission's Report mentions that two B & B's in Midway have been "lost" from Midway. The Planning Commission assumes that because these two B & B's shut down, others are needed to replace them. However, why did these two former B & B's close business? Did the owners retire? Or did these B &

B's fail as businesses, closing because they didn't have enough clientele to make their B & B a going concern with profit? After all, with Blue Boar, Zermatt, and Homestead offering basically the same services, Midway arguably has enough B & B's with wedding services.

Who has responsibility to investigate why these two "lost" Bed and Breakfasts closed? Because we neighboring property owners were given such short notice, none of us have had the time to research why these two closed.

Will the Planning Commission do this research? It seems the Commission should have more than one duty here - not only to analyze whether a proposal for a business meets the zoning law but also whether that business has a reasonable chance of success. The Commission has assumed that more B & B's are needed in Midway but offers no proof.

After all, if two B & B's have been lost because there was no demand for them, why allow another one to be built that is likely to fail, too?

4. Also, if the property is designated for a B & B, and then the business fails, the property becomes permanently commercial, correct?

If so - with a precedent established that this lot is now commercial - the applicants may then want to build a 7-Eleven or other small business on the lot, which could be even more out of character with the neighborhood.

5. Also, speaking of the possibility that this business might fail, do the applicants have any experience running a B & B and wedding reception center? Does the Commission have a duty to investigate whether the applicants for a business use of a property have the training for such an enterprise? Most new businesses fail.

6. Also, from the fact that 72 parking stalls are requested, the applicants may be trying to operate a "budget" B & B, something like "Midway's Bed and Breakfast on the Cheap." After all, Midway has three apparently successful B & B's nearby, and this one could be a less expensive one for the patron on a budget.

From the Commission's report, it seems like a business model on the lower end of the price scale, in my opinion. The lot is small, very close to the two acre requirement cut-off. From the picture of this lot and proposed development, it looks like 1/2 of the lot or even 2/3's of it will be for parking! and that the space for patrons will be cramped.

For this cramped business to then stay viable, with so many competitors nearby, it would need volume - much traffic, many patrons - to make a profit, meaning lots of wedding receptions at little cost to patrons to keep the business afloat. The applicants may want to cram in as many people as possible onto this small plot to make the profit to keep the business viable.

If there's a lot of volume, our neighborhoods could be disrupted even more.

I'm always looking for value and a cheap price, so I'm grateful some businesses operate on this model.

However, does Midway City want a B & B on the lower end of the price scale to be so close to its higher end versions. The Blue Boar Inn is beautiful, a piece of art, and it's small parking lot is discreet and surrounded by trees. The Homestead is beautiful, too, helped by the fact that it has such large grounds.

The point is that with these three distinctive similar businesses in the area, already doing business, why lower their value by allowing a cheap B & B to be built nearby that can only dull their luster? Would this cheaper version really add to the City's tax base or ultimately detract from it?

7. Have Blue Boar, Homestead and Zermatt also been notified about this proposed development? With the Covid 19 shutdown hurting many businesses, these longstanding businesses might be hurt if a lower end competitor competes in their market. Midway wouldn't be helped if a new business, on the lower end, closes one of its fine existing ones. The applicants may be trying "to cash in" on the good reputation of these three existing businesses and in the process put pressure on them, perhaps bringing on a closure or bankruptcy by one or all of them. More and more people are taking vacations in mobile homes and not using motels or B & B's.

8. Also, speaking of Covid 19 and cramming people into small spaces, the pandemic is very relevant to this project. Does Midway City want to add another venue that packs people into a small space during this time of Covid 19? There was news story recently about a wedding party in Maine that caused an outbreak of Covid 19 over a much wider area. Some reporter or health official traced the people attending the wedding and how they spread the virus with people dying. The business holding the wedding was shut down because it didn't abide by the social distancing rules of Maine. There are lawsuits.

In a nutshell, this period of time – with a pandemic going on - doesn't seem a good time to start a business that depends on crowds.

In fact, it's a bad time to open a B & B with wedding services. If Midway City is on record of approving a B & B with wedding services - in September of 2020 - in the middle of a pandemic - it would be negligent in my opinion.

Perhaps once the virus Covid 19 is defeated, assuming that happens, life may go back to normal. However, perhaps people will be more wary of cramped and crowded spaces. On this issue, it seems that the experience of the applicants in running this type of business is especially relevant. How experienced are they in managing crowds? A business today – in a pandemic - with large crowds - is no longer a mere nuisance to neighbors because of traffic and noise but now has become a matter of the health and safety of the larger community.

Has Midway City's health department, if there is one, or the state health department, or Wasatch County Health Department been notified of this proposal?

9. One of the reasons Cari Lane became residential is undoubtedly because of its attractive name. When we bought our house on Cari Lane, the address name – a lane – told us it what we could expect, a house on a country lane. And it is like a country lane in many respects, narrow in most places and winding but with more traffic than we had expected. If the address had been Cari Boulevard or even Cari Avenue, our interest in even looking at this property would not have been great.

Why was it named Cari Lane? Whoever named it had the intent of keeping this area residential. This is not Cari Boulevard or Cari Avenue but Cari Lane.

10. Also, could Midway City please give neighboring property owners more notice about these developments, especially this one since its 72 parking stalls makes it stand out as outrageous on its face?

At the last hearing on the "Whispering Creek" development, someone said that the state only requires a little notice and that Midway City actually gives more notice than the state requires, which is still too short in my opinion. It's simply unfair, unreasonable, and unnecessary to give such short notice.

Also, is there a reason why Midway City won't email affected property owners a copy of the Planning Commission's reports? Email is such a common way of communicating. The letter of notice could also be sent by email and be less expensive than snail mail.

11. Finally, during the course of the previous hearing affecting Cari Lane, on the "Whispering Creek" development, I have in my notes that the developer or his representative opened his remarks with the words, "it has been a pleasure working with the Planning Commission," or words to that effect. (I don't have my notes with me to check the exact words.)

If the developer gets to have the pleasure of working with the Planning Commission on a proposal, why can't a designated neighbor also have that pleasure? From the moment the City receives a proposal, nearby property owners - in fairness and equity - should be given immediate notice. The City could require that only one neighbor be allowed to meet with the Board.

As the procedure is now, the developer is given privileged treatment, and neighbors are given almost no information before the hearing.

I'm still curious why the Midway City prefers to leave neighbors of developments, other property owners, in the dark until almost the last moment. Could someone please answer that question?

Sincerely,

Catherine Sundwall

Cc: neighbors