



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: February 10, 2026

NAME OF PROJECT: The Church of Jesus Christ of Latter-Day Saints Church on Michie Lane

PROPERTY OWNER: Corporation of the Presiding Bishopric LDS

AUTHORIZED REPRESENTATIVE: Andrew Weuling

AGENDA ITEM: Conditional Use Permit for a church

LOCATION OF ITEM: Approximately 171 East Michie Lane

ZONING DESIGNATIONS: R-1-15

ITEM: 2

The Church of Jesus Christ of Latter-day Saints is applying for a Conditional Use Permit (CUP) for a church at approximately 171 E. Michie Lane. This location is in the R-1-15 Zone, which requires a Conditional Use Permit.

BACKGROUND:

The Church of Jesus Christ of Latter-day Saints is applying for a Conditional Use Permit (CUP) for a church at approximately 171 East Michie Lane. The property for the proposed church is 18.61 acres and the church site, which includes the church parking area, pavilion, maintenance storage shed, play field, and landscaping covers 4.85 acres of the larger parcel. In the R-1-15 zone, churches are permitted as a CUP which allows the City to require reasonable conditions to identified nuisances that are caused because of the proposal.

The church will be accessed from Michie Lane from two access driveways that will be constructed. Parts of the existing landscaped islands will be removed to create turn lanes to the new access driveways. The front setback for the church and steeple is 50' which will allow the steeple to reach a height of 70'. The proposed drawing show a height of 71'-2". Construction drawings must have the steeple height reduced to 70' to comply with code. There is landscaping included in the area between Michie Lane and the church which is required by code. The parking lot contains 356 stalls (248 stalls 9'x 20', 95 stalls 10' x 20', and 13 ADA stalls). There is a play field area (0.23 acres) and a pavilion located in the southwest corner of the site plan. A representative of the property owner has indicated that the owner would like to subdivide the property in the future which would leave the proposed church and support facilities on its own lot of 4.85 acres. It is unknown what the plans are for the other 13.76 acres.

The proposed Church of Jesus Christ of Latter-Day Saints church is a stake center. Every stake center is a meetinghouse, but not every meeting house is a stake center. The following are the key differences of a meeting house as compared to a stake center:

- Administrative Hierarchy:
 - A meetinghouse (often simply called "the church") is the local building where one or more wards (individual congregations) meet for weekly Sunday worship.
 - A stake center serves as the headquarters for a stake, which is a geographic organization composed of several wards (typically 5 to 12). It houses the offices for the Stake Presidency and other stake-level leaders.
- Size and Facilities:
 - Stake centers are generally the largest meetinghouses in a given area. They are designed with extra space to accommodate stake conferences, where all members from all wards in the stake gather twice a year.
 - Unlike many smaller meetinghouses, a stake center almost always contains a baptismal font, which is shared by all the wards in that stake.
 - Stake centers may also feature specialized facilities like a FamilySearch Center or expanded "cultural halls" (gymnasiums) with wood floors for larger events.
- Common Ground:
 - Both buildings are used for Sunday services (Sacrament meetings) and weekday activities for youth and children.
 - Both are open to the public; anyone is welcome to attend meetings or activities held in either facility.

CONDITIONAL USE PERMIT:

Because a church a conditional use in the R-1-15 zone, the City Council may require reasonable conditions to mitigate negative impacts to the neighbors and the area.

Conditional uses are governed by the following standards:

(a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

(b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

LAND USE SUMMARY:

- R-1-15 zone
- 4.85 acres
 - Entire parcel is 18.61 acres
- Proposal is a church, but it is specifically a stake center
- 356 parking stalls
- Play field and pavilion

ANALYSIS:

Parking – There are 356 on-site parking stalls of the proposed site plan. The code requires a stall per three seating spaces in the main assembly hall. With an estimate of about 700 seating spaces in the main assembly hall, the code requires 233 stalls.

Height of structures – The proposed structure has a height of 31' 7" and does comply with the maximum height requirement of 35' measured from natural grade. The proposed steeple has a height of 71' 2" and does not comply with the height limit of 70', based on a setback 50' from the front property line. Construction drawings must have the steeple height reduced to 70' to comply with code.

Lighting Plan – With the building permit application, the application will need to show that all light fixtures are dark-sky compliant and that there is no light trespass from the property to surrounding properties. The steeple is not allowed to be lit in any form, either with fixtures on the steeple or lights shining on the steeple.

