

General Plan

of Midway City



January 2017



Acknowledgements

Midway City 2017 General Plan

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Introduction

Midway City 2017 General Plan

What is the General Plan?

The general plan is to be used as a guide for the decision-making process and should remain flexible enough to allow decisions to be made that are in the best interest of the community. The plan, if followed, will encourage economic growth without adversely impacting the overall character of the community. As a guide, it is important that the recommendations contained in this document are followed by the policy and decision-making organizations. Although this information must be considered as general, it represents an important perspective that will help direct future planning decisions. Land use decisions must be made on a case-by-case basis. These decisions must carefully consider how each use relates to the community's goals, objectives, and policies, as well as the Land Use Plan and its overall impact on adjoining properties.

Long-range stability will require a continuous effort by the City, property owners, and residents to maintain and improve all elements of the City. The City must assume responsibility for maintaining the public infrastructure, such as streets. Property owners and residents must assume responsibility for maintaining private property. Private property maintenance is the single, most important factor in evaluating the quality and desirability of a community. Zoning regulations, infrastructure improvements, etc. are only supportive to private property owners' maintenance responsibilities.

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Introduction

Midway City 2017 General Plan

Compilation of the Plan

This plan is the result of a cooperative planning effort for the community's future. In the summer of 2010, Midway requested the services of Mountainland Association of Governments (MAG) to help prepare a new general plan for the community. Funding was secured through Local Planning Grant funds and work began. In 2016 the City again formed committees for each chapter and reviewed the 2010 plan. Revisions were made throughout the plan to refine what had been created and add new ideas to serve our community.

MAG staff collaborated with the City Council, Planning Commission, City staff and residents in the form of chapter committees to formulate objectives and to create this General Plan in a form that would be most beneficial to the community. Affected entities from the surrounding areas were encouraged to provide information throughout the process. Additional public input and comment was obtained during a public open house, the required public hearings and all meetings in which the plan was developed.

This plan was created to guide future development and decisions. As Wasatch County continues to grow, Midway should be well prepared and positioned to accommodate new growth while maintaining its unique identity.



Legislative Authority

Midway City in accordance with Title 10, Cities and Towns, Chapter 9 Municipal Land Use Development and Management, Part 3 General Plan of the Utah Code Annotated, has legally prepared and adopted the following General Plan.



Introduction

Midway City 2017 General Plan

Historical Setting

The City of Midway is located in Wasatch County, at the base of the Wasatch Mountains in the Heber Valley of northern Utah, about three miles west of Heber City. Midway was founded in 1866 as a fort to protect two nearby settlements. From the 1860s through the 1880s, a large number of English, Swiss and other immigrants arrived to settle the area, and the town was officially incorporated in 1891. Historically the area's economy was based on livestock and farming, and later on mining operations in nearby Park City. Hot spring resorts have also been present since the 1880s and today recreation and tourism at local resorts and in the neighboring mountains, reservoirs and state parks are vital aspects of the economy. The attractiveness of the area, in combination with population growth along the Wasatch Front, has led to the establishment of bedroom communities and second homes in and around Midway. This development has impacted the rural character of the valley and the small-town nature of Midway, in particular its historic Main Street. For additional information on the history of Midway, please see the Historic Preservation Plan created by the Midway Historic Preservation Committee.





Introduction

Midway City 2017 General Plan

Elements of the Plan

There are nine elements or topics covered in the general plan. Each element describes the purpose to plan for each element, background information, and maps. Most important, each element has goals, objectives, guidelines, and implementation strategies. They are to help give a blue print for the Planning Commission, City Council, and citizens to carry forth the purpose of the general plan.

Community Vision

This is the most important element or chapter of the Midway General Plan. The Vision sets the tone for the plan by establishing what the community sees for the future of Midway. The community's strengths and opportunities are spelled out in this chapter.

Transportation Vision

Due to the terrain and potential growth in Midway, the Transportation Chapter will be vital to the community. Midway recognizes that streetscape plays an important role in the look and feel of the City. Roads must be designed to handle future demand while preserving the natural terrain.

Land Use

The land use chapter is an attempt to organize future development and guide community leaders to place development in the most suitable areas of the City. It can assist leaders in providing efficient and cost-effective public services, preserving open areas and important historical areas, locate parks and trails, and insure an appropriate mix of housing styles, commercial growth and light industrial opportunities.

Parks, Open Space and Sensitive Lands

An essential characteristic of Midway is its beautiful natural surrounds and recreational opportunities. Preserving, protecting and enhancing these essential resources is a high priority to citizens and City officials.

Economic

This chapter contains information regarding existing commerce in Midway. The chapter also identifies opportunities for economic growth and tourism.

Moderate Income Housing

This Required by Utah State law, the Moderate Income Housing chapter, among other things, estimates the supply and need for this type of housing. The General Plan encourages this element of housing through accessory apartments, senior housing, and planned unit developments.



Community Vision Element

Midway City 2017 General Plan

Introduction

The most successful communities are those that have a strong identity and a vision for their future. With a clear vision, public officials and residents can focus on the many small steps that will lead to the future. As decisions are made within the community, each option should be analyzed on whether it corresponds with the community identity and future vision.

Our Identity

The identity of Midway is tied to its history, surroundings and the people that live and work here. Set in a mountain valley next to Deer Creek Reservoir, the City abounds with scenic views of the surrounding Wasatch Mountains, rustic farmland along the Provo River, and wildlife.

Most residents also identify with our historic Swiss/European atmosphere. The peacefulness, low crime rate, and family-friendly atmosphere are all important elements of our small town. These characteristics are quite important to the residents of Midway and should be strongly protected.

The accessibility and quality of amenities and services also ranks high with citizens. As with any community, residents require efficient services, well maintained civic facilities and access to recreation and the arts. Expansion and enhancement of facilities and services is a priority for the City.

Beautiful scenery and recreation has also made Midway a resort destination. Visitors from across the world have enjoyed the community's festivals, events, and outdoor opportunities. Midway seeks to maximize both economic strength and the rural character of the community.

Quality of life factors such as clean air and water, public safety, wildlife protection, parks and recreation, schools, the arts, and scenic resources are major contributors to the community character of Midway City. The primary purpose of this plan is to maintain this identity while accommodating new growth and promoting economic growth.

COMMUNITY VISION STATEMENT

Our vision for the City of Midway is to be a place where citizens, businesses and civic leaders are partners in building a City that is family-oriented, aesthetically pleasing, safe, walkable and visitor friendly. A community that proudly enhances our small town Swiss character and natural environment, as well as remaining fiscally responsible.



Community Vision Element

Midway City 2017 General Plan

Elements of the Community Vision

Midway will have a unique identity defined by a Swiss European look and feel.

- The Midway “Main Street” district will be defined by homes and businesses that reflect a Swiss/European architecture.
- The Swiss/European theme will draw families and tourists because of its wholesome family orientation.
- Because of the Swiss/European theme businesses will be attracted to Midway and will thrive in this unique environment. Midway ordinances and policies will help them succeed.
- Cultural activities and events will reinforce a family friendly environment with a Swiss/European feeling.
- City ordinances and architectural guidelines will help to define and be consistent with a Swiss/European look and feel.

Midway’s will have a complete Trails, Parks and Recreation System.

- Midway will be a community easy to move through with minimum motorized transportation where desired, using a multi-use system consisting of trails for walking, and biking.
- Main Street Midway will be easily accessible through a trail system that is clearly connected to Midway’s residential districts and resorts.
- Midway will have a park and recreation system that will be pleasant and safe for all ages and it will be accessible through its trail system.
- In cooperation with schools and the County, Midway will provide for indoor recreational activities and outdoor activities such as soccer, football, softball, etc.
- Midway’s children will be provided with safe and accessible biking and walking routes to schools and community buildings.
- Midway will have the vision and the resources to both acquire the needed property and maintain its parks, trails and recreation assets.



Community Vision Element

Midway City 2017 General Plan

Elements of the Community Vision

Midway will retain a rural atmosphere through open space preservation

- Through effective zoning, Midway will plan for density closer to its core reinforcing more open space and less density as the City grows to its limits.
- All developments will incorporate various kinds of open space into their projects.
- Open spaces will be accessible, visible, appropriately landscaped (depending on the open space purpose and use) and will be aesthetically pleasing.
- Development and City entryways will be landscaped, aesthetically pleasing and, where appropriate, will reinforce a Swiss/ European theme.
- Effective planning through clustering, setbacks, Transfer Development Rights and animal/agriculture ordinances will help Midway to preserve its view corridors, maintain open spaces and reinforce a country/rural feeling.
- Animal rights will be protected and promoted to help preserve the rural atmosphere and preserve open space.

Midway will maintain and enhance its Swiss/ European identity and natural beauty through aesthetically pleasing landscape design

- Midway's landscaping Master Plan will define the look and feel the City will create through landscapes, streetscapes, entryways and entry corridors, monuments, signage, etc.
- Long range planning and budgeting will provide for the acquisition and maintenance of the properties needed to accomplish the Master Plan.
- The Master Plan will incorporate, but not be limited to the following elements:
- City entryways and travel corridors will be appropriately landscaped and maintained and will reinforce a Swiss/European theme.
- The Town Square, Main Street and all associated businesses and signage will be beautified through trees, landscaping, streetscaping, hanging flower baskets, window boxes, flower gardens and will be done consistent with a Swiss/ European theme.
- Parks, trails and travel corridors will be similarly beautified appropriate to their use and maintenance practicality.
- The kinds of businesses Midway will attract will want to contribute to and beautify their respective places of business consistent with Midway's vision.
- Current and future volunteer organizations will play a key role in helping Midway to achieve this component of its vision.



Community Vision Element

Midway City 2017 General Plan

Elements of the Community Vision

Midway will preserve its pioneer heritage through the restoration and preservation of key historical structures

- Midway will create a local historic register where the community will recognize important historic structures and landmarks.
- Midway's historical preservation Master Plan will identify the specific structures the City would like to preserve/restore, the view corridors it would like to preserve and the elements of the pioneer heritage it would like to maintain.
- Resources will be identified to help citizens work with the National Historic Register to register their home/building and to receive appropriate recognition and support.
- Committees will be identified/ established to help facilitate through volunteer and other resources the restoration and preservation of historical structures.
- Recognition will be given to Midway's pioneer heritage and historical district by promoting historic walking tours and historic home tours and linking them into appropriate Midway cultural events (e.g. Swiss Days, Wasatch Plein Air Paradise, Cowboy Poetry and other events).

The creation of a forward-thinking, substantive economic development plan will be key to helping Midway achieve its vision

- Midway's efforts to establish a unique family friendly, Swiss/ European environment will attract and inspire businesses to come to Midway.
- Close cooperation between the businesses in Midway, the Chamber of Commerce and the Heber Valley Tourism and Economic Development Board will result in the creation of a progressive marketing/ business plan, which will attract and retain businesses that fit Midway's vision.
- Midway's ordinances reinforce the creation, growth and retention of Midway business.
- Midway will proactively determine revenue needs and set appropriate revenue goals to guide economic development efforts.
- Midway's strives to facilitate the cooperation of Midway's current businesses and resorts to help each business and resort achieve success.
- Midway's vision is to reinforce the family friendly focus Midway wants to maintain.



Community Vision Element

Midway City 2017 General Plan

Community Vision Goals and Guidelines

Goal 1: To be a beautiful, organized small-town community based on its distinct history of agriculture, open space and recreation.

Guideline 1: Encourage community pride and beatification.

Guideline 2: Establish Swiss/European architectural, landscape and aesthetic design standards that complement the rural/tourist atmosphere of the community

Guideline 3: Sponsor the beautification of Main Street and entry corridors.

Guideline 4: Assure that development is built to proper scale to maintain the small town atmosphere of the city.

Guideline 5: Encourage the preservation of prime agricultural land and open space within Midway and the surrounding valley.

Guideline 6: Determine appropriate locations for future parks, trails, access points and other recreational facilities and preserve them.

Guideline 7: Continue to promote historic preservation to identify and work towards preservation of historic buildings, lands, and atmosphere.

Guideline 8: Encourage agriculture, including animal rights, throughout the City to help promote a rural atmosphere.



Community Vision Element

Midway City 2017 General Plan

Community Vision Goals and Guidelines

Goal 2: To have well-planned commercial and resort areas.

Objective 1: Encourage business growth and expansion within the themes, scale and architecture described in this plan.

Guideline 1: Encourage established businesses with growth potential to locate in the city.

Objective 2: Plan for an economically viable setting for businesses.

Guideline 1: Assure adequate utilities and capacities within the utilities for projected business use.

Guideline 2: Assure that proper zoning is currently in place to encourage appropriate businesses and discourage inappropriate businesses.

Guideline 3: Protect commercial zones for commercial mixed-uses.

Guideline 4: Allow for easy access to major transportation routes.

Guideline 5: Encourage recruitment of quality businesses to the City through various economic development organizations.

Guideline 6: Encourage a pedestrian-friendly downtown with businesses easily accessible by foot.



Community Vision Element

Midway City 2017 General Plan

Community Vision Goals and Guidelines

Goal 3: Encourage a family-oriented, clean, fun and friendly community that is a great place to live.

Guideline 1: Provide recreational and cultural opportunities that would be of interest to the full range of age groups.

Guideline 2: Promote the construction and expansion of trails to promote a more active and healthier community.

Guideline 3: Enforce weed abatement and vehicle storage ordinances.

Guideline 4: Encourage all types of visual and performing arts.

Guideline 5: Coordinate with the State Park, Wasatch County, and Federal agencies for the promotion of activities, recreation, and trail connectivity.



Land Use Element

Midway City 2017 General Plan

Introduction

The Land Use Element is a primary tool to make the Community Vision a reality. The distribution, density, usage and preservation of real property throughout the City will ultimately determine its future. Special care should be used to assure all land use decisions are made in concert with this portion of the plan and the vision element while protecting private property rights.

Development Vision

To have a well planned community with land uses that enhance its unique characteristics by providing:

- **High-quality, well-planned residential areas with open spaces that support and complement the unique rural quality and character of the City;**
- **A centralized business district, resort areas and manufacturing areas that enhance the City's sales and property tax revenues and provide the highest quality goods and services for residents and visitors, while enhancing the visual appeal of the community;**
- **Open space areas, while preserving sensitive lands.**



Preserving our vision is what the City Council, with input from the Planning Commission and residents, has worked diligently to accomplish with this plan.



Land Use Element

Midway City 2017 General Plan

Population and Housing Statistics

Like many Utah communities, Midway has recently experienced significant growth. Between the 2000 and 2010 the population grew 81%. Future projections indicate similar growth will likely continue. It is the purpose of this plan to prepare for the future and aid community leaders in making decisions consistent with the community vision.

2010 Census		
	Number	Percent
HOUSING UNITS		
Total housing units	1,982	100.0
OCCUPANCY STATUS		
Occupied housing units	1,276	64.4
Vacant housing units	706	35.6
Source: U.S. Census Bureau, 2010 Census		

While the total population has nearly doubled in the last ten years, residential development has grown even faster. Most of the difference in growth rates is due to second home ownership. 2010 census data indicates that 35% of housing units are vacant. In Midway's case, the majority of vacant units are second homes.

Full Time Residents	
Year	Pop.
2000	2,121
2002	2,433
2004	2,624
2006	3,207
2009	3,746
2010	3,845
# change	1,724
% change	.81%

Future Projections	
Year	Pop.
2020	6,120
2030	8,773
2040	11,600

Population Growth and Land Use

It is important for any community to understand population growth and plan accordingly. Midway will be able to meet the housing needs of current and future residents. However, as housing preferences change and demand for open space and other land uses increase the City should be flexible enough to accommodate such changes provided that they are consistent with the community vision.



