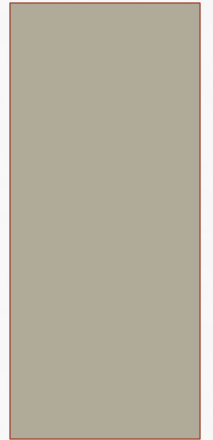


DAYBELL GARAGE - MIXED USE

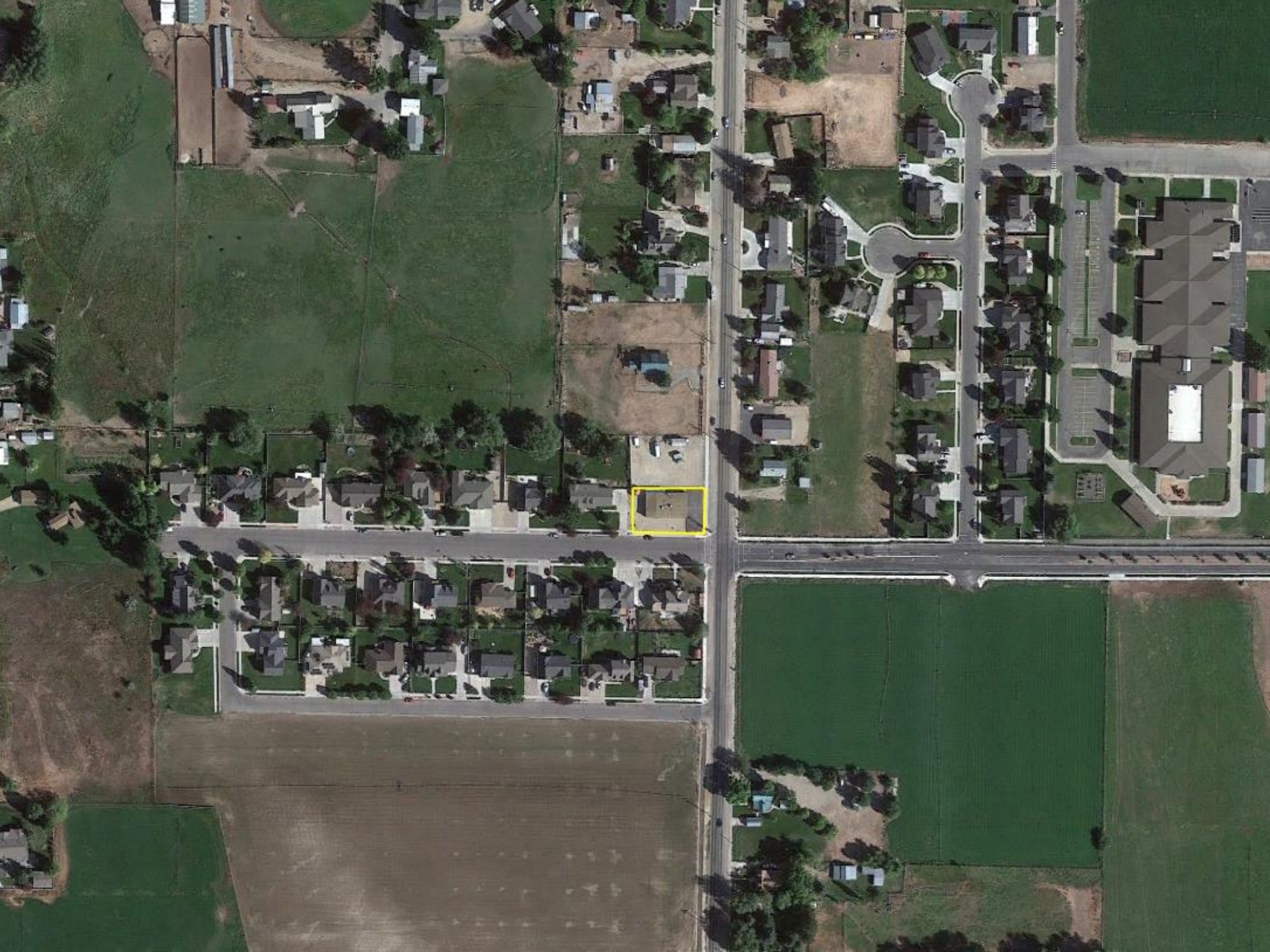
CONDITIONAL USE



LAND USE SUMMARY

- **Overview:** A conditional use permit is required for the mixed-use element of this proposal. Restaurants are a permitted use in the C-2 Zone. This proposal will convert the 1st floor into restaurant and residential. A 2nd floor will be added for the residential unit
- **Lot Size:** 0.22 acres
- **Zone:** C-2
- **Structure Height:** 28'
- **Access:** Currently accessible from both Center Street (UDOT) and Michie Lane
- **Utilities:** The property is connected to Midway City Culinary, Midway Sanitations sewer and Midway Irrigations secondary water line











