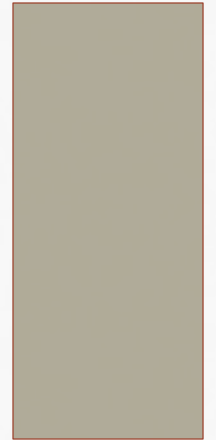


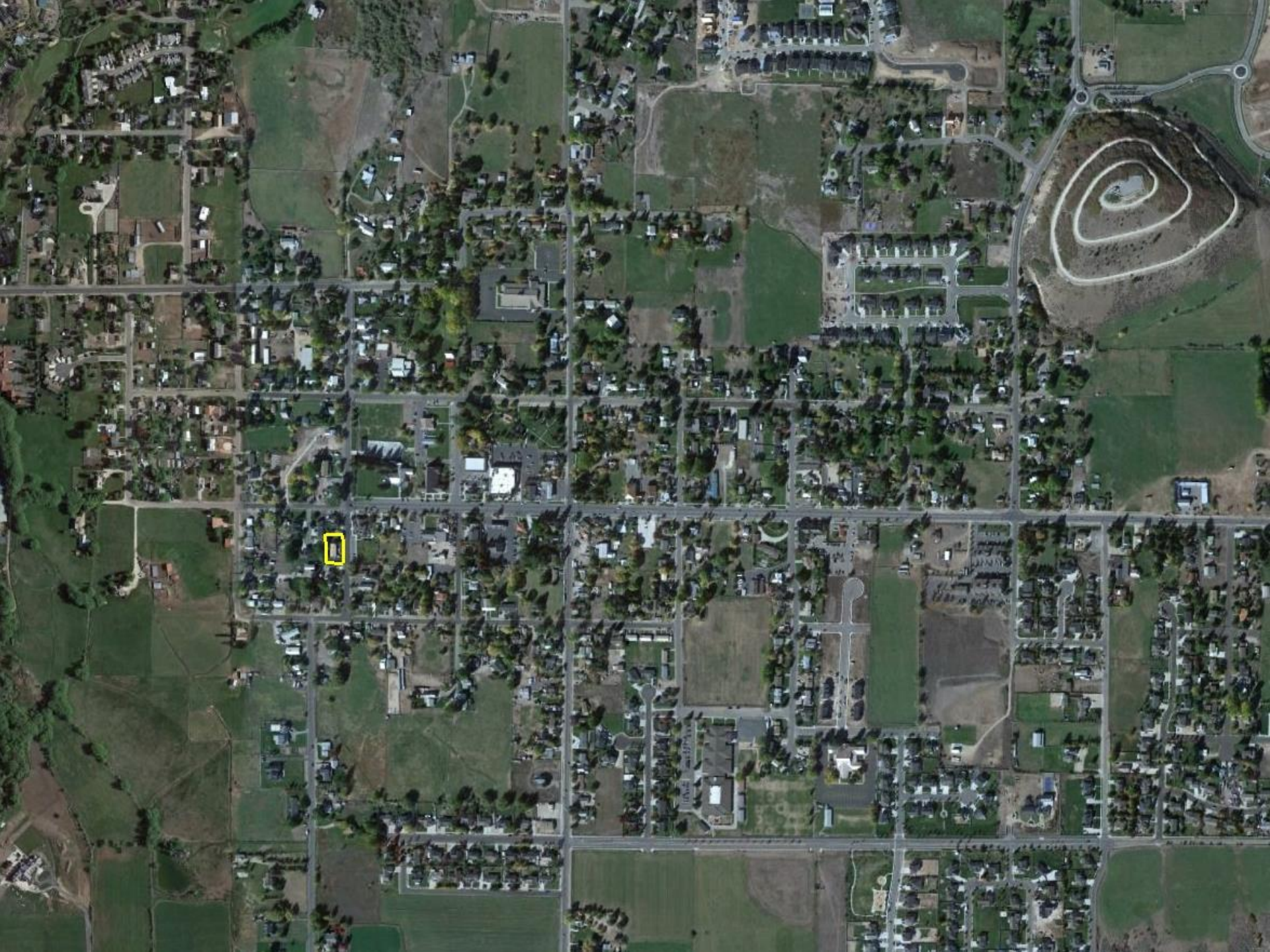
INCLUSION OF PARCEL INTO THE TRANSIENT RENTAL OVERLAY DISTRICT

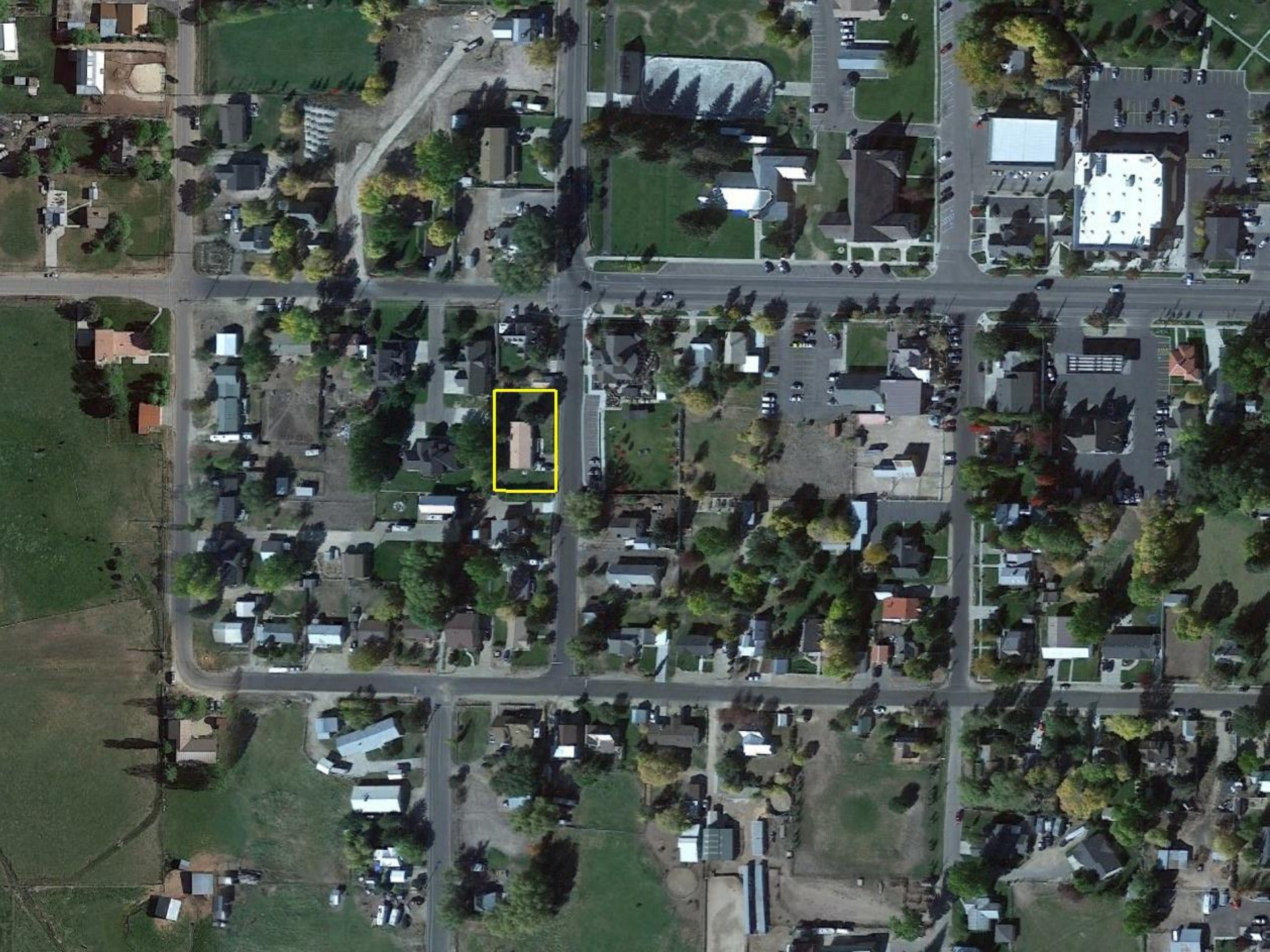
LAND USE MAP AMENDMENT

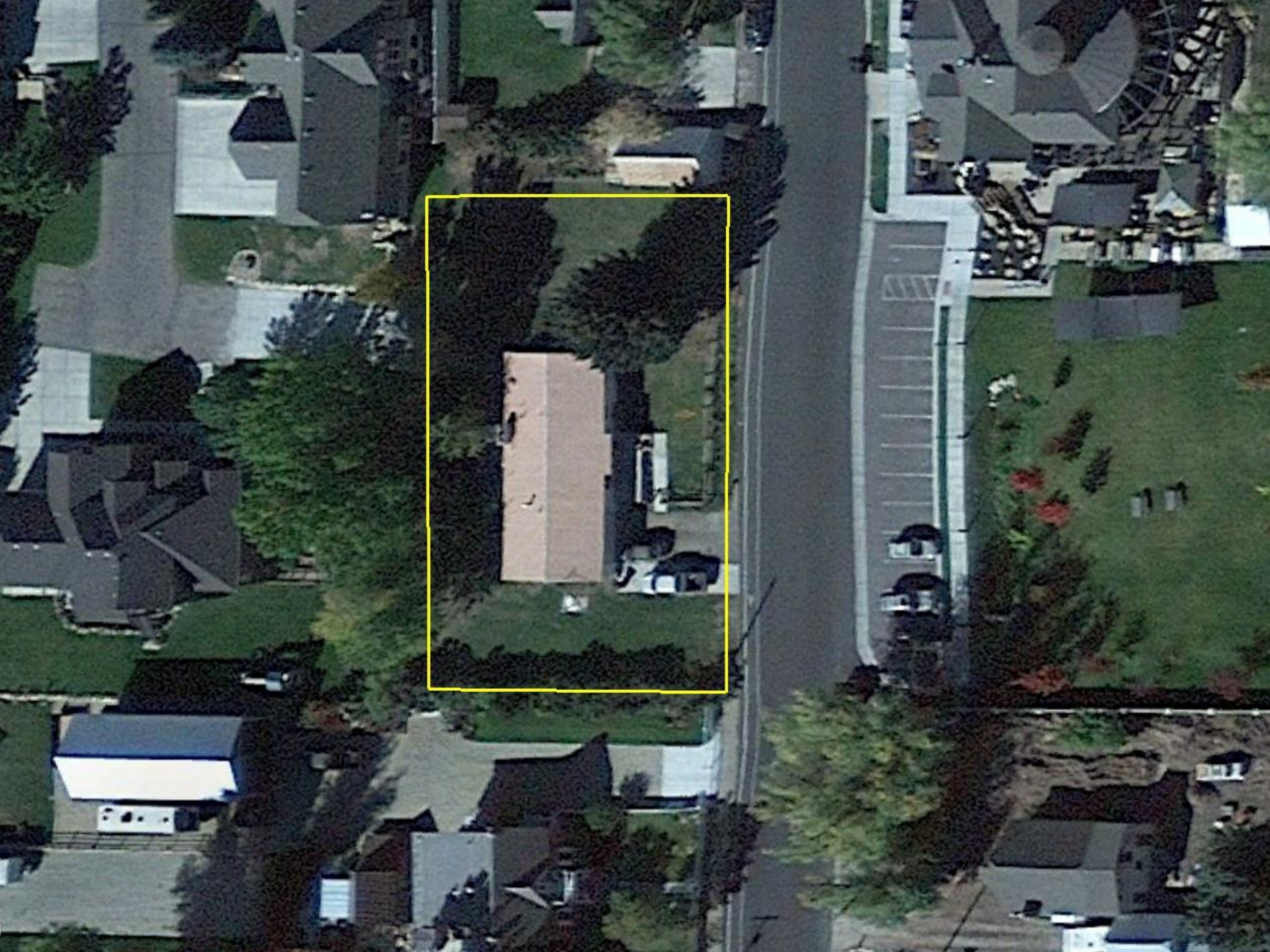


LAND USE SUMMARY

- R-1-7
 - Allows long-term rentals of 30 days or more
- 0.32 acres
- Contiguous to the TROD
- If included in the TROD then short-term rentals of 2-30 day are allowed as a Conditional Use
 - Number of people that can stay in the home, number of vehicles that can be parked at the home, a locally licensed property management company must manage the home, the home must pass several inspections, and other requirements also apply