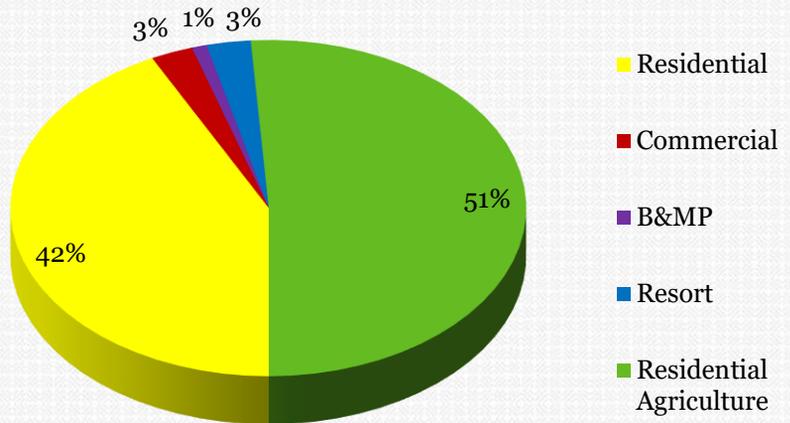
Land Use Element

Midway City 2017 General Plan

Land Uses

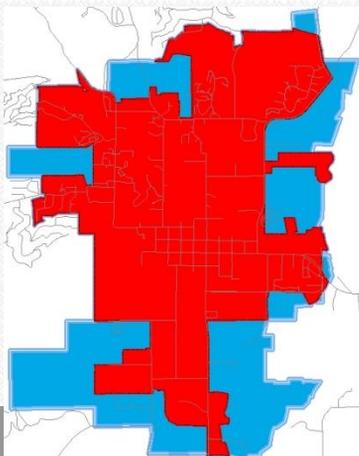
Land Use Mix

Having an adequate mix of land uses is important. This plan provides ample space for a variety of housing types, commercial, and resort activities. Open space and agriculture are also important elements of Midway's character and are encompassed primarily within residential zones.



Physical Constraints

There are many physical constraints that affect development in Midway and the surrounding valley. These constraints include flood hazards, earthquake hazards, problem soils, steep slopes, landslide hazards, wetlands, high water table and geothermal activity. In order to protect current and future residents and these sensitive lands, the City has adopted extensive development standards. Please see Midway City ordinances and the Environment and Sensitive Lands section of this plan for more information.



Land Area and Annexation

Midway is bounded on the north and west by mountains, on the east by the Provo River and on the south by Deer Creek Reservoir. These features create what will likely be the ultimate Midway City limits. Much of the land within that area is already part of the City. For more information please see the Midway City Annexation Policy Plan.



Land Use Element

Midway City 2017 General Plan

Land Use

Midway City encourages the orderly and efficient distribution of land uses within the City. A full range and mix of land uses including open space, residential, commercial, public, and light industrial are provided within the City.

Residential classifications: include areas that surround the City center. A variety of housing types are promoted through different zoning densities. Hillside and riparian areas that are less conducive to development have lower densities. Areas immediately surrounding Main Street provide a logical location for medium density housing. Infill development is encouraged in order to maintain open space and minimize the cost of infrastructure and preserve the historic rural atmosphere.

Commercial classifications: include areas along major roads including Main Street and Center Street. Retail, office space along with mixed use housing are encouraged along the Main Street corridor. The City hopes to promote and capture more tourism related income while increasing the availability of goods and services to its residents.

Resort classification: include areas in several locations throughout the City. They are primarily on the edges of the community to maximize access to recreation while minimizing impacts on the rest of the community.

Business and Manufacturing Park: includes a select location where the City can provide adequate services to light industrial uses. These areas also require the mitigation of any nuisances that may be present.

Community Vision
Throughout the visioning process, the integration of residential, commercial, and light industrial uses into the natural terrain is a critical element of the community vision. Great care should be taken to implement that vision through the development process.





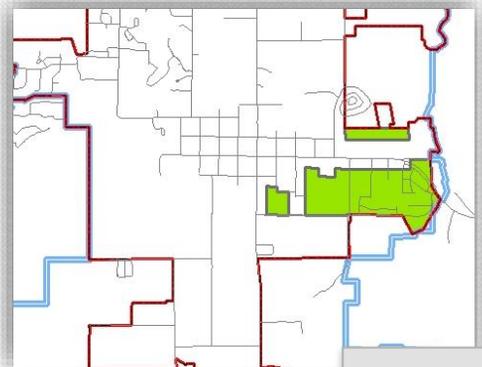
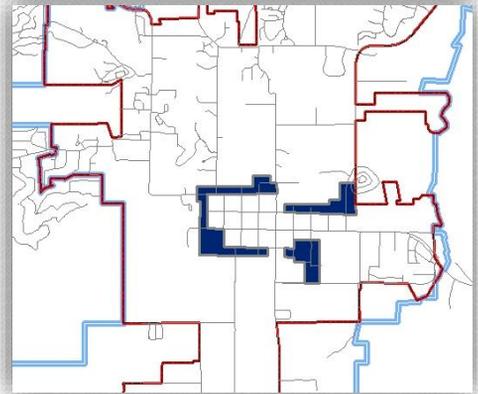
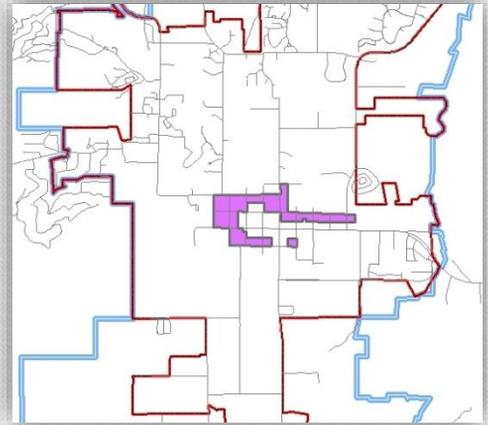
Land Uses

General Residential

Residential – R-1-7: The R-1-7 zone (7,000 sf lot) provides appropriate locations within the City for development with a higher amount of residential density. In general, this zone is located in the central part of the City, adjacent to commercial areas where the impact of vehicular travel and parking is consonant with adjacent use of land, and where multiple dwellings can best be supplied with necessary public facilities. This zone is characterized by more compact development and somewhat higher volumes of traffic than is characteristic of other zones. Representative of the uses within the R-1-7 zone are one and two-family dwellings and related community facilities. Commercial uses are prohibited in this zone. This zone should be planned with an emphasis on walkability.

Residential – R-1-9: The R-1-9 zone (9,000 sf lot) provides a residential environment within the City which is characterized by smaller lots and somewhat denser residential environment than is characteristic of the R-1-11 Zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions. The principal uses permitted in this zone shall be one and two family dwellings and certain other public facilities needed to promote and maintain stable residential neighborhoods. This zone should be planned with an emphasis on walkability.

Residential – R-1-11: The R-1-11 zone (11,000 sf lot) encourages the creation and maintenance of residential areas within the City which are characterized by medium-size lots on which single-family dwellings are situated, surrounded by well kept lawns, trees and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.





Land Use Element

Midway City 2017 General Plan

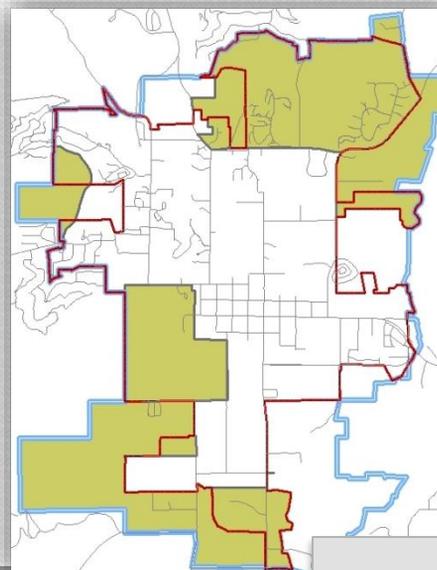
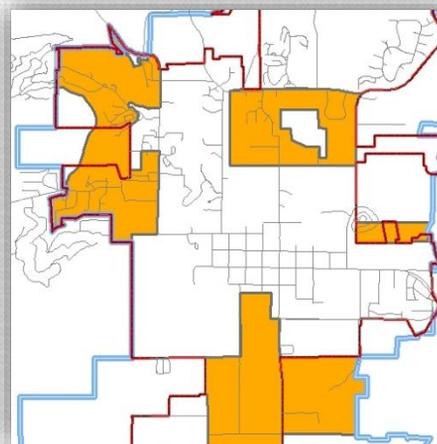
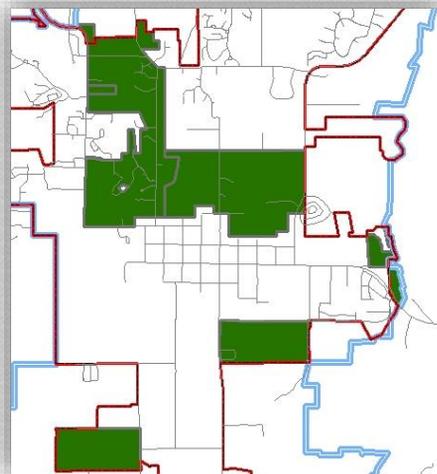
Land Uses

Residential Continued

Residential – R-1-15: The R-1-15 zone (15,000 sf lot) encourages the creation and maintenance of residential areas within the City which are characterized by medium size lots, though slightly larger than R-1-11, on which single-family dwellings are situated, surrounded by well kept lawns, trees and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

Residential – R-1-22: The R-1-22 zone (22,000 sf lot) encourages the creation and maintenance of residential areas within the City which are characterized by medium to large size lots on which single-family dwellings are situated, surrounded by well kept lawns, trees and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

Residential Agriculture– RA-1-43: The RA-1-43 zone (43,000 sf lot) has been established for the primary purpose of providing low-density areas in the City where livestock can be maintained. This zone is currently characterized by large lots or tracts of land with occasional dwelling units, barns, corrals, and agricultural service buildings in connection with farming operations.





Land Use Element

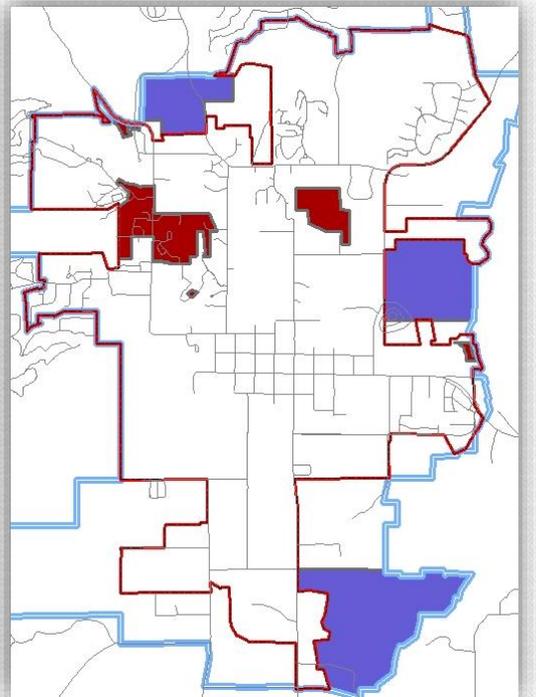
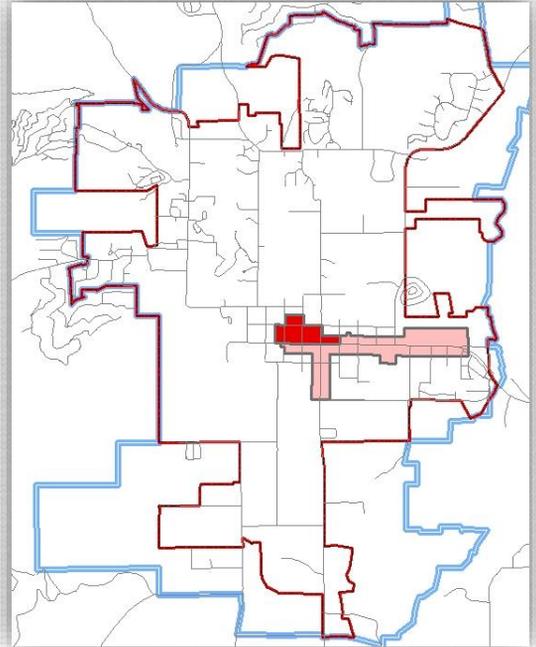
Midway City 2017 General Plan

Land Uses

Commercial

Commercial – C-2 and C-3: These zones have been established as districts in which the primary use of the land is for planned and integrated commercial mixed, and service uses. It is intended that these zones shall be characterized by a harmonious grouping of a variety of stores, shops, office buildings, or other permitted uses in an organized development. These zones have also been established to create new development which is characterized by well landscaped frontages, safe access and egress, proper parking design, coordinated site planning, and buildings which follow the objectives of the City Master Plan and architectural requirements. Emphasis in the approval of plans in the C-2 zone shall be to protect the appearance of the entrances to the City. Development in the C-3 zone is intended to create a shopping and financial center for the City and surrounding area. Another objective of the commercial zones is to mitigate potential negative impacts upon residential zones caused by commercial activity. The City commercial zones are surrounded by residential areas on all sides and buffering restrictions are necessary.

Recreational Resort – RZ: The purpose of the Recreational Resort Zone is to guide the creation as well as continuation of resort development configured around the unique physiographic characteristics of the Midway City area.





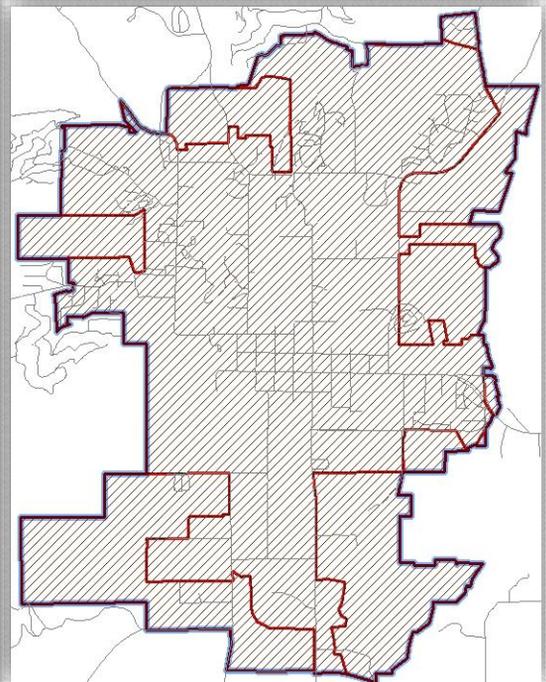
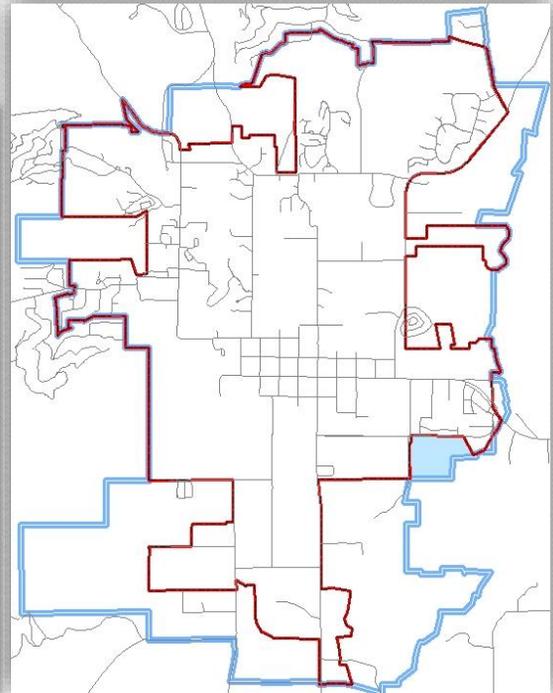
Land Use Element

Midway City 2017 General Plan

Land Uses

Business Park – BP: The Business and Manufacturing Park (B&MP) Zone is to provide for development of offices, research and development institutions, and light manufacturing establishments. The general categories of uses allowed within this zone are more limited than other commercial or manufacturing zones. These restrictions are based on operating characteristics and land use impacts rather than type of service or product. The zone may be located adjacent to quality residential development and must be beautified to create the highest degree of compatibility. The zone should always be located adjacent to collector or arterial streets. It is not the intent of this Chapter that a B&MP zone should become a catalyst for strip commercial development around its perimeter. Unless the General Plan calls for a commercial center near the park's boundary, commercial development shall not be allowed, particularly where the park is surrounded by residential development.

Sensitive Lands Overlay: Sensitive Lands Overlay Zone Chapter recognizes and provides protection for the unique sensitive lands features that are of major interest to the City. Its purposes is to provide standards and guidelines for the protection of these natural resources and features for the City and the public. Due to the widespread nature of these sensitive lands, the entire City is encompassed therein. For more information on sensitive lands please see Chapter 9 of this plan.





Land Use Element

Midway City 2017 General Plan

Land Use Guidelines

All development should adhere to the following policies.