DAYBELL GARAGE

STRAIGHT LINE
STORAGE



DAYBELL C

NOT A
THROUGH
STREET



SITE PLAN

 -Parking Stalls (Seven Total)

 -Existing Building Footprint

 -Proposed Snow Storage

 -Residential Balcony Addition

 -Landscaped Area



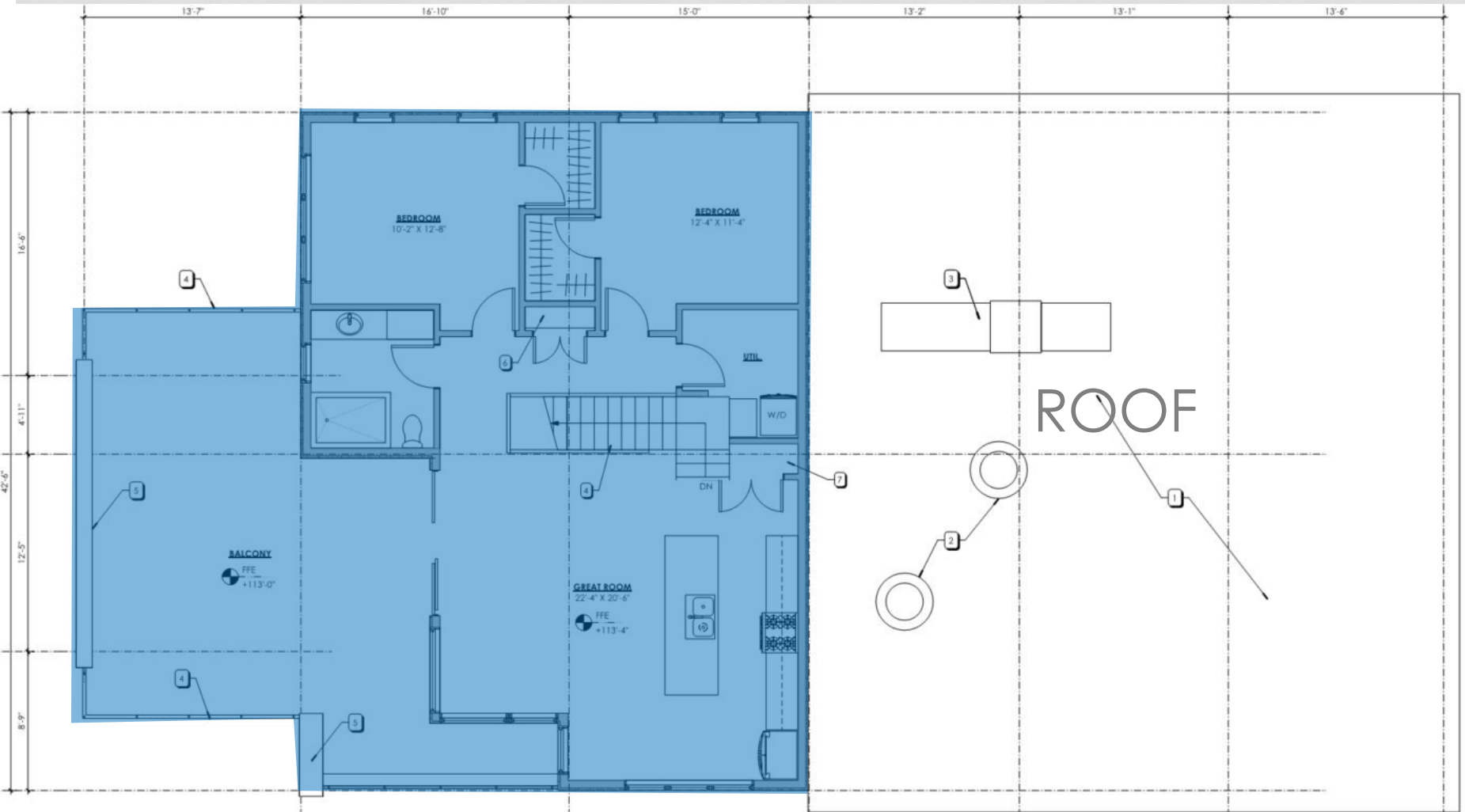
MAIN FLOOR PLAN



■ -Residential Area ~1,302 SF

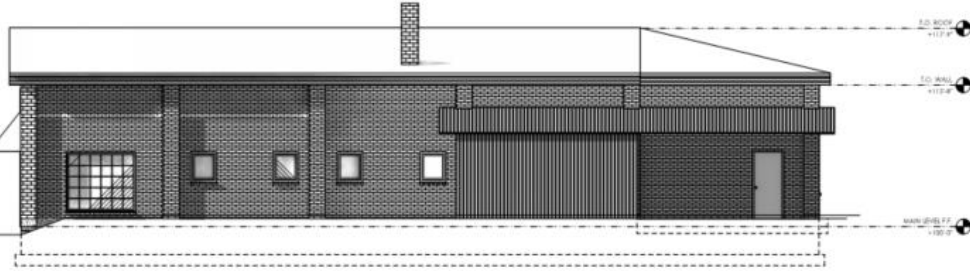
■ -Restaurant Area ~1,686 SF

SECOND FLOOR PLAN

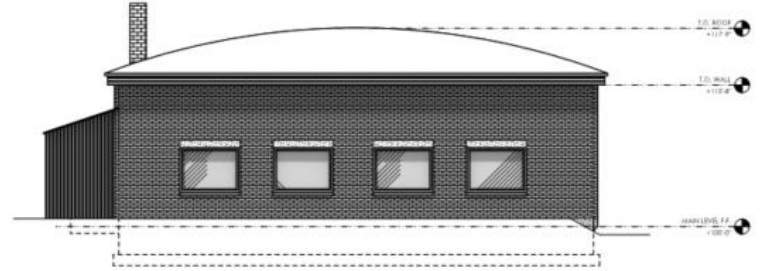


 -Residential Area ~1,672 SF

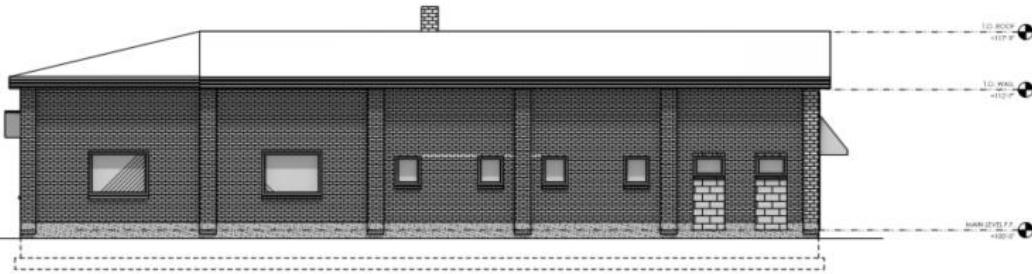
EXISTING ELEVATIONS



2 EXISTING NORTH ELEVATION
Scale: 3/16" = 1'-0"



1 EXISTING WEST ELEVATION
Scale: 3/16" = 1'-0"



3 EXISTING SOUTH ELEVATION
Scale: 3/16" = 1'-0"

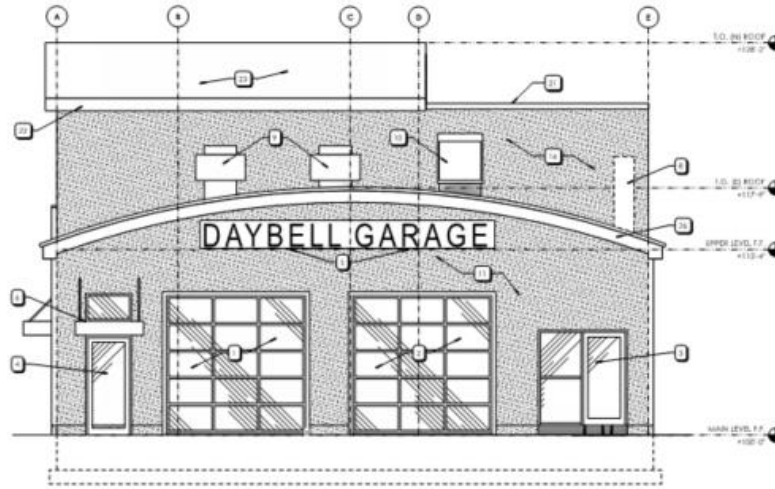


4 EXISTING EAST ELEVATION
Scale: 3/16" = 1'-0"

PROPOSED ELEVATIONS



3 PROPOSED COMMERCIAL TENANT LOGO
Scale: 1/4" = 1'-0"



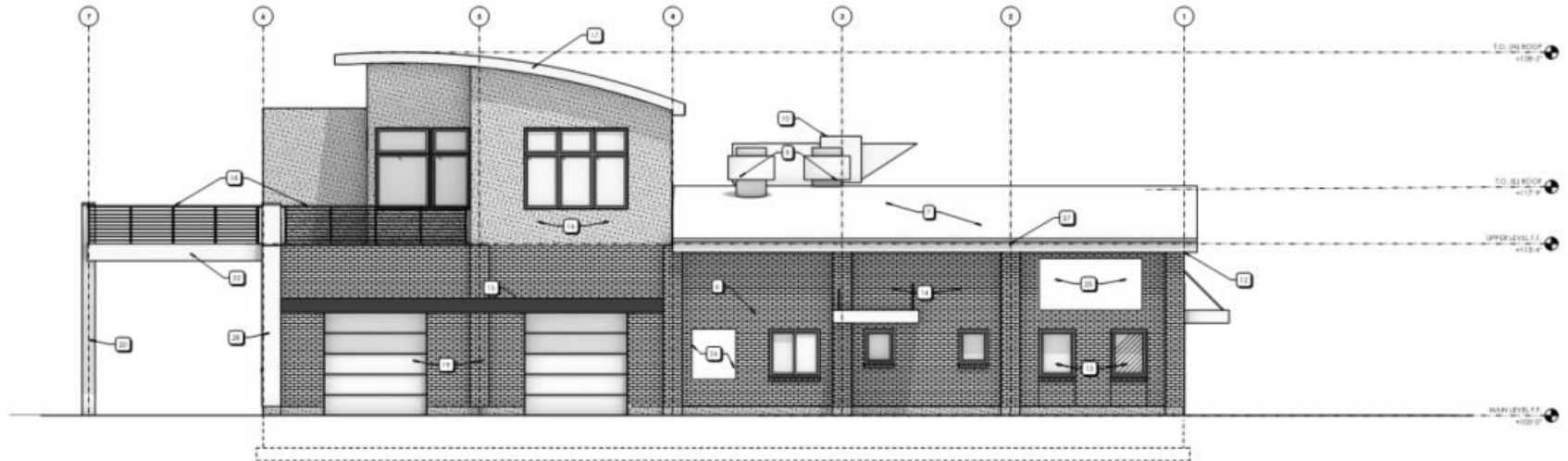
