PLANNNG COMMISSION MEETING STAFF REPORT

DATE OF MEETING:	November 10, 2026
NAME OF PROJECT:	Midway Michie Lane Subdivision
NAME OF APPLICANT:	Brian Childs
PROPERTY OWNERS:	The Church of Jesus Christ of Latter-Day Saints
AGENDA ITEM:	Midway Michie Lane Subdivision – Preliminary/Final Approval
LOCATION:	172 East Michie Lane
ZONING DESIGNATION:	R-1-15 zone

ITEM: 3

Michie Lane Small Scale Subdivision: Brian Childs, agent for the Church of Jesus Christ of Latter-Day Saints, is proposing a 1-lot subdivision that will be known as the Midway Michie Lane Subdivision. The property, located at 172 E. Michie Lane, is 5.69 acres and is in the R-1-15 zone.

BACKGROUND:

The Michie Lane Small Scale Subdivision is a one-lot subdivision on property that has been farmed for many years and been used as a baseball field over the past couple of decades. The proposed lot is 5.69 acres and is the site of the Michie Lane Stake Center that is currently under construction. The lot is being subdivided from a parcel that is 19.63 acres. The remainder of the parcel, 13.94 acres, will be left as an agricultural remnant parcel that will, most likely, be subdivided at a future date. Access for lot 1 will be from Michie Lane and will be on the location

of the future 180 East and 220 East streets and will be part of the remnant parcel. These roads will be built to access the church but will remain private until the agricultural parcel is subdivided. At that time, the roads will be dedicated to Midway, and the city will maintain them. As part of the church construction, Michie Lane will be redesigned to allow for safe access to the church property and to the potential future subdivision on the remnant agricultural parcel. On March 3, 2026, the site was approved for a church as a conditional use by the City Council.

LAND USE SUMMARY:

- Entire parcel: 19.63 acres
- 5.69-acre lot
- 13.94-acre remnant agricultural parcel
- R-1-15 zoning
- Access from Michie Lane
    - Future roads for 180 East and 220 East
- The proposed lot will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line.

ANALYSIS:

Access – Access for the proposed lot will be from Michie Lane. The developer will build city standard streets from Michie Lane to the two driveway access points on the east and the west of the church. These streets will be 180 East and 220 East. They will remain private and will be maintained by the Church of Jesus Christ of Latter-Day Saints. When the agricultural remnant parcel is subdivided, both streets will extend to the south to access the future potential subdivision. Once that subdivision is complete, the streets will be dedicated to the city as public roads. The developer will be responsible for all maintenance in the boundaries of the subdivision.

Michie Lane Road Improvements – Because of the two new access points from Michie Lane to the new church, Michie Lane will be modified for access and safety. Before the Certificate of Occupancy for the church is issued, engineering will need to grant final approval. The Church of Jesus Christ of Latter-day Saints will be responsible for all maintenance of the private access roads within the remnant parcel until public dedication occurs.

Water rights – Water rights for the proposed lot will be dedicated before the recording of the plat. The Water Board has recommended 4.4 acre feet are dedicated to the city for the culinary connection and for the outside irrigation of the lot.

Frontage, width and acreage – The proposed lot complies with the requirements of the R-1-15 zone. The minimum requirements in the R-1-15 zone for frontage is 100' (lot frontage is 542'), width 100' (lot width is 542'), and acreage 15,000 square feet (lot is 248,001 square feet).

Sewer Connection – A will serve letter from Midway Sanitation District and Heber Valley Special Service District has been submitted with the application. The proposed lot is required to connect to sewer.

Sensitive Lands: Per the application, there are no sensitive lands on the property. The Midway City Geological and Hydrological Features Map does not show sensitive lands or water features at this location.

WATER BOARD RECOMMENDATION:

The Water Board reviewed the application on November 2, 2026, and recommended that 4.4 acre feet are dedicated to the city before the recording of the plat.

POSSIBLE FINDINGS:

1. The lot complies with the requirements of the R-1-15 zone for frontage, width, and acreage.

2. The proposal complies with the General Plan.

3. Michie Lane will be modified for safety to accommodate the two new accesses to the proposed lot and church site.

ALTERNATIVE ACTIONS:

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds that conditions placed on the approval can resolve any outstanding issues.

    a. Accept staff report
    b. Reasons for approval (findings)
    c. Place condition(s) if needed

2. Continuance. This action can be taken if the Planning Commission finds 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 finds that the request does not meet the intent of the ordinance.

