



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: June 17, 2017
NAME OF APPLICANT: Midway City
AGENDA ITEM: Discussion of a Moratorium

ITEM: 7

The Midway City Planning Commission will discuss potentially enacting a six-month Moratorium for new subdivision applications. The discussion is based on the need to update the Land Use Code based on changes that were enacted to the recently adopted Midway City General Plan.

BACKGROUND:

The purpose of this item is to discuss a six-month moratorium of all new subdivision applications. The reason why this is being discussed is because of the newly revised Midway City General Plan and the changes that were made to the General Plan. The City has not had enough time to enact all the changes that were planned with the General Plan because new development and other issues have left little time for the proposed changes. A six-month moratorium would allow staff the time necessary to proposed the code text changes discussed and written into the General Plan. Some of these proposed changes include the following:

- Review the animal rights code
- Review density for PUDs in the RA-1-43 zone

- Potentially eliminate proportion size lot and frontage requirements when open space is required
- Increase setbacks along collector roads
- Review open space requirements
- Amend the Trail Committee to become the Parks and Trail Committee
- Create an Economic Development Committee
- Review allowing duplexes in the R-1-9 zone
- Reduce density for mixed use projects in the C-2 and C-3 zones
- Amend the outside water requirements for all subdivisions
- Review the noticing requirements

If a six-month moratorium is enacted, hopefully staff and the Planning Commission will be able to review all the aforementioned items. In the least, several of the items will be reviewed by the City.

A moratorium would only affect new preliminary subdivision applications. A final application for a subdivision that has received preliminary approval would still be accepted by the City. Building permit application would not be affected by the moratorium.

POSSIBLE FINDINGS:

- The City recently adopted a revised General plan and some of the proposed changes to the General Plan have not been enacted into code
- A moratorium would allow staff more time to pursue preparing potential code text amendment for Planning Commission review
- Submittal of building permits would not be affected by a moratorium

ALTERNATIVE ACTIONS:

1. Recommendation of Approval. This action can be taken if the Planning Commission feels that the proposed moratorium is in the community's best interest
 - a. Accept staff report
 - b. List accepted findings

2. Continuance. This action can be taken if the Planning Commission feels that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

3. Recommendation of Denial. This action can be taken if the Planning Commission feels that the proposed moratorium is not in the community's best interest
 - a. Accept staff report
 - b. List accepted findings