2 EAST ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR ELEVATION KEYED NOTES

- GLASS/METAL SECTIONAL OVERHEAD DOOR TO REPLACE (B); ENLARGE ROUGH OPENING TO MATCH ADJACENT DOOR
- GLASS/METAL SECTIONAL OVERHEAD DOOR TO REPLACE (B)
- ALUMINUM SECTIONAL DOOR & SILLING TO REPLACE (B) DOOR & WINDOW, WITH ENLARGED DOOR FOR ADA COMPLIANCE
- ALUMINUM SECTIONAL DOOR IN NEW ROUGH OPENING (B) HISTORIC BUILDING SIGN TO REMAIN, REPAIR AS REQUIRED AND REPAIR (EXISTING BUILDING FEATURE NOT CONSIDERED PART OF BUILDING SIGNAGE)
- METAL CANOPY
- MEMBRANE ROOFING TO REPLACE (B) SHEET ASPHALT ROOFING
- REMOVE (B) DIRECTLY ADJACENT MASONRY CHIMNEY
- STITCHER HOOD EXHAUST FAN
- STITCHER HOOD MAKEUP AIR UNIT
- (B) STUCCO
- (B) METAL FASCIA & SOFFIT TO REMAIN
- WINDOW & BRICK WALL INFILL TO REPLACE (B) WINDOW & CMU WALL INFILL
- (B) BRICK
- STUCCO
- METAL RAIN & SOFFIT
- CAMP RASING
- NO. 27" X 4" OPENING