Guideline 1 Planned land uses should complement existing development and environmental conditions.

Guideline 2 Development shall provide for additional services and transportation needs based on their impact.

Guideline 3 Developed areas should be protected and revitalized by promoting new development and the adaptive reuse of existing community resources.

Guideline 4 Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.

Guideline 5 Growth should be contiguous to existing development to better provide cost effective and efficient City services and transportation facilities.

Guideline 6 Development approval should be tied to the construction of primary culinary and secondary water, sewer, storm drainage, transportation systems.

Guideline 7 To minimize environmental hazards and protect natural character of the City, potential development in sensitive areas should be transferred to land more suitable for development.



Land Use Element

Midway City 2017 General Plan

Land Use Goals and Guidelines

Goal 1: To provide for residential areas in Midway that support and complement the unique resort and rural quality of the city.

Guideline 1: Avoid encroachments of land uses which would adversely impact residential areas, i.e.; increased traffic, noise, visual disharmony, etc., by providing adequate screening and buffering of any adjacent commercial or industrial development including parking and service areas.

Guideline 2: Encourage creative approaches to housing developments that will maintain and protect natural resources and environmental features.

Guideline 3: Maintain and enhance the pleasing appearance and environmental quality of existing residential neighborhoods.

Goal 2: Encourage open space to preserve a high quality of life and to preserve Midway's rural atmosphere.

Guideline 1: Consider reviewing the Municipal Code to possibly reduce density where appropriate.



Land Use Element

Midway City 2017 General Plan

Land Use Goals and Guidelines

Goal 2: To encourage only high quality, well planned residential development with open spaces in the city.

Guideline 1: Develop and implement standards and policies that promote attractive and well-planned residential subdivisions in areas where there are existing public services.

Guideline 2: Discourage “leap-frog” development through the use of innovative planning techniques and by not extending city services to new areas until existing areas are developed with on-site improvements.

Guideline 3: Allow the development of cluster subdivisions or other subdivisions that provide for open space which preserve existing open spaces.

Guideline 4: Enforce ordinances which require land owners to keep their property free of weeds, junk vehicles and equipment, unsightly buildings, trash and other debris.

Guideline 5: Discourage the subdivision of land that results in areas of residential development too small or too isolated to be adequately, economically, and conveniently served by city services.



Land Use Element

Midway City 2017 General Plan

Land Use Goals and Guidelines

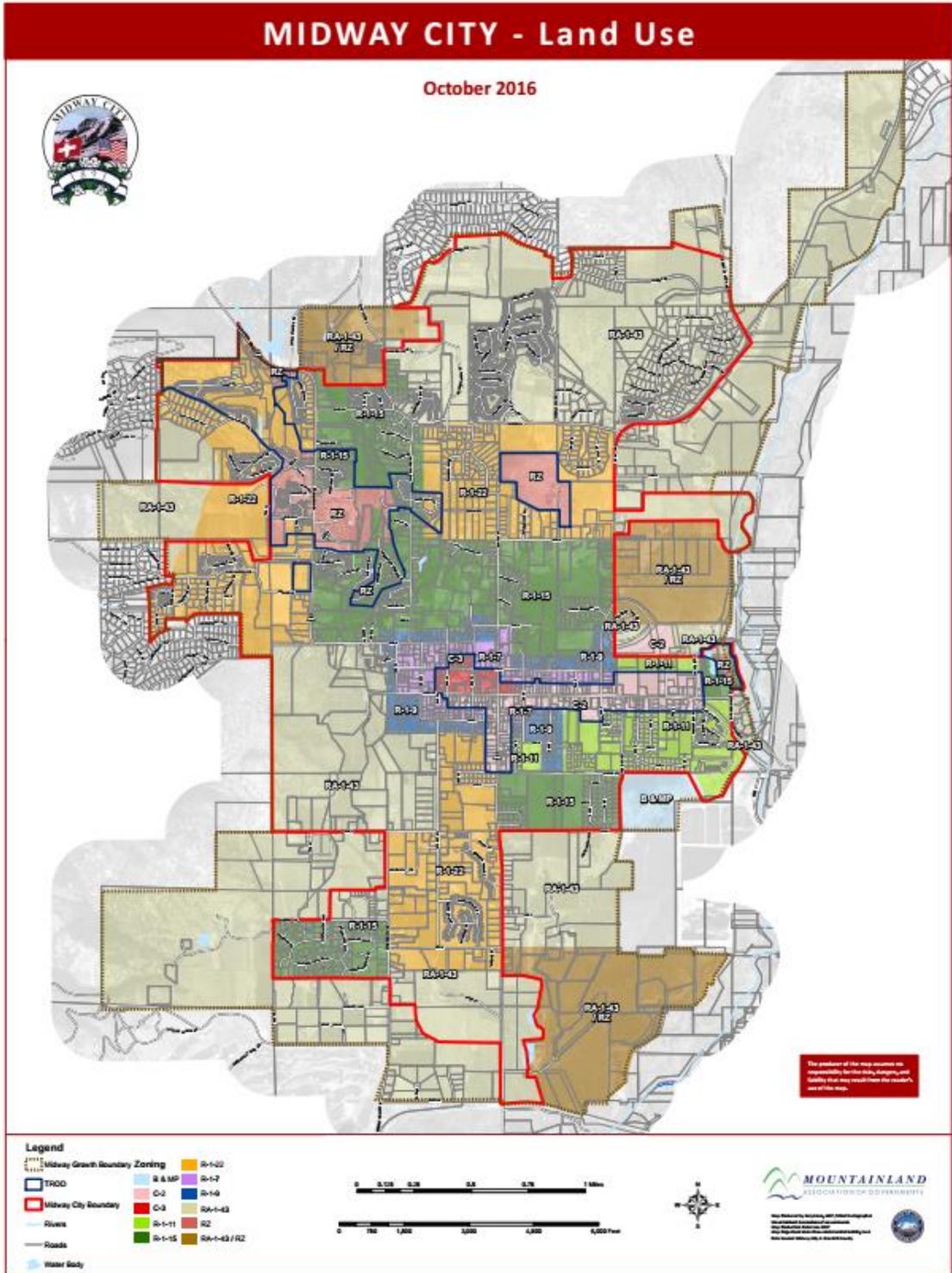
- Goal 3:** Continue to grow the centralized business district; this will enhance the city's sales and property tax revenues and provide the highest quality goods and services for local residents, while enhancing the visual appeal of the community.
- Guideline 1:** Expand the range of retail and commercial goods and services available within the community.
- Guideline 2:** Provide for adequate access, parking, traffic circulation, noise buffering, and other operational conditions within commercial areas.
- Guideline 3:** Improve the image and appearance of commercial and entry corridors, along Main Street and Hwy 113.
- Guideline 4:** Carefully limit any negative impacts of commercial facilities on neighboring land use areas, particularly residential development.
- Guideline 5:** Formulate thoughtful commercial site design and development standards, including guidelines for architecture, landscaping and signage, to express the desired overall image and identity.
- Guideline 6:** Encourage safe and convenient pedestrian access to shopping and service areas.



Land Use Element

Midway City 2017 General Plan

Current Zoning Map





Economic Development, Resort and Tourism Areas

Midway City 2017 General Plan

Introduction

Economic Development is the carrying out of activities that encourage economic growth within the community and infuse new capital from outside the City to improve the lifestyle of local citizens. In order to keep pace with the projected growth of Midway and the immigration of people due to new residential development, economic development becomes a critical element of City governance. Since residential development does not provide enough tax revenue to cover the associated cost of essential governmental services, for a community to be fiscally responsible and viable, there must be a source of increased revenues not associated with residential development. While increased property taxes are a potential source of needed revenue, that source has many obvious drawbacks. Successful communities find ways of increasing sales tax revenues from expanded retail enterprises that provide the needed revenues. A fiscally responsible community must provide economic opportunities that encourage retail and business services expansion, job growth and associated retail and services development. In keeping with Midway's general rural vision, the focus on expanding retail opportunities, including a walkable complex of mixed retail, arts, entertainment and recreational enterprises that encourage tourism is an appropriate goal. This section presents an economic development that focuses on Midway's natural assets, resorts, tourism and need to expand its revenue base in a manner that is consistent with the other elements of the General Plan.

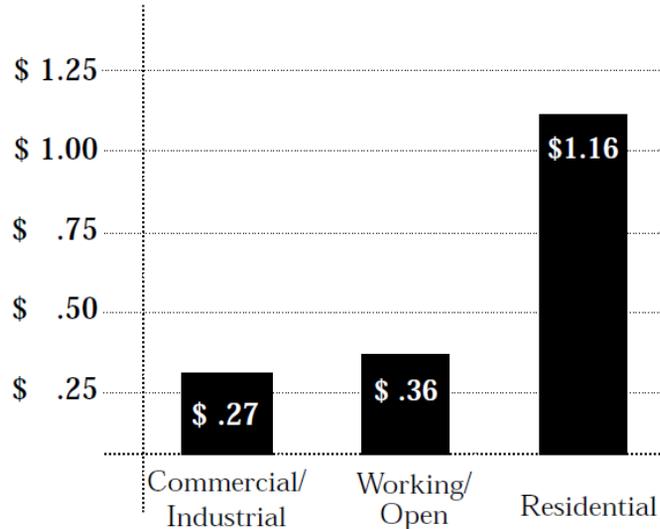
The Economic Development Vision

Develop a sustainable economic base by retaining, recruiting and encouraging businesses that expand the retail tax base, provide jobs, attract tourism, and retain and enhance the quality of life, and are consistent with the Swiss/European identity of Midway and the other elements of the General Plan.

Need

Midway and all other communities in the area must find a balance between development and the City's bottom line. This graph illustrates the cost of providing community services for every dollar of revenue that each land use provides to a community. While these numbers are not specific to Midway the principle and proportions are the same. In order to provide high quality services and amenities to its citizens, a community must pursue maintain a viable economic base.

SUMMARY: COST OF COMMUNITY SERVICES STUDIES



USDA (COCS) Study 2002



Economic Development, Resort and Tourism Areas

Midway City 2017 General Plan

Economic Incentives

The best incentive any City can use to attract business investment is an enthusiastic response team at the local level and an inventory of well-packaged retail sites. Often the missing link in attracting new industry is a weak response team at the City level. The most successful cities in America are those who have developed a clear vision with supportive guidelines and incentives that allow a timely response to growth opportunities as they occur. They provide the community vision along with specifics on utility rates and capacities, and information brochures describing a variety of available sites. An available pre-packaged site is one that meets the following criteria:

1. Land is already annexed into City or proposed to be annexed.
2. Already zoned for business use and is consistent with the City vision.
3. Utilities are available or a utility plan is in place.

A clear city vision along with clear planning guidelines and well written zoning ordinances help protect a business owner and his or her long term investment. Packaged sites and City cooperation are important incentives often sought by business. Relative land cost is typically an important factor. Grants may be available and the City should use these avenues whenever possible in marketing, developing and implementing a plan.

Business/ Manufacturing Park

Midway has already identified a suitable location for a business/manufacturing park. The property is located on a major collector road and will have good access to Hwy 113 once Michie Lane is completed. The City's focus is to make this site more attractive to new businesses and manufacturing while ensuring they will exist in harmony with the surrounding land uses. Elements that must be addressed may include but not limited to transportation, utilities, landscaping and safety.



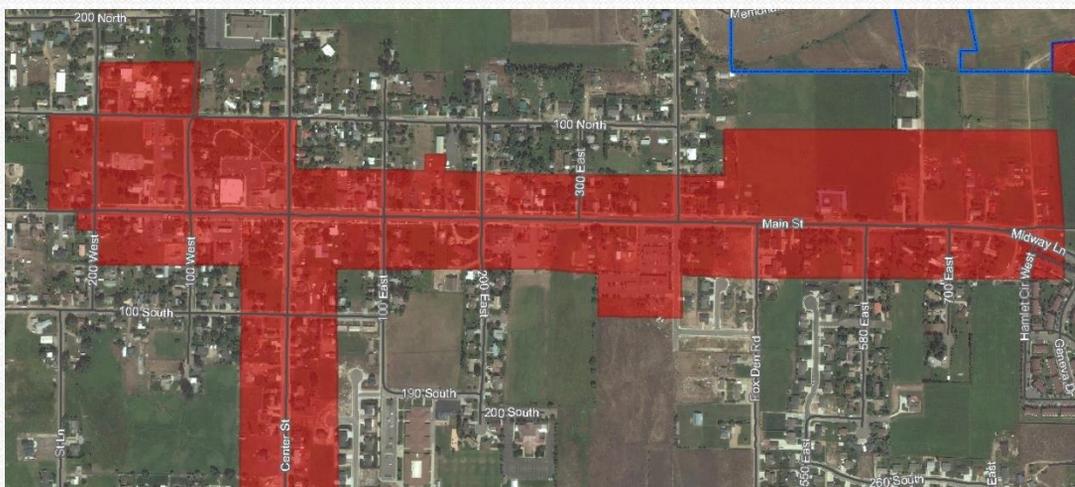


Economic Development, Resort and Tourism Areas

Midway City 2017 General Plan

Main Street

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 location for tourism tied to Midway being a meeting place and staging area for festivals, special events, celebrations and a variety of community activities which will indeed produce a vibrant healthy community centerpiece. Midway's Swiss theme and architectural design standards are prominent and important elements of Main Street.



The following businesses are consistent with the above characteristics and would be well suited for the Main Street core area:

- Shops, restaurants and galleries
- Grocery stores, drug stores and other businesses that blend in well with other commercial and tourism uses in the area
- Professional offices for needed community services (doctors, realtors, lawyers, accountants, insurance agents, etc.)
- Business and government offices
- Entertainment and cultural venues



For additional information on Main Street, please see Chapter 7 of this plan.

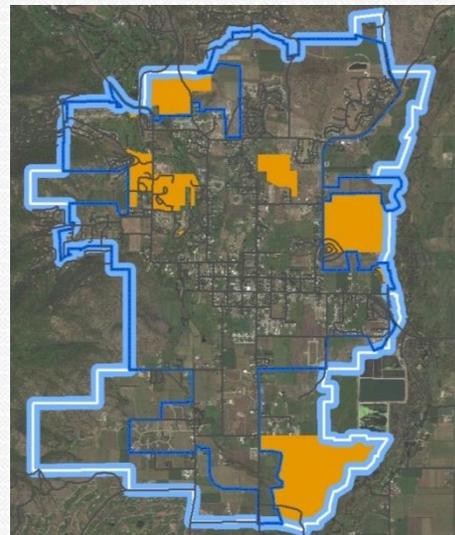


Economic Development, Resort and Tourism Areas

Midway City 2017 General Plan

Resort Areas/Tourism

Midway City has unique characteristics that make it attractive to resort development and tourism. It is located near major metropolitan areas and airports which are accessible over good roads in and out of the Heber Valley. It is blessed with spectacular scenery, natural geothermal springs, and is next to National Forests and Utah State Parks which provide an abundance of fishing, hiking, skiing and other recreational opportunities. Currently, the primary source of economic development in Midway is the resorts and the tourist activities that surround them. The City relies on a strong resort economy to help provide the tax base for community amenities and services. Opportunities for expanding tourism retail also exist.



As the economy and Midway City grow, it is likely that additional resorts and supporting tourism retail will be proposed. In order to prepare for such possibilities, the City has designated potential resort areas and prepared recreational resort standards. The City also has a master plan and guidelines for related tourism retail. The purpose of these standards is to guide the creation as well as continuation of resort and tourism development configured around the unique physiographic characteristics of the Midway City area. Its intent is to:

- A. Encourage recreational and arts activities that rely on natural attributes and opportunities of the area, respect the sensitive land and water constraints present in the Midway City area, contribute to the community's character and economy, and have had a long-standing, beneficial role in the community;
- B. Provide flexibility for planning and developing recreational resorts, arts and tourism facilities in a creative, efficient, and coordinated manner in order to provide quality resident and visitor experiences;



Resort Areas/Tourism

- C. Follow a process in which applicants and Midway City collaborate with landowners and citizens in planning and designing resort master plans that are consistent with Midway City growth vision and meet community goals and respond to the unique circumstances of the resort and tourism area;
- D. Ensure that resort and tourism plans incorporate a mix of land uses, promote alternative modes of transportation, and provide a pedestrian-oriented community in order to alleviate traffic-related impacts;
- E. Ensure that resort and tourism plans are consistent with the Midway City Vision and General Plan, and therefore, are beneficial to the community;
- F. Enable long-range planning for infrastructure, capital facilities, and community land use patterns by establishing a level of predictability in the maximum potential size and character of each resort area;
- G. Produce resort and tourism plans that make significant contributions toward protecting attributes of the community that are considered critical to the community's long-term health, welfare, and well being;
- H. Ensure a balance is maintained between tourism and community that promotes social diversity but does not cause undesired shifts away from rural community character.
- I. Midway City encourages builders, particularly those undertaking large projects such as resorts, to participate in the Leadership in Energy and Environmental Design (LEED) program. Midway City would be pleased to see builders utilize proven "green building practices.
- J. Promote Midway as a recreational and arts centered community.