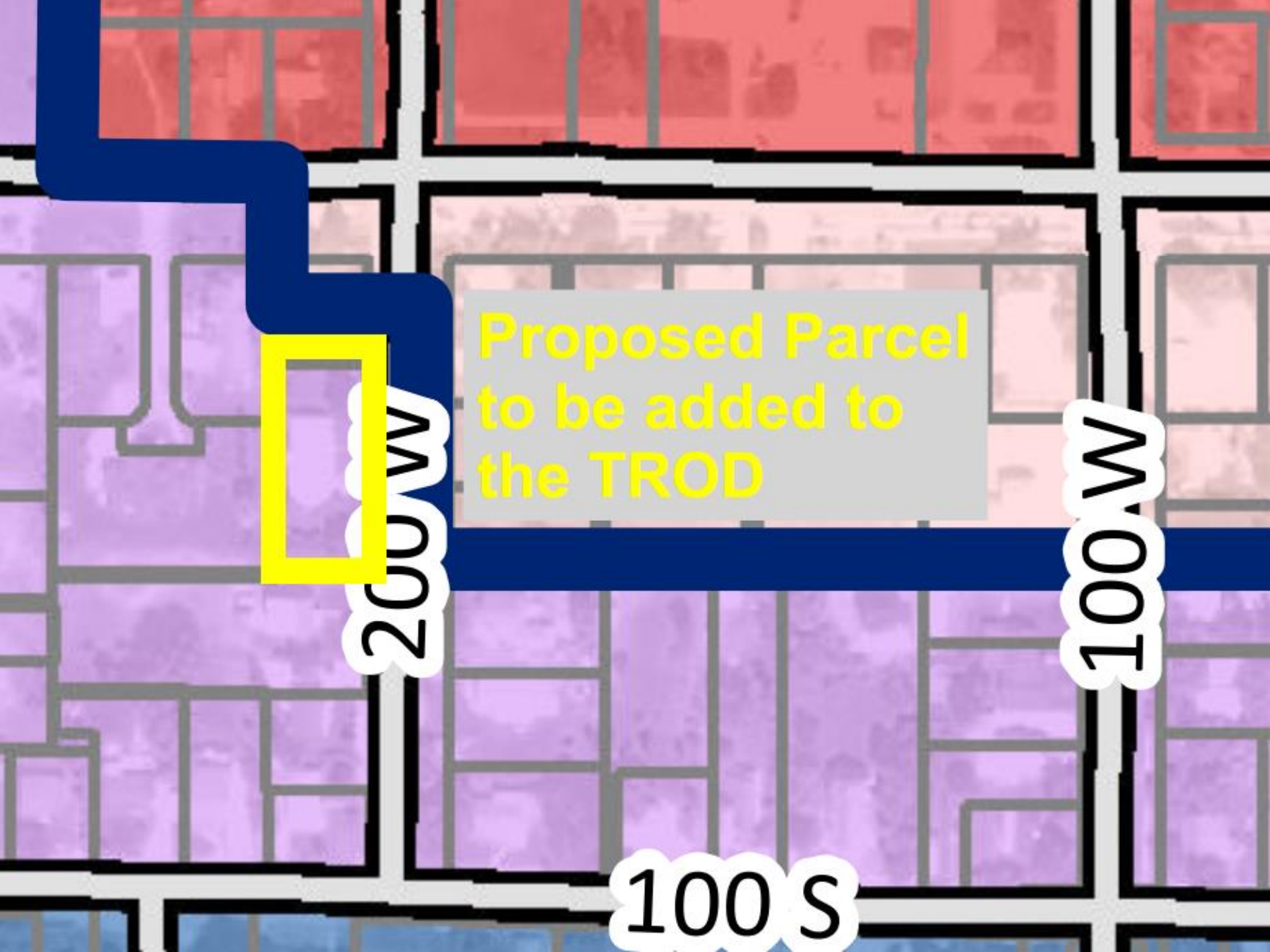


Proposed Parcel
to be added to
the TROD

200 W

100 W

100 S



DISCUSSION POINTS

- Transient Rental Units are good sources of tax revenue
 - Transient rental
 - Resort tax
 - Residual sales tax
 - Helps other businesses

DISCUSSION POINTS

- General Plan language discourages expanding the TROD
 - Competition to existing units
 - Potentially disruptive to the neighborhood
 - Reduce the number of dwellings available for full-time residence
 - Loss of sense of community if too many homes are rented
 - “TROD boundaries should not expand beyond current boundaries to help preserve available long-term housing supply and to help preserve Midway as a community filled with permanent residents that will help preserve Midway’s community feel.”

POSSIBLE FINDINGS (SUPPORT)

- The proposed property is contiguous to the C-2 zone and the TROD.
- Transient rentals will help generate more transient rental taxes for the City and will help the City to qualify to collect the Resort Tax.
- The City has the ability to conditionally approve the proposal and require conditions that would not be possible for administrative actions.
- The City Council is under no obligation to approve the proposal but may do so if they find it will benefit the community.
- The applicants will need to apply for a Conditional Use Permit if the zone amendment is successful.

POSSIBLE FINDINGS (AGAINST)

- The proposed language in the General Plan discourages the expansion of the TROD because it could potentially reduce full-time residence housing stock and could impact the feel of the community.
- The City Council is under no obligation to approve the proposal but may deny it they find it will not benefit the community.