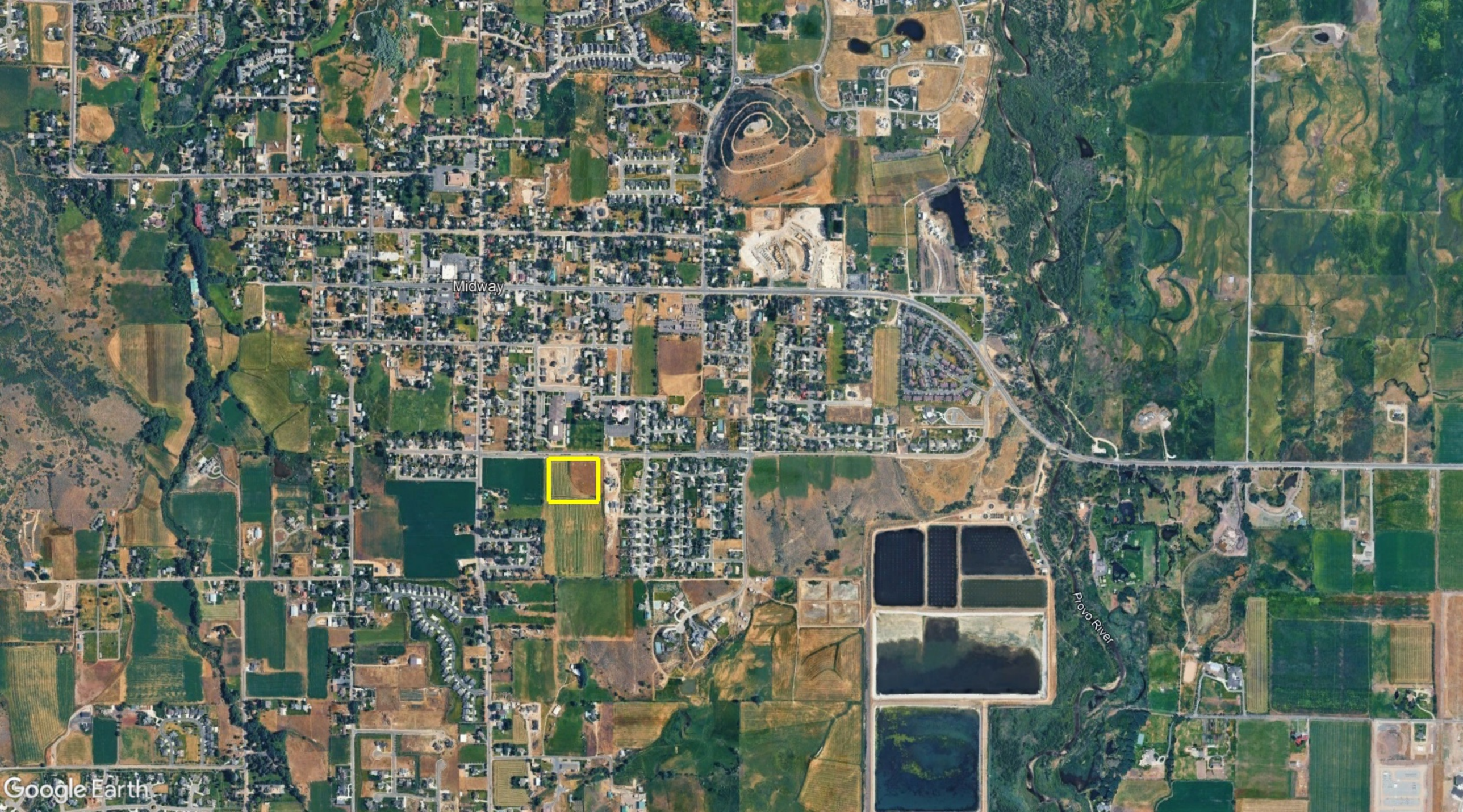
    a. Accept staff report
    b. List accepted findings
    c. Reasons for denial