Connectivity

Trails and open areas should be configured to provide environmentally sound outdoor recreational opportunities and non-vehicular linkages to resorts, commercial areas, public facilities, and residential neighborhoods. Bicycle and pedestrian corridor coordination should be a part of every project.



Economic Goals and Guidelines

Goal 1: To promote and encourage commercial, resort and other economic endeavors to strengthen and improve the city's tax base and quality of life.

Objective 1: Promote commercial growth that will increase sales tax revenues.

Guideline 1: Create an economic growth plan and an economic growth committee to give recommendations to the City Council on how to implement the plan and promote economic growth.

Guideline 2: Brand Midway to promote tourism.

Guideline 3: Pursue arts, activities, recreation opportunities, and land uses that will create an experience to attract tourists.

Guideline 4: Consider a tourism overlay zone to create community gathering areas that are walkable where retail and eating establishments are clustered.

Guideline 5: Encourage the organization of local businesses to create a business association that can plan and coordinate together to create opportunities that will benefit all local businesses.

Guideline 6: Coordinate closely with private, county, state and other economic development organizations.

Guideline 7: Encourage the development of appropriate commercial zones that maintain the existing character and theme of the city.

Guideline 8: Have a plan to provide adequate infrastructure to support the anticipated needs of commercial and tourism growth.



Economic Goals and Guidelines

Guideline 10: Explore reducing parking requirements by creating public parking areas in the commercial district.

Guideline 11: Explore the possibility of reducing impact fees or providing other incentives for commercial businesses.

Guideline 12: Promote events in the City to attract tourism.

Guideline 13: Explore the possibility of enacting working with Wasatch County to enact a recreation, arts and parks (RAP) tax to benefit members of the community and enhance tourism.

Goal 2: Encourage the creation of additional local jobs to create the opportunity for more residents to work within the community rather than commuting to adjacent areas.

Guideline 1: Evaluate the potential for attracting commercial and retail stores, small industries and manufacturing facilities, and recreational/tourist businesses.

Goal 3: Encourage retail opportunities to obtain basic necessities and other commercial and retail services within the community.

Guideline 1: Determine the best locations for commercial and retail services as well as the infrastructure and code changes or incentives required.

Guideline 2: Prepare a land use plan indicating areas of commercial development in coordination with the other plan elements.



Introduction

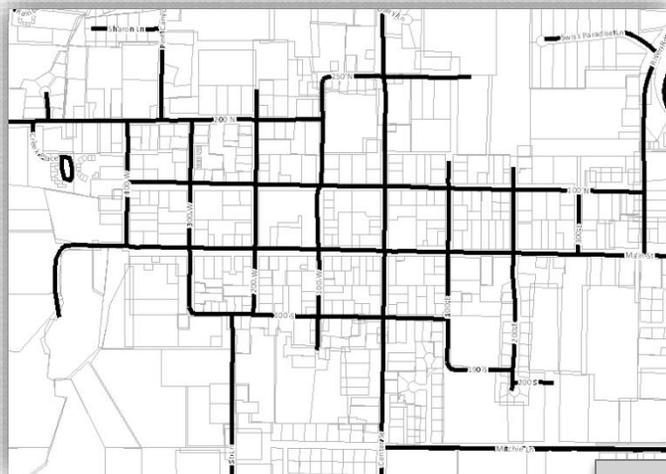
The transportation element is designed to provide for the safe and efficient movement of people and goods in the City. Its primary purpose is to balance current and future demands generated by projected future growth with roadway improvements. In essence, it is a long range transportation plan which would efficiently support future land development and ultimately Midway's vision for the future.

Transportation Vision

Midway will be a well-planned, small-town community with transportation facilities that connect the City to regional systems while preserving and enhancing our unique natural setting. The planned transportation system will:

- Integrate new development with established areas of the City.
- Minimize impacts to our unique natural environment by requiring placement of facilities in the most suitable locations.
- Minimize impacts to residential neighborhoods by adhering to the road classification system layout and City requirements.
- Improve pedestrian conditions with sidewalks in appropriate locations and the completion of the City wide trail system.

Midway's street network in areas surrounding Main Street is based on a grid pattern. As growth occurs and the landscape allows, this pattern should continue on streets classified as local or above. Doing so will promote connectivity, walkability and give motorists multiple options when traveling within the City. Failure to do so can increase traffic on specific corridors, creating congestion issues.





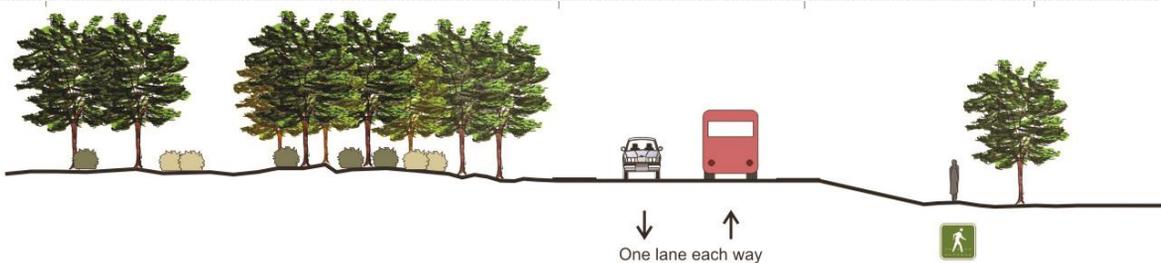
Transportation and Land Use

The linkage between land use and transportation can be thought of as working in two ways:

- Different types of land use generate and attract differing traffic rates. For example, retail land uses will generate more trips than residential land uses.
- Improving access by expanding the transportation system allows for the development of land at higher intensities or land that was previously inaccessible

Current Status

The City's existing system of streets is generally adequate to handle present traffic. Most people have become accustomed to easy traffic movement. However as the City continues to grow and become more urbanized, conflicts and congestion will increase. Main Street is a good example of a road that has seen traffic increase with growth. Additional east-west mobility will be central to mitigating these effects. As Midway continues to grow, building a complete system of roads and trails using multiple corridors and alternatives will become even more important.



Roadway Classification System

The City has four road classifications, each playing a part to move people and goods to and from homes and business within and outside the City. Road classifications within this plan represent a local definition and description and are not intended to reflect any county, state or federal definitions. Rather they provide an effective method for designing a circulation system that fits the needs of the City.

Class	ROW	Access
Collector	76 ft	Only at specific locations
Minor Collector	70 ft	Intersections and some driveways
Local Collector	60 ft	Driveways.
Local	56 ft	Driveways.

ROW=Right-of-Way



Transportation

Midway City 2017 General Plan

Roadway Classification System



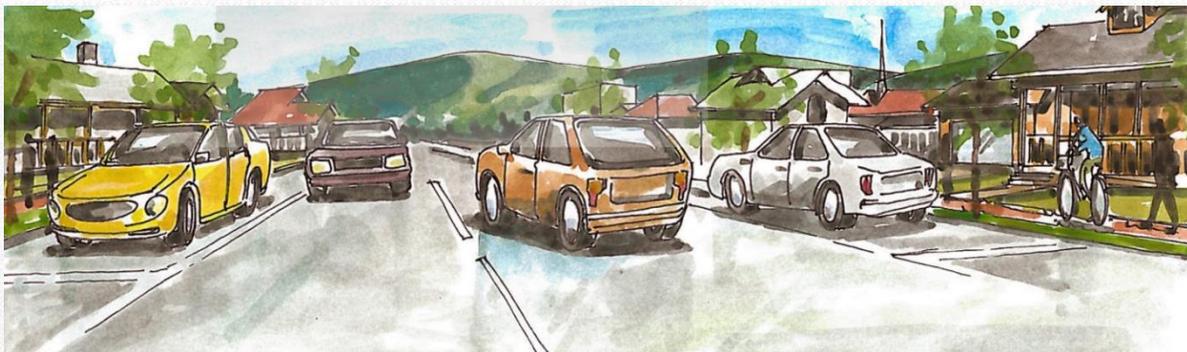
Arterial: Is classified on roads intended for regional movement which are owned and maintained by UDOT. It is not anticipated that the City will need any additional arterial roads in the future. However, Midway will continue to work with UDOT and the Wasatch Regional Planning Organization. Midway will not accept the transfer of these roads to the City.

Collector/Minor Collector:

These corridors carry traffic from the local neighborhoods to arterials. These roads will have more traffic than a local road. Speeds should be set appropriately. Driveways can access these roads with City Council approval, but new subdivisions should be designed to access local streets where applicable.



Local/ Local Collector: Is classified as all streets that are not classified as arterials or collectors. These are the neighborhood streets that handle local traffic. These roads should be designed with appropriate traffic calming techniques to keep speeds at levels conducive of residential neighborhoods. Lengthy through trips should be prohibited through design. Whenever possible the traditional grid pattern of local roads should be maintained in the downtown core area.





Transportation Goals and Guidelines

- Goal 1:** Develop a balanced circulation system that provides for safe movement of vehicles, cyclists, and pedestrians, reinforces surrounding land development patterns, and enhances regional circulation facilities.
- Guideline 1:** Coordinate land use and circulation planning to maximize the land development opportunities created by major transportation routes.
- Guideline 2:** Ensure that circulation facilities are designed and developed in harmony with the natural environment and adjacent land uses.
- Guideline 3:** Ensure that decisions regarding future land development and roadway construction are closely coordinated and mutually supportive.
- Guideline 4:** Work to extend the bike lanes on Main Street where possible.



Transportation Goals and Guidelines

Goal 2: Provide transportation infrastructure that meets the needs for all types of users, including vehicular and pedestrian traffic.

Objective 1: Ensure safe and efficient movement of automobiles, trucks and other motorized vehicles.

Guideline 1: All roads and streets should meet applicable codes.

Guideline 2: Safe and prudent speed limits should be established throughout the City.

Guideline 3: Intersections should be well marked with appropriate signs or signal devices.

Guideline 4: Bike lanes should be created whenever possible.

Guideline 5: Trails as shown in the Midway Capitol Facilities Plan should be constructed to better connect corridors for the residents and visitors of Midway.

Objective 2: Provide safe walking corridors throughout the City.

Guideline 1: Primary pedestrian routes should be identified and designated.

Guideline 2: Crosswalks should be safely located and clearly marked.

Guideline 3: All pedestrian facilities should be designed and constructed in compliance with the Americans with Disabilities Act.

Objective 3: Create and maintain safe trails and pathways for bicyclists.

Guideline 1: Primary bicycle corridors should be identified and marked.



Transportation Goals and Guidelines

Goal 3: Improve and maintain existing roads and trails to ensure quality and safety for all users.

Objective 1: Prioritize future road improvements to maintain responsibility in the expenditure of municipal funds.

Guideline 1: The most pressing needs of the City should be identified and prioritized. Funds for future improvements and the construction of future roads should be dispersed according to highest priority.

Objective 2: Provide ways to ensure that required maintenance and upkeep is being performed.

Guideline 1: Midway should work closely with Wasatch County and officials of the State of Utah to ensure that road maintenance performed by entities other than Midway is completed in a timely manner and of an acceptable quality.

Objective 3: Develop ways to protect the safety of all users of roads and trails.

Guideline 1: City officials should meet as needed to study and implement additional safety measures and programs.



Transportation Goals and Guidelines

Goal 4: Design transportation policies that are in harmony with the land use and community goals and objectives of Midway.

Objective 1: Provide the means to analyze the potential impact of future development on the transportation system and the mitigation of negative impacts.

Objective 2: Design an adequate transportation system for current and future residents and areas of development.

Guideline 1: Ensure that all future roads are properly designed and include provisions for adequate drainage.

Guideline 2: The impact of future land uses upon the transportation network of Midway should be reviewed during the planning process.

Guideline 3: Neighborhood connectivity is important for local traffic and for emergency response and should be preferred for all new development.



Moderate Income Housing

Midway City 2017 General Plan

Introduction

Utah law requires that municipalities, through the general plan process, include a plan for moderate income housing addressing the following five issues:

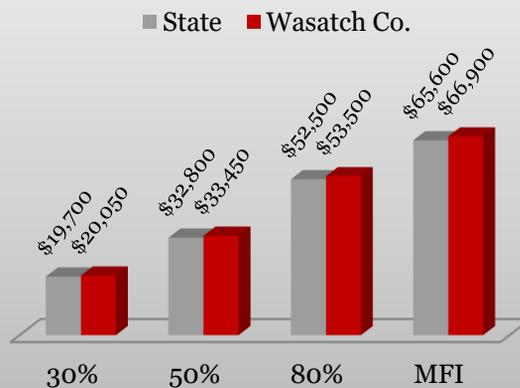


1. An estimate of the existing supply of moderate income housing located within the municipality.
2. An estimate of the need for moderate income housing in the municipality for the next five years as revised bi-annually.
3. A survey of total residential zoning.
4. An evaluation of how existing zoning densities affect opportunities for moderate income housing.
5. A description of the municipality's program to encourage an adequate supply of moderate income housing.

Moderate Income Housing Defined

Moderate income housing is defined as "...housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area (county) for households of the same size". The 2010 moderate income level for Wasatch County is \$53,500 for a family of four. The inventories below are based on an affordable housing model and the 2010 moderate income level of Wasatch County.

2010 HUD Income Data



The Current Inventory

- MI Households = approximately 350
- 2010 Census Housing Units = 1982
- Percent of available MI Housing in 2013 = 18%



Moderate Income Housing

Midway City 2017 General Plan

Survey of Residential Zoning

The City has six zoning classifications which allow for residential uses. Minimum lot sizes range from 7,000 square feet to one acre. Multi-family dwellings are allowed in the R-1-7 and R-1-9 zones. There is also existing R-1-7 residential use and mixed use development in the C-2 and C-3 zones. Due to its environment and history, most of the homes within Midway are single family dwellings. The Land Use Element of this plan describes the various land use designations as well as the amount of developable land within each designation and the total land area of the City.

Evaluation of Zoning's Effect on Housing Opportunities

The Midway Planning Commission and City Council hold one of the many keys to providing housing opportunities for persons of moderate income. The key the City holds is zoning. Midway allows a variety of lot sizes that can lead to different housing opportunities. However, market conditions and supply and demand have the most significant impacts on affordability. With such a high quality of life, Midway has become a very desirable place to live. Recreational opportunities have drawn many to purchase second homes within the City. Condominium Resort Zone developments, Planned Unit Development Townhomes and smaller houses (including duplexes) in the R-1-7 and R-1 9 residential zones comprise the majority of the Moderate Income Housing available in Midway.

Program to Encourage Moderate Income Housing

Wasatch County and Midway City have recognized that Moderate Income Housing is a significant issue in the area. In order to meet that demand, the City has adopted a voluntary Moderate Income Housing ordinance. The ordinance provides up to a 5% density bonus for developers who choose to participate.

Midway's Moderate Income Housing Ordinance-

Below are the methods of contribution preferred by the City.

1. Naturally occurring small lots/houses (including duplexes) in the R-1-7 and R-1-9 zones
2. Mixed use development in the C-2 and C-3 zones
3. Voluntary inclusionary zoning



Moderate Income Housing

Midway City 2017 General Plan

Moderate Income Housing Goals and Guidelines

Goal 1: Assure that options for Moderate Income Housing are available in the City.

Objective 1: Work with property owners and developers to encourage voluntary development of the amount and type of housing that accomplishes the community's diverse housing needs.

Guideline 1: Apply the density bonus provisions in the Development Code for additional dwelling units. If density bonuses are approved, they should be allowed only when they supply housing for clearly expressed community needs.

Guideline 2: Provide mechanisms to permit flexibility and innovation in residential project design, to promote land use efficiency and environmental protection.

