



ORDINANCE 2025-18

AN ORDINANCE TO AMEND SECTION 16.13.390(L) OF THE MIDWAY CITY LAND USE CODE TO ALLOW UNDERGROUND PARKING STRUCTURES.

WHEREAS, pursuant to Utah Code Section 10-9a-509 the Midway City Council may formally initiate proceedings to amend city ordinances; and

WHEREAS, Midway City Code Section 16.13.390(L) governs parking structures and has historically prohibited such structures from being constructed in Midway; and

WHEREAS, Midway Heritage Land Holding LLC has requested an amendment to Section 16.13.390(L) to allow underground parking structures as a conditional use; and

NOW THEREFORE, be it ordained by the City Council of Midway City, Utah, as follows:

The following Section of Chapter 16 shall be amended as follows:

16.13.390 Off-Street Parking and Loading

L. Parking Structures.

A parking structure is defined as a building designed for car parking and where there is more than one floor or level on which parking takes place. It is essentially an indoor, stacked parking lot. Parking Structures are not allowed except if all the following requirements are met:

1. Only one layer of parking is above natural grade.
2. Any lower parking levels (surface parking area to the roof) are completely below natural grade and such lower parking level(s) shall not be visible from adjacent streets, neighboring properties, or within the development
3. Berms shall not be used to create a visual barrier for lower parking levels or to create a new “natural grade”. Visual obstruction or camouflaging cannot change this.

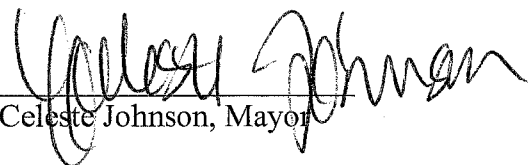
4. Access ramps to below natural grade parking shall not have direct access from Main Street, Center Street, River Road, any collector or arterial roads as shown on the Master Street Plan, or from roads fronting the Town Square, which includes the following:
 - a. 100 North (100 West to 200 West),
 - b. 100 West (Main Street to 100 North), and
 - c. 200 West (Main Street to 200 North).
5. Access ramps to below natural grade parking shall not exceed 10% grade unless they are protected from the elements or heated to avoid ice and other hazards.
6. Below natural grade parking lots with more than 150 parking stalls below natural grade shall have two accesses.
7. At grade parking shall comply with other applicable surface level parking requirements.
8. Amenities may be installed above the below natural grade level parking and may include landscaping, sports facilities (roofless), and parking.
9. Any area gained by creating below natural grade parking cannot be used as additional building area for any structures. Any area gained must be used for landscaping, sports facilities (roofless), or parking.
10. At the time of building permit, below grade parking lots must comply with all applicable codes, rules, regulations, and engineering standard specifications and drawings.

This Ordinance shall take effect upon publication as required by law.


PASSED AND ADOPTED by the City Council of Midway City, Wasatch County, Utah this 15th day of July 2025.

Council Member Jeff Drury	<u>Aye</u>
Council Member Lisa Orme	<u>Aye</u>
Council Member Kevin Payne	<u>Aye</u>
Council Member Craig Simons	<u>Aye</u>
Council Member JC Simonsen	<u>Aye</u>

APPROVED:


 Celeste Johnson, Mayor

ATTEST:


Brad Wilson, City Recorder

APPROVED AS TO FORM:


Corbin Gordon, City Attorney





Certificate of Passage, Posting and Publication

I certify that on 15 July 2025 the Midway City Council adopted Ordinance 2025-18 (Parking Structures).

I certify that a copy of the ordinance was deposited in the office of the municipal recorder.

I certify that a summary of the ordinance was posted on 4 December 2025 at the following locations:

Midway City Office Building
Midway Community Center
United States Post Office (Midway)
The Market Express
7-Eleven (Midway)

I certify that a summary of the ordinance was published on the Utah Public Notice Website on 4 December 2025.

I certify that a summary of the ordinance was also published on Midway City's website on 4 December 2025.

Brad Wilson, Midway City Recorder

Dated 4 December 2025

