

SECTION 16.13.39: OFF-STREET PARKING AND LOADING

CODE TEXT AMENDMENT

PARKING CONCERNS

- Residents and City Council members have shared concerns about parking
- 2 main concerns
 - Commercial generated parking in front of residences
 - Concern that the parking required by the code is not sufficient and will create a compounding issue
- Legal nonconforming properties
 - Lola's



Main Street

Midway City 2017 General Plan

Introduction

Main Street is the economic, architectural, and historical heart of the community. The most powerful and lasting image associated with Midway is Main Street. This commercial core should be developed as a distinctive shopping and business area emphasizing it as an attractive meeting place and staging area for festivals, special events, celebrations and a variety of community activities which will produce a vibrant and healthy community centerpiece. This chapter will address issues that effect Main Street and its development.



Main Street Vision

Midway's Main Street is the heart of the City and is a reflection of its residents. As the City grows, this main corridor has great potential to provide a public gathering place for residents and tourists to interact and coexist with one another. Future development in this area should integrate harmoniously along with the existing historic buildings, to create a lively and comfortable district. The area will cater to the pedestrian experience and incorporate access to open space such as plazas, street furniture, pocket parks, and trails. Architecture, characterized by a Swiss/European influence, should be used to create a unique identity that suits both the people and the surroundings of Midway.

GENERAL PLAN



Main Street

Midway City 2017 General Plan

Parking – Parking is quickly becoming a significant issue along the corridor. The City, in concert with businesses can use several strategies to alleviate this problem.

1. Modify parking requirements by possibly decreasing the number of stalls required in conjunction with the creation of public parking lots.
2. Encourage businesses to develop shared parking partnerships that combine parking and reduce overall land consumption
3. Explore creating community parking lots in strategic locations that can be funded through user fees, grants and funds from commercial development that pay for parking stalls in public lots instead of building their own off street parking.



PARKING REQUIREMENT COMPARISON

	Midway	Sun Valley	Telluride	Park City	Hurricane	Sedona
Residential	2	2	1	2	2	2
Mixed Use	1	Varies 1-2.5	1	Varies 1-2	Varies 1.5-2	Varies 1.25-2.5
Restaurant	1 every 250 sq. ft. dining	1 every 250 sq. ft. dining, + employee	None	1 every 100 sq. ft. net, kitchen	1 every 100 sq. ft. gross	1 every 100 sq. ft. gross
Retail	1 every 250 sq. ft. public	1 every 250 sq. ft. + employee	1 every 250 sq. ft. net area	Varies 3-5 every 1,000 sq. ft. net area	1 every 100 sq. ft. gross	1 every 250 sq. ft. gross area
Theater	1 every 2 people	1 every 4 seats	1 every 500 sq. ft.	1 every 5 seats	1 every 6 seats	1 every 3 seats
Medical	4 per doctor, 1 per employee	1 every 250 sq. ft., + employee	1 every 500 sq. ft.	5 every 1,000 sq. ft.	6 spaces per doctor	1 every 200 sq. ft. gross area

POINTS OF DISCUSSION

- Residential parking requirements
- Commercial generated parking in front of residences
- Commercial parking requirements
- Public parking lots
- Parking structures

ITEMS TO CONSIDER

- Economic impact of increased parking in Midway
- Visual impact of increased parking
- The need for parking may change in the future
 - Mass transit
 - Uber
 - Adding trails and sidewalks will make Midway more walkable

RESIDENTIAL PARKING

- Residential units require 2 spaces (except mixed-use)
- Mixed-use, when living is above or below commercial, requires 1 space
 - Area is more walkable
 - Smaller units may calculate to less vehicles
 - Combined parking

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MIXED USE PARKING

- Mixed-use residential dwellings shall provide the following amount of parking spaces:
 - One bedroom, two bedrooms or studio: Two spaces
 - Three bedrooms or more: 2.5 spaces

COMMERCIAL PARKING

- Concern that the parking required by the code is not sufficient and will create a compounding issue
- In some categories, such as restaurant and retail, Midway's requirements are relatively low
- In other categories, such as theaters, Midway's requirements are relatively high

COMMERCIAL PARKING

- Potential solution
 - Increase parking standards for restaurants
 - Possibly increase parking for many other commercial business
 - Increase parking based on the ability of a business to only build a percentage of the required stalls and “lease” the other stalls in public parking lots
- Increased parking requirements will make it more expensive for commercial to locate in Midway but allowing the purchase of some of the stalls may make it less expensive to locate in Midway
 - May allow for more walkability by allowing business to be located nearer to each other

PUBLIC PARKING LOTS

- Concerns about not requiring enough parking
- Many resort towns have public parking lots
- How to pay for public parking property and infrastructure
- Locating sites that are within walking distance of current and future businesses
- Consider only purchasing property or potentially long term leasing of property
- Landscaping and wayfinding of public lots

COMMERCIAL PARKING

- Increase parking requirements for some uses
 - Restaurants would increase from 1 stall for every 250 sq. ft. of dining area to 1 stall for 150 sq. ft. of dining room floor space
- Add specific parking requirements for each permitted and conditional use

COMMERCIAL PARKING

- Required parking may be built on-site or;
- Allow off-site parking for all required parking except for ADA required parking
 - An annual fee would be required for each required stall
 - Fee would pay for property, infrastructure, and maintenance
 - Would make establishing a business in Midway easier because less land would be required and less infrastructure for a new business
- Public parking areas would be carefully chosen for walkability

PARKING STRUCTURES

- Planning Commission recommendation is parking structures are no allowed

PROPOSED FINDINGS

- Increasing parking for restaurants and cafes will make Midway's requirements like most other cities and will help alleviate potential parking problems for future restaurants
- Public parking areas will help existing and future businesses meet their parking needs
- Regulating parking structures will help the City to better control the potential impacts of these structures on the community