- COLUMN WITH CONCRETE SKIN FINISH (BASE OF DESIGN: D&D SIGN BY REDDK)
- METAL COPING
- METAL FASCIA & SOFFIT
- MEMBRANE ROOFING
- PROPOSED FUTURE DRIVE THROUGH MENU BOARD, MC (14 SF MAX.)
- BUILDING ADJACENT WALL (EON (EON SF MARK))
- REPLACE (B) METAL RAIN & SOFFIT TO MATCH BUILDING ADDITION
- REPLACE (B) METAL FASCIA & SOFFIT TO MATCH BUILDING ADDITION
- CONCRETE SKIN FINISH VENER (BASE OF DESIGN: D&D SIGN BY REDDK)

GENERAL COLOR NOTES

- | | |
|---------------------------|---|
| 1. FINISH BRICK | TO REMAIN AS IS |
| 2. FINISH STUCCO | REMOVE TO NEW GRAY |
| 3. NEW STUCCO | LIGHT GRAY |
| 4. SOFFIT AND WINDOW SILL | BLACK |
| 5. NEW MEMBRANE ROOFING | WHITISH LIGHT COLOR FOR SOLAR REFLECTANCE |
| 7. STONE PANEL | TO MATCH STAFF: D&D SIGN BY REDDK |



1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



DESIGN REVIEW SET - NOT FOR CONSTRUCTION

DAYBELL
298 S. CENTER ST.
MIDWAY, UT

PROJECT NO. 2024-001
DATE: 12/07/21
REVISIONS:

