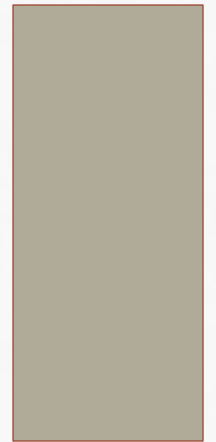


PUBLIC BUILDINGS & RELIGIOUS BUILDINGS HEIGHT

CODE TEXT AMENDMENT



CURRENT CODE

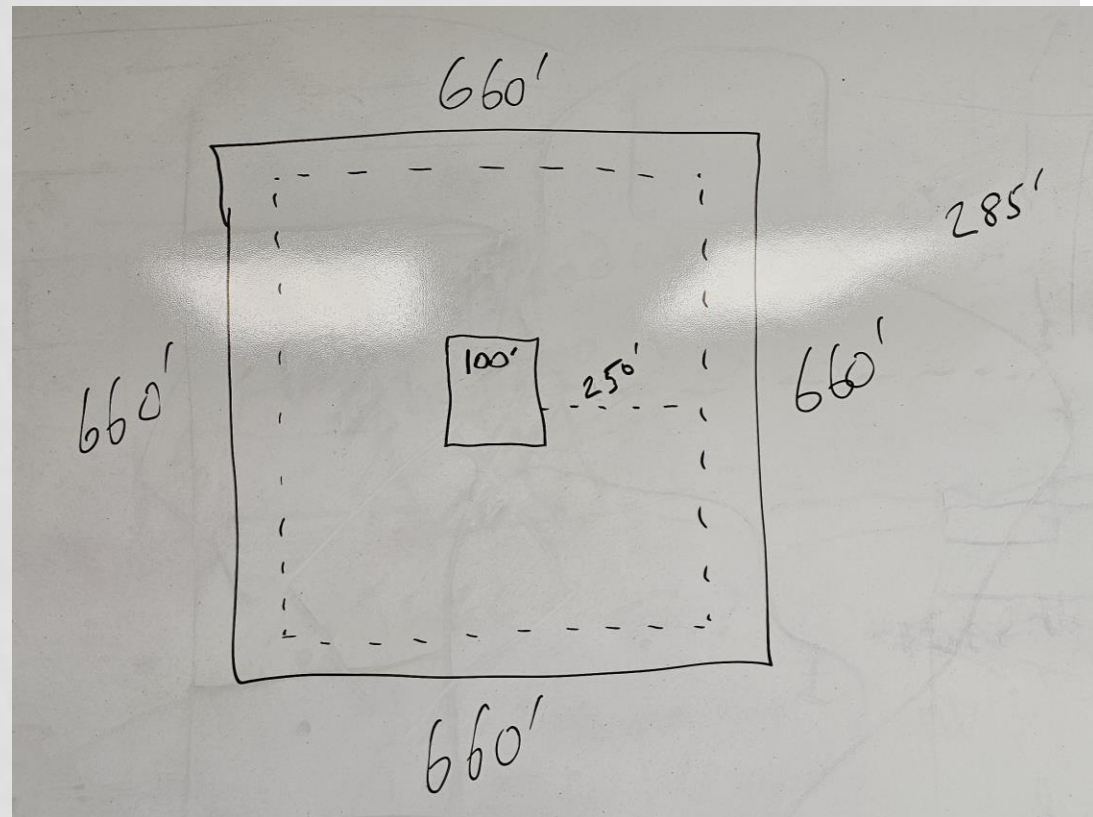
- 16.13.100.E
 - Public buildings and churches may be erected to any height provided the building is set back from required building setback lines a distance of at least 1 foot for each additional foot of building height above the maximum height permitted.

HEIGHT EXAMPLES

- Midway Town Hall – approximately 40–45'
- Homestead Crater – approximately 50'
- Memorial Hill – approximately 200'
- Proposed top of the spires for the Heber Church of Jesus Christ of Latter-Day Saints' Temple – approximately 180'.

