



Midway City News

November/December 2012

Midway City Corporation

Code Text Amendment to be Discussed at Planning Commission



Mayor's Message

By Connie Tatton
Midway City Mayor

Midway City is proposing a municipal code text amendment regarding agriculture in our community as a result of the recent Jagati Farms greenhouse application, which City Council first discussed in May of this year. The Jagati Farms application is no longer active. If it were to be resubmitted two processes would have to be pursued in order to move forward. One is a code text amendment and another is a zone change application. However, Jagati Farms has declined to pursue any further application.

The City code is currently silent on commercial greenhouses. There have been two applications for commercial greenhouses within the City limits that have not come to fruition and one inquiry adjacent to our City limits. It is felt that it would be better for the City to consider a code text amendment before further

applications are received. Code changes are made somewhat frequently, usually by the City, but there have been a few applications from others.

As this has been a hot issue since May and interest is still high, it was felt that we need to pursue this now so we can receive the maximum amount of public input. The proposed amendment was put in the City Council October packet as an FYI knowing that others with great concerns would hear about it. This article in the City News plus the bulletin board announcement in front of the Town Hall, are also ways of letting people know about the public meetings, thus far exceeding the legal requirements of public notice.

This issue will go before the Planning Commission on November 28th at 7pm at the Community Center. A public hearing is associated with this item because it affects land use. The Planning Commission can continue or recommend to the City Council denial, approval with conditions or approval. Once a recommendation is made, the City Council will then hear the matter and conduct another public hearing.

If the Planning Commission makes a recommendation at their November meeting it will come before City Council on December 12th at 7pm in the Community Center. Just because the City is proposing this does not guarantee adoption.

The question has been asked by Councilman Ashton "Where are those who desire this change besides the Mayor?" Whether you are for or against this issue, I would suggest as many as possible attend the public hearings and make your feelings known. The proposed text can be found on our website at www.midwaycityut.org.



Protect Against Freezing Pipes

To help prevent freezing pipes when temperatures start dropping below 32°, remember to leave an outside tap running (about the size of a pencil thickness) in a hose directed away from your home. This is especially important in the older parts of Midway where

pipes are not buried as deep and are more susceptible to freezing.



Town Christmas Party



Come and celebrate with us at the Town Christmas Party on Monday, December 10th. Admission is free and there will be a program, bags of candy, and a visit from Santa! Festivities begin at 7:00pm in the Town Hall. All residents are invited. We look forward to seeing you there!



Nightly Rentals Within City Limits



Midway with its great scenery, beautiful Main Street, and numerous outdoor activities has been a resort destination for years. Each year it seems more and more people come to visit making our quiet hamlet more of a resort destination. With the visitors comes the need for lodging and for some, renting a home is ideal because of the ability to house a large group. Occasionally the rental of a home in a residential neighborhood can become a disturbance for nearby residents. Visitors sometimes are too loud, trespass, leave garbage by overfilling trash containers, and park too many vehicles in the street, among other complaints.

Because of all the potential conflicts, in 2008 the City developed a set of regulations to establish the areas where rentals are allowed and the requirements that must be satisfied in order for the City to approve a license for a transient lodging unit. Currently the City does allow transient rentals of single family dwellings in specific areas within the City. The lodging units must be located in the Transient Rental Overlay District (TROD) which generally covers some of the area around the Homestead and Zermatt resorts and extends up some of the Lime Canyon area. Also the C-2 and C-3 zones, which cover most of Main Street and some of Center Street, are located in the TROD. Units located in the Resort Zone are a permitted use while homes located in any other zone, while still located in the TROD, are a conditional use. The conditional use process allows the neighbors to be noticed of the proposed use and invites them to participate in a public hearing before the City Council.

Some of the regulations that must be followed include a maximum occupancy of 14 persons per unit, limit on the number of vehicles allowed per night, noise level limitations, sign limitations, a City licensed local property manager must manage the property, among other regulations. The purpose of the property manager is to assure that someone local will respond to any concerns and complaints for the owners whom most likely do not live in the nearby area.

The City is currently actively enforcing the transient rental code. This code can be found in Chapter 7.06 of the Municipal Code which can be found on the City's website at www.midwaycityut.org. If you have any questions regarding this code please contact the City Planning Department. It is the hope of the City that the transient rental code will allow home owners to be able to rent their homes in a manner that will not disrupt the residents in the surrounding area.



SWISS CHRISTMAS

Join us on Friday and Saturday, November 30th & December 1st for the annual Swiss Christmas celebration. Enjoy a traditional old-fashioned town party with gifts and delicious food for purchase at the Midway Town Hall. Christmas entertainment will be featured on the Town Hall stage 5pm-8pm Friday and 10am-8pm on Saturday.

Father and Mother Christmas will be visiting the children Saturday from 12-2pm, and more than thirty vendors will be selling their unique Christmas gifts. As a special treat, Utah's own Merrill Osmond will be performing on stage Saturday from 2-3pm. Please come and enjoy our "old fashioned" town party with your friends and neighbors. As always, we will be entertained by the Swiss Miss Royalty, children's dance groups, Christmas music performers and carolers. The charm of the old Town Hall, recently refurbished, is sure to make this the best Swiss Christmas yet.