Guideline 3: Support voluntary inclusionary zoning in all subdivisions.

Objective 2: Mitigate the impact of commercial developments upon the current housing needs of the City.

Guideline 1: Encourage mixed-use developments in appropriate locations in commercial centers.

Guideline 2: Examine land use regulations to explore options for additional mitigation measures to obtain adequate Moderate Income Housing in the community.

Guideline 3: Support rehabilitation and re-development in the R-1-7 and R-1-9 zones.



Moderate Income Housing

Midway City 2017 General Plan

Moderate Income Housing Goals and Guidelines

GOAL 2: Moderate Income Housing is an issue which Midway needs to address in cooperation with Wasatch County.

Objective 1: Housing development should mostly occur within the City limits, however, some housing growth is expected to occur in the county.

Guideline 1: Work jointly with Wasatch County to identify where residential development capacity exists to accommodate expected growth.

Guideline 2: Work jointly with Wasatch County to determine where costs can be minimized.

Objective 2: Encourage discussions about Moderate Income Housing to explain and educate the community about the need for affordable housing in terms of providing housing for persons who work in Midway, but cannot afford to live here, and persons who live in Midway but cannot afford to purchase a home.

Guideline 1: Moderate Income Housing is an investment in a vital community and insurance of a locally-based work-force.

Implementation

- Regularly update the Moderate Income Housing to determine the housing needs for all groups, to quantify specific housing needs, and to identify solutions to housing problems.
- Review zoning ordinances and standards for barriers to the development of moderate income housing.



Environment and Sensitive Lands

Midway City 2017 General Plan

Introduction

Midway is characterized by valuable open space resources that contribute to the community's character and overall quality of life. However, along with the beautiful landscape come some areas of special concern. The expressed concerns may be existing problems currently being experienced by the City or even potential problems that are anticipated. A balance must be maintained between development, recreational activities and the natural environment for our community to continue enjoying a desirable quality of life.

Open Space

Midway is characterized by valuable open space resources that contribute to the community's character and overall quality of life. Open spaces hold value for ecological, agricultural, cultural and recreational qualities, and these lands are worthy of careful planning and conservation.



Since our natural environment is interdependent with the larger community surrounding Midway, it is also important to work with surrounding communities to ensure that local efforts are successful on a regional scale. It is important to work cooperatively with State and Federal governmental agencies to resolve these issues. Environmental considerations must be part of community planning, recreational development, and event planning.



Environment and Sensitive Lands

Midway City 2017 General Plan

Prime Areas for Preservation

It is often difficult for cities to provide a clear definition of open space, yet one is necessary to achieve the goals of Midway and its residents. In some cases these lands are unfit for development. As development occurs, the City will work with land owners to conserve these valuable spaces while creating beautiful, well planned places to live, work and play using the sensitive lands section of the land use code. The overriding, guiding consideration should be on preserving and enhancing the natural resources and environment whenever possible and carefully integrating man's works with nature.

Environmental Constraints

Watersheds
Ridgelines
Public Lands
View Sheds
Recreation Areas
Agriculture
Mountain Slopes
Riparian Corridors
Geothermal Areas
Greenbelt Buffers
Wildlife Habitat/Corridors



The type of natural features existing in Midway do not vary greatly when viewing the City through a cursory look. Midway is not a large City, containing five square miles. By far the majority of land is very similar in nature, being located at the base of the Wasatch Mountains with a very gentle slope of approximately 1% from the northwest to the southeast. On the north and west sides of the City the boundary includes a portion of the foothills where slopes above 25 percent are common. However, below the surface the physical features within the City do vary greatly. There are many potentially hazardous conditions to be considered. There are pot rock deposits (calcareous tufa) in many portions of the City. These deposits are caused by thermal springs and cover about 4.5 square miles and vary in thickness up to 70 feet.



Proper handling of these natural features and environmental constraints should be a responsibility of each development that takes place. If considered at the time of development, with steps taken to resolve potential problems, the City will not be placed in a circumstance where there are demands on City reserves and funds to correct poor conditions. This could occur if problems are not discovered during the early review and approval process.



Environment and Sensitive Lands

Midway City 2017 General Plan

Environmental issues and Hazards

Flooding
High Water Table
Hot Springs
Wetlands
Wildfire
Steep Slopes
Debris Flow/Landslide

Due to the very widespread occurrence of one or more of the mentioned hazards to development, all of Midway City could be considered as sensitive area. This is the reason that Midway City adopted a Sensitive Lands Area Ordinance. This means that preliminary reports of conditions at a development site must be submitted to the City to help determine the standards that each development will follow. For example, if reports indicate the presence of a high water table, the Planning Commission will require an engineer's recommendation to determine the needed street construction or cross-section. This will assist in avoiding the installation of substandard streets that will require City maintenance on a regular basis or early reconstruction.



Environment and Sensitive Lands

Midway City 2017 General Plan

Environment and Sensitive Lands Goals and Guidelines

GOAL 1: Environmental resources of the City should be protected including water quality, air quality, wildlife habitat, scenic quality, hillsides, ridge lines, prime agriculture land, open space, soils, vegetation, wetlands, riparian corridors and flood plains.

Objective 1: Protect all of the environmental and natural resources of the City by requiring development to occur in a manner and location which respects sensitive environmental lands: wetlands, flood plains and natural drainage patterns, steep slopes, productive agricultural lands, geologically unstable areas, critical wildlife areas, vegetation and important scenic features such as ridge lines hillsides and view corridors.

Guideline 1: Prohibit any development on mountain hillsides and ridgelines that allows a structure to protrude into the sky line, as viewed from all major public roadways and ridgeline vantage stations.

Guideline 2: Prohibit any development in wetlands, unless appropriate mitigation is approved by the jurisdictional governmental agencies.

Guideline 3: Prohibit development or construction below any historic high-water line of all streams and rivers or whenever it will significantly alter the natural drainage patterns of the land. Development in a flood plain is strongly discouraged and if occurs shall specifically comply with all applicable Federal Emergency Management Agency regulations.



Environment and Sensitive Lands

Midway City 2017 General Plan

Environment and Sensitive Lands Goals and Guidelines

- Guideline 4:** Minimize the impact of major development within any critical wildlife winter ranges, birthing areas, or migration corridors, as determined by the Division of Wildlife Resources.
- Guideline 5:** Prohibit any development or construction on any natural slope that is 30 percent or greater.
- Guideline 6:** Prohibit any development on lands which, based on reliable evidence, is found to be unsuitable for the activity due to inadequate soil conditions that have or can result in slide conditions or have evidence of erosion history.
- Guideline 7:** Development that accelerates the erosion of soil, and thereby contributes significantly to stream sedimentation, will require special review and mitigation according to Midway City engineering and construction standards.
- Guideline 8:** All development shall preserve the maximum amount of existing vegetation on a site. All undisturbed areas on any site containing sensitive lands and vegetation shall be designated prior to construction. The edge of disturbance areas shall be made to look as natural as possible. Straight line removal of vegetation is discouraged.



Environment and Sensitive Lands

Midway City 2017 General Plan

Environment and Sensitive Lands Goals and Guidelines

Objective 2: Protect water quality, including watershed areas, and ensure that there are adequate quantities of water for all residents of Midway.

Guideline 1: Midway shall not approve any major development without water right transfers or sources providing for the use of water serving the project.

Guideline 2: No land use or development shall be permitted which will adversely affect the quality or accessibility of the water resources in the City.

Guideline 3: All new development shall comply with the requirements of the municipal water and sewer system code and ordinances.

Guideline 4: Adequate buffers from development should be provided along all water ways and wetlands in Midway.

Objective 3: Preserve and create appropriate motorized and non-motorized access to public land in conjunction with the applicable agencies.

Guideline 1: Midway should work with the residents of the community to identify appropriate access points to public lands that should be protected or encouraged and develop strategies for providing and maintaining such access points on a long-term basis, while protecting private property rights.



Environment and Sensitive Lands

Midway City 2017 General Plan

Environment and Sensitive Lands Goals and Guidelines

Objective 4: Coordinate with the local fire district to ensure consistent fire safety standards in the City.

Guideline 1: Apply the subdivision standards and development requirements in the Land Use Ordinance that minimize the impact of developing in remote and environmentally sensitive areas of Midway, including requirements for water supply for fire fighting purposes, measures for clearing brush and vegetation from the area around structures, access, infrastructure standards, and other appropriate regulations in high, moderate, and low fire hazard areas.

Objective 5: Manage development, minimize damage and hazards, and protect life and property in areas subject to risk from natural hazards such as seismic activity, unstable soils, flooding conditions, and other geologic hazards.

Guideline 1: Require all new development to have an adequate water supply, road widths, and reasonable secondary emergency access to minimize health and safety risks.

Guideline 2: Require development proposals located in or immediately adjacent to areas of soil instability, liquefaction areas, and steep slopes to provide geotechnical studies to determine if a significant constraint exists relative to these various issues and to determine appropriate land use and structural design.

Guideline 3: Promote open space and recreational uses in identified flood zones unless the hazard can be adequately mitigated.

Guideline 4: Midway should require all structures to meet or exceed Uniform Building Code required earthquake resistant design standards.

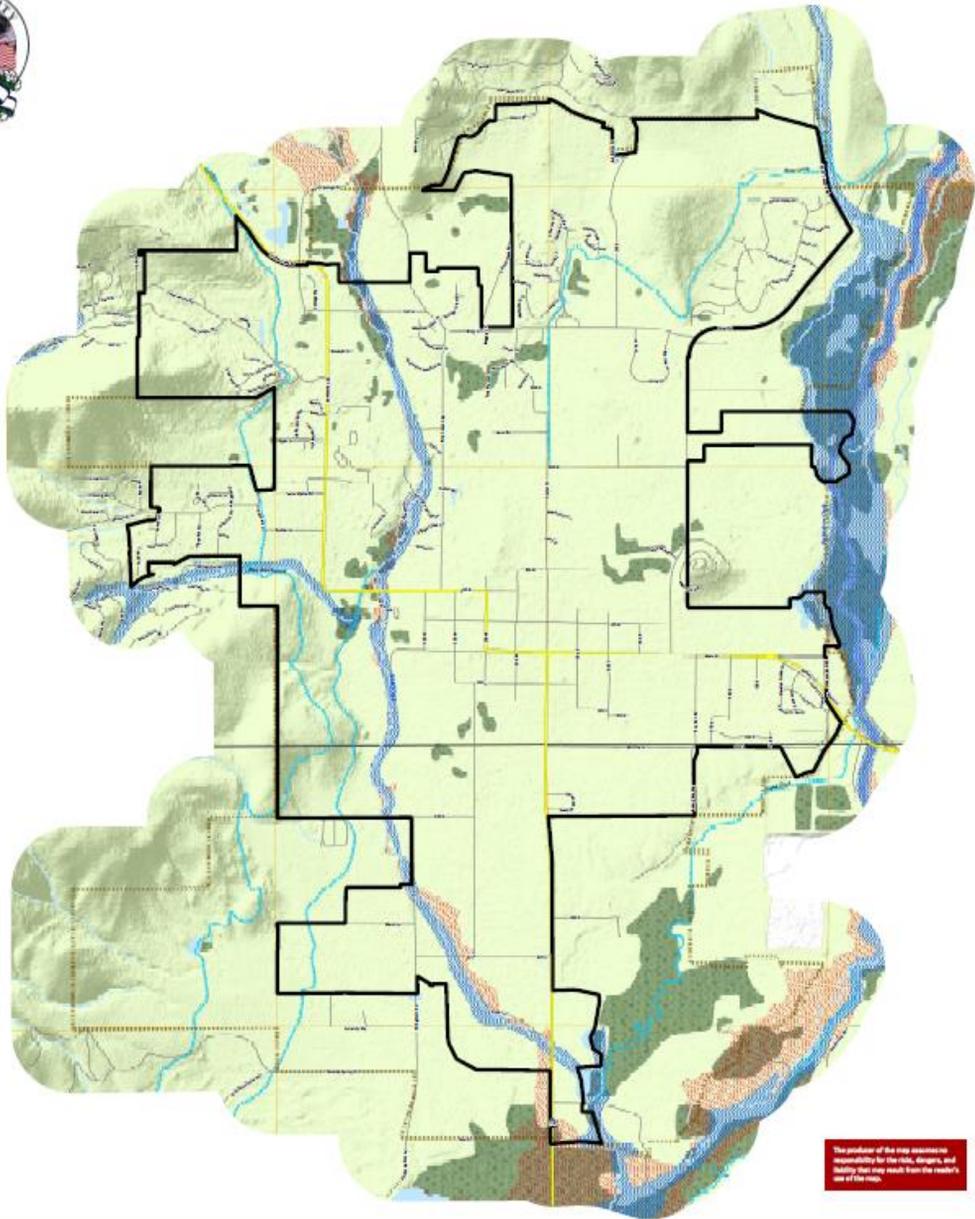
Guideline 5: Midway should require the protection of all wetlands, streams and other waterways and other environmentally sensitive lands from construction impacts and runoff from parking lots, roads and other impervious surfaces.



Environment and Sensitive Lands

Midway City 2017 General Plan

MIDWAY CITY - Flood Hazard



The publisher of this map assumes responsibility for the risks, dangers, and liability that may result from the reader's use of this map.

Legend

FWS Wetlands

- Palustrine
- Riverine - Lower Palustrine
- Upland
- 100 Year Flood (UGS)
- A, AE, AD

Midway City

- Midway City
- Midway Growth Boundary

Roads

- Primary
- Secondary

Water

- Canal
- Stream
- Township Line
- Section Line
- Water Body

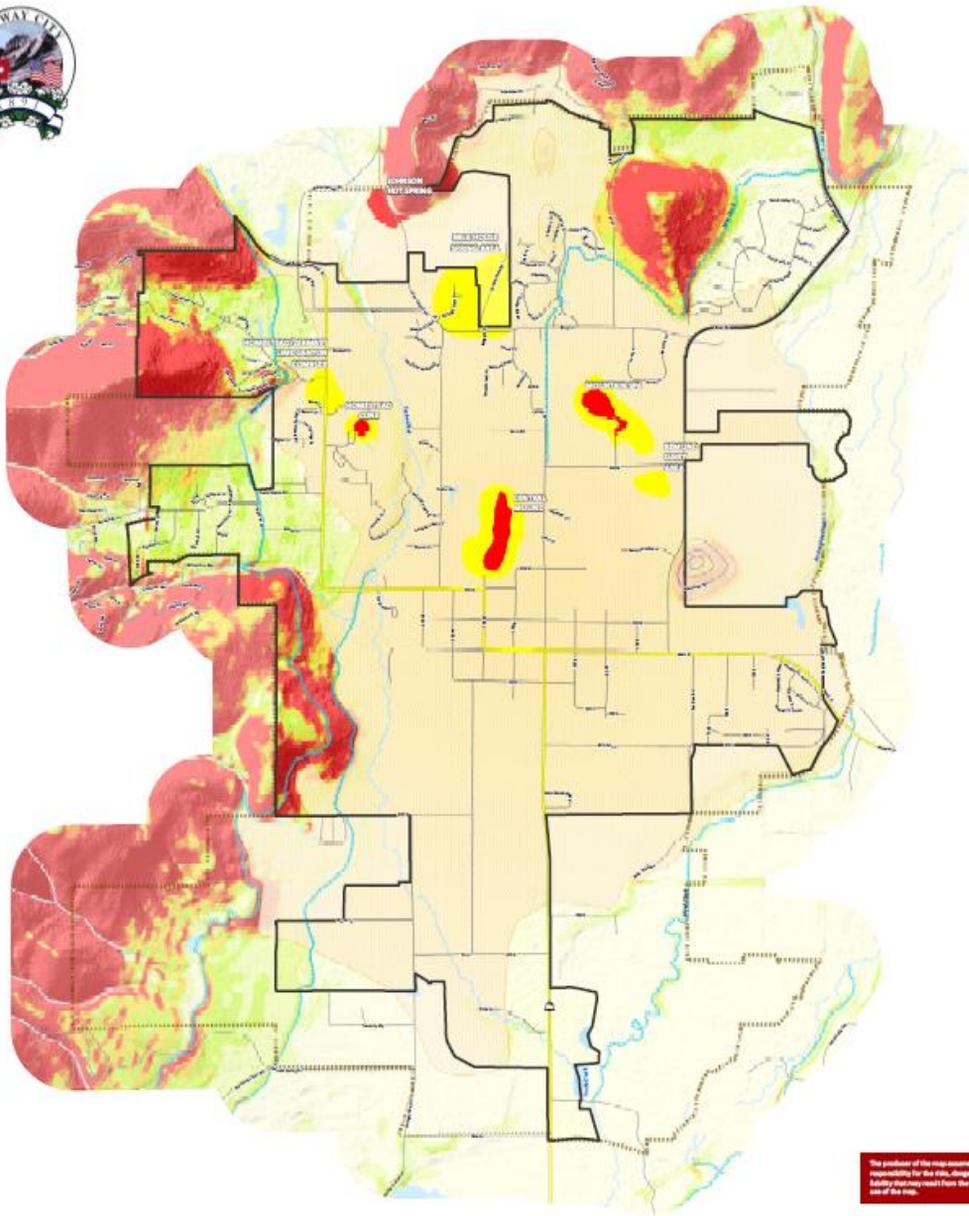




Environment and Sensitive Lands

Midway City 2017 General Plan

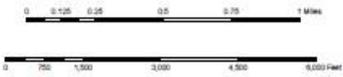
MIDWAY CITY - Geological & Hydrological Features