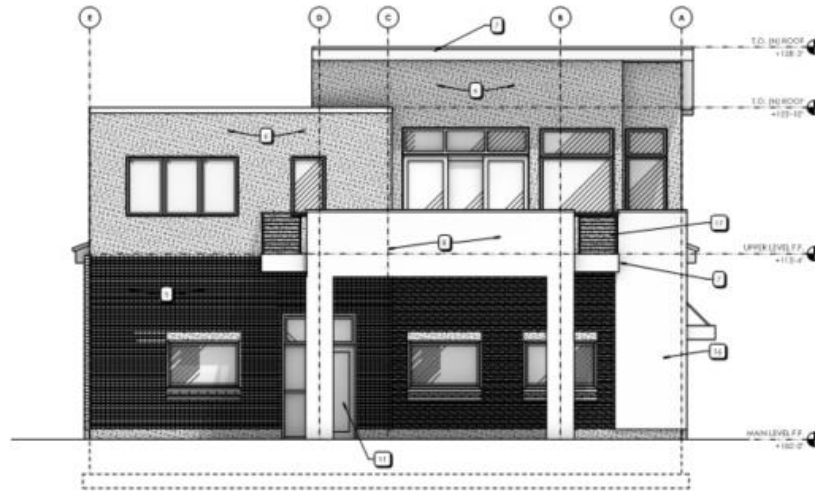
DATE: 12/07/21

REVISIONS:

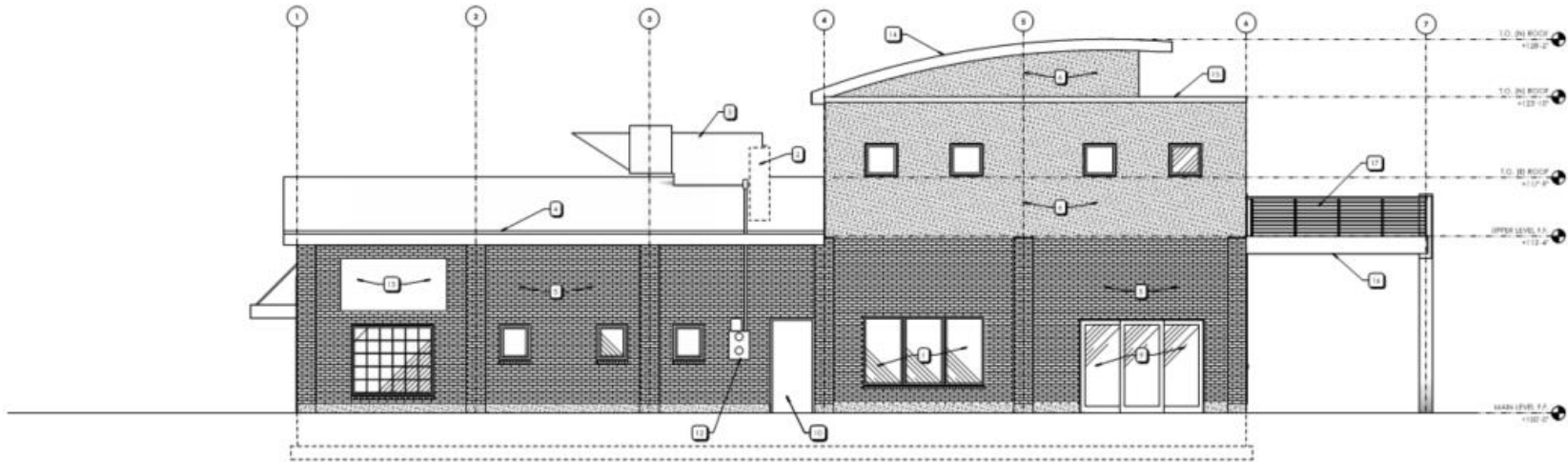
EXTERIOR ELEVATIONS

A2.1

PROPOSED ELEVATIONS



2 WEST ELEVATION
Scale: 1/4" = 1'-0"



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR ELEVATION KEY NOTES

1. WINDOW & FRAME @ (E) WALL OPENING
2. REMOVE (E) STRUCTURALLY UNDESIRABLE MASONRY CHIMNEY
3. RECONSTRUCT MASONRY AIR LINE
4. (E) METAL FASCIA & SOFFIT TO REMAIN
5. (E) BRICK
6. STUCCO
7. METAL FASCIA & SOFFIT
8. BALCONY WITH CONCRETE (SEMI-PANEL) (BASE OF DESIGN, DTD BY ARCHITECT)
9. DOOR @ ENLARGED WALL OPENING
10. HOLLOW METAL DOOR & FRAME @ (E) OPENING
11. DOOR & SILL @ ENLARGED WINDOW OPENING
12. ELECTRICAL WIRE AND CHIMNEY SERVICE
13. BUILDING-MOUNTED WALL SIGN (E) (IF MARK)
14. METAL RAKE & SOFFIT
15. MEDIA CORNER
16. CONCRETE (SEMI-PANEL) VENER (BASE OF DESIGN, DTD BY ARCHITECT)
17. CABLE RAILING



