

**MINUTES OF THE  
MIDWAY CITY COUNCIL  
(Work Meeting)**

**Tuesday, 21 January 2025, 5:00 p.m.  
Midway Community Center, Council Chambers  
160 West Main Street, Midway, Utah**

**Note:** Notices/agendas were posted at 7-Eleven, The Market Express, the United States Post Office, the Midway City Office Building, and the Midway Community Center. Notices/agendas were provided to the Mayor, City Council, City Engineer, City Attorney, Planning Director, and The Wasatch Wave. The public notice/agenda was published on the Utah State Public Notice Website and on the City's website. A copy of the public notice/agenda is contained in the supplemental file for the meeting.

**1. Call to Order**

Mayor Johnson called the meeting to order at 5:06 p.m.

**Members Present**

Celeste Johnson, Mayor  
Jeff Drury, Council Member  
Lisa Orme, Council Member  
Kevin Payne, Council Member  
Craig Simons, Council Member  
JC Simonsen, Council Member

**Staff Present**

Corbin Gordon, City Attorney (Arrived at  
5:31 p.m.)  
Michael Henke, City Planning Director  
Wes Johnson, City Engineer  
Katie Villani, City Planner  
Brad Wilson, City Recorder

**Note:** A copy of the meeting roll is contained in the supplemental file for the meeting.

**2. Commercial Zones / Revisions** (City Planner – Approximately 60 minutes) – Discuss possible revisions to the commercial zones in Midway City.

Michael Henke gave a presentation and reviewed the following items:

- Zoning map
- Commercial zones
- Changes to uses
- Possible boundary changes
- Rezoning process
- Reasons for the C-3 zone boundary changes

Mr. Henke also made the following comments:

- Permitted uses could have conditions or restrictions.

- Rest homes, etc. needed to be clarified.
- Side by side vehicle rentals had been left in both zones.
- Moving trucks were only allowed if already part of an existing business.
- Short-term lodging facilities were only allowed in the Transient Rental Overlay District (TROD).
- The number of kitchens per building was limited in the commercial zones but not specifically the number of nightly rentals.
- What should the frontage be on side streets for condominiums and mixed-use developments?
- The front setback was greater on state roads.

**Note:** A copy of Mr. Henke's presentation is contained in the supplemental file.

The Council, staff, and meeting attendees discussed the following items:

- There should be a standardized term for short-term lodging and nightly rentals.
- Nightly rentals should be allowed on any floor in the C-2 zone and only on upper floors in the C-3 zone.
- Why should hotels be allowed in commercial zones when the City had a resort zone? Commercial zones should focus on other businesses.
- There should not be an excessive number of nightly rentals, like 40, per building.
- Accessory buildings should be better defined. Should they include retail or just storage?
- What should be the size limit for buildings?
- Should the volume of buildings be limited?

**Note:** Corbin Gordon arrived at 5:31 p.m.

- Nightly rental density could be limited per acre or per parcel.
- Mixed use parking should continue to be monitored.
- Veterinarian clinics and pet related businesses were not desirable around the Town Square.
- There should be a buffer around parking in the C-3 zone. 50-foot front setbacks would require parking to be behind structures.
- The zoning should be different east of 400 East on Main Street.
- Changing the boundary of the C-3 zone increased walkability on both sides of Main Street.

### **3. Adjournment**

The meeting was adjourned at 6:03 p.m.

  
Celeste Johnson, Mayor

  
Brad Wilson, Recorder