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Legend

- | | | |
|--------------------------|--------------|--------------|
| Geologic Features | Roads | Slope |
| Major | Primary | 0 - 5% |
| Minor | Secondary | 5 - 10% |
| Pot Rock Areas | Canal | 10 - 15% |
| Midway City | Stream | 15 - 20% |
| Midway Growth Boundary | Water Body | 20 - 25% |
| | | > 25% |

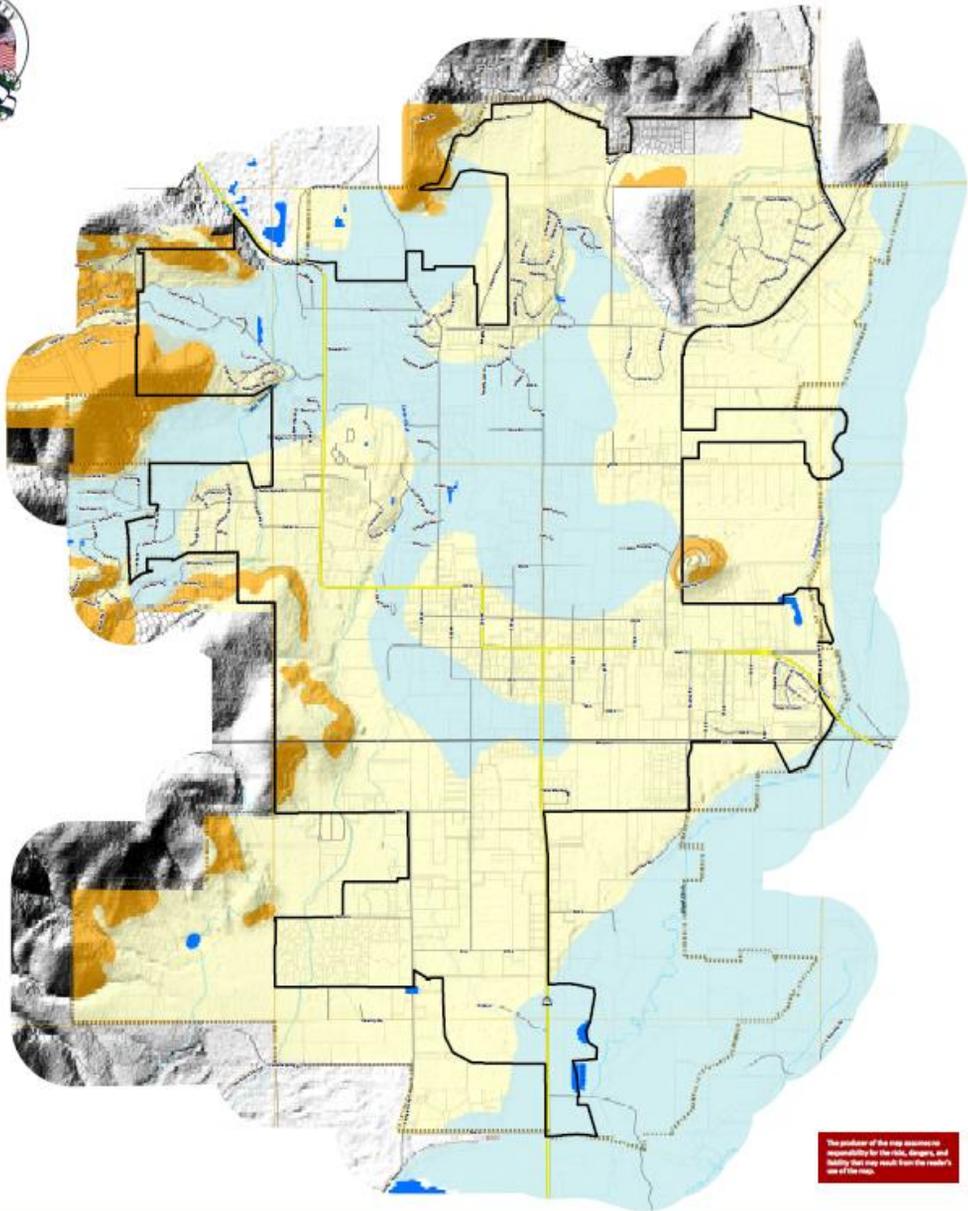




Environment and Sensitive Lands

Midway City 2017 General Plan

MIDWAY CITY - Landslide & Problem Soils



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Legend

- Landslide Hazard (UGS)
 - High
 - Moderate
 - Low
- Shallow Ground Water (UGS)

Midway City

Midway Growth Boundary

Roads

Primary

Secondary

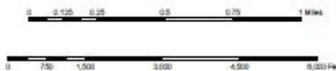
Canal

Stream

Township Line

Section Line

Water Body



MOUNTAINLAND ASSOCIATION OF GOVERNMENTS

Map produced by City of Midway, Utah, Mountainland Association of Governments, and Mountainland Association of Governments. Map is for informational purposes only and does not constitute a warranty or any other form of insurance.

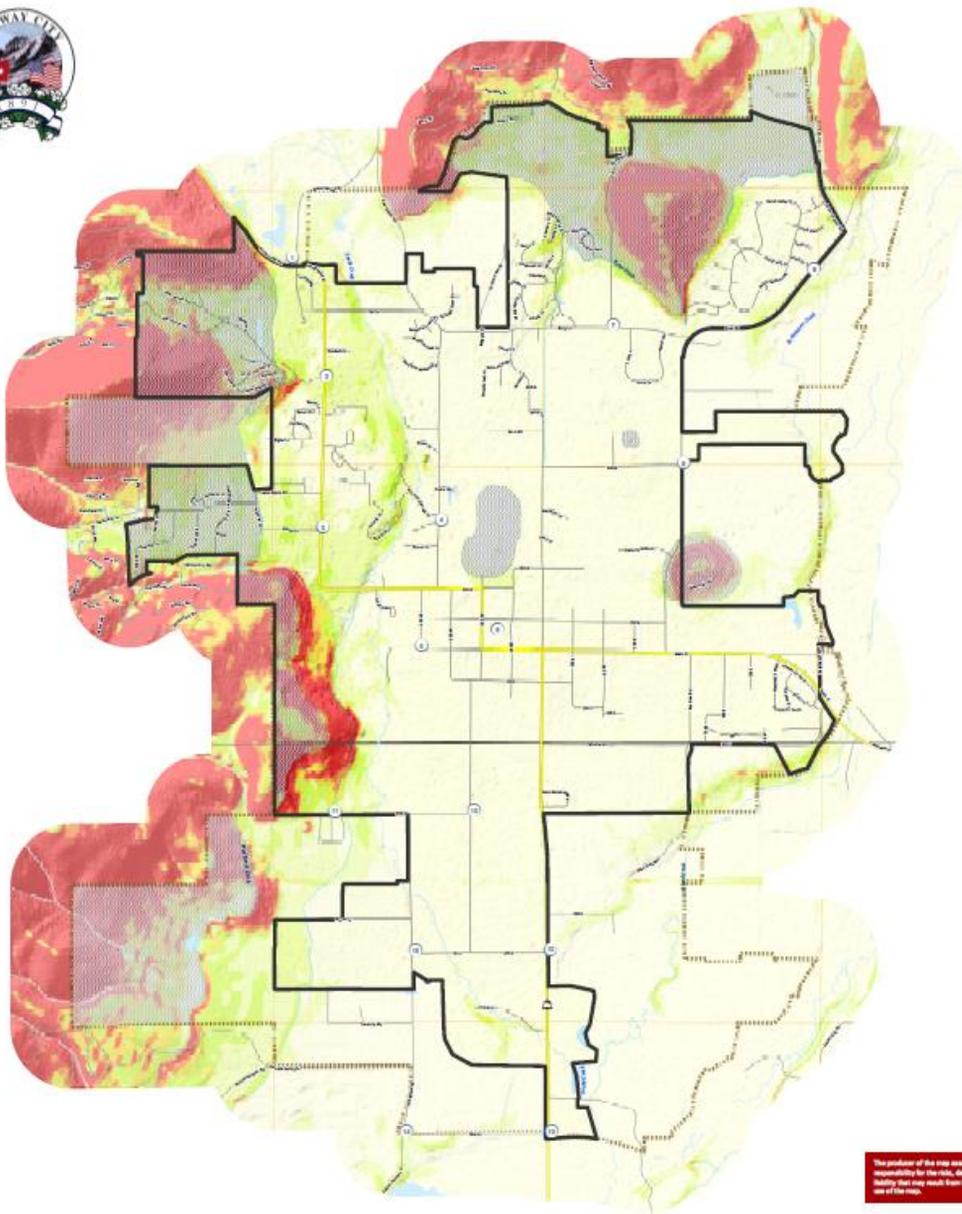




Environment and Sensitive Lands

Midway City 2017 General Plan

MIDWAY CITY - Ridgeline Overlay & View Stations



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Legend

View station	Primary	Township Line	Slope
Ridgeline Overlay Zone	Secondary	Section Line	0-5%
Midway City	Canal	Water Body	5-10%
Midway Growth Boundary	Stream		10-15%
			15-20%
			20-25%
			> 25%

Scale: 0 0.125 0.25 0.5 0.75 1 Mile
 Scale: 0 750 1,500 3,000 4,500 9,000 Feet

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MOUNTAINLAND ASSOCIATION OF GOVERNMENTS

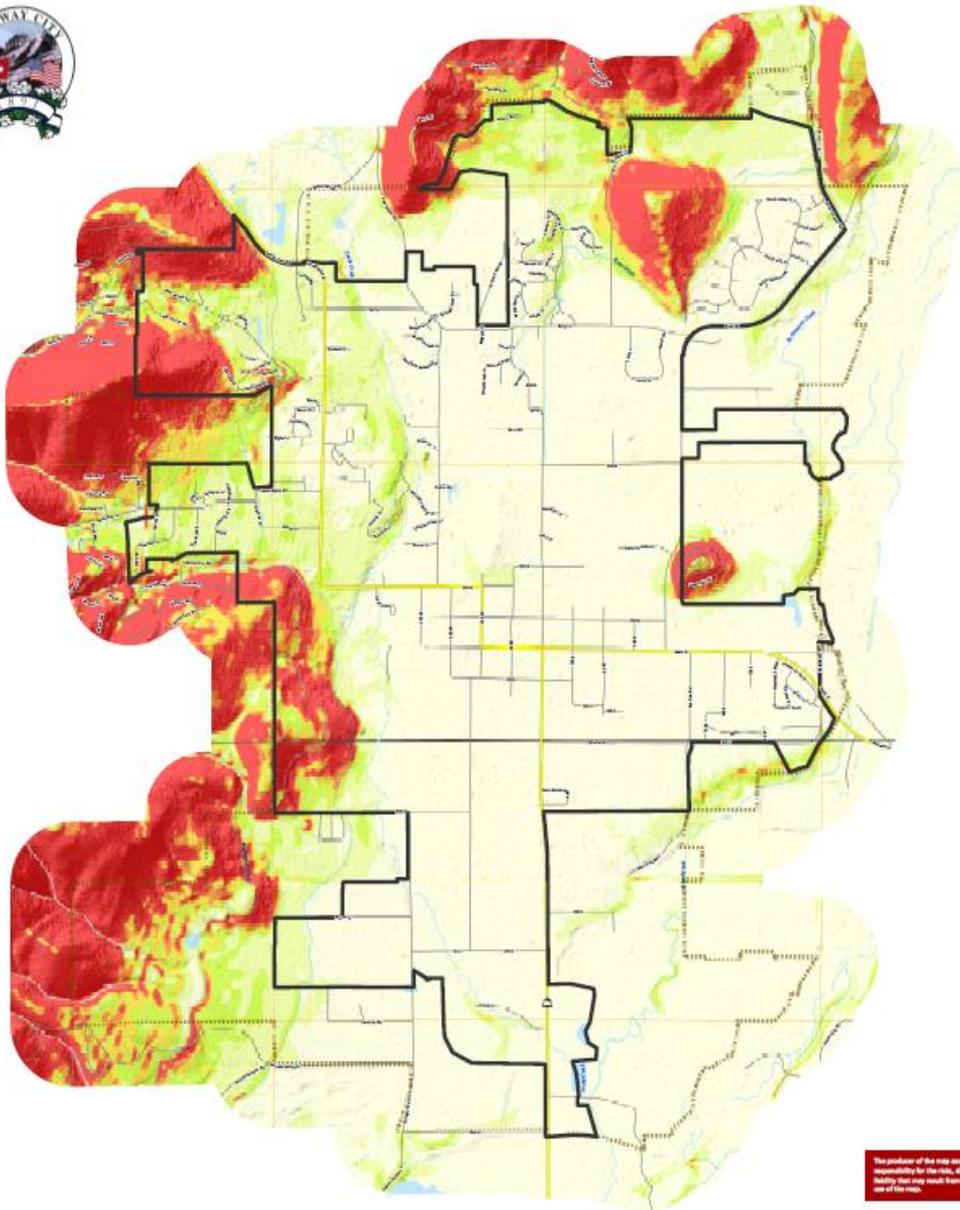
Map produced by City of Midway, Utah in cooperation with Mountainland Association of Governments. Map produced under the auspices of the Midway Program Area Planning Agreement. The Mountainland Association of Governments.



Environment and Sensitive Lands

Midway City 2017 General Plan

MIDWAY CITY - Slope



The producer of this map assumes no responsibility for errors, omissions, and liability that may result from the reader's use of the map.