Landscaping – The site will be landscaped and the water rights for the outside irrigation will be dedicated to the City before the building permit is issued.

Michie Lane Modifications - The church will be accessed from Michie Lane from two access driveways that will be constructed. Parts of the existing landscaped islands will be removed to create turn lanes to the new access driveways. The applicant is required to pay all costs associated with the modifications to Michael Lane

Architectural Theme – The code does not require an architectural theme for a church. The Church of Jesus Christ of Latter-Day Saints is currently building a church on Burgi Lane, and they have voluntarily added some architectural elements to create an old European/Swiss design to the church. Though it cannot be required, the community would appreciate those same elements added to the current proposal to better match the theme of Midway.

The italicized comments represent Planning Staff's comments pertaining to compliance or lack of compliance with the findings the City Council must make in considering the request for a Conditional Use Permit. Section 16.26.120 requires specifically the City Council to find that:

1. The proposed use is conditionally permitted within the Land Use Title, and would not impair the integrity and character of the intended purpose of the subject zoning district and complies with all of the applicable provisions of this Code; *planning staff believe that the proposal will not impair the integrity and character of the R-1-15 zone. The proposal appears to comply with the requirements specific to the R-1-15 zone as listed in the Municipal Code.*
2. The proposed use is consistent with the General Plan; *the proposed use is consistent with the General Plan and is a planned use that is allowed in a residential zone.*
3. The approval of the conditional use or special exception permit for the proposed use is in compliance with the requirements of state, federal and Midway City or other local regulations; *the proposal is required to comply with code requirements including Midway's land use code.*
4. There will be no potential, significant negative effects upon the environmental quality and natural resources that could not be properly mitigated and monitored; *no significant issues have been identified.*

5. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses with the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare to the City; *the use is allowed in the zone and no issues have been identified. Most municipalities allow churches in residential zones instead of commercial zones. Commercial zones are generally reserved for commercial activities whereas churches serve the neighborhoods where they are located. Traffic is reduced for the community if churches are in residential neighborhoods which allows walkability and reduces vehicle trips and trip distance lengths as compared to if churches were located farther away in commercial zones.*
6. The subject site is physically suitable for the type and density/intensity of the proposed use; *no issues have been identified, and it appears that the location is suitable for this type of land use activity.*
7. There are adequate provisions for public access, including internal and surrounding traffic flow, water, sanitation, and public utilities, and services to ensure that the proposed use would not be detrimental to public health and safety; *it doesn't appear that the proposed use will be detrimental to public health and safety. The Michie Lane modifications will be approved by the City Engineer before construction commences. Per engineering road level of service standards, Michie Lane will be able to handle the added traffic from the proposed use and still be an acceptable level of service.*

WATER BOARD RECOMMENDATION:

The Water Board has recommended 5.54 acre feet are dedicated to the City before the building permit is issued based on the following formula:

- 4.85-acre parcel (211,150 sq. ft.)
 - Impervious area for buildings, sidewalks, and parking
 - 3.4 acres (148,104 sq. ft.)
 - Irrigated acreage
 - 1.48 acres (64,416 sq. ft.) x 3 = 4.44 acre feet
- 1 culinary connection for church (approximately 4 drinking fountains, 11 sinks, 4 urinals, 10 toilets - 29 total fixtures)
 - 0.8 acre feet (260,681 GPY)
- Total = 4.74 + 0.5 = 5.54 acre feet

POSSIBLE FINDINGS:

- The proposal is an allowed use in the R-1-15 zone.
- The proposal does comply with setbacks and parking as required by the code.
- The proposed structure does comply with code height requirements.
- The proposed steeple must be lowered to 70' measured from natural grade.
- All lighting will comply with the Midway dark-sky light requirements.
- All Michie Lane modifications will be approved by the City Engineer and paid for by the applicant.

NOTICE:

The proposal will be noticed in the State notice website, the City's website, and posted in three public locations in Midway. Notices will be sent to all neighboring property owners within 600 feet of the property as required by State Law and the Midway Municipal Code for the public hearing before the City Council.

ALTERNATIVE ACTIONS:

1. Recommendation for Approval (conditional). This action can be taken if the Planning Commission finds the proposal complies with the requirements of the code.
 - a. Accept staff report
 - b. List accepted 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 for Denial. This action can be taken if the Planning Commission finds that the request does not comply with the requirements of the code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITIONS:

1. The proposed steeple has a height of 71' 2" and does not comply with the height limit of 70', based on a setback 50' from the front property line. Construction drawings must have the steeple height reduced to 70' to comply with code.
2. Lighting shall comply with the City's current lighting ordinance.