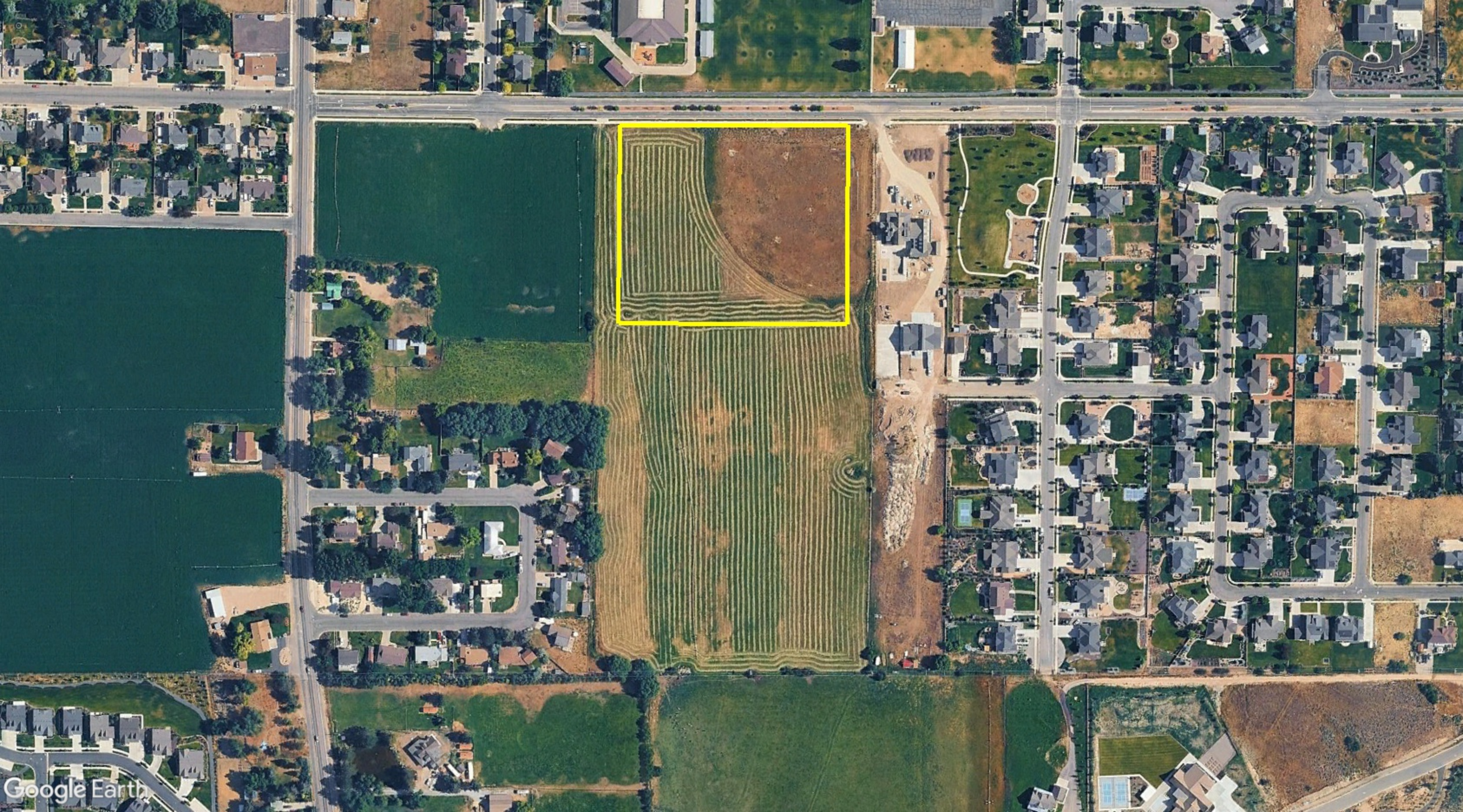
PROPOSED CONDITIONS:

