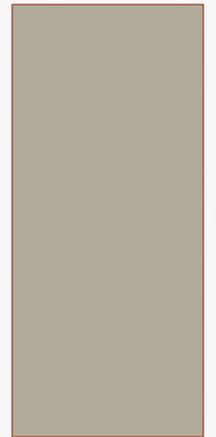


MIDWAY CITY COUNCIL MEETING

SEPTEMBER 17, 2024



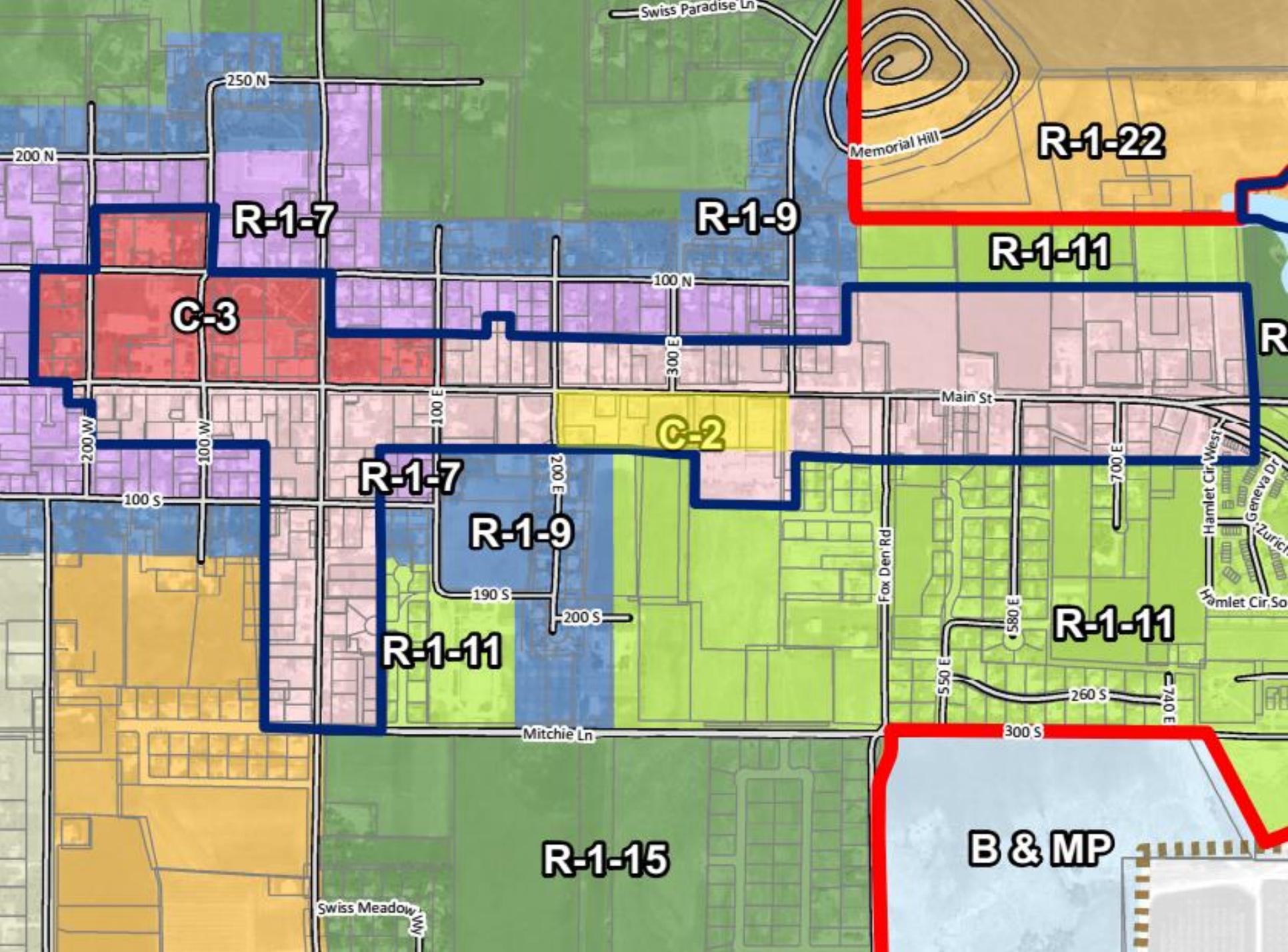
PROPOSED AMENDMENT

- 15.5.2 Permitted and Conditional Uses
 - Add indoor performing arts centers as a conditional use in the C-2 zone (limited to 50,000 square feet & up to 500 seats, later limited to 26,000 square feet footprint & up to 450 seats)
- 16.13.10 & 12.11.020
 - Provide exceptions to the maximum height requirements for performing arts centers

PROPOSED ZONE MAP AMENDMENT

- Amend the Land Use Map by adding a Performing Arts Overlay Zone (PAOZ)
- Add language to the Municipal Code to regulate the POAZ
- Overlay zone would add one additional use: “Performing Arts Production Facility (up to 26,000 sq. ft.)” to the existing uses allowed in the C-2 zone
- Overlay zone would cover area from 200 East to 400 East and from Main Street to 300’ south of Main Street
 - Approximately 7.9 acres





R-1-7

R-1-9

R-1-22

R-1-11

C-3

C-2

R-1-7

R-1-9

R-1-11

R-1-11

R-1-15

B & MP



MIDWAY

ARTS

CENTER

High Valley Arts- Midway Arts Center Code Text Amendment

September 17, 2024
Midway City Council



Summit Engineering Group Inc.