Uncommon Architects

684 W Center St, Midvale, UT 84047

(801) 417-9951

November 5th, 2025

Midway City Planning Department

129 W 100 N,

Midway, UT 84049

Statements of Support of General Welfare Standard

To Whom it May Concern,

Please see our responses to each item of the general welfare standard as per the proposed new Michie Lane LDS Stake center project:

1. General Welfare Standard. The establishment, maintenance or conducting of the use for which a use permit is sought will not, under the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The church's function will not pose a risk to the welfare of the community nor to its property. No abnormally dangerous activities occur at the facility nor does it project any dangerous externalities. The outdoor pavilion area, in which family gatherings will occur, is located on a site not directly adjacent to the nearest private residence. Furthermore, the church has been set to the western bound of the church's parcel to give space to the nearest residence.

2. Nuisance Standard. Any use found to be objectionable or incompatible with the character of the City and its environs due to noise, light, traffic, dust, odors or other undesirable characteristics may be prohibited.

The church will only see a congregation of large groups on Sunday mornings. The nature of such gatherings will be a quiet and respectful religious ceremony. Outside of core operating hours visitation will be light. Outdoor gatherings will occur at the pavilion which as stated is located away from the nearest property. The church will not operate differently than the existing LDS churches in Midway.

3. General Plan Consistency Standard. To obtain a use permit, the applicant must generally show that the contemplated use is compatible with the City's land use policies in terms of the general plan and zoning ordinances, and that such use would be essential or desirable to the public convenience or welfare, and will not impair the integrity and character of the zoned district or be detrimental to the public health, safety, morals or welfare.

As stated earlier the church will operate no differently than other LDS churches in the community of which there exist multiple. The church will not detract from the character of the city especially given a significant portion of the population are members of the church. The building will serve the needs of its religious community by increasing their

capacity to serve it. The church's aesthetic does not significantly clash with the residential feel of the neighborhood. Its design is a common fixture of neighbors across Utah and the western United States.

In conclusion, we believe the proposed LDS Stake center on Michie Lane will promote and not detract from the welfare and character of Midway City. Thus we ask a conditional use permit be granted so the project may come to fruition.

