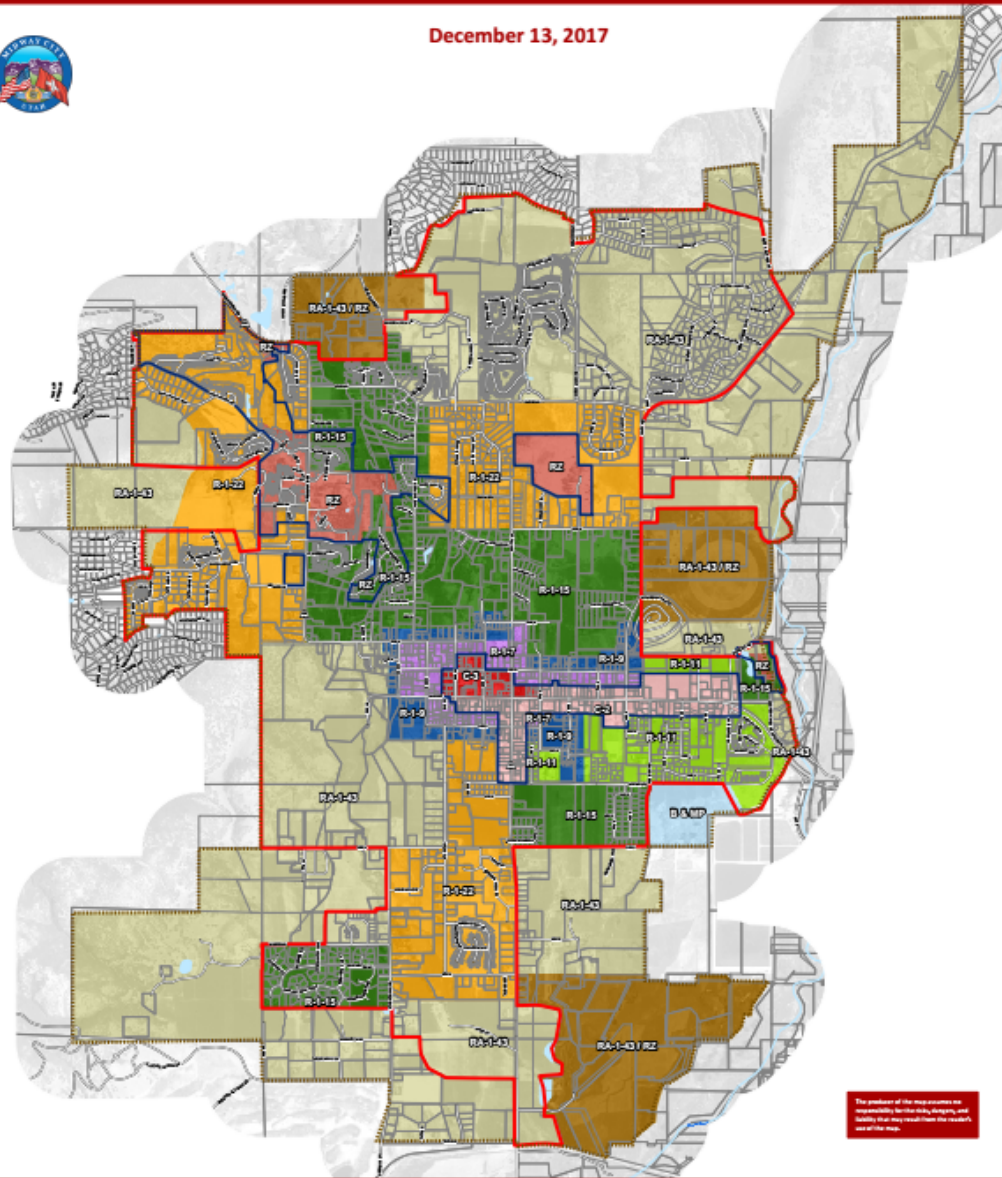


RECREATIONAL & RESORT ZONE
NOTICE OF PENDING ORDINANCE

RESOLUTION 2018-23

MIDWAY CITY - Land Use

December 13, 2017



The producer of the map assumes no responsibility for the city, planning and quality that may result from the user's use of the map.

