

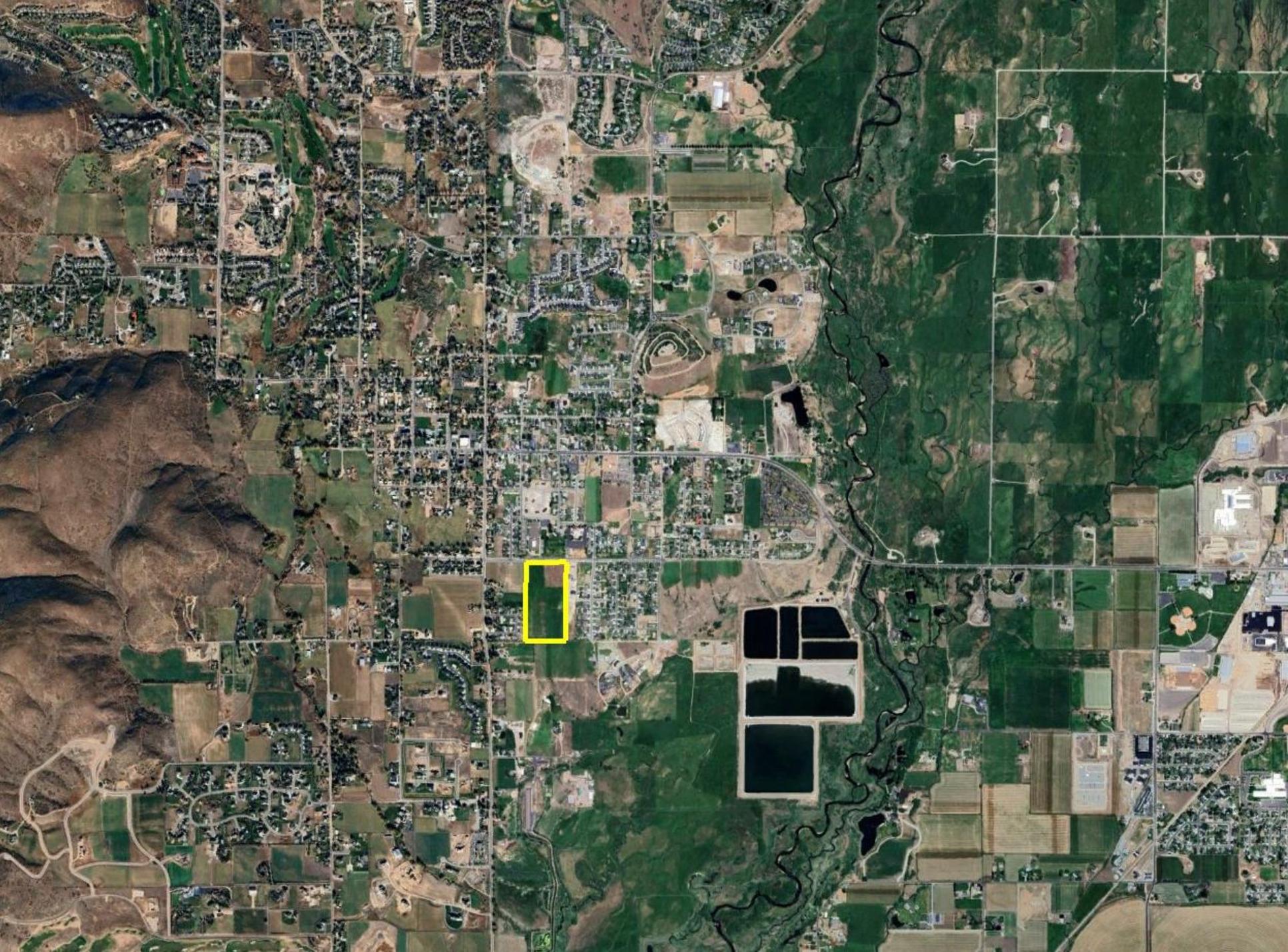
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