Thank you,

Andrew Weuling NCARB+RA

Architect

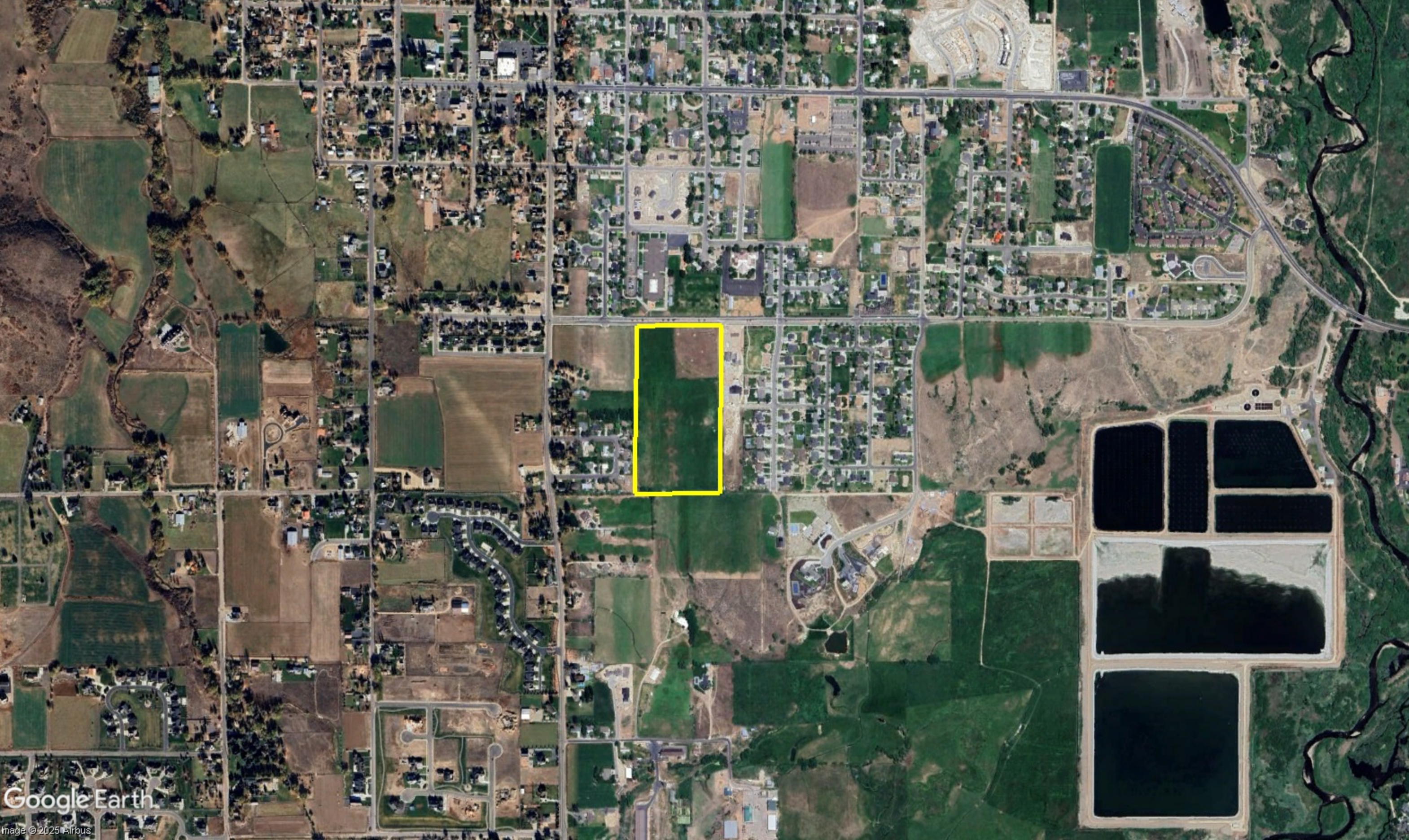
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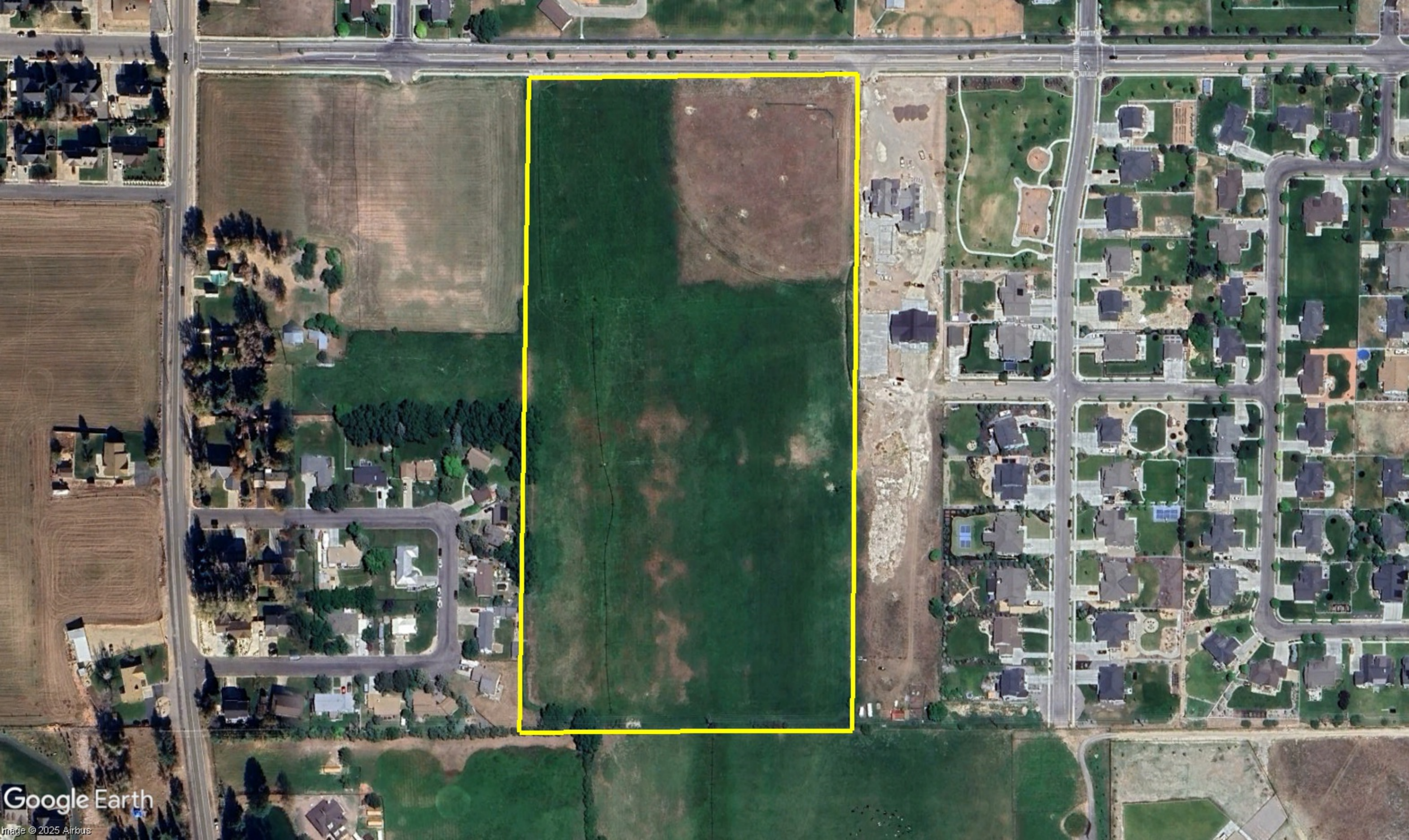