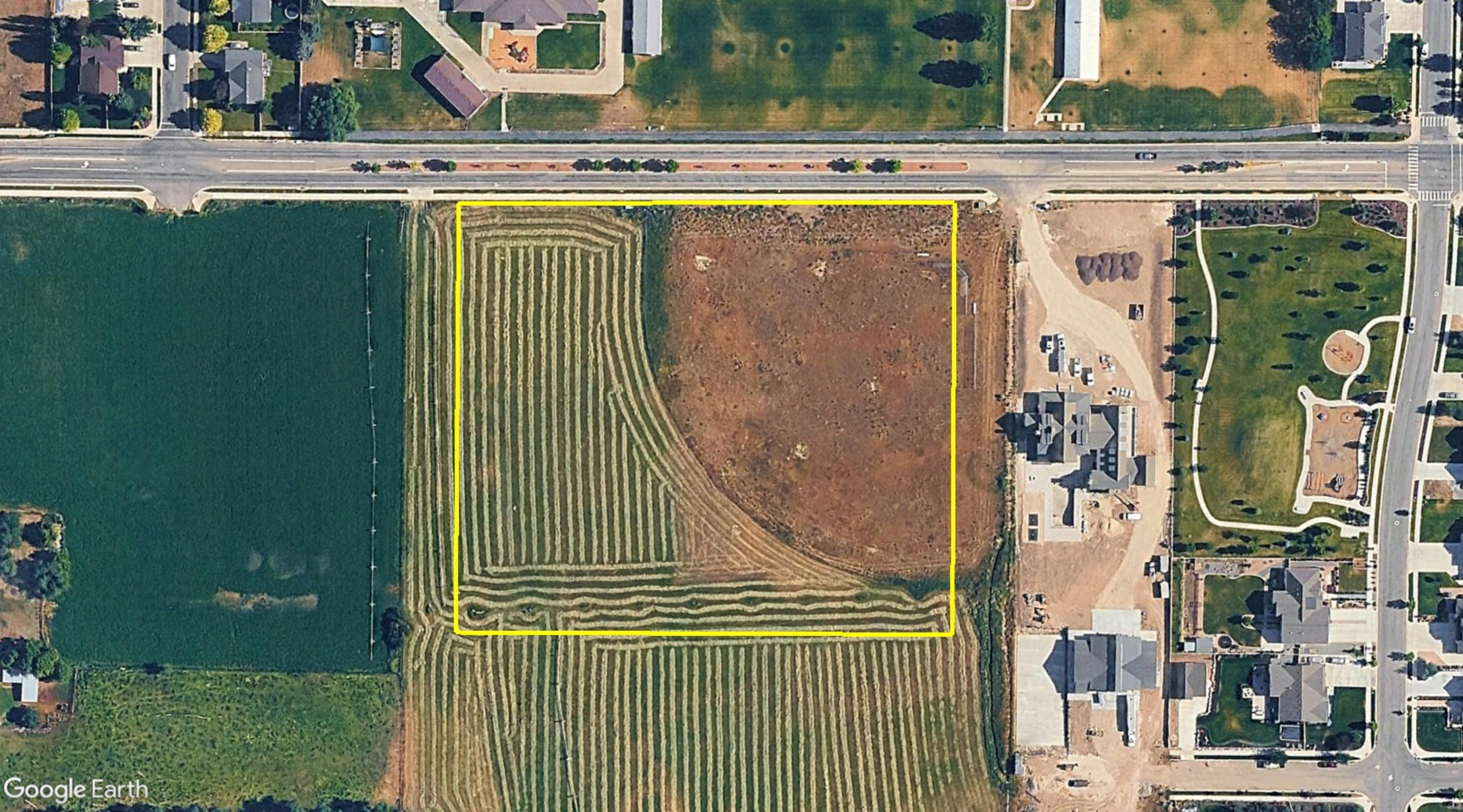
1. Water Right Dedication: The applicant must dedicate 4.4 acre-feet of water to Midway City prior to the recording of the final plat.

2. Engineering Bond: A city-approved financial guarantee (construction out-of-pocket) and bond must be posted for all required modifications to Michie Lane prior to final plat recording or issuance of a Certificate of Occupancy, whichever occurs first.

3. Engineering Approval: Before the Certificate of Occupancy for the church is issued, engineering will need to grant final approval.

