

## Vote **KEVIN PAYNE** for Midway City Council

Midway is a very unique and special community. Growth seems to be one of our most challenging issues. Citizens have overwhelmingly indicated they want the special natural surroundings and agricultural Swiss heritage preserved. However, without smart planning and preservation tools, our growth could easily obliterate Midway's unique characteristics.

With a degree in Architecture and involved in housing throughout the Western U.S. for the past 35 years, I've seen firsthand how a general plan, planning codes, and planning decisions impact the long-term character of a community whether for better or for worse. Our General Plan and Zoning Codes adopted decades ago were modeled after a typical community one would find in Salt Lake or Utah Valley; an "urban" blueprint not a "rural" blueprint nor by any means a "unique" blueprint. Although some initial steps to correct this have been taken like the Rural Preservation Subdivision, so much more needs to be done and unless we step back and think outside of the box, we will become just like any urban city on the other side of the mountain.

This concern led me to volunteer and serve on the Midway Planning Commission for the last 2-1/2 years; currently as Vice Chairman as elected by my peers. One simple example that I've been pushing for the past 2+ years is to expand certain aspects of the Rural Preservation Subdivision code. Why? Because our code requires a property owner with a parcel of land less than 5 acres with no street frontage to build a fully improved street (rather than say a private gravel driveway) in order to be able to build a home on their property. Building a street encourages the property owner to further subdivide their property into additional lots solely to recoup the cost of the road; a road the City now has to maintain as well as plow in the winter. This needlessly pushes the City's operating costs up while the unnecessarily increased density puts our resort tax in jeopardy.

Let's not overburden residents with higher taxes in order to maintain expensive/over-designed or unnecessary infrastructure costs which run counter to maintaining those critical rural characteristics which attract visitors to Midway which help support our business community and preserves our resort tax. I have seen this community pull together to support a better outcome for Midway and believe that if elected officials are willing to be creative and involve citizens, land owners, and business owners, Midway does not need to lose itself in the sea of generic and all too common urban townships. Let's preserve Midway's rural character in the right way as we grow.



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