



## **PLANNING COMMISSION MEETING STAFF REPORT**

**DATE OF MEETING:** August 12, 2025

**NAME OF PROJECT:** The Farm at Wilson Lane

**NAME OF APPLICANT:** Erik & Erika Lundquist or Marc Fletcher

**PROPERTY OWNERS:** Shearing Shed Hill, LLC

**AGENDA ITEM:** Plat Amendment, Pad 4

**LOCATION:** 38 W. Wilson Court, Lot 4, Midway

**ZONING DESIGNATION:** RA-1-43 zone

### **ITEM: 2**

Erik and Erika Lundquist and Marc Fletcher, representatives of Shearing Shed Hill, LLC, have submitted a plat amendment application for The Farm at Wilson Lane Lot 4. The proposal would adjust the location of the open space and the building envelope on Lot 4. The lot is in the RA-1-43 zone and is located at 38 West Wilson Court.

### **BACKGROUND:**

The Farm at Wilson Lane is an 8 lot standard subdivision on 10.28 acres along Wilson Court in Midway. Lot 4 is the northeast lot, bordering the cul de sac, and contains the required open space for the subdivision. Because of this, Lot 4 has a designated building pad set forth on the recorded plat. The only other lot in the subdivision with a building pad, Lot 1, contains the retention pond for the subdivision.

The subdivision is surrounded on all four sides by platted subdivisions (Valais, Scotch Fields, and The Reserve at Midway). Valais and Scotch Fields are basically built out. The Reserve is in an active building phase.

#### **LAND USE SUMMARY:**

- 10.28-acres
- RA-1-43 zoning
- Eight building lots
- **All required open space is contained within lot number 4**
- Access to lots is from Wilson Court
- There are no known sensitive lands on the property

Erik & Erika Lundquist, and their agent, Marc Fletcher, as potential purchasers of Lot 4 and on behalf of the owners, are proposing a plat amendment for Lot 4 which would relocate the building pad from its current location in the front corner of the lot to a more central location in the lot, as shown on the Griffin Management Diagram and Element Land Survey for Lot 4 attached to this report.

A Plat Amendment is a legislative item that remains at the complete discretion of the City Council.

#### **ANALYSIS:**

For the Land Use Authority to approve a plat amendment, Utah State Code dictates that the Land Use Authority consider the petition in a public meeting. The City Council should consider if the proposal is in the best interest of the community and if the petition matches the vision of Midway as described in the General Plan. The General Plan describes, among many things, the preservation of open space and the rural atmosphere of Midway. The plan also discusses preserving view corridors.

At the time the subdivision was created, the applicant owners elected to incorporate the required 1.54 acres of open space for the entire subdivision into lot four, which is allowed if the lot size is a minimum of two acres, which it is. The portion of the lot that counts towards the required open space obligation was clearly identified on the plat along with a note stating that the open space is unbuildable and clarifying what uses can occur on the open space.

The proposed amended plat, based upon the Element Land Surveying map annexed, shows open space of 1.59 acres on Lot 4, which meets the required 1.54 acres of open space, but reorients the open space configuration from the original plat locations.

The Midway City 2023 General Plan Defines Open Space as follows:

*As used throughout this General Plan open space includes, but is not limited to, the following:*

- *Agricultural land (crops and livestock)*
- *Environmentally sensitive lands and slopes*
- *View corridors along streets and roads*
- *Setbacks and open space in developments*
- *Parks*
- *Trails*
- *Wetlands*
- *Wildlife habitats*
- *Buffer zones*
- *Conservation easements.*

Presumably, the building pad on Lot 4 was located in the front corner of Lot 4 to keep the open space contiguous, maximize the view corridor and “openness” of the open space, and provide a buffer to the Valais development to the east.

According to the application, the applicants seek to move the building pad back from the street “to afford greater views of the mountains, specifically Mount Timpanogos, while maintaining privacy away from the street”. Per the application, should the pad be moved, the applicants would agree to limit their building height to 30’ rather than the 35’ maximum allowed under the code.

Section 16.16.120 provides at Subsection C that: “Areas with a width less than 50 feet in any direction shall not be counted as open space”.

No public street, right-of-way, easement will be vacated or altered.

#### **PROPOSED FINDINGS:**

1. The proposal complies with the requirements of the Midway City Code, including Section 16.16.120.
2. No public street, right-of-way, or easement will be vacated or altered.
3. The duration of a plat amendment approval shall be for one year from the date of approval of the amendment by the City Council. Should the amended plat not be recorded by the County Recorder within the one-year period of time, the plat amendment’s approval shall be voided, and approval must be re-obtained unless, upon request by the applicant and on a showing of extenuating circumstances, the

City Council extends the time limit for recording, with or without conditions. Such conditions may include, but are not limited to, provisions requiring that: (a) each extension will be for a one-year period only, after which time an annual review must be requested by the applicant and presented before the City Council; and/or (b) no more than three one-year extensions will be allowed. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension.

