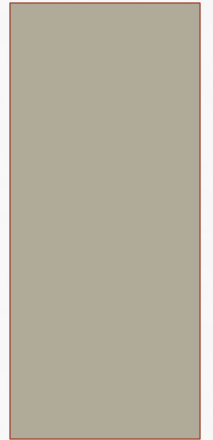


# RESORT BUILDING HEIGHT

CODE TEXT AMENDMENT



# CODE AMENDMENT

- The current code could allow a structure to be a height of 55' which may be alarming to many residents and could potentially be interpreted to be against some provisions in the Midway General Plan. The maximum height that a structure could reach in the RZ, including architectural features, is 70'. The recently adopted General Plan promotes preserving view corridors and the current height ordinance would allow view corridors to be blocked.

# CURRENT CODE

- 16.13.100.D
  - The height of buildings in Resort Zones may exceed 35 feet if all the requirements of the Recreational Resort Chapter of this Title are satisfied.

# CURRENT CODE

- 16.15.4.G.11.B
  - Building height and envelope restrictions. The standard maximum building height for buildings in Midway is 35 feet. Architectural elements as defined in “maximum height provisions for all buildings” found in this title shall have a height limit of 15’ above the 35’ height limit or above any City Council approved height. The City Council may, at its discretion, allow greater height in resort developments of a maximum of 55 feet subject to the following considerations; setbacks, elevation, view corridor, topography, etc. The City Council shall have no affirmative obligation to approve a height greater than 35 feet. If any buildings in a resort are proposed to have heights greater than 35 feet the applicant shall appear before the City Council to obtain approval, and shall provide the following documentation to justify the increased height:

# CURRENT CODE

- 16.15.4.G.11.B
  - 1. A statement of all reasons the structure cannot be built without heights exceeding 35 feet.
  - 2. A clear illustration of the impact of building heights over 35 feet on views from public roads and adjacent developed property. This documentation may take the form of a physical model or electronic graphic representations of the site, the buildings and the visual background of mountain and valley views. The model or electronic representation shall specifically compare the proposed site and building configuration with an alternative building configuration that provides the same usable space and meets the thirty-five-foot height and other configuration requirements of this Chapter.
  - 3. Topographical information regarding the property.

# HEIGHT EXAMPLES

- Midway Town Hall – approximately 40–45'
- Homestead Crater – approximately 50'
- Memorial Hill – approximately 200'

# 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.

# POSSIBLE FINDINGS

- The proposed amendment will limit the height of all new structures to 35'.
- The proposed change will eliminate potential future lighting issues that may occur because of lighting that may be placed on structures taller than 35'.
- The proposed amendment will help preserve view corridors and viewsheds as described in the General Plan.
- The proposed change will ensure that resort buildings are the same height scale as other structures in Midway.