



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: April 19, 2017

NAME OF PROJECT: C-4 Zone

NAME OF APPLICANT: Midway City

AGENDA ITEM: Zone Map Amendment

LOCATION OF ITEM: Approximately 450-580 East Main Street about 600' north of Main Street

ZONING DESIGNATION: C-2 & R-1-11

PROPOSED ZONING: C-4

ITEM: 4

Midway City is proposing to rezone six parcels from the C-2 and R-1-11 zones to the proposed C-4 zone. The parcels are located south of Memorial Hill from about 450 East to 580 East. The property proposed to be rezoned is approximately 20.45 acres in size.

BACKGROUND & ANALYSIS:

Midway City is proposing a zone map amendment of six parcels that are 20.45 acres in size that are currently zoned C-2 and R-1-11. The proposal is that the six parcels are rezoned to the proposed C-4 zone. This purpose of the action is based on the newly revised Midway City General Plan. Through the General Plan review process and based on previous development proposals for the area, the City has arrived at the conclusion that the property in question is more valuable to the entire community zoned C-4 instead of C-2 and R-1-11. The City is currently pursuing the adoption of a C-4 zone that would

include the 20.45 acres proposed to be rezoned. The purpose and intent of the C-4 zone is the following:

The purpose of this district is to create a community gathering area that is focused on tourism and retail. This district will be walkable and is envisioned to have central plazas with surrounding commercial and arts related businesses and activities generally on the street level and residential on the upper floors and surrounding buildings. The C-4 zone provides for a mix of commercial, office, retail, arts related activities and multiple unit and attached residential uses of a higher density along Midway Main Street. Site and building design will be of a quality that enhances the character of Midway and offers a cultural and retail gathering area for the residents, visitors and tourists. A wide range of commercial and residential uses are allowed, including regional scale retail; provided, that it is compatible with the overall sustainable character of the area by fitting into an interconnected street network.

Over the past year, the City has received several development proposals for the six properties. These include hundreds of storage units on two of the parcels and two residential developments on the other. None of the proposed developments were considered to be very beneficial for the entire community. Based only a tax perspective, the residential developments would have cost the City revenue and the storage units would have created a very minimal gain for the City based on the fact there is no sales tax charged for storage unit rentals. These proposals made many aware that the properties will develop but if the City would like them to develop into something beneficial for the entire community then a change in the zoning needed to take place. Rezoning these parcels is an important step in creating this commercial district.

The six parcels are the following:

| Property owner | Parcel Identification | Acreage |
|-------------------------------|------------------------------|----------------|
| Horizon Provider LC | OMI-0535-2-035-034 | 2.5 |
| Brent Gold and John Demkowicz | OMI-0534-0-035-034 | 8.93 |
| Karl Dodge | OMI-0535-1-035-034 | 6.17 |
| Thomas Grose Real Estate LTD | OMI-0535-0-035-034 | 0.85 |
| White September LLC | OMI-0528-1-035-034 | 0.86 |
| White September LLC | OMI-0528-0-035-034 | 1.14 |

Another reason for rezoning the property is to prepare the area for a potential performing arts center that is currently in the planning stage. A valley wide committee has been formed that is exploring how to fund the center and where it should be located. The site just north of the proposed rezone is the best location that has been identified. Between the C-4 zone, with its restaurants and retail, and the potential resort area to the north there can be a good synergy of uses that will help build each other up. The performing arts center will be an anchor to create activity in the district.

This is a legislative matter so unless the City feels this is truly beneficial for the entire community then the zone change should not happen. The newly revised General Plan does support this rezone especially in the Economic Development and Resorts chapter.

POSSIBLE FINDINGS:

- The proposal is legislative matter
- The proposal will help create the vision of Midway as described in the General Plan
- The proposed rezone will help potentially secure the area for the performing arts center which will benefit members of the community and businesses in the area
- The proposal will help create a better economic base for the community
- Rezoning the property allow commercial/residential development in the parcels and not allow purely residential development on the property which would, most likely, have a negative financial impact on the City

ALTERNATIVE ACTIONS:

1. Recommendation of approval. This action can be taken if the Planning Commission feels proposal is acceptable and in the community's best interest.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)
2. Continuance. This action can be taken if the Planning Commission feels that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again
3. Recommendation for denial. This action can be taken if the Planning Commission feels that the request is not acceptable and not in the best interest of the community.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial



Google

700 E

S 580 E

S Fox Den Rd

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Imagery Date: 7/8/2016 40°30'46.47" N 111°27'36.44" W elev 5570

RIVER RD

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