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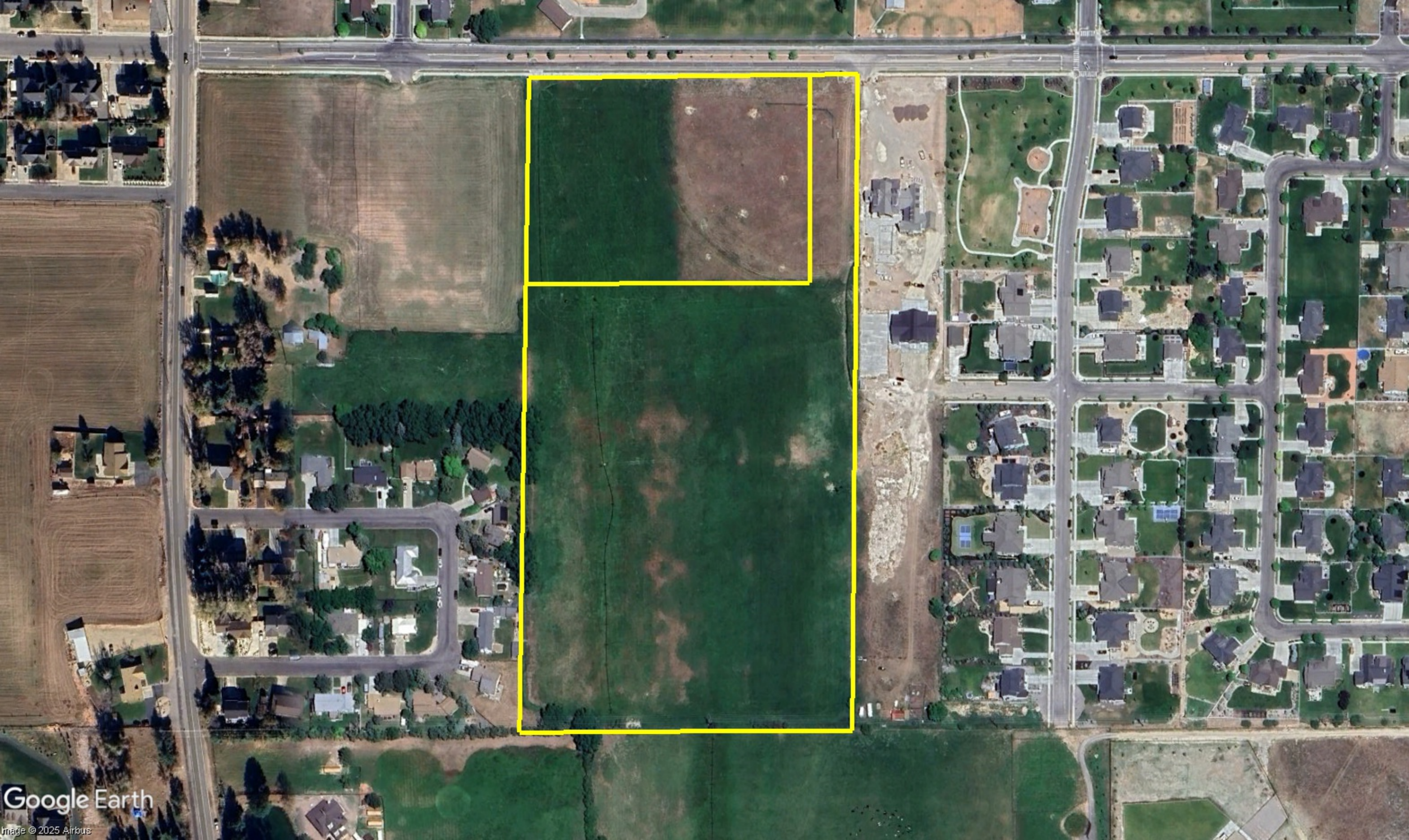
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Andrew@uncommonarch.com