OR

- A. The proposed amendment does not comply with the stated goals of the general plan, including but not limited to preserving view corridors along streets and roads, preserving setbacks and open space in developments, and preserving buffer zones.

#### **PROPOSED CONDITIONS:**

1. If the requested plat amendment is granted, the maximum height of any structure on Lot 4 which the Code limits to 35' from natural grade shall instead be limited to 30' from natural grade.

#### **ALTERNATIVE ACTIONS:**

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds there are no land use violations.
  - a. Accept staff report
  - b. Reasons for approval (findings)
  - c. Place condition(s) if needed
2. Continuance. This action can be taken if the Planning Commission finds that there are unresolved issues.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for continuance
    - i. Unresolved issues that must be addressed
  - d. Date when the item will be heard again

3. Recommendation of Denial. This action can be taken if the Planning Commission finds that the request does violate a land use ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

7/8/2025

Midway City

To Whom it May Concern:

We respectfully request a change in the current building envelope and deed restriction for lot four in the farms at Wilson Lane. The current building envelope is located near the street and we would like to move it slightly back from the street which would be a more efficient use of the lot space because it would afford greater views of the mountains, specifically Mount Timpanogos, while maintaining privacy away from the street. Should the building envelope be moved according to our proposal, we have designed our home to have minimal impact on the surrounding neighborhoods. For example, we have reduced our building height from the standard 35 foot maximum to a 30 foot maximum so other's views will not be impacted by the proposed movement of the building envelope. We feel confident that we can build a beautiful home which will increase the aesthetic of the neighborhood without negatively impacting our surrounding neighbors.