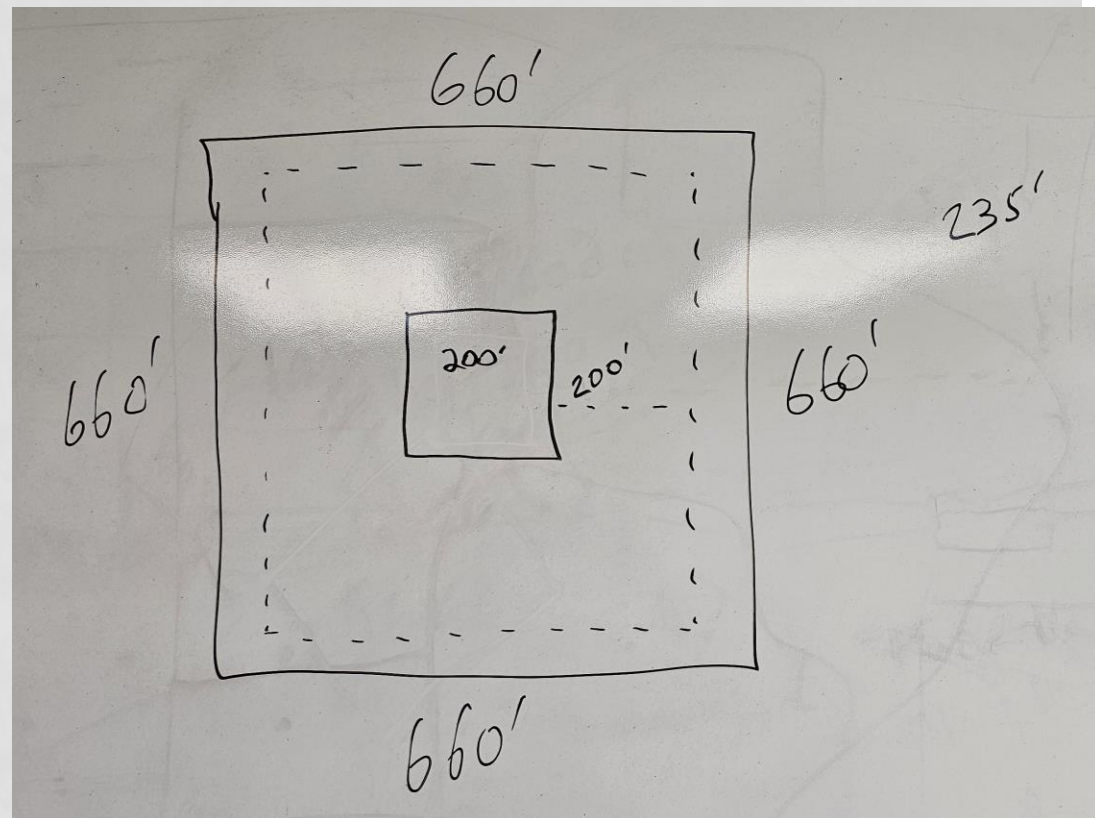
CURRENT CODE EXAMPLES

- 10-acre property
 - 660' x 660'
 - 30' setbacks
 - 100' x 100' building
 - Maximum height of 285'



CURRENT CODE EXAMPLES

- 10-acre property
 - 660' x 660'
 - 30' setbacks
 - 200' x 200' building
 - Maximum height of 235'



GENERAL PLAN

- **Effective planning** through clustering, setbacks, Transfer of Development Rights and animal/agriculture ordinances will help Midway utilize its core areas to encourage small commercial uses and attainable housing, and also **preserve its view corridors**, maintain open areas and reinforce a historic rural and country feeling.
- **Protect** all of the environmental and natural resources of the City by requiring development to occur in a manner and location which respects sensitive environmental lands: wetlands, flood plains and natural drainage patterns, steep slopes, productive agricultural lands, geologically unstable areas, critical wildlife areas, vegetation and important scenic features such as ridge lines hillsides and **view corridors**.
- “Open space” may mean different things to different people. To some, open space is sufficient space between houses in a subdivision so that neighbors have “elbow room.” To others **open space is unobstructed views of the mountains and ridgelines surrounding our valley**. In the context of this General Plan, open space is both and much more. Midway embraces a comprehensive definition of open space, for more information please refer to City ordinances.

LIGHTING CONCERNS

- Recently Wasatch County has reviewed and amended its lighting ordinance because of a proposed taller structure.
- The Midway code requires full cut-off for all new lighting fixtures installed in town. Taller structures are required to have lighting in some cases, and even if the lighting fixtures had full cut-off, if the fixture were placed 100' high on the structure, the lighting would be visible from many surrounding properties. To avoid this scenario, the current height ordinance allowing public and religious buildings to be taller than 35' should be removed.

POSSIBLE FINDINGS

- The proposed amendment will limit the height of all structures to 35' except in the Recreation Resort Zone.
- The proposed change will eliminate potential future lighting issues that may occur because of the lighting requirements for taller structures.
- The proposed amendment will help preserve view corridors and viewsheds as described in the General Plan.
- The proposed change will ensure that public and religious buildings are the same height scale as other structures in Midway.