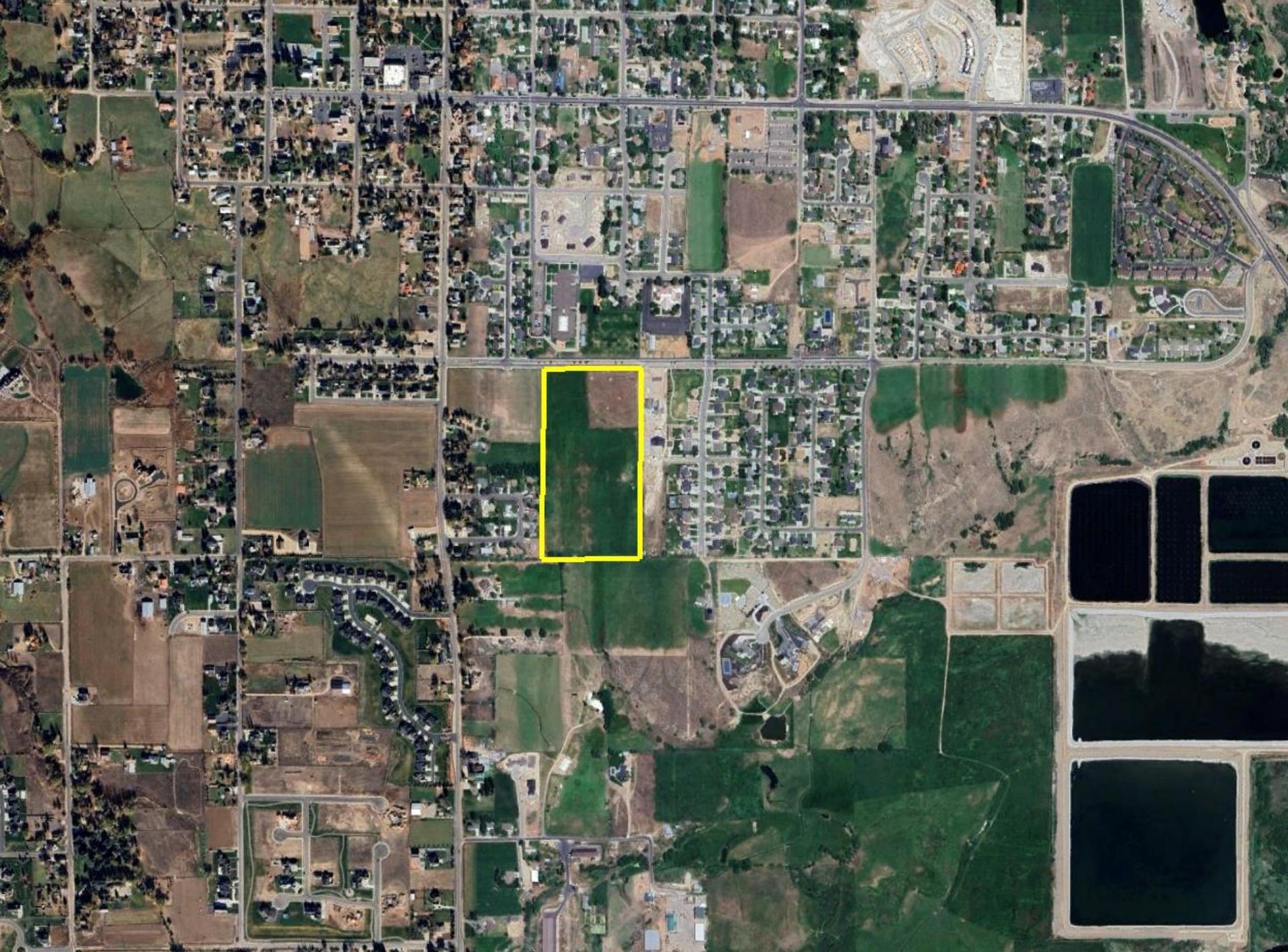
CONDITIONAL USE PERMIT

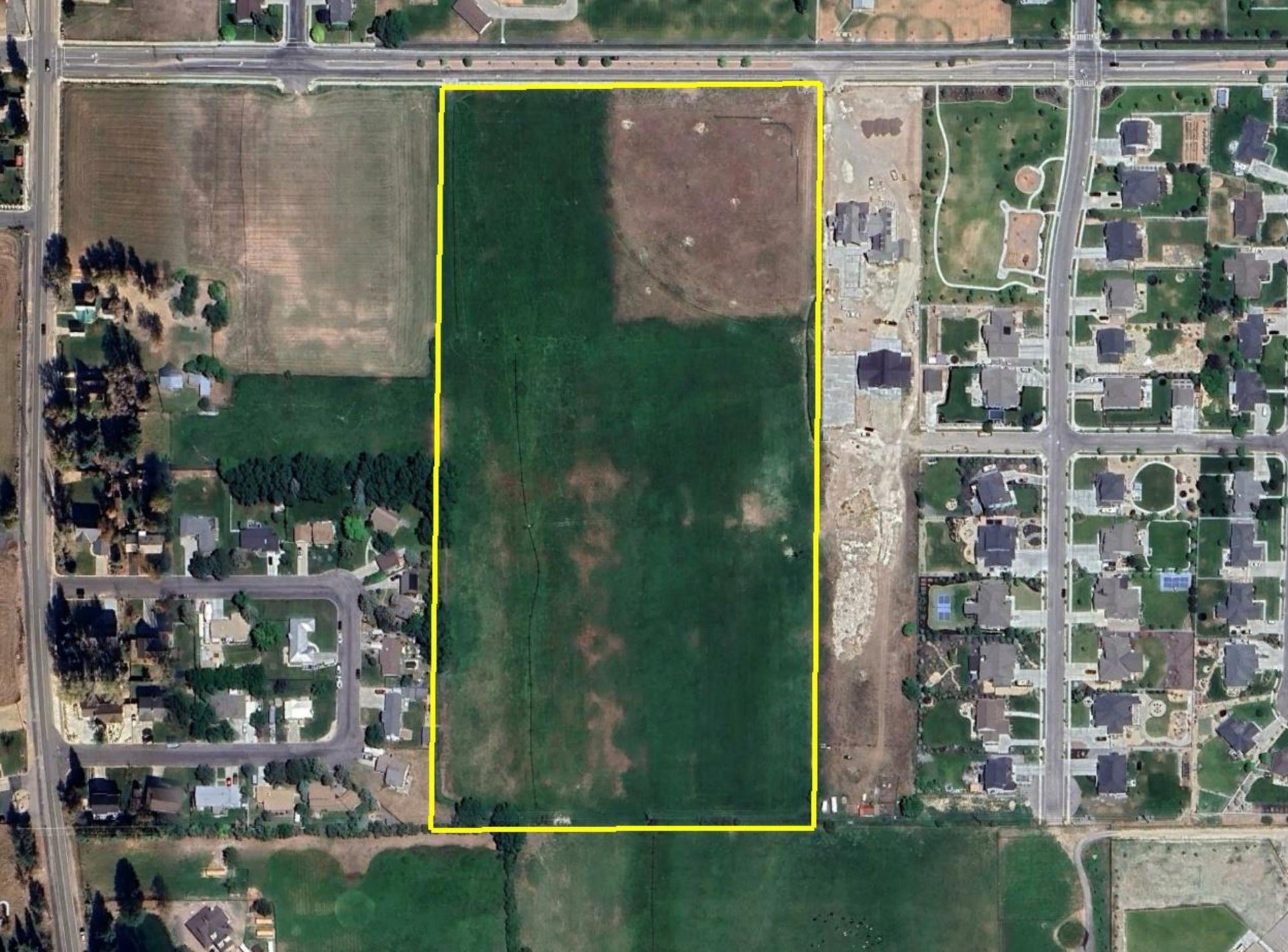


