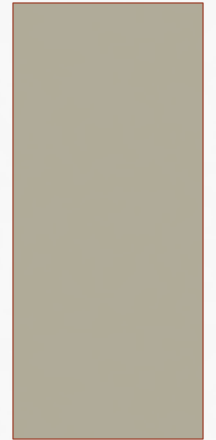


# TRANSIENT RENTAL OVERLAY DISTRICT EXPANSION

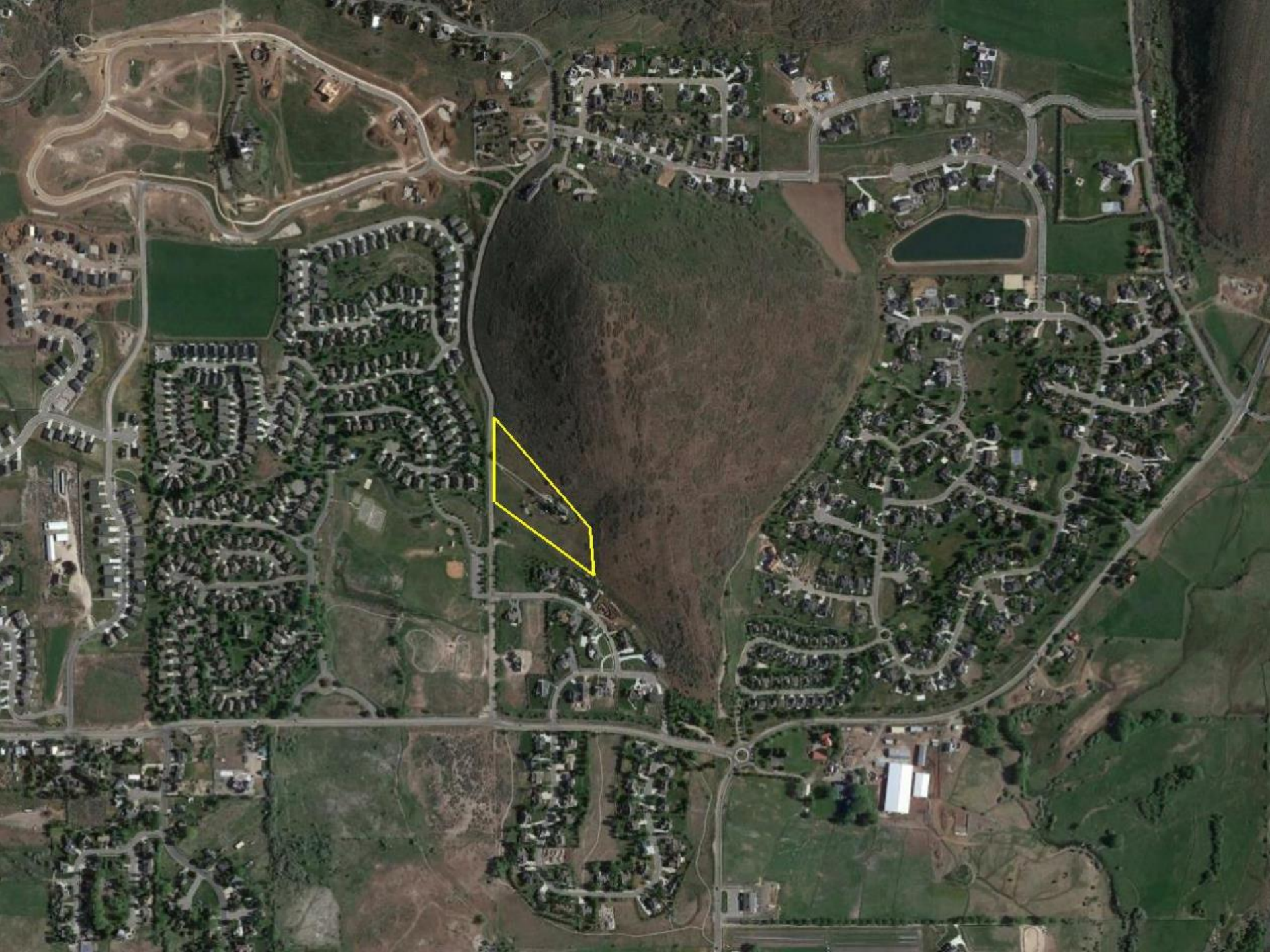
ZONE MAP AMENDMENT

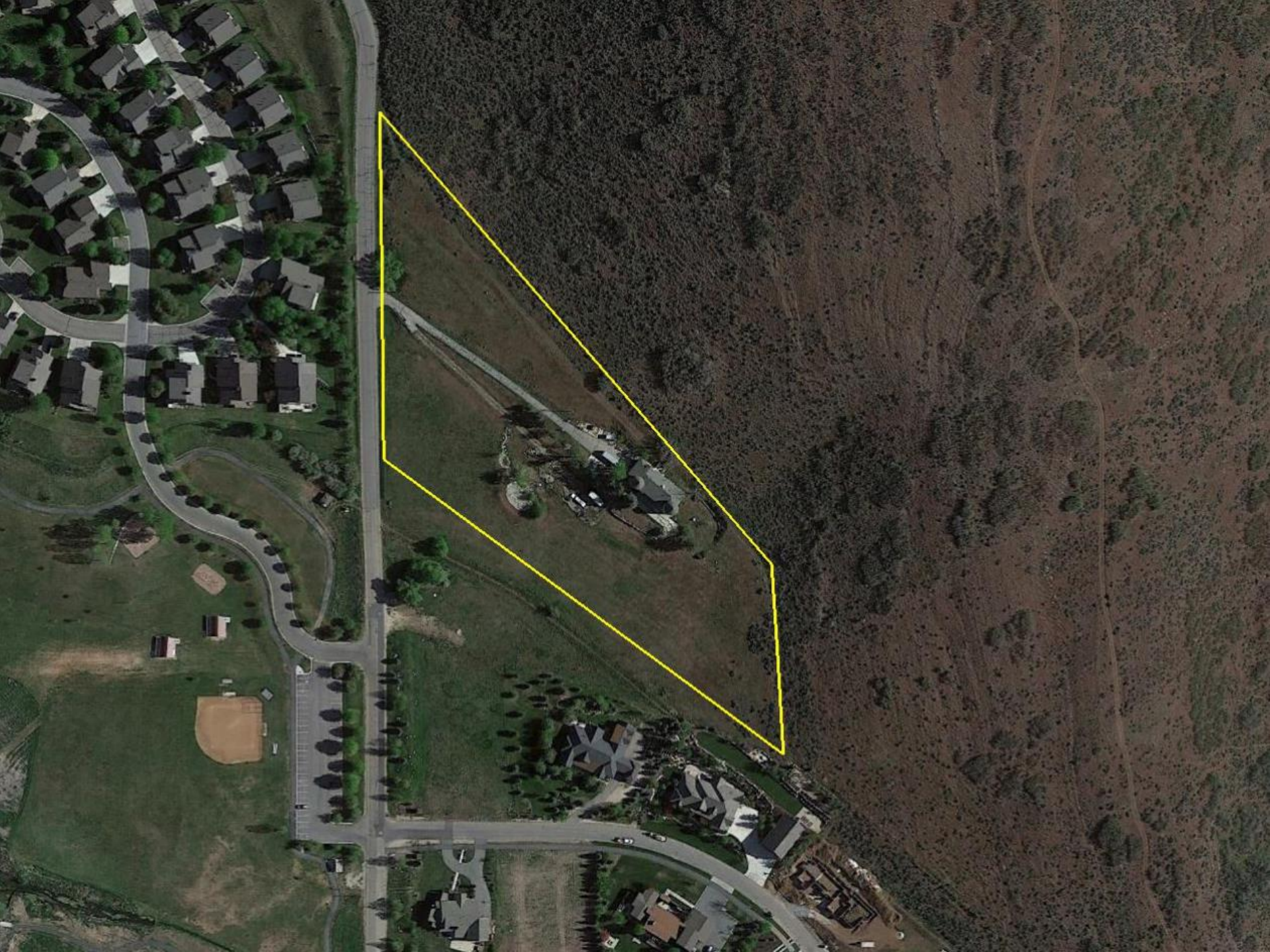


# LAND USE SUMMARY

- RA-1-43
  - Allows long-term rentals of 30 days or more
- 1 parcel
  - Miller – 5 acres
  - A concept plan has been submitted to subdivide the property
- Not contiguous to the TROD
- If included in the TROD, then short-term rentals of 2-30 day are allowed as a Conditional Use
  - Number of people that can stay in the home, number of vehicles that can be parked at the home, a locally licensed property management company must manage the home, the home must pass several inspections, and other requirements also apply