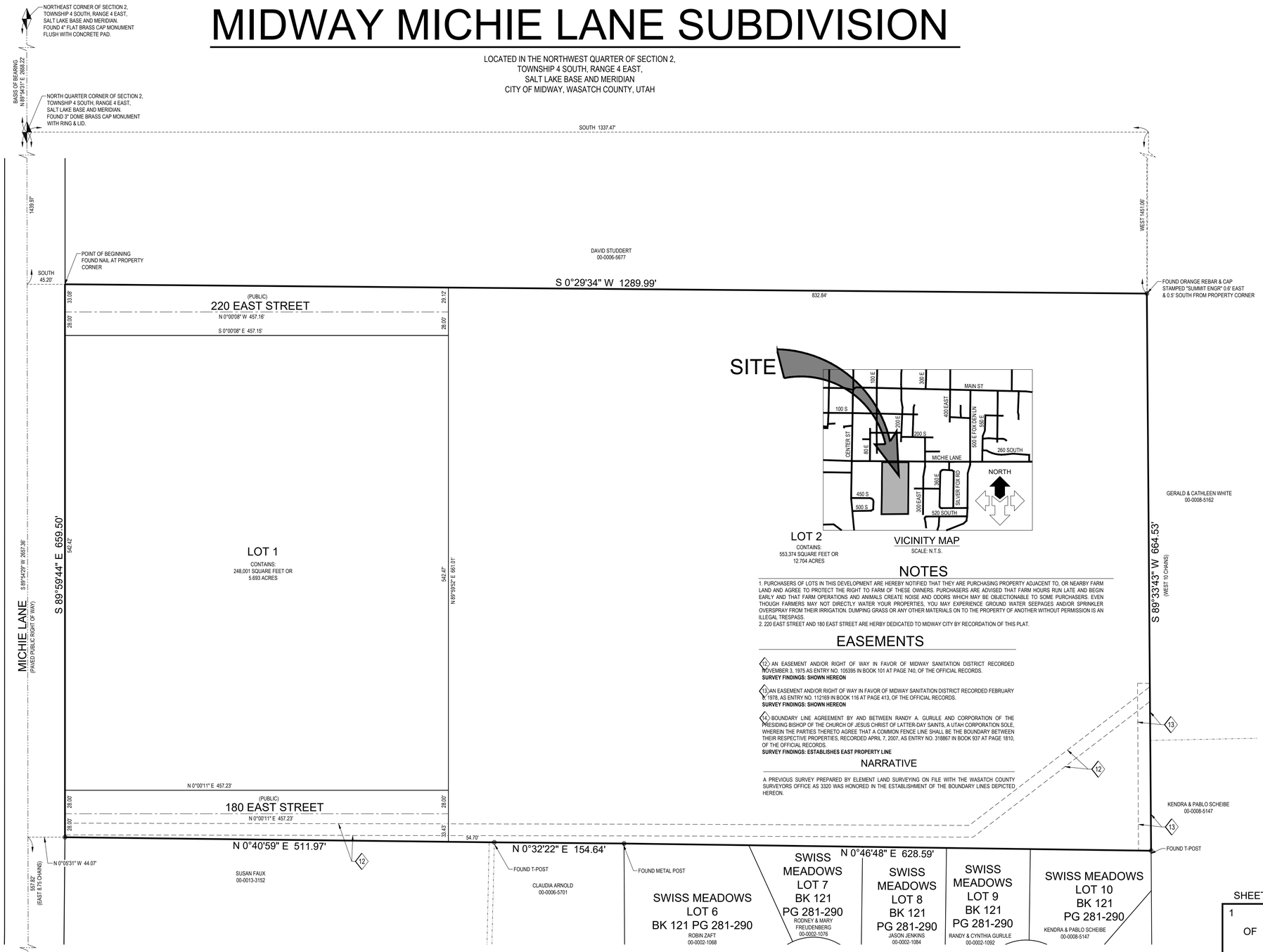

Midway
Provo River
Google Earth


Google Earth


Google Earth

MIDWAY MICHIE LANE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2,
TOWNSHIP 4 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
CITY OF MIDWAY, WASATCH COUNTY, UTAH