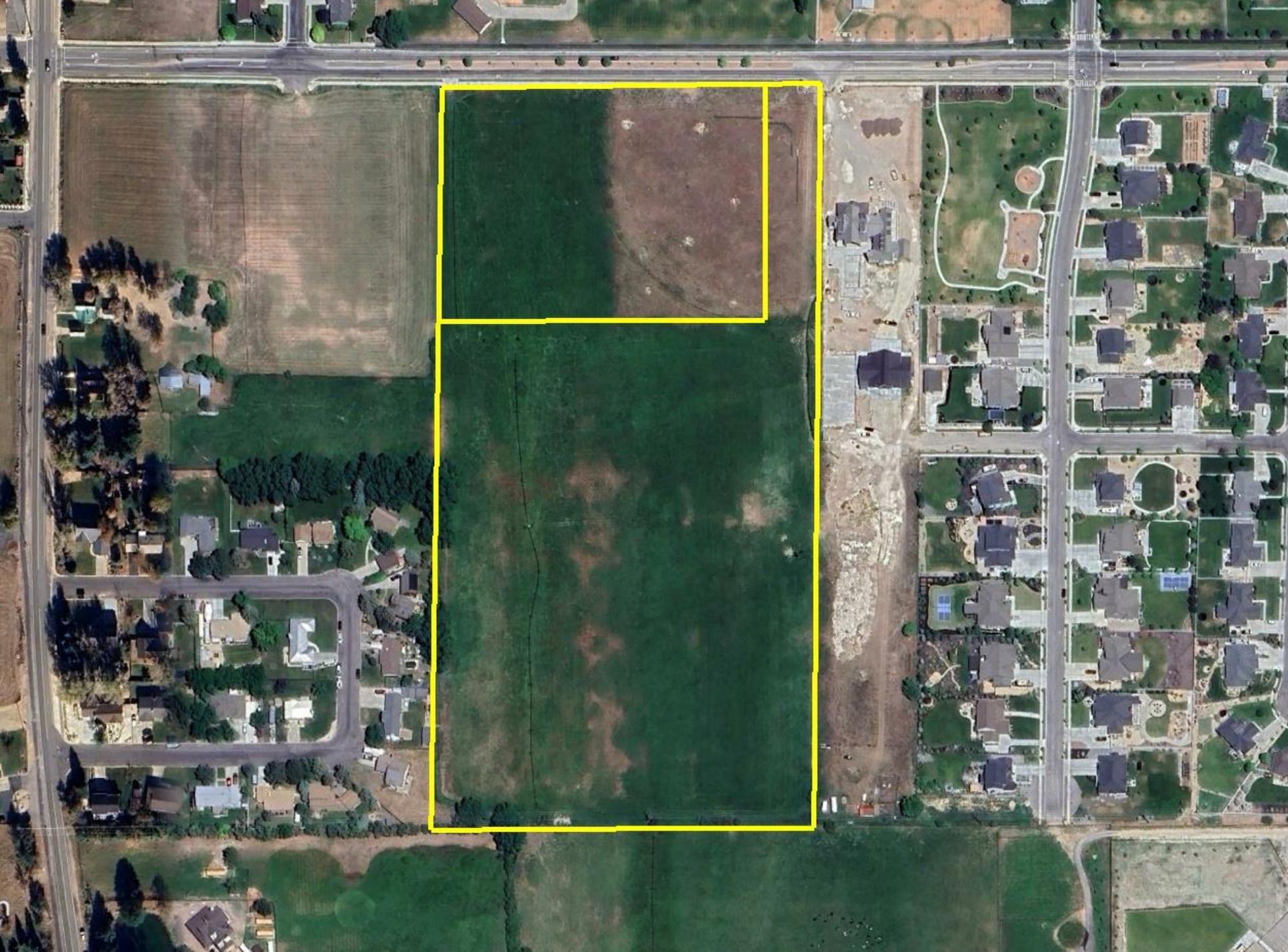
LAND USE SUMMARY

- R-1-15 zone
- 18.61 acres
 - Church site is 4.85 acres
- Church (Stake Center)
 - Pavilion
 - Maintenance storage shed
 - Play field (0.23 acres)
 - Landscaping
- Parking stalls – 356 stalls