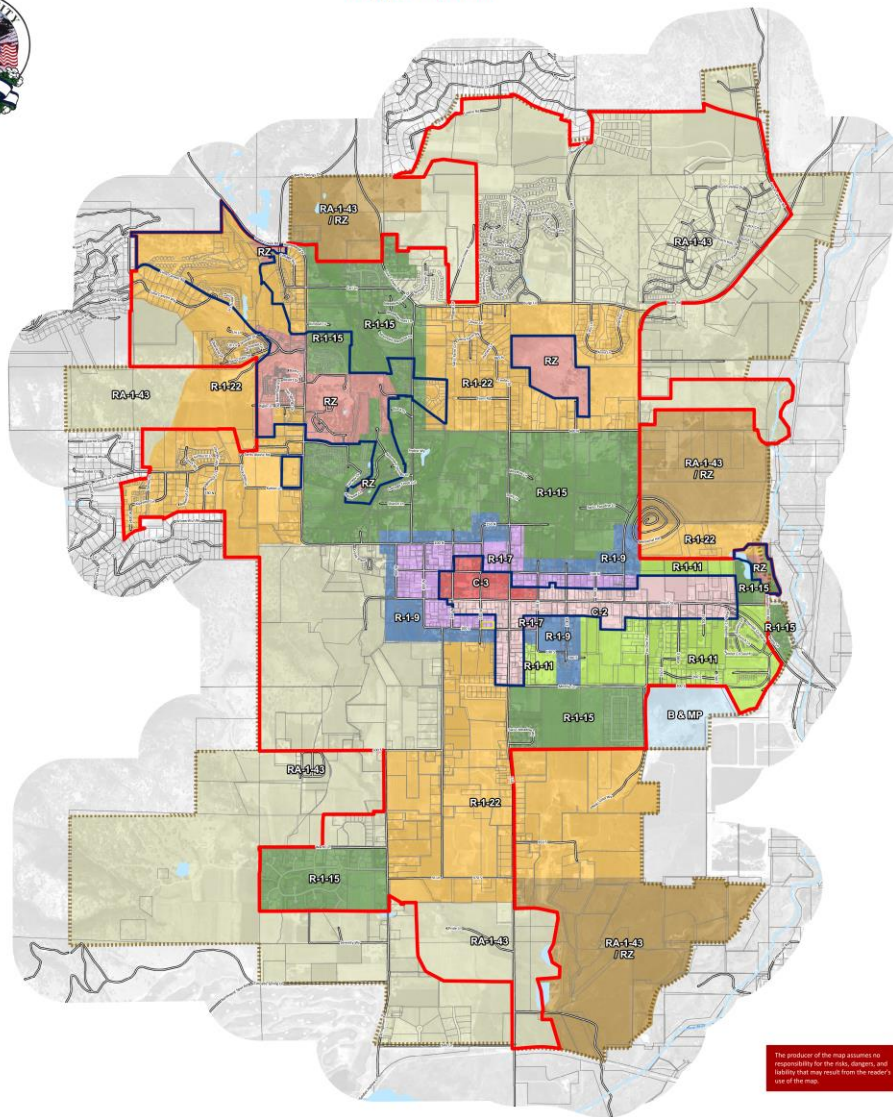






# MIDWAY CITY - Land Use

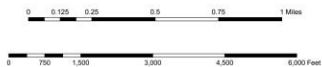
August 12, 2009



The producer of the map assumes no responsibility for the risks, damages and liability that may result from the reader's use of the map.