NOTES

1. PURCHASERS OF LOTS IN THIS DEVELOPMENT ARE HEREBY NOTIFIED THAT THEY ARE PURCHASING PROPERTY ADJACENT TO, OR NEARBY FARM LAND AND AGREE TO PROTECT THE RIGHT TO FARM OF THESE OWNERS. PURCHASERS ARE ADVISED THAT FARM HOURS RUN LATE AND BEGIN EARLY AND THAT FARM OPERATIONS AND ANIMALS CREATE NOISE AND ODORS WHICH MAY BE OBJECTIONABLE TO SOME PURCHASERS. EVEN THOUGH FARMERS MAY NOT DIRECTLY WATER YOUR PROPERTIES, YOU MAY EXPERIENCE GROUND WATER SEEPAGES AND/OR SPRINKLER OVERSPRAY FROM THEIR IRRIGATION. DUMPING GRASS OR ANY OTHER MATERIALS ON TO THE PROPERTY OF ANOTHER WITHOUT PERMISSION IS AN ILLEGAL TRESPASS.
2. 220 EAST STREET AND 180 EAST STREET ARE HERBY DEDICATED TO MIDWAY CITY BY RECORDATION OF THIS PLAT.

EASEMENTS

12 AN EASEMENT AND/OR RIGHT OF WAY IN FAVOR OF MIDWAY SANITATION DISTRICT RECORDED NOVEMBER 3, 1975 AS ENTRY NO. 105395 IN BOOK 101 AT PAGE 740, OF THE OFFICIAL RECORDS.
SURVEY FINDINGS: SHOWN HEREON

13 AN EASEMENT AND/OR RIGHT OF WAY IN FAVOR OF MIDWAY SANITATION DISTRICT RECORDED FEBRUARY 1, 1978, AS ENTRY NO. 112169 IN BOOK 116 AT PAGE 413, OF THE OFFICIAL RECORDS.
SURVEY FINDINGS: SHOWN HEREON

14 BOUNDARY LINE AGREEMENT BY AND BETWEEN RANDY A. GURULE AND CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE. WHEREIN THE PARTIES THERETO AGREE THAT A COMMON FENCE LINE SHALL BE THE BOUNDARY BETWEEN THEIR RESPECTIVE PROPERTIES, RECORDED APRIL 7, 2007, AS ENTRY NO. 318867 IN BOOK 937 AT PAGE 1810, OF THE OFFICIAL RECORDS.
SURVEY FINDINGS: ESTABLISHES EAST PROPERTY LINE

NARRATIVE

A PREVIOUS SURVEY PREPARED BY ELEMENT LAND SURVEYING ON FILE WITH THE WASATCH COUNTY SURVEYORS OFFICE AS 3320 WAS HONORED IN THE ESTABLISHMENT OF THE BOUNDARY LINES DEPICTED HEREON.

LEGEND

- RIGHT OF WAY LINE
- LOT LINE
- SUBDIVISION BOUNDARY
- SECTION LINE
- EASEMENT LINE
- PROPERTY CORNER

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D., 20____

ROS#

WASATCH COUNTY SURVEYOR

APPROVALS

MIDWAY IRRIGATION COMPANY — DATE

MIDWAY SANITATION DISTRICT — DATE

WASATCH COUNTY RECORDER

ENTRY #: _____ BOOK: _____ PAGE: _____

DATE: _____ TIME: _____ FEE: _____

FOR: _____

BY: _____ WASATCH COUNTY RECORDER MARCY MURRAY

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, IN ASSOCIATION WITH MCNEIL ENGINEERING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6861599 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYOR'S ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENT AS REPRESENTED ONT HIS PLAT, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOW AS:

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF MICHIE LANE, SAID POINT BEING SOUTH 89°54'29" WEST ALONG THE SECTION LINE 1439.97 FEET AND SOUTH 45.20 FEET FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTH 1 /4 CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°29'35" WEST 1289.99 FEET ALONG A FENCE LINE AND A BOUNDARY LINE AGREEMENT SAID AGREEMENT ON FILE AND OF RECORD AT THE WASATCH COUNTY RECORDERS OFFICE HAVING ENTRY NUMBER 318867 TO A FENCE INTERSECTION; THENCE SOUTH 89°33'43" WEST 664.53 FEET ALONG A FENCE LINE TO THE EAST BOUNDARY LINE OF THE SWISS MEADOWS SUBDIVISION; THENCE NORTH 00°46'48" EAST 628.59 FEET ALONG SAID EAST BOUNDARY LINE OF THE SWISS MEADOWS SUBDIVISION TO AN EXISTING FENCE LINE; THENCE NORTHERLY ALONG SAID FENCE LINE THE FOLLOWING TWO COURSES: 1) NORTH 00°32'22" EAST 154.64 FEET, 2) NORTH 00°40'59" EAST 511.97 FEET TO SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 89°59'44" EAST 659.50 FEET SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 855,249 SQ. FT. OR 19.634 ACRES (2 LOTS)