AMD
ARCHITECTURE

1001 FIVE
MILL LANE, SUITE
200, MIDWAY, UT
84057-3030

WWW.AMDARCHITECTURE.COM

DESIGN REVIEW SET - NOT FOR CONSTRUCTION

DAYBELL
298 S. CENTER ST.
MIDWAY, UT

PROJECT NO. 2021-001
DATE: 12/07/21
SCALE: 1/4" = 1'-0"

DATE

12/07/21

REVISIONS

EXTERIOR
ELEVATIONS

A2.2

PROPOSED RENDERINGS



DESIGN REVIEW SET - NOT FOR CONSTRUCTION

DAYBELL
206 S. CENTER ST.
MIDWAY, UT

THIS DOCUMENT IS THE PROPERTY OF AMD ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AMD ARCHITECTURE. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED AND WILL BE AT THE USER'S SOLE RISK. AMD ARCHITECTURE ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMD ARCHITECTURE IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DELAYS. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF AMD ARCHITECTURE.

DATE
12/07/21

REVISIONS

TITLE SHEET

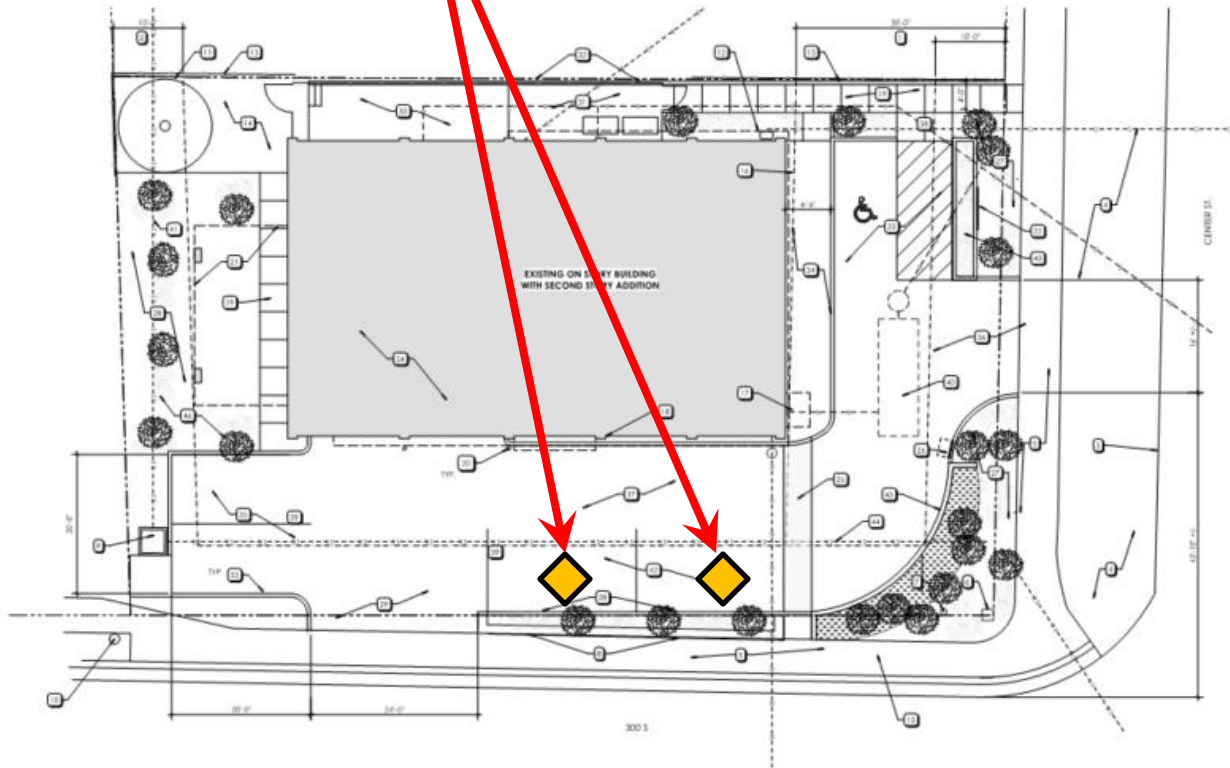
G0.3



PROPOSED MATERIALS



If in the future the City Council approves a cross parking agreement, these parking spots may be relocated off-site, allowing for the use of a drive-thru window on the north side of the drive aisle and a vehicular pass through on the south side of the aisle.



