



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: March 10, 2026

NAME OF APPLICANT: City of Midway

AGENDA ITEM: Requirement for churches to follow architectural standards

ITEM: 4

Midway is proposing a Code Text Amendment to Section 16.13.370.A: Commercial and Resort Architectural Requirements. The proposed amendment will require that churches have the same architectural standards as commercial and resort buildings.

BACKGROUND:

The proposed code text amendment will require churches to adhere to architectural standards that are currently required for commercial and resort buildings. Midway currently has three stand-alone churches and one church located in Olde Swiss Square. Of those four churches, three have some architectural elements that match Midway's theme of Swiss and European architecture and elements. Recently, two new churches have been submitted to the City for review and approval. One has been approved and is currently under construction on Burgi Lane and another is proposed on Michie Lane. Regarding the church on Burgi Lane, the Church of Jesus Christ of Latter-Day Saints is voluntary including some elements that will help the new church match the theme of Midway.

The proposed code would read as follows with the text in red being the proposed additions:

16.13.370 Commercial, ~~And~~ Resort, and Church Architectural Requirements

1. All commercial buildings and structures, walkways, or lighting in the C-2, C-3, or Resort Zones of Midway City and churches in any zone, including all new construction or substantial alteration or remodeling of existing construction shall conform in exterior

design to the Swiss-European architectural theme adopted in the City's Vision Statement. This requirement does not apply to structures listed on the national or local historic register.

Because of the recent church applications, the issue of churches and architectural standards has been a point of discussion by staff, the Vision Architectural Committee, and the Planning Commission. The informal discussions on the matter have all pointed to the direction of requiring churches to have architectural standards as all commercial and resort buildings currently have. Midway code describes the requirements and guidelines that would be considered if the code text amendment is approved as proposed. The elements that would be considered with a proposal include the following as found in Section 16.13.370.L:

The VAC, in making a recommendation for or against approval of a design in accordance with this ordinance, shall consider the following criteria. This list is intended to serve as a guide for prospective developers/owners who are either substantially altering/remodeling or building new commercial structures in the commercial and resort overlay zones of Midway City. The following design elements shall be incorporated, as applicable, in design proposals brought before the Midway Vision/Architectural Committee to implement the Swiss-European architectural theme in the city of Midway.

Structural Features.

- 1. Large Structural exposed beams. Exposed beams are representative of Swiss-European design features. When used, beams should be stained or natural in color.*
- 2. Carved exposed beams for post supports, roof overhangs, and deck supports. Carved beams are a standard feature in Swiss-European architecture design and can greatly enhance the appearance of buildings where effectively employed. Scrolled lookout beams are encouraged.*
- 3. Knee bracing for unsupported decks. Knee bracing shall be scrolled or of an arched design. The size of the knee braces should be sufficiently proportional to the size of the deck.*
- 4. Roof overhangs. Overhangs shall be expansive on the front and sides and usually require rafter and ridge beams. Scrolled ridge beams are encouraged and should not extend beyond the fascia. If roof rafters are exposed (open soffit), the underside of the roof covering should be crafted from one of the following materials: tongue and groove boards, exterior finish sheeting, exterior re-sawn plywood or solid wood.*
- 5. Roof overhangs covering outside decks. Overhangs on outside decks will extend past the deck itself consistent with traditional Swiss-European architectural design. Deck overhangs usually require lookout beams. Ridge beams shall not extend beyond the fascia.*
- 6. Flared curved rooflines at the soffit on "Riegelhaus" style buildings. Riegelhaus designs have a great deal of decorative wood on the exterior of the building and include the curved roofline near the bottom of the roof pitch.*
- 7. Dutch gables on "Oberland" style buildings. Dutch gables are characterized by the front of the roof cut off to a slope consistent with the pitch of the roof.*

8. *Shingles. The following shingle types are acceptable: actual or simulated slate, wood shingles or shakes, and tile shingles.*
9. *Rounded arch doors and doorways. Main entrance doors of a rounded design reinforce a Swiss-European look and feel. The arched doorway or entryway should be constructed of wood, stone or stucco.*
10. *Exterior walls. Exterior walls should be finished with a combination of stucco and heavy timbered wood, stucco and stone, or wood and stone. The use of stucco and heavy wood timbers are a Swiss-European architecture feature that is enhanced when corner stones are added. Riegelhaus patterns have more intricate, curved wood when used as an exterior wall finish. When adding color to stucco a color palette must be submitted for approval.*
11. *Exposed corner stones. Natural stone, irregularly shaped rock and some forms of cultured stone are acceptable. Painted concrete or stucco is not considered acceptable options.*
12. *Turrets, towers, finials and oriel windows. Must be of a Swiss-European design. Round, octagon and hexagon shapes are acceptable.*

Finish Features.

13. *Clocks and bells in towers and on buildings. They shall be of a Swiss-European design that lends itself to the theme of the community.*
14. *Scalloped fascia with exposed soffit. Scalloped, scrolled or carved fascia reinforce the desired architectural theme.*
15. *Wood shutters with cutouts or painted designs. Cutout designs are an integral part of Swiss-European architecture.*
16. *Decorative design railings. Metal railings of a Swiss-European design add to the desired theme.*
17. *Carved and cutout wood railings. There are many different patterns to choose from which will reinforce the desired look.*
18. *Window flower boxes. These add beauty and charm to a Swiss-European community when constructed and painted appropriately.*
19. *Metal outside fixtures. Light fixtures, lampposts, sign fixtures and exterior wall designs shall be of a traditional Swiss-European design.*
20. *Rain gutters and supports. Decorative rain gutters and supports will enhance the desired look and reinforce the stability of the rain gutter itself.*
21. *Flags and banners extending from buildings. Flags and banners of a Swiss-European design provide a special atmosphere to the community.*
22. *Carved names, dates and statements. These can be carved in wood or stone to depict an address, a name or a sentiment.*
23. *Painted embellishments on exteriors and/or "fresco-style" murals. Paintings are used extensively in Switzerland to enhance the beauty of a building and to accentuate its architectural features. Decorative embellishments are often added around windows, under soffits, on exterior walls and on carved moldings. Painted murals, depicting historical or fictional scenes, are often added as a final touch that can transform a building into a work of art.*
24. *Fountains and statues. These add to the old-world dimension found in many Swiss villages.*
25. *Carved embellishments and layered decorative moldings. These add beauty and charm to a Swiss-European community when done with authenticity.*
26. *Roofline facades. High quality designs are often an integral part of Swiss-European architecture.*

As with any legislative action, the proposed amendment should be considered on how it aligns with the General Plan.

- One of the lines in the Community Vision Statement describes Midway as a town with Swiss character (page 5).
- The plan also states that City ordinances and architectural guidelines will help to define and be consistent with a Swiss/European look and feel (page 6).
- The General Plan also states that Midway's Swiss/European theme will draw families and tourists because of its wholesome family orientation and with proper support, will also attract small-town businesses (page 6).
- City ordinances and architectural guidelines will help to define and be consistent with a Swiss/European look and feel (page 9).

POSSIBLE FINDINGS:

- The proposed amendment to Section 16.13.370.L will require churches to have some Swiss/European architectural elements.
- The proposed amendment will require churches to be reviewed by the Visual Architecture Committee for a recommendation of compliance with the code.
- If approved, future churches will better match the Midway theme and vision of Midway as described in the General Plan.