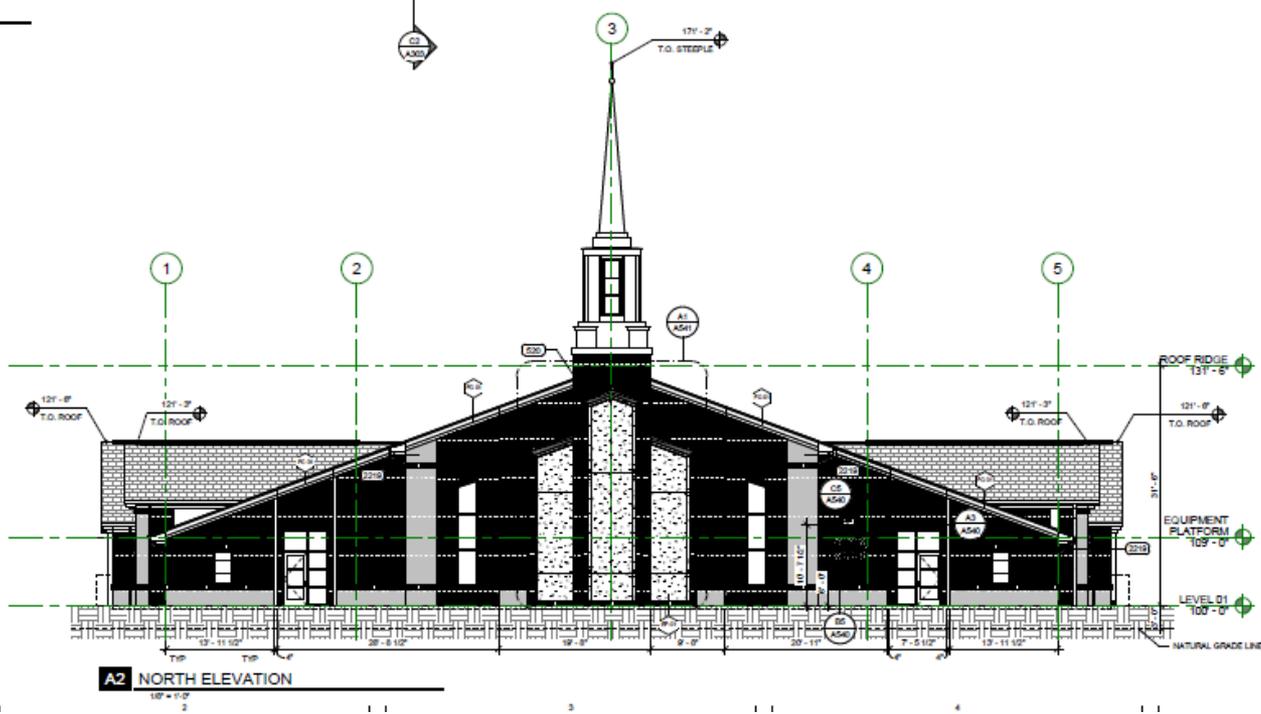
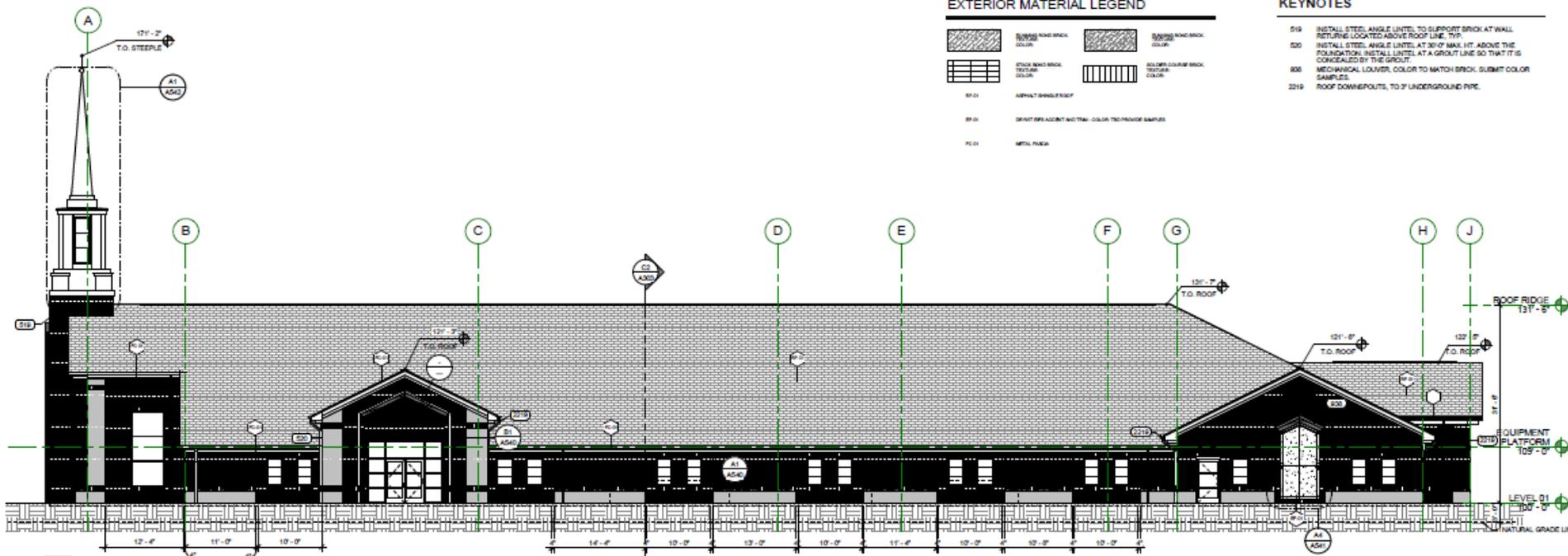


EXTERIOR MATERIAL LEGEND

	SMOOTH CONCRETE COLOR		BRICK COLOR
	BRICK WITH DARK GROUT COLOR		SQUARE CONCRETE BLOCK TEXTURE COLOR
SP-01	ASPHALT SHINGLE ROOF		
SP-02	GRAFT BRICK AND TILE - COLOR TO MATCH SAMPLES		
PC-01	METAL PANEL		