Respectfully,

Erik and Erika Lundquist







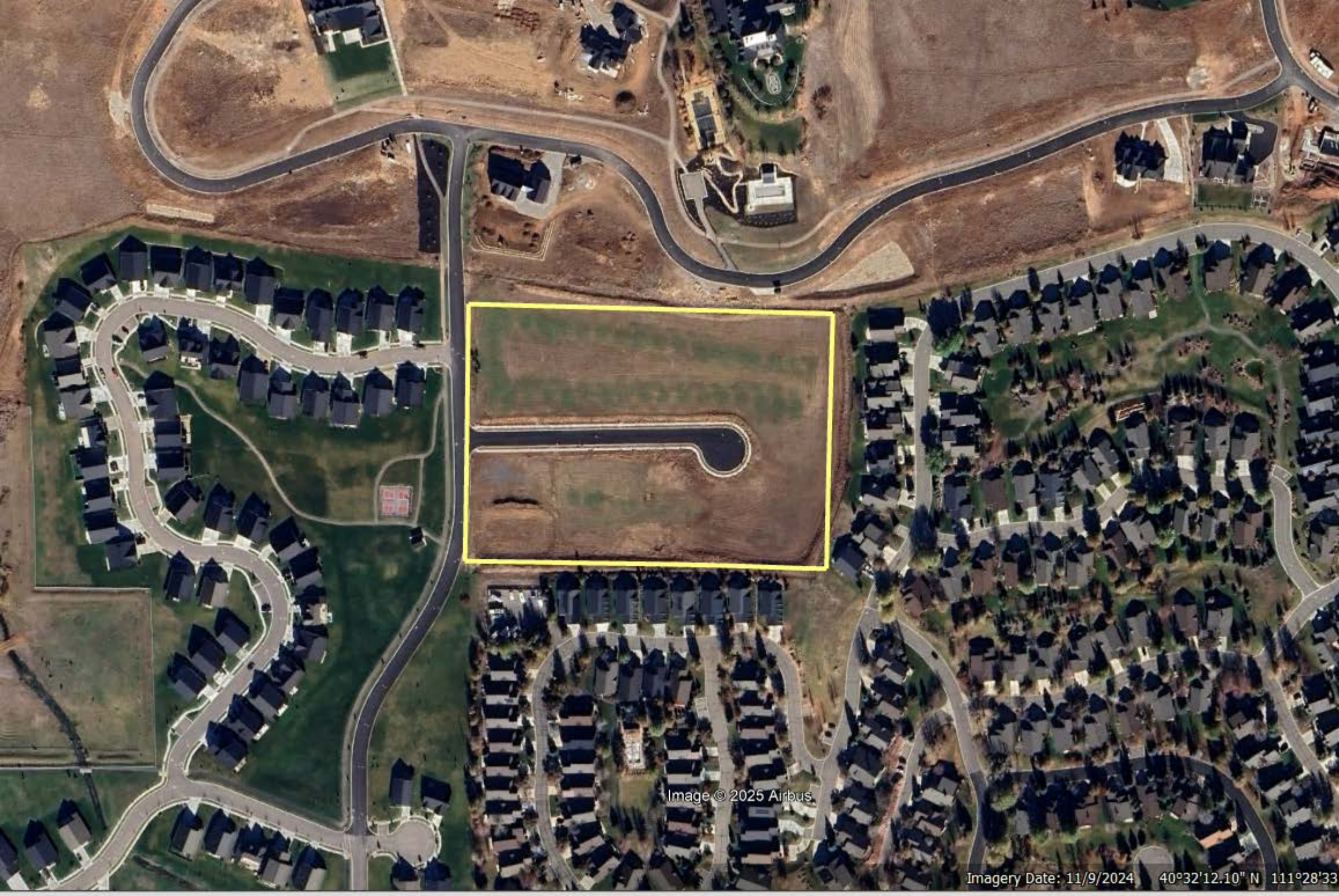


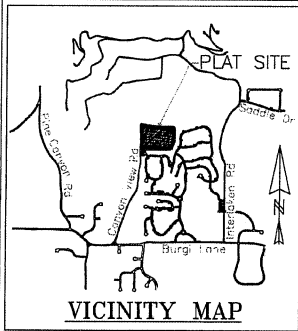
Image © 2025 Airbus

Imagery Date: 11/9/2024 40°32'12.10" N 111°28'33"









# THE FARM AT WILSON LANE SUBDIVISION PLAT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, THE  
SOUTHWEST 1/4 OF SECTION 23, THE NORTHWEST 1/4 OF  
SECTION 26, AND THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP  
3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°20'00" WEST 2671.62 FEET  
FROM THE FOUND WASATCH COUNTY 1976 ASPEN MONUMENT MARKING THE  
SOUTHEAST CORNER OF SECTION 22, TO THE FOUND WASATCH COUNTY BRASS CAP  
MARKING THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 4  
EAST, SALT LAKE BASE AND MERIDIAN

## SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY L.  
TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR  
HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER  
22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS  
LICENSING ACT.  
I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE  
PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17  
OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE  
PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE FEB 16, 2022 SURVEYOR (SEE SEAL BELOW)

## BOUNDARY DESCRIPTION

BEGINNING AT A FOUND REBAR WITH CAP MARKED PLS 145796, ALSO BEING THE  
NORTHWEST CORNER OF THE VALAIS PHASE 8 PLAT M AMENDED, SAID POINT BEING  
LOCATED NORTH 188.66 FEET AND EAST 79.03 FEET FROM THE FOUND WASATCH  
COUNTY 1976 ASPEN MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 22,  
TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;  
THENCE ALONG THE VALAIS PHASE 8 PLAT M AMENDED AND PHASE 7 PLAT L AMENDED  
THE FOLLOWING 6 (SIX) CALLS: SOUTH 08°40'00" EAST 75.68 FEET, SOUTH 03°23'15"  
EAST 60.00 FEET, SOUTH 00°28'50" WEST 59.91 FEET, SOUTH 04°23'54" WEST 61.09  
FEET, SOUTH 02°55'05" WEST 111.14 FEET, AND SOUTH 19°30'29" WEST 203.29 FEET;  
THENCE ALONG THE VALAIS PHASE 5C PLAT K AMENDED AND PHASE 5B PLAT J  
AMENDED THE FOLLOWING 1 (ONE) CALL: SOUTH 89°56'13" WEST 716.51 FEET;  
THENCE ALONG THE SCOTCH FIELD PUD PHASE 4 THE FOLLOWING 4 (FOUR) CALLS:  
NORTH 19.59 FEET, EAST 2.43 FEET, NORTH 00°20'36" WEST 346.50 FEET, AND NORTH  
01°48'40" WEST 259.89 FEET;  
THENCE ALONG THE RESERVE AT MIDWAY PHASE 1 THE FOLLOWING 4 (FOUR) CALLS:  
SOUTH 81°30'58" EAST 421.12 FEET, SOUTH 78°22'05" EAST 35.56 FEET, SOUTH  
89°39'22" EAST 199.73 FEET, AND NORTH 88°30'03" EAST 137.14 FEET TO THE POINT  
OF BEGINNING.