## Legend

- |                        |              |        |
|------------------------|--------------|--------|
| TROD                   | B & MP       | R-1-22 |
| Midway City            | C-2          | R-1-7  |
| Midway Growth Boundary | C-3          | R-1-9  |
| Rivers                 | RA-1-43      | R-1-11 |
| Roads                  | R-1-15       | RZ     |
| Water Body             | RA-1-43 / RZ |        |



**MOUNTAINLAND**  
ASSOCIATION OF GOVERNMENTS

Map Produced For Midway City, CO by GIS/IT Consultant  
Mountainland Association of Governments  
Map Production Date: April 2009  
Map Production Date: April 2009  
Data Source: Midway City & Mountain County

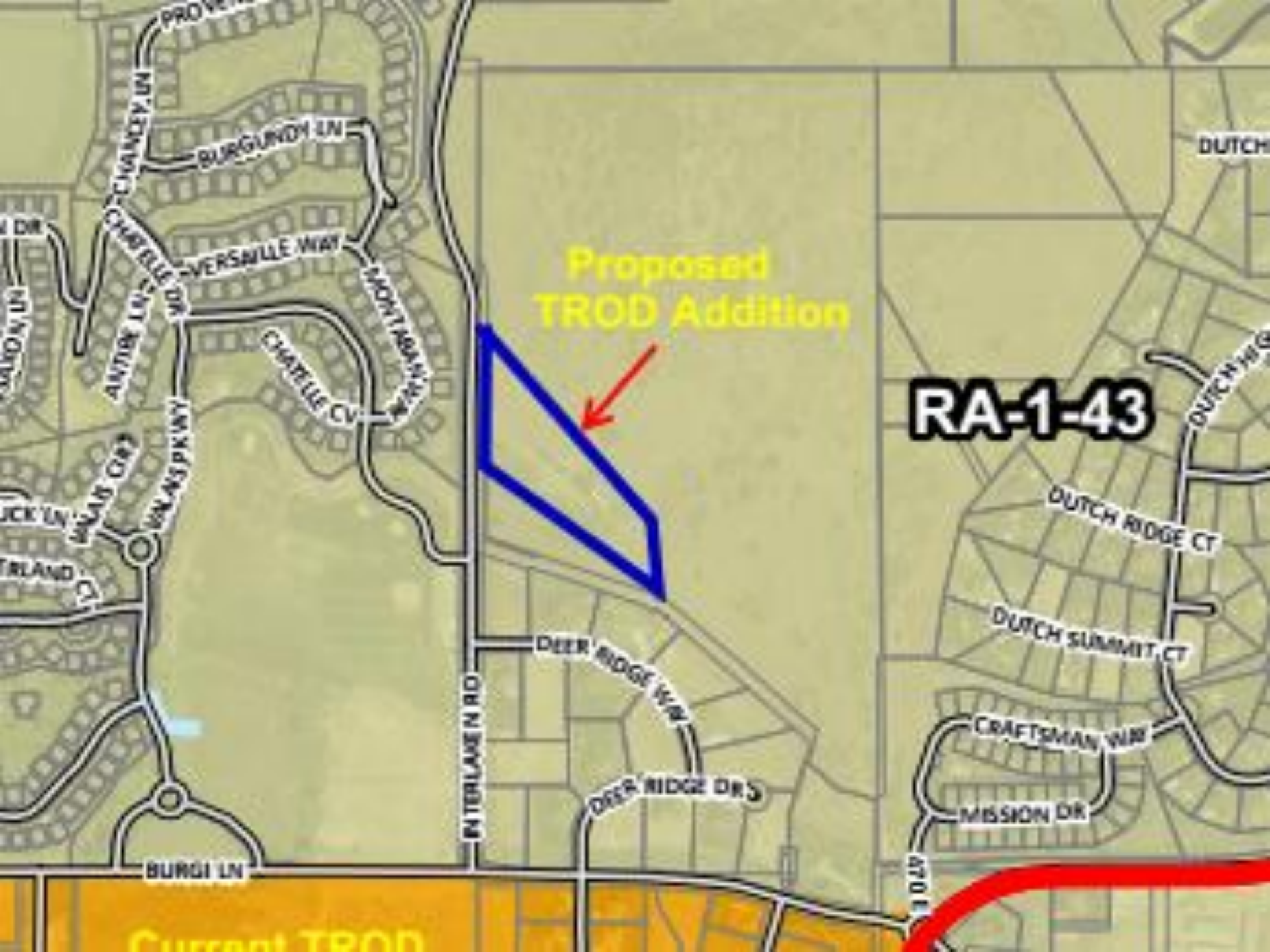


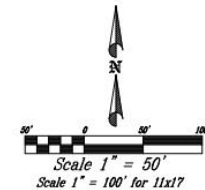




Proposed  
TROD Addition

**RA-1-43**





**LEGEND:**

R.O.W. DEDICATION (0.23 ACRES)