November Calendar of Events

- Oct. 31st – Nov. 4th Cowboy Poetry
- Wasatch High School- Check daily times**
- Nov. 12th Veteran's Day Observed
- Nov. 14th City Council – **Community Center 7:00pm**
- Nov. 21st Ice Skating Rink Opens (weather permitting)
- Nov. 22nd Thanksgiving Day
- Nov. 29th Planning Commission – **Community Center**
- Nov. 30th – Dec 1st Swiss Christmas 10:00am-8:00pm
Town Hall & Community Center Free
- Nov. 30th – Dec 1st Cottages for the Children
County Event Center 10:00am-6:00pm Free
- Nov. 30th – Dec 1st Annual Creche Exhibit
Homestead Resort 11:00am-8:00pm Free

December Calendar of Events

- Dec. 1st "He Is Born" Christmas Musical
Homestead Resort 8:00pm Free
- Dec. 9th & 10th "The Messiah" Community Sing-In 7:00pm
9th @ the LDS Church 350 E 500 N Free
10th @ Timpanogos Theater 90 N 100 W Free
- Dec. 10th Town Christmas Party – **Town Hall 7:00pm Free**
- Dec. 12th City Council – **Community Center 7:00pm**
- Dec. 14th High Valley Arts Dinner Theater
Town Hall 6:00pm \$70/person \$140/couple
- Dec. 15th Osmonds 2nd Generation Christmas Show
Wasatch High School 7:30pm \$12 & \$18
- Dec. 17th Swiss Chorus & Bell Ringers – **Town Hall 7:00pm Free**
- Dec. 19th Planning Commission – **Community Center 7:00pm**
- Dec. 25th Christmas Day

Snow Season Reminders for City Residents

Snow season is knocking at the door, and with the season comes responsibilities for residents to help keep the City safe and clean. Here are some reminders from City code to review and make sure your property is ready for winter. You can review the code in its entirety (Title 8) at www.midwaycityut.org then click on the "Government" tab.

Section 8.02.020 Vehicles for Sale. It is unlawful to park any vehicle within any street right-of-way for the purpose of displaying it for sale or for peddling merchandise from it. It is also unlawful to repair a motor vehicle within a right-of-way unless it is an emergency.

Section 8.02.060 Parking. No vehicle is to be parked or left standing on a public right-of-way, road, street, alley or municipal property for more than 48 hours. Such vehicles, after making a reasonable effort to locate the owner, will be impounded and removed at the owner's expense by law enforcement officials.

Section 8.04.010 Mailboxes. No masonry structure that incorporates a mailbox will be allowed in the right-of-way unless it is in the park strip where there is a high back curb, gutter and sidewalk. If a curb & gutter do not exist, mailboxes must be on a 4 by 4 inch wooden post or less, or a 3-inch or less round or square metal pole with a maximum ¼ inch wall thickness. Metal poles shall not be filled with concrete.

It is the duty of the property owner to monitor, uncover and remove accumulated snow and windrows of snow from over and around the mailbox. The mailbox shall be uncovered for a distance of not less than three



feet on all sides. The City is not responsible or liable for damage or destruction caused by the City or any other person or entity to sprinklers, mailboxes, lights, plants, trees, shrubs, landscaping or other

improvements of any kind located within the public right-of-way, regardless of whether or not such improvements comply with this Chapter.

Section 8.05.010 Snow Removal Priorities for Public Streets. The City may provide snow removal on public streets on a priority basis as follows:

First, major City roads (Class A) and school bus routes; **Second**, main City roads (Class B); **Third**, minor City roads (Class C) and cul-de-sacs; **Fourth**, other City roads (Class D). The City has no duty to provide snow removal services on private roads. It shall be the duty of every homeowners association, property owner, corporation or other entity having control over a private street to

provide regular and adequate snow removal service. Snow removal of public streets in new subdivisions or PUDs will begin only after official acceptance of the roads by the City and as governed by any applicable development agreement.

Section 8.05.040 Snow Storage on Site. It is the duty of all property owners and property owners associations to make arrangements for the storage of accumulated snow. All owners, associations, employees, agents and contractors, shall confine the accumulated snow to their premises. Snow from private property shall not be placed, shoveled or pushed onto public property, roads or rights-of-way.



Section 8.05.060 Parking During Snow Cleanup Periods.

From November 15th through April 1st it is unlawful to park any vehicle

within three feet of any City street or public right-of-way in all residential zones during snow clean up periods. These periods begin with the start of the snow falling and continue over the next 24 hours or until snow removal has occurred. It is the duty of a property owner to clear the sidewalks at the perimeter of his/her property within twelve hours from the end of each snow storm. It is unlawful for any person to remove snow from private drives or property and deposit it on any City street or public right-of-way.



ICE RINK OPENING IN NOVEMBER



Hopes are high that Mother Nature will bring cool weather by Thanksgiving this year so that the Midway ice rink can open for skaters.

Public Skating Hours*

Monday – Saturday; sessions begin at 12:00pm, 2:00pm, 4:00pm, 6:00pm and 8:00pm

Sunday; sessions begin at 12:00pm and 2:00pm.

Family Skating Night every Monday Evening

Admission Prices*

Adults (13 and up)	\$5.50*
Children	\$3.50*
Skate Rental	\$2.00*

Also Available

Group Rates
Private Ice Rentals
Season Passes
Classes

For additional information, call the Ice Rink hotline at 435-654-4204 after November 15th.

***Prices are subject to change prior to the opening day of the ice rink.**