Legend

- 0 - 5%
 - 5 - 10%
 - 10 - 15%
 - 15 - 20%
 - 20 - 25%
 - > 25%
- Midway City
 - Midway Growth Boundary
- Roads
 - Primary
 - Secondary
- Canal
 - Stream
 - Township Line
 - Section Line
 - Water Body

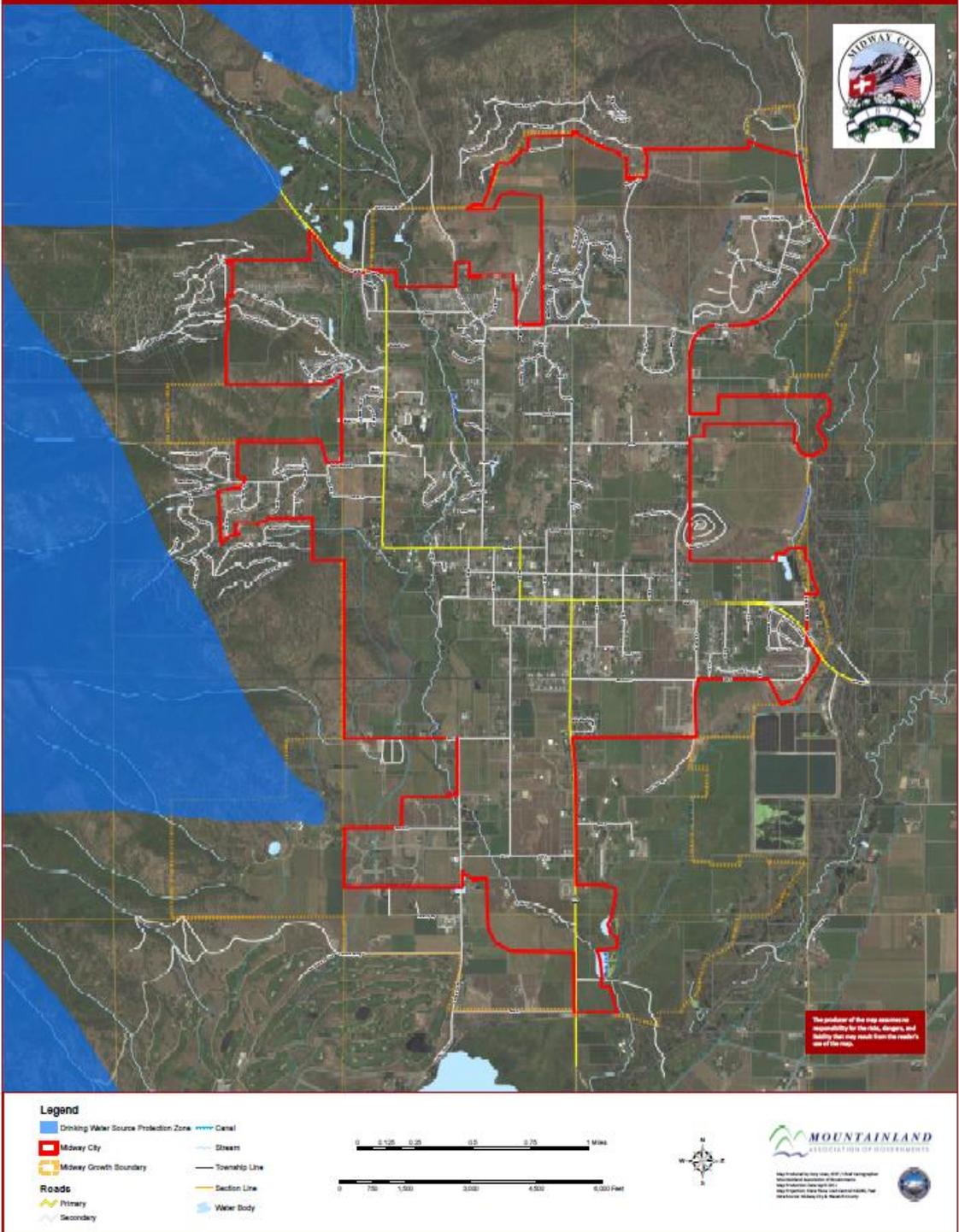




Environment and Sensitive Lands

Midway City 2017 General Plan

MIDWAY CITY - Spring & Well Protection Zones





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.



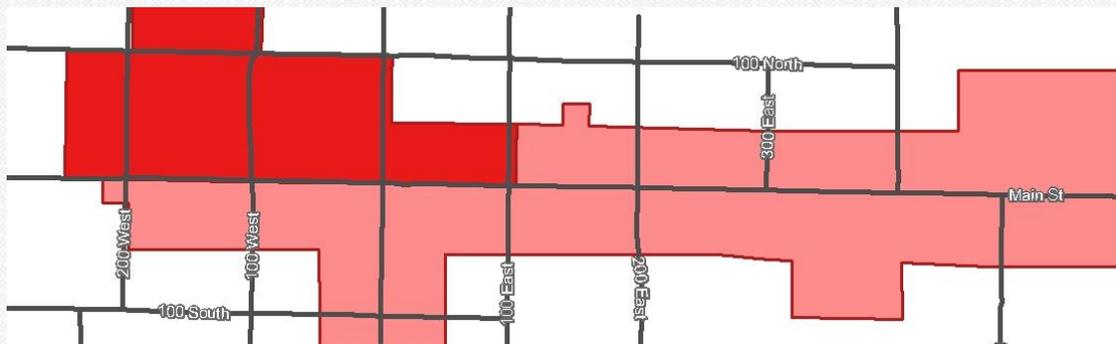
Main Street

Midway City 2017 General Plan

Character - Midways Swiss/European character is most prevalent along Main Street. Historic homes, businesses, and public buildings all contribute to Main Street's appeal to residents and visitors. The community has developed strict architectural design standards, historic preservation standards and development guidelines that will reinforce that character and draw visitors to the area. For more detailed information please see the Midway City Municipal Code.



Transportation - Probably the greatest challenge that the City faces while planning for Main Street is the road itself. The success of this corridor will have much to do with how well these issues are dealt with.



Main Street is currently one of the few roads that move traffic east and west in the community and therefore attracts traffic. As the community grows and Main Street develops, traffic will most likely increase. While increased traffic can help draw visitors to the commercial core, it would also adversely affect the pedestrian friendly atmosphere that is essential to Midway's character. The following strategies can be used to alleviate the issue:

- Define the Corridor-The section from 200 West to River Road (700 East) is the focal point of pedestrian friendly atmosphere along Main Street. Using street treatments and signage will distinguish this section from others to draw pedestrians and cyclists while moderating traffic speeds.



Main Street

Midway City 2017 General Plan

- Develop Alternative Routes - Many of the trips along Main Street are “through trips” where the vehicle is moving from one end of the community to the other without stopping. Midway can remove many of those trips by making other east-west corridors more attractive to motorists.
- Walkability - Many of the visitors to the main core are within close proximity. As planned trails and pedestrian corridors throughout the City are built, citizens and visitors will become less reliant on vehicles to access the area.
- Crossings - Even at today’s traffic levels, crossing Main Street can be difficult. In order to promote a pedestrian friendly atmosphere, street treatments such as bulb outs, textured pavement and well defined crosswalks will slow motorists and make pedestrians feel more secure.
- Coordination - Since Main Street is a state route, owned and operated by UDOT, coordination and cooperation is essential to managing traffic.



Historic Preservation - Remembering its history through the preservation of historic structures is very important to Midway residents. Many of these homes and businesses are along Main Street and contribute greatly to its character. However, pressure to redevelop or remove these structures will increase as growth occurs along the corridor. A balance of preservation, redevelopment and reuse must be found. Historic preservation ordinances should be flexible enough to allow the modifications that allow realistic use of the property while preserving the character of the structure.



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.

Open Space - The strategic location of open spaces along the corridor draws pedestrians to the area and encourages them to stay longer. These can be parks, patios, plazas, playgrounds and natural open space.

Design – Using proper design standards such as setbacks, storefronts size and placement will improve the overall appearance and walkability. Please see Midway City design and architectural guidelines for more information.

Transition – As the community grows and demand for commercial property increases, properties along Main Street will continue to change. Many residential structures and other historic properties will transition to other uses. Guiding this transition in harmony with historic preservation, economic growth and community character is very important to the City.





Main Street Goals and Guidelines

- GOAL 1:** The most powerful and lasting image associated with Midway is Main Street so we need to preserve Main Street as the economic, architectural, and historical heart of the community which is a destination for residents, tourists, and visitors.
- Objective 1:** This commercial core should be developed as a distinctive shopping and business area emphasizing it as an attractive meeting place.
- Guideline 1:** Plan for festivals, special events, celebrations and a variety of community activities on Main Street which will produce a vibrant healthy community centerpiece.
- Guideline 2:** Future development in this area should integrate harmoniously along with the existing historic buildings, to create a lively and comfortable district.
- Guideline 3:** Midway must work with UDOT to assure that Main Street becomes more walkable by lowering speeds and creating more crosswalks.
- Guideline 4:** Promote more outside dining and gathering areas.
- Guideline 5:** Promote compatible mixed-use developments along Main Street that will create a comfortable community space.
- Guideline 6:** Promote at least a 10' landscaped setback along Main Street for aesthetic and practical (snow storage) reasons.
- Guideline 7:** Encourage the installation of bike racks along Main Street.



Main Street Goals and Guidelines

- Guideline 8:** Identify potential City parking areas that will service businesses along Main Street that will be landscaped and add to the viability of the corridor.
- Guideline 9:** Work with UDOT to expand and beautify Main Street from 300 E to Hamlet Park.
- Guideline 10:** Improve Michie Lane and 400 E so that they are functioning bypass alternative transportation routes to assure through traffic does not need to traverse Main Street.
- Guideline 11:** Minimize the number of driveways to Main Street for commercial and residential uses for safety and aesthetic purposes.
- Guideline 12:** Require landscape plans for all commercial development that will be reviewed by the Visual and Architectural Committee.
- Guideline 13:** Encourage new businesses to strengthen the downtown.
- Objective 2:** Recognize historic homes and buildings.
- Guideline 1:** Verify historically significant buildings along Main Street.
- Guideline 2:** Evaluate the possibility of alternative uses for historical buildings.
- Guideline 3:** As older homes transition into businesses along Main Street, preserve the green areas around these buildings by not overbuilding parking.
- Guideline 4:** Consider a local historic register to recognize structures and landmarks that are of great importance to the community.



Historic Preservation

Midway City 2017 General Plan

Introduction

The identity of a community is in part derived from its past. The preservation of a community's historic resources, celebrates its past while setting the stage for the future. Midway recognizes that historic preservation is an essential element of its vision for the future and has implemented many ordinances to protect it's heritage. The attractiveness of the area, in combination with population growth along the Wasatch Front, has led to the establishment of bedroom communities and second homes in and around Midway. This development has impacted the rural character of the valley and the small-town nature of Midway, in particular its historic Main Street. Balancing new growth with preservation will be one of the community's greatest challenges in the future.



Historic Registers

Midway was founded in 1866 as a fort to protect two nearby settlements. From the 1860s through the 1880s, a large number of English, Swiss and other immigrants arrived to settle the area, and the town was officially incorporated in 1891. Over the last 30 years, the City has been engaged in various preservation activities. In 2007, the Midway received a Certified Local Government (CLG) grant from the Utah State Historic Preservation Office (SHPO) to conduct further research leading to the preservation of its historic architecture. Given limited funds and increasing development pressures along Main Street, the City chose to focus on that area by updating a portion of the 1984 Reconnaissance Level Survey (RLS) and conducting an Intensive Level Survey (ILS) of selected resources along Main Street. From this and other preservation efforts, Midway is creating a Local Historic Register, identifying structures that are significant to the community's heritage using methodology that is very similar to that of the National Historic Register.



Historic Preservation

Midway City 2017 General Plan

Moving Forward

As growth pressures continue to build within the City, conflicts between redevelopment and historic preservation may increase. Preservation measures that are too strict can slow vital economic growth. Preservation measures that are too lenient may result in the loss of valuable portions of the community's heritage and character. Midway must work to find a balance between economic development and preservation. Potential steps may include:

- Reaching out to owners of historic properties to determine their plans for the future of their properties.
- Seeking for innovative solutions to reuse and redevelopment of historic properties.
- Educate residents and visitors on the historic nature of the City and the value that preservation brings.
- Identify resources that will give owners of historic properties the recognition and support they need.

Implementation



Historic Preservation

Midway City 2017 General Plan

Historic Preservation Goals and Guidelines

Goal 1: To preserve the unique history of Midway.

Objective 1: Midway's Historic Preservation Committee will work with the public to preserve historic nature of the community.

Guideline 1: Work with Wasatch County to identify historic buildings, locations and land uses.

Guideline 2: Utilize state and federal historic preservation agencies.

Objective 2: Recognize historically significant homes, buildings, and landmarks through a local historic register.

Guideline 1: Verify historically significant buildings within the community.

Guideline 2: Evaluate the possibility of alternative uses for historical buildings



Historic Preservation

Midway City 2017 General Plan

Historic Preservation Goals and Guidelines

Goal 2: To preserve Midway's heritage.

Objective 1: Preserve the heritage of Midway.

Guideline 1: Compile historic documents and photographs depicting Midway's pioneer heritage.

Guideline 2: Establish City sponsored pioneer-themed events that relate to Midway's history.

Guideline 3: Ensure that new buildings are compatible in size and do not distract from existing historic structures.

Guideline 4: Promote events such as a walking tour of historic structures in Midway to help educate the public of Midway's heritage.

Guideline 5: Require public noticing if a historic structure is to be demolished or dismantled so that the public can present alternative plans on how to preserve the structure.



Parks, Trails and Recreation

Midway City 2017 General Plan

Introduction

Parks, trails and recreation opportunities are a fundamental part of every good community. The City of Midway is very fortunate to be located in an area where there are so many. The development of the Wasatch State Park north and west of the City offers many types of recreational activities. These activities include both summer and winter sports, i.e., snowmobiling, hiking, golf, camping, and many more. Not too far from Midway to the south is Deer Creek Reservoir offering many additional recreational activities. These two recreational activity centers combined with the Middle Provo River, the surrounding mountainous region, and the open space within the City provide the citizens of Midway with an almost unequaled balance in recreational opportunities. Within the City are multiple parks, playgrounds, and walking trails. The desire to improve, expand, and enhance these facilities will continue to be a high priority to both City officials and the public.



Recreation

In addition to the many recreational activities listed above, Midway City, in coordination with Wasatch County, can participate in multiple recreation and sports leagues. Soccer, baseball, football, swimming, and basketball are just a few of the activities that youth can enjoy, while adults can participate in softball and basketball. The facilities for these activities are provided by Wasatch School District and the County. As Midway and the surrounding communities continue to grow, additional facilities will be constructed.





Parks, Trails and Recreation

Midway City 2017 General Plan

Parks

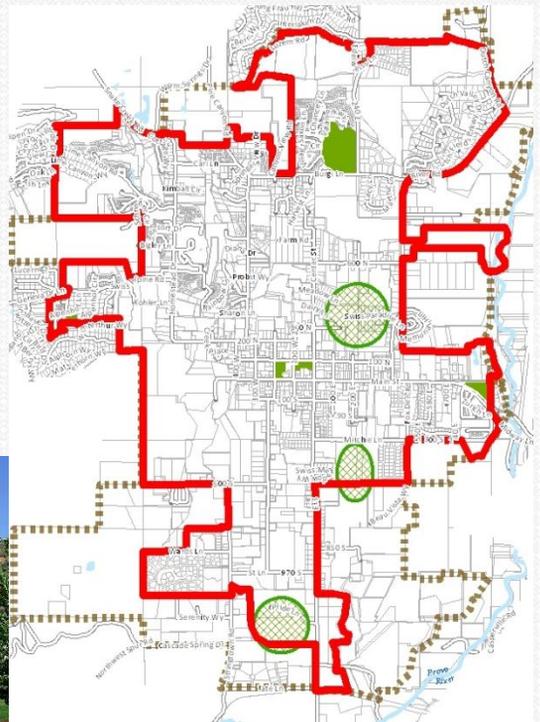
Park space is an essential element of the quality of life for every community. Throughout the planning process, the need to improve, expand, and enhance park facilities has proven to be a high priority by both City officials and the public. Midway City currently has approximately 19.3 acres of improved parks with additional land that can be improved. As growth occurs City leaders will work to provide a wide variety of park facilities, while balancing community funds and resources. For additional information on parks, please see the Park Facilities section of the Midway Capital Facilities Plan.