PROFESSIONAL LAND SURVEYOR — DAVID B. DRAPER — No. 6861599 — 08/05/26 — STATE OF UTAH

DAVID B. DRAPER,
L.S. LICENSE NO. 6861599

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

MIDWAY MICHIE LANE SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS _____ DAY OF _____, A.D. 20 ____.

SIGNATURE — PRINT NAME — TITLE & ENTITY

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME

PRINT NAME — TITLE — ENTITY

WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE — COMMISSION NUMBER

PRINT NAME AS COMMISSIONED
A NOTARY PUBLIC COMMISSIONED IN UTAH — MY COMMISSION EXPIRES

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.
THIS _____ DAY OF _____, A.D. 20_____.

CITY MAYOR — ATTEST _____ CITY RECORDER (SEE SEAL BELOW)

SHEET 1 OF 1

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

MIDWAY MICHIE LANE SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 2,
TOWNSHIP 4 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
CITY OF MIDWAY, WASATCH COUNTY, UTAH

SURVEYORS SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL

S:\2023-Files\2318\Survey\Prod Dwg\2318SHeet.dwg Aug 05, 2026 - 4:26pm

MICHIE LANE

PROPOSED BUILDING

PAVILION

SHED

L-1

L-2

L-3

REFERENCE NOTES

L-1. CONCRETE MOWSTRIP
DETAIL I/L501

L-2. 6' METAL FENCE ALONG PROPERTY LINE WITH CONTINUOUS CONCRETE MOWSTRIP UNDERNEATH - DETAIL J/L501.

L-3. EXISTING LANDSCAPE IN MEDIAN TO REMAIN - RESTORE PLANTING AND IRRIGATION AS NEEDED DUE TO WORK COMPLETED UNDER THIS CONTRACT.

0 20 40 60 ft

NORTH

01 January, 2000

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8443 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