KEYNOTES

- 019 INSTALL STEEL ANGLE LINTEL TO SUPPORT BRICK AT WALL FOOTING. LOCATE TO ABOVE ROOF LINE, TYP.
- 020 INSTALL STEEL ANGLE LINTEL AT 30° MAX. HIT ABOVE THE FOUNDATION. INSTALL LINTEL AT A GROUT LINE SO THAT IT IS CONCEALED BY THE GROUT.
- 008 MECHANICAL LOUVER, COLOR TO MATCH BRICK. SUBMIT COLOR SAMPLES.
- 0219 ROOF DOWNSPOUTS, TO 3" UNDERGROUND PIPE.



DISCUSSION ITEMS

- 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.
- Lighting Plan
- Landscaping
- Michie Lane Modifications
- Architectural Theme

WATER BOARD RECOMMENDATION

- 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.

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.

Brad Wilson

From: Michael Henke
Sent: Tuesday, March 3, 2026 5:57 PM
To: Craig Simons; Kevin Payne; JC Simonsen; Lisa Orme; Andrew Osborne; Andy Garland; Brad Wilson; Corbin Gordon
Subject: Fw: Conditional Use Permit request notification

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Kelli Bills [REDACTED]
Sent: Friday, February 27, 2026 8:26:21 PM
To: Michael Henke <mhenke@midwaycityut.gov>
Cc: Ryan Bills [REDACTED]
Subject: Re: Conditional Use Permit request notification

CAUTION: This email originated from outside of the organization. Do not reply, click links or open attachments unless you recognize the sender's email address and know the content is safe.

Thanks so much for the link. Unfortunately, I won't be able to attend the meeting, but wanted to provide some comments for consideration.

First, I am concerned about traffic impacts on Michie Lane given the proposed size of the church. Michie Lane is already a very busy thoroughfare, and I have previously expressed concerns to the City regarding speeding and distracted drivers, especially given the proximity to the school.

I ask that, prior to any approval, the traffic patterns and impact on the surrounding neighborhoods be investigated thoroughly. While I understand the impacts will be most pronounced on Sundays, that does not detract from the added traffic flow on other days of the week by visitors to a church identified as serving a broader constituency. It also seems that this church is intended to provide a space for more frequent gatherings.

The church across the street from this location attracts a significant amount of traffic already, with cars often parked along the road and into surrounding neighborhoods. I worry that the same will happen along Michie Lane.

Second, is there precedent for that size of a steeple in Midway? As one of the last remaining open spaces in central Midway, any development of the property would hopefully seek to minimize impacts to the surrounding fields, view lines, and the like.

Thanks for your consideration,
Kelli Bills

Sent from my iPhone

> On Feb 24, 2026, at 12:41 PM, Michael Henke <mhenke@midwaycityut.gov> wrote:
>
> Kelli,
>

> Thanks for your message. The following is link to the staff report and supporting documents that was presented to the Planning Commission during their February 10th meeting.

>

> <https://www.midwaycityut.gov/wp-content/uploads/2025/12/PC-2-10-2026-Item-2-CUP-Michie-Lane-Church.pdf>

>

> Please let me know if you have any questions.

>

> Thanks again,

>

> Michael

>

>

> Michael Henke, MPA, AICP

> City Planning Administrator

> H: Mon-Thurs 7:30-5:30

> P: 435-654-3223 ext 105

> E: mhenke@midwaycityut.gov

> 75 N 100 W - P.O. Box 277

> Midway, UT 84049

> www.midwaycityut.gov

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> -----Original Message-----

> From: Kelli Bills [REDACTED]

> Sent: Monday, February 23, 2026 2:37 PM

> To: Michael Henke <mhenke@midwaycityut.gov>

> Cc: Ryan Bills [REDACTED]

> Subject: Conditional Use Permit request notification

>

> CAUTION: This email originated from outside of the organization. Do not reply, click links or open attachments unless you recognize the sender's email address and know the content is safe.

>

>> Hello,

>> We received a notice about an application for a Conditional Use Permit for the Church of Jesus Christ of Latter-Day Saints at 171 E. Michie Lane. Can you provide more detail about this proposal, including which side of Michie lane the church is proposed, whether it is intended to replace or add on to the church that already exists along Michie Lane, and any public documents related to this request?

>>

>> Thank you,

>> Kelli Bills

>> Sent from my iPhone