PROPOSED CODE CHANGES

PROPOSED CODE LANGUAGE AMENDMENTS

Proposed changes in bold red text

1. USES IN THE C-2 AND C-3 ZONES

To be Added to Section 16.5.2 - Permitted and Conditional Uses:

USES	C-2	C-3
Indoor Performing Arts Centers (maximum footprint 28,000 sq. ft.) with largest audience venue up to 450 seats, primarily for live performances	C	N



Frontage Comparisons

Town Hall – 128 feet; MAC – 92 feet



Frontage Comparisons

South Hill Development; MAC – 92 feet



Frontage Comparisons

Swiss Building – 150 feet; MAC – 92 feet



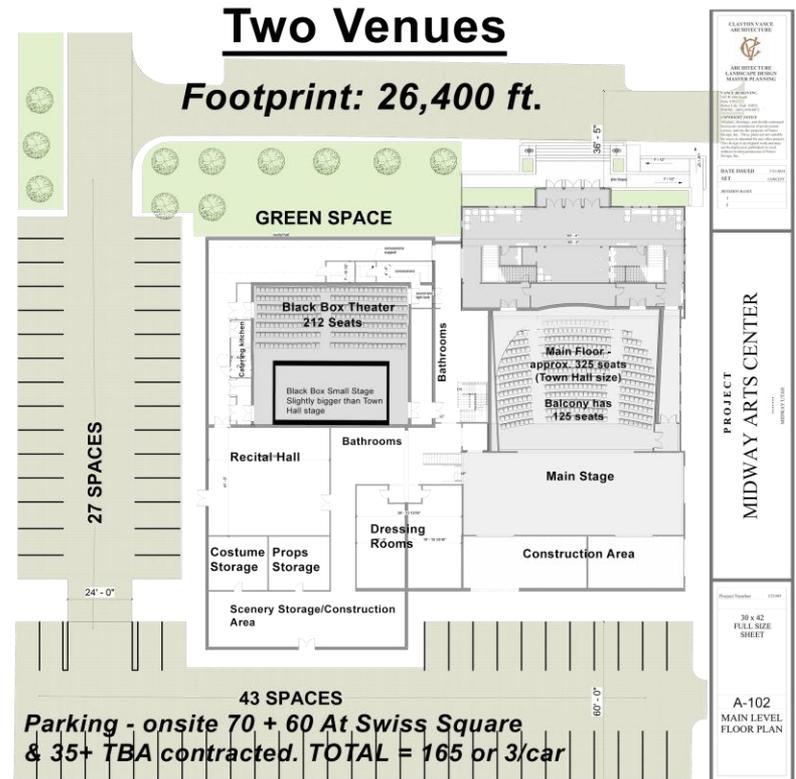
Building Size – Two Venues

NEGATIVES

1. Larger building
2. Slightly more to construct
3. Slightly more to heat/cool
4. More difficult for High Valley Arts
5. Small size preferred by some.

POSITIVES

1. Standard size for new theaters
2. More palatable for new donors
3. Allows for community rentals
4. Allows HVAF to serve more youth
5. More sure financially
6. Original dramas can be included
7. Less parking asphalt in downtown Midway



Building Size – One Venue

NEGATIVES

1. Smaller building
2. Slightly less to construct
3. More onsite parking
4. Less heating/cooling
5. Small size preferred by some.

POSITIVES

1. Adds more parking asphalt to Midway downtown
2. No black box – HVAF childrens' program unable to expand
3. No community rentals
4. No venues to develop original theater
5. No venues to develop original theater
6. More difficult to attract donors as the size is not standard for a newly constructed theater



Parking

1:4 (1 car with 4 patrons) is the State-wide Standard for Theaters/Auditoriums

Midway's Current Standard – 1:4

- Cedar City – 1:5
- Centerville - 1:4 and 1:6
- Heber City – 1:4
- Logan – 1:4
- Orem – 1:4
- Park City – 1:4
- Provo – 1:4
- Taylorsville - 1:4
- Salt Lake City – 1:4
- Sandy – 1:4

Current Proposals

- **TWO VENUES**
70 On-Site + 60 @ Swiss Square
35+ TBA contracted
TOTAL = 165 or 3/car
- **ONE VENUE**
88 On-Site + 60 @ Swiss Square
TOTAL = 148 or 3.4/car



60 Shared Spaces at Olde Swiss Square

1:4 (1 car with 4 patrons) is the State-wide Standard for Theaters/Auditoriums

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- Park City – 1:4
- Provo – 1:4
- Taylorsville - 1:4
- Salt Lake City – 1:4
- Sandy – 1:4

Midway's Realities

While 1 car with 4 patrons is the legal standard in Midway and all Utah cities with theaters as well, there is some concern that that in truth, the real average is closer to 3 patrons per car.

By counting cars and patrons at “Fiddler on the Roof”, HVAF will have a better idea of how many patrons per car come to “Fiddler,” which will help plan parking for the MAC to avoid cars parking on the street.



Available Data and Experience

1. MAC traffic will be at off-peak hours (IN: 7:00-7:30 pm; OUT: after 9 pm) – 125 cars can clear in 10 minutes with an average of ~5 seconds per car.
2. Many years of High Valley Arts performance experience at identical maximum occupancy and traffic levels has shown no significant traffic congestion.
3. There will be an increase in the number of events per year, but not an increase in the traffic level per event.
4. An additional traffic impact study can be performed for the MAC as needed.



Public Support

1. 10,500 people attended HVAF shows in 2021, 2022 and 2023.
2. “Sound of Music” and “Fiddler on the Roof” had overflow crowds every night.