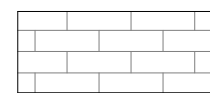

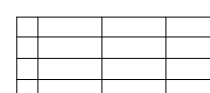







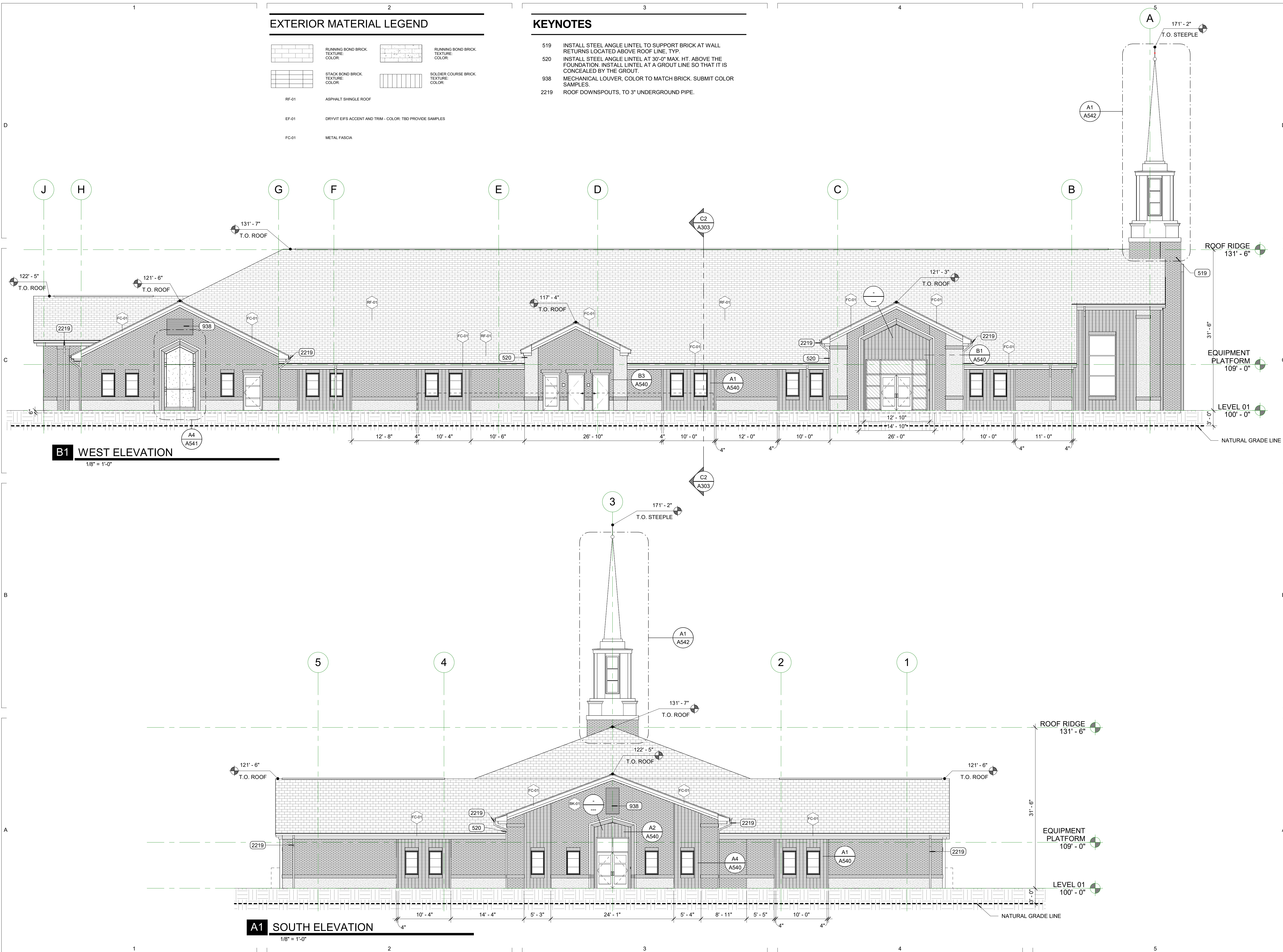


EXTERIOR MATERIAL LEGEND

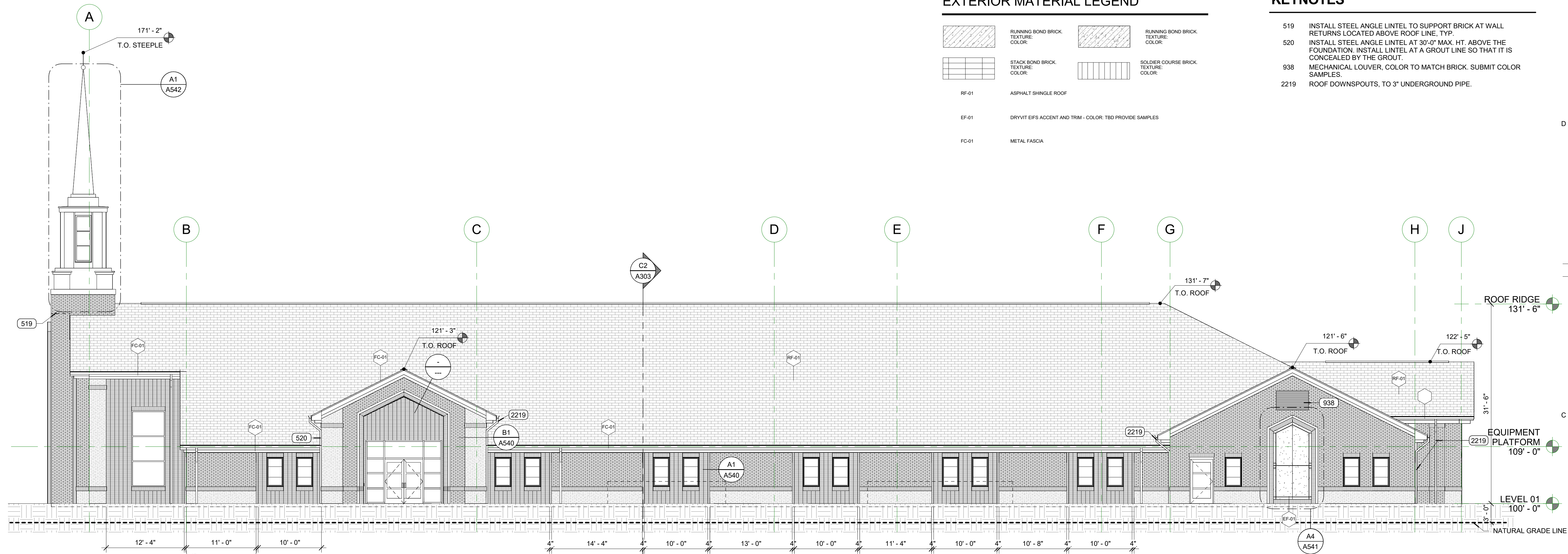
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	STACK BOND BRICK. TEXTURE: COLOR:		SOLDIER COURSE BRICK. TEXTURE: COLOR:
RF-01	ASPHALT SHINGLE ROOF		
EF-01	DRYWIT EIFS ACCENT AND TRIM - COLOR: TBD PROVIDE SAMPLES		
FC-01	METAL FASCIA		

KEYNOTES

- 519 INSTALL STEEL ANGLE LINTEL TO SUPPORT BRICK AT WALL RETURNS LOCATED ABOVE ROOF LINE, TYP.
520 INSTALL STEEL ANGLE LINTEL AT 30'-0" MAX. HT. ABOVE THE FOUNDATION. INSTALL LINTEL AT A GROUT LINE SO THAT IT IS CONCEALED BY THE GROUT.
938 MECHANICAL LOUVER, COLOR TO MATCH BRICK. SUBMIT COLOR SAMPLES.
2219 ROOF DOWNSPOUTS, TO 3" UNDERGROUND PIPE.