Existing Park space		Future Park Space Needed	
Park	Acres	Park	Acres
Town Square	2.5		25
Centennial	1.5		25
Hamlet	4.5		
Valais	33.6		
Alpenhof	2.6		
Total	36.1	Total	50
		Combined	86.1

Outdoor Recreation -

In addition to its beautiful scenery, Midway is famous for the variety of outdoor recreational activities it provides including:

- Hiking
- Fishing
- Boating
- Golf
- Cross Country Skiing
- Snowmobiling
- Biking

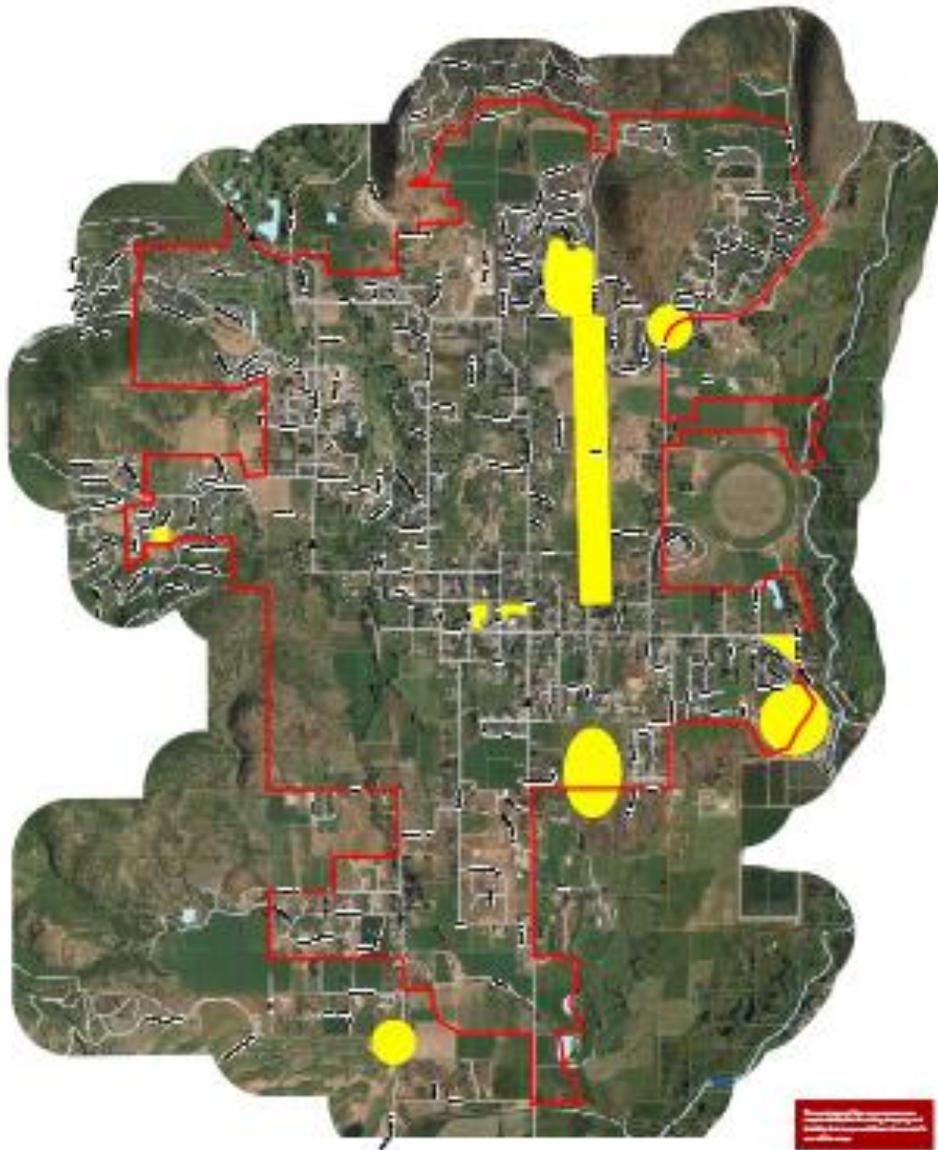




Parks, Trails and Recreation

Midway City 2017 General Plan

MIDWAY CITY - Park Plan



Legend

- | | |
|----------------------------|------------------------|
| Type | Midway Growth Boundary |
| Existing Parks | Roads |
| Potential Sites for a Park | Trails |
| Midway City Boundary | Water Body |





Parks, Trails and Recreation

Midway City 2017 General Plan

Trails

City residents have expressed a strong interest in developing trails throughout the community as a valuable amenity for recreation and transportation. Trails along roads, waterways, hillsides, and canals offer residents and visitors, walkers, runners, cyclists, and equestrians safe routes for exercise and transportation separate from the ever-increasing amount of vehicular traffic on local streets.

As more of the City is developed, opportunities for providing continuous inter-connected trail corridors are diminished. For this reason, the City has created a Master Trails Plan and Trail Design Standards to address the issue of trail development by making it a required step in the land planning process, before available trail corridors are lost. The City is committed to making trail development an integral part of ongoing planning reviews, to provide a valued community amenity.

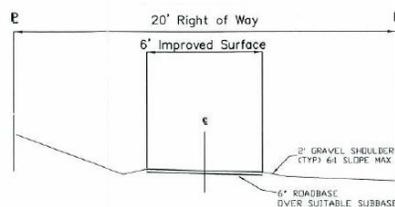


Trails Types

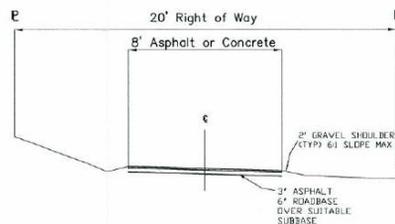
The trails within Midway are comprised of three typical trail types:

- 6-foot improved surface
- 8-foot hard surface
- natural surface

The Trail System Master Plan designates each trail as one of these three types. Additionally the City supports the creation of bike lanes on collector roads and encourages each development to create its own interior network of trails. Midway will also explore the possibility of creating equestrian trail heads at strategic locations. For more information on trails, please see the Trails section of the Midway Capital Facilities Plan.



PROPOSED 6' TRAIL
N.T.S.



PROPOSED 8' TRAIL
N.T.S.



Parks, Trails and Recreation

Midway City 2017 General Plan

Parks, Trails, and Recreation Goals and Guidelines

GOAL 1: Provide facilities and opportunities in the community for a balanced recreational program of physical and cultural activities for the residents of Midway.

Objective 1: Maintain the master recreation plan for the City which identifies the current and future parks, open space corridors and trail systems, to accommodate the existing and future growth of the community.

Guideline 1: Determine the functional classification of the existing recreational facilities of the City with respect to parks, open space corridors, trails and other opportunities for both active and passive recreation.

Guideline 2: Coordinate and participate with Wasatch County for cooperation of recreational planning within the County particularly with the planning and development of the County fairgrounds and recreation complex.

Guideline 3: Ensure that City parks, buildings, land and recreational facilities are useful and attractive.

Guideline 4: Park and recreational facilities should be planned and designed to meet their proposed purpose and contribute to the design theme of the community.

Guideline 5: All future major developments shall be planned with trail linkages to the Trail System Master Plan located in the Capitol Facilities Plan and Main Street sidewalk system. All new development will be reviewed by the Trails Committee to help analyze trail and connectivity needs to better design and trail infrastructure to meet those needs.

Guideline 6: Reform the Trails Committee to become the Parks, Trails and Recreation Committee that will serve, as needed, as a recommending body that will provide input on matters pertaining to parks, trails, and recreation.

Guideline 7: For the planning of new parks and redevelopment of existing parks a community based planning input process may be considered.



Parks, Trails and Recreation

Midway City 2017 General Plan

Parks, Trails, and Recreation Goals and Guidelines

- Objective 2:** Incorporate plans, programs, and funding sources to meet the present and future recreational demands of all sectors of the community.
- Guideline 1:** Maintain a Capital Facilities Plan which incorporates a funding program for the construction of improvements to the City's recreational system. Civic improvement proposals should be determined for the entire community and all costs, feasibility, and safety issues should be considered including alternative funding sources to provide adequate recreation improvements, such as impact fees.
- Guideline 2:** Coordinate with surrounding communities to encourage intergovernmental cooperation to meet the recreational needs of area residents.
- Guideline 3:** Consider all funding sources, including bonds, and development techniques that are available for parks, trails and recreational activities.
- Guideline 4:** Regularly review and update the park and recreation impact fee based on park development costs and the recreational needs of Midway residents.
- Guideline 5:** Promote and solicit the donation of land, recreation and park equipment by private and corporate organizations and recognize their support.
- Guideline 6:** Maintain user fee schedules when an individual or group has exclusive use of a publicly owned recreational facility.
- Guideline 7:** Protect parks and recreational areas from incompatible developments and uses on adjacent properties.
- Guideline 8:** Establish standards for park and recreation facility maintenance to ensure a well maintained facility and foster an attractive and safe recreational environment.
- Guideline 9:** Collaborate with community groups and organizations for the establishment and scheduling of community events and cultural activities for the recreational benefit of Midway residents.
- Guideline 10:** Maximize the use of existing public facilities within the community.



Open Space Element

Midway City 2017 General Plan

Introduction

The importance of preserving open space to meet the goals and objectives of the General Plan cannot be overstated. Indeed, references to preserving open space appear over 30 times throughout the foregoing chapters. Identifying, acquiring, preserving, and maintaining open space is fundamental to Midway's heritage, its unique character, and its desirability as a place to live, work, and play. While previous chapters have included open space concerns in implementing the specific goals and objectives of the chapter, this chapter of the General Plan addresses the broader topic of identifying, acquiring, preserving, and maintaining open space generally.

Vision

As set forth in Chapter 1, the Community Vision Statement of Midway “is to be a place where citizens, businesses and civic leaders are partners in building a City that is family-oriented, aesthetically pleasing, safe, walkable and visitor friendly. A community that proudly enhances our small town Swiss character and natural environment, as well as remaining fiscally responsible.”

Open space preservation is a critical element in fulfilling the Community Vision Statement in this General Plan. Specifically, the Community Vision Statement sets a goal for Midway “To be a beautiful, organized small-town community based on its distinct history of agriculture, open space and recreation.” Goal 1, Community Vision Goals and Guidelines, Midway City 2017 General Plan, pg. 9. Guideline 5 seeks to implement this goal by “Encouraging the preservation of prime agricultural land and open space within Midway and the surrounding valley.” Midway City 2017 General Plan, pg. 9.

Defining Open Space

“Open space” may mean different things to different people. To some, open space is sufficient space between houses in a subdivision so that neighbors have “elbow room.” To others open space is unobstructed views of the mountains and ridgelines surrounding our valley. In the context of this General Plan, open space is both and much more.



Open Space Element

Midway City 2017 General Plan

Defining Open Space

As used throughout this General Plan open space includes the following:

- Agricultural land (crops and livestock)
- Environmentally sensitive lands and slopes
- View corridors along streets and roads
- Setbacks and open space in developments
- Parks
- Trails
- Wetlands
- Wildlife habitats
- Buffer zones
- Conservation easements

Effective Open Space Use

Open space is not – and cannot be – an end in or of itself. Rather, various types of open space, such as listed above, are used as tools to help design/create the future of Midway City, as captured in the Community Vision Statement. Different open space tools are applicable to different city design objectives, each of which has a unique purpose. These design objectives provide the necessary next level of detail for related open space planning, consistent with the Vision Statement and Midway values. Note that while open space is a critical element in realizing each of these design objectives, there are other important elements as well – e.g., city code. Also note that public debt financing will be required in some cases, as described in section: “Identifying and Acquiring Open Space”.



Open Space Element

Midway City 2017 General Plan

Effective Open Space Use

There are four Midway design objectives requiring use of open space tools. They are:

1. PRESERVE INTER-CITY SPACE

Today Heber Valley-wide views – such as seen driving into the valley – provide a clear sense of separate cities: Midway, Heber, Charleston. These are connected only by expanses of “rural-ness”/agriculture. As seen in many places – Wasatch front in particular – cities tend to “sprawl” together into a single urban mass. As one of the fastest growing counties in the USA, Wasatch is certainly susceptible to this. Preserving Midway City’s unique rural setting in relation to other population centers in the Heber Valley might involve, for example, acquisition of non-development buffer zones in strategically located places. These buffer zones will preclude the urban sprawl that could turn Midway into an undifferentiated collection of roof tops in an ever-expanding asphalt and concrete landscape.

2. PRESERVE MIDWAY’S UNIQUE CHARACTER

Midway City has a multi-faceted character, including clearly rural older areas, and newer developments with typical suburban character. The historic rural areas provide the city with a unique character / atmosphere, supported by readily visible in-town agriculture (cow & pasture ambiance), country-feel roads (grassy shoulders, open ditches), in-town barns and other historic buildings, etc. Preserving this character may require not only acquisition of selected in-town open space currently in agricultural use but may also require city code and planning support. Unlike the concept of buffer zones to counter urban sprawl, this objective focuses on potentially non-contiguous areas where this unique character is readily visible, and is intended to prevent its destruction from further development.



Open Space Element

Midway City 2017 General Plan

Effective Open Space Use

There are four Midway design objectives requiring use of open space tools. They are:

3. CREATE LOCAL NEIGHBORHOOD “OPENESS”

A sense of spaciousness in residential communities is provided by large setbacks, establishment of view corridors through restriction on view obstructing fences or structures, small community use areas (playgrounds, etc.), larger lot size zoning, and density regulations. For the most part, these features are required by city code, and not realized by open space acquisition. Recent revisions to city code have supported this objective, and further revisions can assist in its further realization.

4. PROVIDE PUBLIC RECREATION VENUES

This objective primarily focuses on parks, trails, and outdoor recreational or athletic venues. A separate chapter in the General Plan addresses these. They are included here in acknowledgement of their importance in an overall open space plan, and the potential use of open space public debt financing in their acquisition / construction.

These design objectives elaborate on the Community Vision Statement and further define the City’s values and priorities for open space. Use of limited city resources in the acquisition or preservation of open space demands disciplined focus, insuring each acquisition is well purposed to its respective design objective.



Open Space Element

Midway City 2017 General Plan

Identifying and Acquiring Open Space

Before open space can be preserved, it must first be identified and acquired. In identifying open space, the City will be guided by the city design objectives listed above, insuring prospective properties are well matched to intended purposes. In addition, the City will also be guided by the following general values and principles, which are applicable to all acquisitions regardless of purpose.

Avoiding Ownership: With some exceptions, it is generally not in the City's interest to hold title to real estate. Where possible, it is desirable for property to remain under current ownership and be maintained primarily for its current general use. Ideally, open space is preserved through acquisition of some or all development rights, or the creation of conservation easements while legal ownership of the property remains with the willing landowner.

Benefiting Midway's Citizens: Open space acquisition or preservation proposals must be evaluated with the benefit of the citizens of Midway in mind. For Example, since significant aesthetic value is a clear benefit of most of the different design objectives, the acquisition or preservation projects should ideally be located in positions of clear and frequent visibility to a maximum number of Midway citizens – for example, along main access or collector roads, roads frequented by many on day to day travel, or from viewpoints shared by many.



Open Space Element

Midway City 2017 General Plan

Identifying and Acquiring Open Space

Leveraging and Partnerships: Where possible and practical, the City will work with other organizations, agencies, groups, and individuals who will share the costs of open space preservation projects. With the obvious exception of zoning and land use regulations or a gift of an interest in land, such as development rights or a conservation easement, acquisition of open space requires money. From the City's perspective, the funds to acquire and preserve open space can be raised by issuing municipal bonds, general tax revenues, or new taxes designated for open space acquisition. Grants from both governmental sources as well as charitable organizations may be available and usually require matching funds from the City. By creatively leveraging grants and tax incentives to willing landowners who are interested in making a charitable donation of land, development rights, or conservation easements, the City can acquire and preserve open space at a fraction of the cost to taxpayers that outright purchase would require.

In the context of this Plan, and depending upon the precise type of open space to be preserved, acquisition of open space can take several forms:

- Density requirements in zoning regulations
- Setback requirements in zoning regulations
- Purchase of land in fee simple by Midway City
- Purchase of the development rights to the land by Midway City
- Acquisition of a conservation easement
- Accept a gift of either land or development rights donated by the landowner
- Partner with charitable land preservation organizations to purchase the land, the development rights, or conservation easement
- Support and encourage charitable land preservation organizations in their efforts to purchase land, development rights, and conservations easements

Preserving open space can range from reasonable land use regulations, such as setbacks in residential neighborhoods, to partnering with willing landowners and other entities, organizations, and individuals to create a conservation easement on a large parcel of agricultural land.



Open Space Element

Midway City 2017 General Plan

Open Space Goals and Guidelines

Goal 1: Establish a systematic process to identify and acquire open space to fulfill the objectives and goals identified throughout this Plan.

Objective 1: Appoint a committee of citizen volunteers to serve as an Open Space Advisory Committee to assist and advise the City Council on open space matters.

Objective 2: Establish an ongoing relationship with Wasatch County Open Space Board to stay abreast of county-wide open space initiatives and concerns and to represent Midway City's interests at the county level.

Objective 3: Establish an ongoing relationship with Utah Open Lands and other land preservation organizations.

Goal 2: Solicit feedback from residents of Midway on open space issues and provide information to residents on the importance of and desirability of preserving open space.

Objective 1: Develop informational materials in various media formats to distribute to residents.

Objective 2: Conduct "town hall" type meetings from time to time to solicit input from residents on open space preservation projects.

Goal 3: Follow the priorities, values, and principles set out in this Chapter when considering any open space preservation project or proposal.

Objective 1: Establish a systematic process that will insure each of the priorities, values and principles set out in this Chapter is followed in each open space preservation project or proposal.

Objective 2: Create a public record of how the priorities, values, and principles guided the approval or disapproval of all open space preservation projects or proposals that involve the expenditure of public funds.

Objective 3: Educate and assist willing landowners in pursuing open space land preservation.