- SITE PLAN KEYED NOTES**
- FRONT SETBACK 8 MIN./30' MAX.
 - 10' COMMERCIAL SETBACK FROM (B) RESIDENTIAL USE
 - (B) EDGE OF ADJACENT PAVEMENT
 - (B) GRAVEL PARK STRIP
 - (B) SIDEWALK
 - (B) COMMUNICATION BOX
 - (B) LOW WALL
 - (B) RETAINING WALL
 - (B) ABOVE GRADE CATCH BASIN PER DRAINAGE PLAN
 - (B) FIRE HYDRANT
 - (B) SIGN TO REMAIN
 - (B) GAS METER
 - (B) POST & RAIL SPACE TO REMAIN
 - (B) CONC. PAVING
 - DECOMMISSION (B) DRIVEWAY ACCESS
 - (B) BUILDING ENTRY
 - NEW BUILDING ENTRY WITH CANOPY
 - PROPOSED DRIVE THROUGH WINDOW WITH CANOPY (SEE UR PRIDE PLAN)
 - CONC. WALK
 - WALLARD
 - SAUCY/OUT ABOVE
 - MONUMENT SIGN (30' MIN. MAX. SIZE) DESIGN AND FINAL LOCATION NOT SET TO BE LOCATED ON LOT AND NOT IN PUBLIC WAY
 - 8' X 20' ACCESSIBLE PARKING SPACE W/ DRIVE AID AND 8' X 10' WIDE AISLE
 - NOW 8' X 30' RESERVE PARKING: (1) STALL IN GARAGE
 - PAVED HOV3+ DRIVE AID
 - CURB INLET & CATCH BASIN PER APHA DETAIL (2) TO REPLACE (B) CATCH BASIN: 1E (1) (2) UNDERGROUND CULVERT
 - LANDSCAPING TO REPLACE (B) ASPHALT PARKING
 - LANDSCAPING
 - 34' DRIVEWAY ACCESS FOR 3 WAY DRIVE THROUGH PARKING
 - FINISHED PAVED AREA 8' APARTMENT
 - WATER/RECYCLING CONTAINER AREA WITH CONC. PAVING
 - SOIL REMOVING W/ DIRT W/ WASTE/RECYCLING CONTAINER AREA
 - APPROXIMATE CURB & GUTTER
 - CONCRETE WALK TO BUILDING IMPROVEMENTS (2) TO ACCOMMODATE CLEARANCES AT OUTSTANDING DOORS
 - NOW 10' X 20' PARKING: (2) STALLS
 - DRIVEWAY ACCESS TO CONSR STREET (SHEET 0001 ONLY)
 - 12' WIDE AISLE
 - CONCRETE WALK FOR ACCESSIBLE PATH OF TRAVEL TO BUILDING ENTRY
 - PAVED DRIVEWAY
 - GRASS/RETENTION & DRAINAGE MARKING (APPROXIMATE LOCATION FINAL LOCATION (B))
 - (B) UNDERGROUND IRRIGATION CULVERT/STORM SEWER
 - NOW 8' X 20' PARKING: (2) PARALLEL STALLS
 - NOW 30' BAYED PARKING
 - (B) UNDERGROUND IRRIGATION CULVERT/STORM SEWER
 - NOW 30' CONCRETE PARKING WALL WITH BURNED LANDSCAPING ON STREET SIDE
 - PAVED SNOW DEPOSIT AREA

ZONING ANALYSIS

ADDRESS: 298 S CENTER ST. MIDWAY, UT
 LOCAL DESCRIPTION: 298 S CENTER ST. MIDWAY, UT
 SMALL LOT SUBDIVISION

ZONE: NONE
 MIN. LOT AREA: NONE
 ACTUAL LOT AREA: 9737 SF (22 ACRES)
 MIN. FRONTAGE: TO BE DETERMINED
 ACTUAL FRONTAGE: 77' 0"
 MAX. COVERAGE: 20% OF COMMERCIAL, NO MIXED USE
 RESIDENTIAL

REAR YARD: 10' MIN. 20' MAX.
REAR YARD: 10' COMMERCIAL, SETBACK FROM EXISTING RESIDENTIAL USE
SIDE YARD: NONE
MAX. HEIGHT: 35'
PROPOSED HEIGHT: 37'

PARKING: ALL PARKING SHALL BE LOCATED AT THE SIDE OR REAR OF THE MAIN BUILDING ON EACH COMMERCIAL ZONING LOT. ACCESSIBLE PARKING TO BE LOCATED IN FRONT OF BUILDING FOR PICKUP & DELIVERY.

CLEAR VIEW: NOTHING EXCEPT ANY OTHER PROVISIONS CONTAINED HEREIN, STRUCTURES AND SETBACKS MUST COMPLY WITH CLEAR VIEW TRIANGLE OF INTERSECTING STREETS.

