

Midway City Council
1 February 2022
Regular Meeting

Ordinance 2022-05 /
Certificates of Zoning Compliance



Midway

CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: February 1, 2022
NAME OF APPLICANT: Midway City
AGENDA ITEM: Code Text Amendment of Section 16.24

Midway City is proposing an amendment to Section 16.24: Enforcement and Zoning Violations of the Midway City Municipal Code. The proposed amendment would modify regulations for certificates of zoning compliance.

BACKGROUND:

Currently, section 16.24.7 of the land use code outlines criteria necessitating the issuance of a certificate of zoning compliance before changes occur to a property. As a staff we are proposing that the section is amended to better reflect when a certificate of zoning compliance can be requested and what information it will address.

If a property owner requests a certificate of zoning compliance, they are requesting that the zoning administrator indicate whether a lot, structure or use complied with all pertinent requirements of this Code and therefore, may be occupied or used.

These certificates can help clarify whether the uses and buildings that are located on a property are legal and can continue. The current code as it reads requires the issuance of a certificate before any building or use is commenced on a property, or when there is a change or enlargement in the building or use. This would require a certificate to be issued each time a building is constructed, or a new use is introduced on a property. Below we have listed the current section accompanied with commentary on whether the section should be maintained or removed.

16.27.7 Certificate of Zoning Compliance Required

It shall be unlawful to use or occupy or permit the use or occupancy of any building or premise, or to change the occupancy of any building or premise until a Certificate of Zoning Compliance shall have been issued therefore by the Zoning Administrator, stating that the proposed use of the building or land conforms to the requirements of this Title. No nonconforming structure or use shall be changed or extended until a Certificate of Zoning Compliance shall have been issued stating specifically wherein the nonconforming use differs with the provisions of this Title. The Zoning Administrator may permit the occupancy of a building prior to the completion of all required work, provided a bond or other assurance has been posted with the City in an amount equal to the cost of completing said required work as determined by the governing body. The Zoning Administrator shall maintain a record of all Certificates of Zoning Compliance for a period of five years and a copy shall be furnished upon request to any applicant. At such time as any party shall have complied with the provisions relating to large scale developments as set forth in this Title, the City Council shall so certify and shall issue a Certificate of Compliance to the developer designating with particularity all lots or other tracts that are in compliance herewith and that are available for sale. It shall be unlawful for any developer or other person to sell or offer for sale or exchange either by deed, contract, or otherwise, any lot or tract of land within said large scale developments until such time as the developer shall have received a Certificate of Compliance with respect thereto.

Commented [LR1]: Concern: Zoning Admin. is obligated to issue a certificate when any of the listed criteria are met (new home, additions, new uses, change in uses). We feel that this would be a poor use of staff time and that we have other approval processes and codes in place to handle the situations outlined in this section.

Commented [LR2]: Concern: Zoning administrator does not currently sign off on certificate of occupancies. Additionally, all bond amounts would need to be approved by the City Council.

Commented [LR3]: Concern: Planning staff anticipates maintaining digital records of certificates indefinitely and does not see a need to codify a time limit.

Commented [LR4]: Concern: The city council would need to certify the completion of all developments. As city staff we ensure that the plat is recorded, conditions of the development agreement are met and the required infrastructure is installed with the standard of care and to the specifications outlined in the approved construction drawings. Once a development is complete and ready for building permits to be issued, the city engineer provides written notification to the city building inspector. We as staff feel as though this is sufficient but are open to the thoughts of the PC and CC.

We as a planning staff feel that this section could be modified to simply state that a certificate of zoning compliance can be requested. We would propose that section 16.27.7 (title and body) is amended to reflect the following language:

16.27.7 Certificate of Zoning Compliance

A certificate of zoning compliance may be requested by a property owner in order to validate whether existing structures and uses on the property are in compliance with the current land use code or were legally built or commenced under a previous land use code. A complete application and payment of the fee constitute a formal request.

POSSIBLE FINDINGS:

- The proposed adjustment would eliminate unnecessary criteria requiring the issuance of a certificate of zoning compliance
- The proposed adjustment would still allow property owners to request a certificate of zoning compliance

POSSIBLE FINDINGS:

Motion: Commissioner Bouwhuis: I make a motion that we recommend approving an amendment to Section 16.24: Enforcement and Zoning Violations of the Midway City Municipal Code. The proposed amendment would modify regulations for certificates of zoning compliance. Accept finding

Seconded: Commissioner Wardle

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: Cliften, Bouwhuis, Ream, Wardle, Garland and Simons

Nays: None

Motion: Passed

ALTERNATIVE ACTIONS:

1. Approval. This action can be taken if the City Council finds that the proposed language is an acceptable amendment to the City’s Municipal Code.
 - a. Accept staff report
 - b. List accepted findings

2. Continuance. This action can be taken if the City Council would like to continue exploring potential options for the amendment.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

3. Denial. This action can be taken if the City Council finds that the proposed amendment is not an acceptable revision to the City’s Municipal Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial



Midway

ORDINANCE

2022-____

AN ORDINANCE TO AMEND SECTION 16.24.7 OF THE MIDWAY CITY LAND USE CODE TO MORE CLEARLY REFLECT WHEN A CERTIFICATE OF ZONING COMPLIANCE MAY BE REQUESTED AND WHAT INFORMATION IT WILL ADDRESS.

WHEREAS, pursuant to Utah Code Section 10-9a-509 the Midway City Council may formally initiate proceedings to amend city ordinances; and

WHEREAS, Section 16.24.7 of the Midway City Land Use Code outlines criteria necessitating the issuance of a certificate of zoning compliance before changes occur to a property; and

WHEREAS, the current code requires a certificate to be issued each time a building is constructed or a new use is introduced on a property; and

WHEREAS, the Midway City Council desires to eliminate unnecessary criteria while still allowing property owners to request a certificate of zoning compliance; and

WHEREAS, Midway City desires to amend Section 16.24.7 to reflect these changes.

NOW THEREFORE, be it ordained by the City Council of Midway City, Utah, as follows:

Section 16.24.7 shall be amended to read as follows:

16.24.7 Certificate of Zoning Compliance

A certificate of zoning compliance may be requested by a property owner in order to validate whether existing structures and uses on the property are in compliance with the current land use code or were legally built or commenced under a previous land use code. A complete application and payment of the fee constitute a formal request.

This ordinance shall take effect upon publication as required by law.

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DRAFT

PASSED AND ADOPTED by the City Council of Midway City, Wasatch County, Utah
this ____ day of _____, 2022.

	AYE	NAY
Council Member Steve Dougherty	_____	_____
Council Member Jeff Drury	_____	_____
Council Member Lisa Orme	_____	_____
Council Member Kevin Payne	_____	_____
Council Member JC Simonsen	_____	_____

DRAFT

APPROVED:

Celeste Johnson, Mayor

ATTEST:

Brad Wilson, City Recorder

APPROVED AS TO FORM:

Corbin Gordon, City Attorney

(SEAL)