DENSITY CODE	DENSITY	AREA	LOTS
0-9%	1 PER 1 ACRE	0.83 AC	0.83
10-14%	1 PER 1 ACRE	1.03 AC	1.03
15-19%	1 PER 9 ACRES	1.59 AC	0.32
20-24%	1 PER 10 ACRES	0.64 AC	0.06
25+%	1 PER 20 ACRES	1.03 AC	0.05
		<b>TOTAL</b>	<b>2.29</b>

**ZONING REQUIREMENTS:**  
 1.00 ACRE MINIMUM  
 150' MIN. ROAD FRONTAGE

**SETRBACKS:**  
 50' FRONT  
 30' SIDE  
 50' REAR

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDING FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PAUL D. BERG P.E.  
 SERIAL NO. 286298  
 DATE: 3 OCT 2022

STACEY MILLER  
 INTERLAKEN ROAD

CONCEPT PLAN#3



DESIGN BY: PDB  
 DRAWN BY: DAA  
 DATE: 3 OCT 2022  
 REV:

SHEET  
**3**





# ITEMS OF CONSIDERATION

- Property was a Bed & Breakfast in the 1990s and early 2000s
- Currently, a Bed & Breakfast is a conditional use on the property
- Access and utility easements must be obtained for any future land use changes
- City would benefit from Transient Rental Tax and Resort Tax
- Allowing zone changes does set a precedent

# POSSIBLE FINDINGS

- The proposed property is not contiguous to the TROD.
- The property does have a history of being used as a Bed and Breakfast.
- The applicant will need to apply for a Conditional Use Permit if the zone amendment is successful.
- Renting the property will generate more transient rental taxes for the City and will help the City to qualify to collect the Resort Tax.
- The City Council is under no obligation to approve the proposal but may do so if they find it will benefit the community.

The Derald Miller property located at 1220 North Interlaken Drive contains an existing residential structure built in 1982 that has a historical use as a bed and breakfast. The home operated as a bed and breakfast in the county and was annexed into Midway City in 2001. When Midway City created the Transient Rental Overlay District (TROD) in 2009 the property was not included although other bed and breakfast properties like the Johnson Mill, Blue Board Inn and Invited Inn were included. This request is to include the property in the TROD.

Below is a response to questions asked in the application to amend the zoning map.

Positive Impacts of the Proposed Change:

- Increases the number of rental options available for visitors to Midway City.
- Helps Midway City preserve it's resort tax status with the State of Utah.
- Increases sales tax and transient room rental tax income for Midway City
- Renovation of the home and improvements to the property that has not been maintained for many years.
- Allows the property owner to rent the existing home as a vacation rental or family reunion lodge instead of a bed and breakfast. Bed and breakfast is a dated rental model that is losing its popularity. Overnight rental of the entire home through a property manager and services such as VRBO and Airbnb are current methods for vacations.
- Allows the property owner the flexibility of living onsite and managing the property or hiring a property management company. If the property is operated as a bed and breakfast it must be the owners primary residence per Section 16.13.350.L of the Midway City code.
- Corrects the Midway City Zoning Map to include the property which has a historical transient rental use similar to other properties in Midway such as the Johnson's Mill, the Blue Boar Inn and the Invited Inn that were included in the TROD.

# MILLER REZONE

## Negative Impacts of the Proposed Change:

- Some new neighbors in the area may not be aware of the historical transient use and may not be expecting overnight rentals since it is not shown on the current zoning map.

## How the Proposal is in the Best Interest of the Community

- Increases the number of overnight rooms for visitors to Midway City.
- Helps Midway City preserve it's resort tax status with the State of Utah.
- Increases sales tax and transient room rental tax income for Midway City.
- Renovation of the home and improvements to the property that has not been maintained for many years.

We appreciate your consideration of the zoning map amendment. Please let me know if you have any comments or questions.