LANDSCAPING: ALL LAND NOT COVERED BY OFF-STREET PARKING OR BUILDING SHALL BE PLANTED INTO LAWN, TREES OR SHRUBS AND COVERED LANDSCAPED AND MAINTAINED WITH LAWN, TREES AND SHRUBS EXCEPT FOR PERMITTED CEMENTS AND DRIVEWAYS.

***FINANCING:** THE CITY COUNCIL, UPON AN APPLICANT'S REQUEST, MAY APPROVE A SETBACK OF PARKING LAYOUT, SUPERSEDED THAN LISTED IN THE SECTION BASED ON SPECIFIC CIRCUMSTANCES OF THE SITE AND BUILDING ORIENTATION OR SPECIFIC USE.

PARKING ANALYSIS

PARKING CATEGORY	RESIDENTIAL	COMMERCIAL
1.5 BEDROOM UNIT	3	0
RESTAURANT	1/200 SF DRIVE SPACE & 750 SF	4
TOTAL:	7	0

PARKING PROVIDED

ON SITE	3
OFF-SITE PARKING IN BUILDING	2
TOTAL ON-SITE PARKING	7
(INCLUDES (1) ACCESSIBLE VAN SPACE W/RY LOADING AREA)	

AMD ARCHITECTURE
 304 W. 100 S.
 SALT LAKE CITY, UT 84111
 TEL: 313.333.8332

DESIGN REVIEW SET - NOT FOR CONSTRUCTION

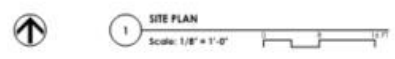
DAYBELL
 298 S. CENTER ST.
 MIDWAY, UT

DATE: 11/02/21

REVISIONS:

SITE PLAN

SP1.0



September 14, 2021

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049

Subject: Daybell Garage Conditional Use Permit Review

Dear Michael:

Horrocks Engineers recently reviewed the plans for the above mixed use development. The following issues should be addressed before a building permit is issued.

General: The proposed mixed use development is located at approximately 298 South Center Street. The proposed use will include a restaurant on the main floor with a residential unit on the second level. Final construction site plans should be approved prior to final approval.

Water

- Applicant should verify that the existing lateral has adequate flow for both the restaurant and residential unit.

Roads

- The applicant will need to get an approved access permit from UDOT for the proposed driveway access onto Center Street prior to any approval from City Council.

Storm Drain

- The site will need provide a storm drain analysis for 25 year – 24 hour storm event and hold that water onsite. Then it can discharge into the existing irrigation line that runs through the property and south on Center Street.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc: Wayne Gordon AMD Architecture

WATER BOARD RECOMMENDATION

- 1.5 acre feet when lot was platted as lot 2 of the Theo Carlile Daybell Family Trust Small Lot Subdivision
 - Covers the water requirement for the restaurant and outside irrigation
- 0.8 acre feet required for the new residential unit

Recommended water dedication: 0.8 acre feet

VAC RECOMMENDATION

Motion: A motion was made by Elizabeth Crittenden that they approve the design of the Daybell Garage as presented without the screening. The designer will arrange to have samples of the stucco, stone and sample paint colors dropped off so that the VAC members could see them in person. They encourage the use of planters on the balcony wall.

Second: Diann Glenn seconded the motion.

Vote: The vote was unanimous for approval.

POSSIBLE FINDINGS

- The proposed use is a conditional use in the C-2 zone.
- The proposal is consistent with the vision of the General Plan for Main Street and commercial areas.
- A drive-thru window will not be installed and used unless the required off-street parking is moved onto an adjacent parcel, which is subject to the approval of the city council.

PROPOSED CONDITIONS

1. Must have approval from UDOT for existing access before proceeding to the City Council.
2. Must obtain an updated will-serve letter from Midway Irrigation Company before building permit approval.
3. No building permit may be issued unless final written approval has been provided by the City Engineer.
4. Must obtain a final recommendation of approval from the Vision Architectural Committee before consideration by the City Council. – VAC approved materials on 12/7

PLANNING COMMISSION RECOMMENDATION

- **Motion:** Commissioner Ream: I make a motion that we recommend approval of a conditional use permit that would allow a mixed-use development on the Daybell Garage property. The proposed mixed use would consist of a restaurant and a residential unit. The property is located at 298 South Center Street and is in the C-2 zone. We accept staff findings and the conditions that are in the staff report.
- **Seconded:** Commissioner Whitney
- **Chairman Nicholas:** Any discussion on the motion? There was more discussion, the motion did not change.
- **Chairman Nicholas:** All in favor.
- **Ayes:** Commissioners: Whitney, Ream, Wardle and Cliften
- **Nays:** Garland, Simons
- **Motion: Passed**