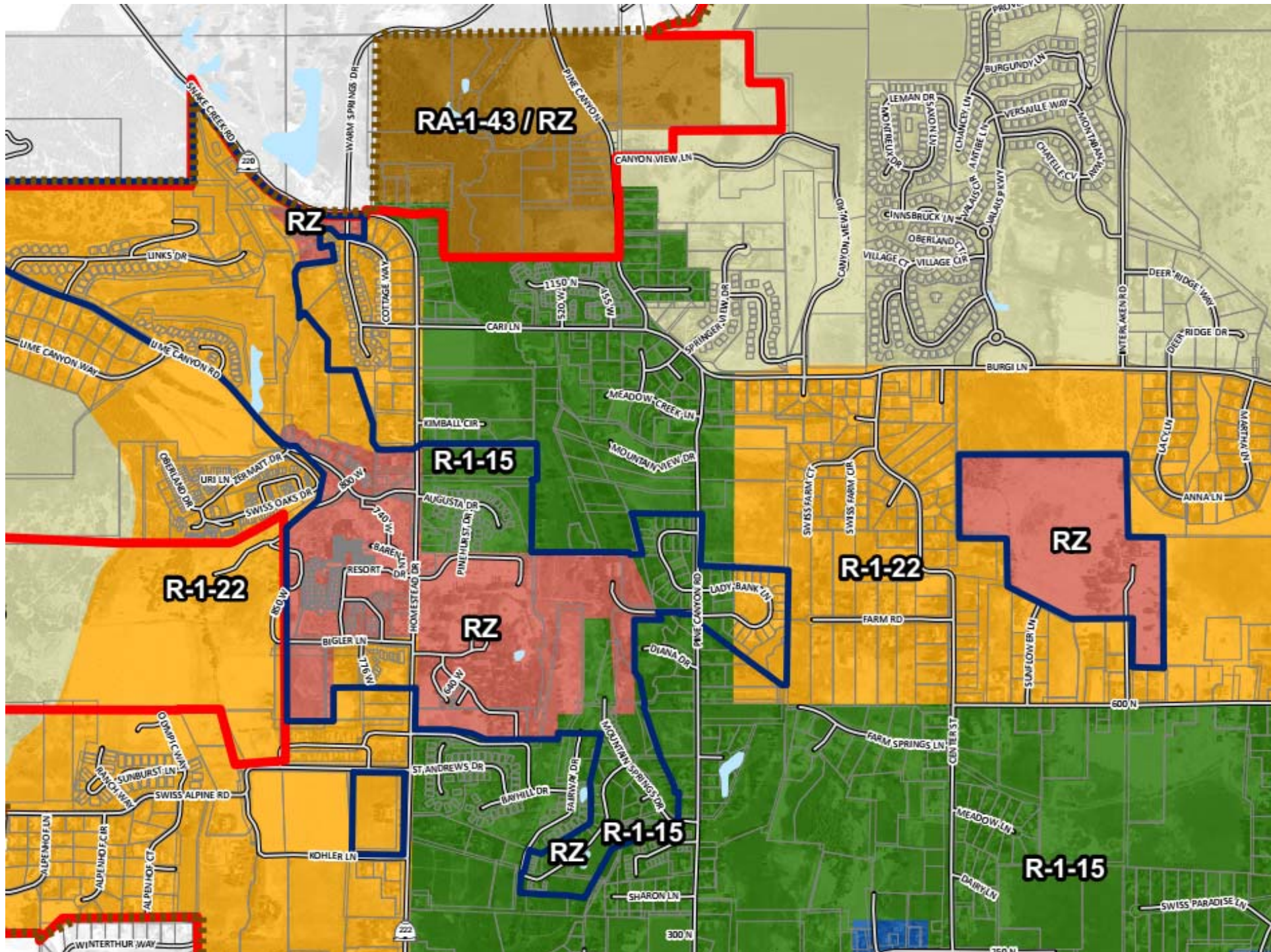
Legend

- | | |
|------------------------|-------------------|
| TRKD | Zoning RA-1-43/RZ |
| Midway City Boundary | Zoning B & MP |
| Midway Growth Boundary | Zoning C-2 |
| Rivers | Zoning C-3 |
| Roads | Zoning RA-1-43 |
| Water Body | Zoning R-1-11 |
| | Zoning R-1-15 |
| | Zoning R-1-10 |
| | Zoning R-1-9 |
| | Zoning R-1-8 |
| | Zoning R-1-7 |
| | Zoning R-1-6 |
| | Zoning R-1-5 |
| | Zoning R-1-4 |
| | Zoning R-1-3 |
| | Zoning R-1-2 |
| | Zoning R-1-1 |
| | Zoning R-1-0 |
| | Zoning B&MP |



MOUNTAINLAND
ASSOCIATION OF GOVERNMENTS





RECREATIONAL & RESORT ZONE

- Adjusting the water requirements so water rights are required at the Master Plan stage of the approval process similar to the adjustment made recently for PUDs and large-scale subdivision that are multi-phased.
- Require commercial development with each master plan development in the RZ.
- Define permitted and conditional uses in the RZ.
- The current code is designed for large-scale resort developments but there are smaller parcels in the zone that cannot comply with current requirements such as setbacks. Staff would propose a large parcel resort zone code and a small parcel resort zone code to alleviate this issue.

RECREATIONAL & RESORT ZONE

- Currently there is not a density limitation in the RZ. Density limitations are based on open space, parking requirements, setbacks, and possibly height. The City should review this item and consider the implications.
- The RZ allows buildings over 35' in height and there is no maximum height listed. The City should also review this item and consider the implications.
- Eliminate the vague and ambiguous language throughout the code that is problematic for the City and for developers.
- This list is not intended to be a comprehensive list of every potential issue in Chapter 16.15. Staff is sure to find other items that are problematic that will be found during the revision process and is therefore asking that the entire chapter be part of the pending ordinance notice and therefore any section may be amended through this process.