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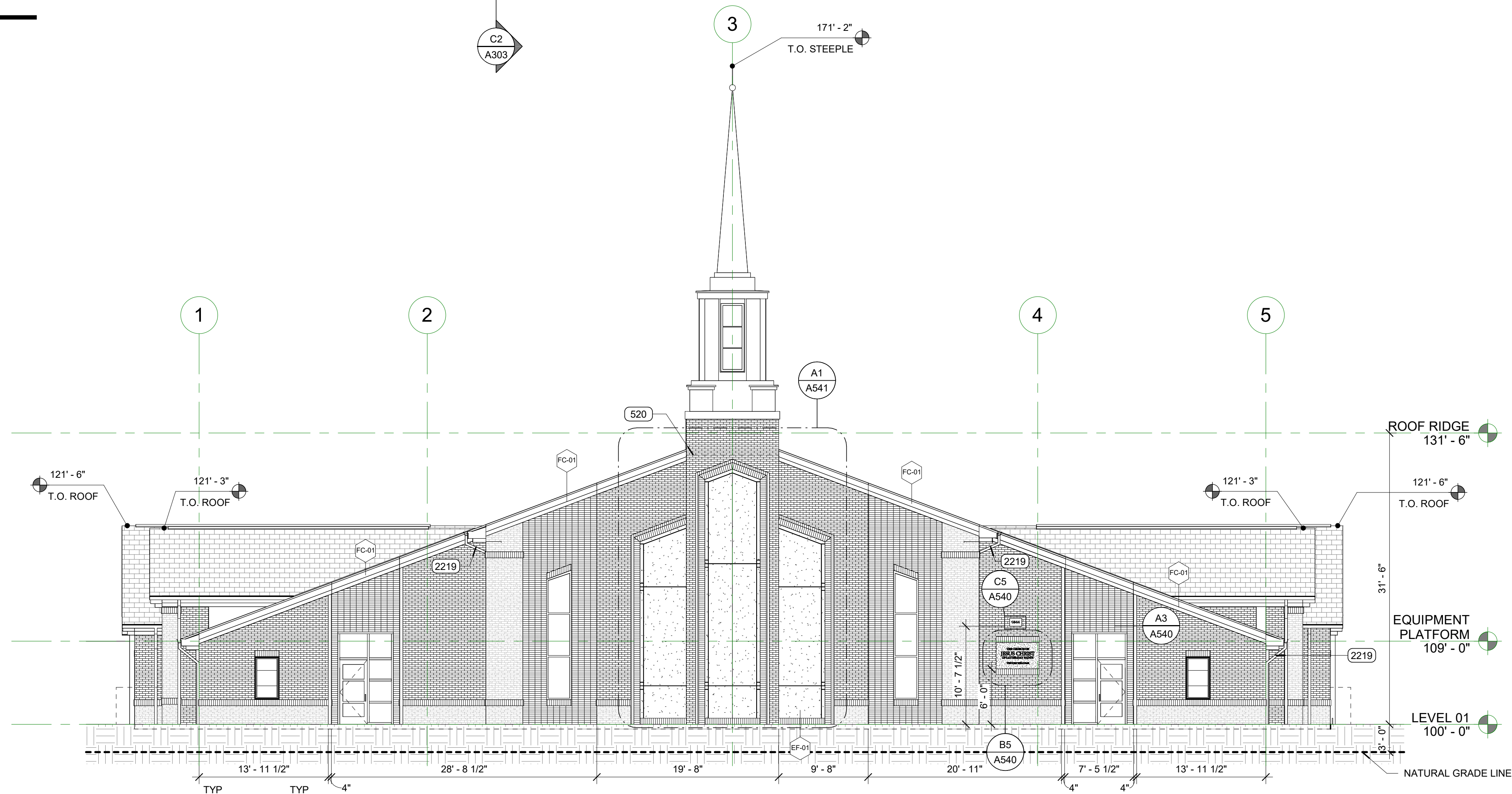


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A2 NORTH ELEVATION

1/8" = 1'-0"



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MIDWAY MICHIE LANE STAKE #501-3532

PROGRESS SET

JOB NUMBER: 501-2084
OWNER: CHURCH OF JESUS CHRIST OF
LATTER DAY SAINTS

DATE: 09.12.2025

REV DATE DESCRIPTION

EXTERIOR
ELEVATION

A202

172 E Michie Lane
Midway, UT 84049
SITE DEVELOPMENT

REV	DATE	DESCRIPTION
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SITE

AC 100