STATE OF UTAH
09/14/2026
SCOTT A. SCHOONOVER
349757
LICENSED LANDSCAPE ARCHITECT

MICHIE LANE LDS STAKE CENTER

172 EAST MICHIE LANE
MIDWAY, UTAH

Project For:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

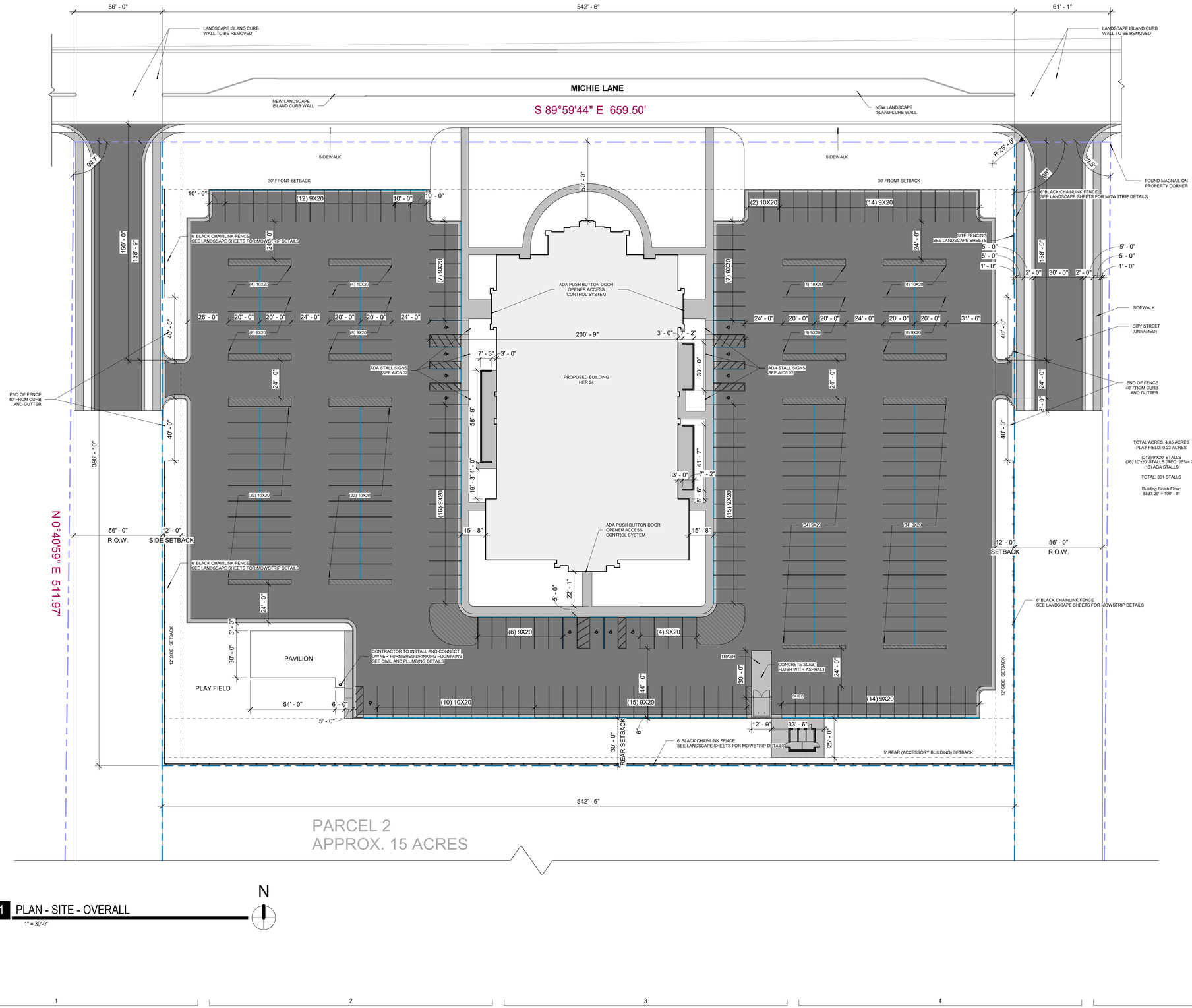
Property Number:
508-3532

JOB NUMBER:	25340
OWNER:	LDS CHURCH
DATE:	JANUARY 2026

REV	DATE	DESCRIPTION
1	9-11-26	ADD #1

LANDSCAPE PLANTING PLAN

L112



A1 PLAN - SITE - OVERALL

1" = 30'-0"

9/30/2026 12:51:58 PM

uncommon architects

684 W. Center St.
Midvale, UT 84047

uncommonarch.com
(801) 417-9951

STATE OF UTAH
Andrew Weuling
08/04/2026
No. 14219277-0301
LICENSED ARCHITECT

MIDWAY MICHIE LANE HER 24

172 E Michie Lane
Midway, UT 84049
PERMIT/BID SET

MODEL:	HER 24
JOB NUMBER:	508-3532
OWNER:	LDS CHURCH
DATE:	9-2-26

REV	DATE	DESCRIPTION

OVERALL PLAN - SITE

AS100

Midway Sanitation District

P.O. Box 277
75 North 100 West
Midway, UT. 84049
(435) 654-3223 ext. 104

January 14, 2026

To: Who It May Concern

RE: Public Sewer Connection for the Michie Lane Meeting House

This letter serves as notice that the property located at approx. 172 East Michie Lane, Midway, UT is within district boundaries and therefore Midway Sanitation District & Heber Valley Special Services District (Treatment Plant) will provide sewer services for the property with the following requirements:
Installation & Inspection of the Necessary Infrastructure
Obtaining any Necessary Easements
Meeting all District Requirements for both districts (MSD & HVSSD)

Therefore, in consideration and completion of the aforementioned conditions the above-mentioned development can be serviced by Midway Sanitation District as well as Heber Valley Special Service District Treatment Plant.

Thank You,

Becky Wood
Becky Wood
District Manager