AREA = 10.28 ACRES

## ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH,  
HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS,  
EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS 12TH DAY OF MAY, A.D. 2022  
APPROVED [Signature] ATTEST [Signature]  
MAYOR CLERK-RECORDER  
APPROVED [Signature] APPROVED [Signature]  
CITY ENGINEER CITY ATTORNEY  
(SEE SEAL BELOW)

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF  
THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE  
SUBDIVIDED INTO LOTS, PUBLIC STREETS, EASEMENTS AND HEREBY DEDICATE  
THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS, FOR THE  
CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY  
VEHICLE ACCESS.  
DATED THIS 21ST DAY OF MARCH, A.D. 2022

Jared Wilson Jared Wilson, Manager  
JARED & KURT WILSON FARM LLC - MANAGER  
Kurt Wilson Kurt Wilson, Manager  
JARED & KURT WILSON FARM LLC - MANAGER

## ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF WASATCH }  
ON THE 21 DAY OF MARCH, A.D. 2022, PERSONALLY APPEARED  
BEFORE ME, Jared Wilson Kurt Wilson, Manager, WHO DULY ACKNOWLEDGED  
TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.  
MY COMMISSION EXPIRES 12-24-2025 [Signature]  
NOTARY PUBLIC

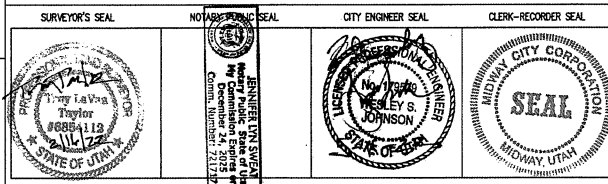
## PLANNING COMMISSION APPROVAL

APPROVED THIS 2nd DAY OF MARCH, A.D. 2022 BY THE  
MIDWAY CITY PLANNING COMMISSION  
Michael K. Kneke Jeff Nickles  
PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

## THE FARM AT WILSON LANE SUBDIVISION PLAT

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 50 FEET



SYMBOL LEGEND	
	PLAT BOUNDARY
	EASEMENT LINE (AS NOTED)
	RETENTION POND
	SET REBAR WITH CAP (AS NOTED ON DRAWING)
	SET STREET MONUMENT
	FOUND SECTION CORNERS (AS NOTED ON DRAWING)
	BUILDABLE AREA FOR LOT 4 & 8 (SEE NOTES FOR LOT 4 BUILDABLE AREA)

LOT 4 BUILDING AREA NOTE:  
BUILDING IS ONLY ALLOWED IN THE AREA  
SHOWN ON LOT 4. THE REST OF THE LOT MUST  
REMAIN AS OPEN SPACE WITH NO STRUCTURES.

STORM DRAIN DETENTION POND NOTE:  
MIDWAY CITY HAS THE RIGHT TO ACCESS THE  
STORM DRAIN RETENTION POND ON LOT 8. MIDWAY  
CITY ALSO HAS THE RIGHT TO INSPECT AND  
MAINTAIN THE STORM DRAIN RETENTION POND.

PUBLIC UTILITY EASEMENT:  
ALL LOTS HAVE A 10 FOOT UTILITY EASEMENT ON  
ALL SIDE UNLESS OTHERWISE NOTED.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	20.88'	079°44'31"	N51°06'05"W	19.23'
C2	58.00'	72.92'	072°01'48"	S47°14'44"E	68.21'
C3	58.00'	106.03'	104°44'49"	N44°21'57"E	91.87'
C4	58.00'	84.00'	082°58'53"	N49°29'54"W	76.85'
C5	522.00'	54.39'	005°58'11"	S02°00'45"W	54.36'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	19.59'	N00°00'00"E
L2	2.43'	N90°00'00"E
L3	30.00'	N00°58'21"W
L4	28.00'	N00°58'21"W
L5	28.00'	N00°58'21"W

ADDRESS TABLE	
LOT	ADDRESS
1	118 WEST WILSON COURT
2	86 WEST WILSON COURT
3	54 WEST WILSON COURT
4	38 WEST WILSON COURT
5	32 WEST WILSON COURT
6	47 WEST WILSON COURT
7	81 WEST WILSON COURT
8	109 WEST WILSON COURT

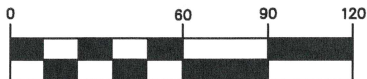
SURVEYOR  
TROY L. TAYLOR, PLS  
ELEMENT LAND SURVEYING  
2286 SOUTH 270 EAST  
HEBER CITY, UTAH 84032  
PHONE (801) 657-8748

DATE OF SURVEY: SEPT 2020

## COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON  
THIS 21st DAY OF FEBRUARY, 2022  
COUNTY SURVEYOR

ENTRY # 519533 BOOK 1409 PAGE 0173  
DATE 13 MAY 2022 TIME 11:43:24 AM FEE \$166.00  
FOR JARED & KURT WILSON FARM LLC  
BY HE WASATCH COUNTY RECORDER MARCY M MURRAY

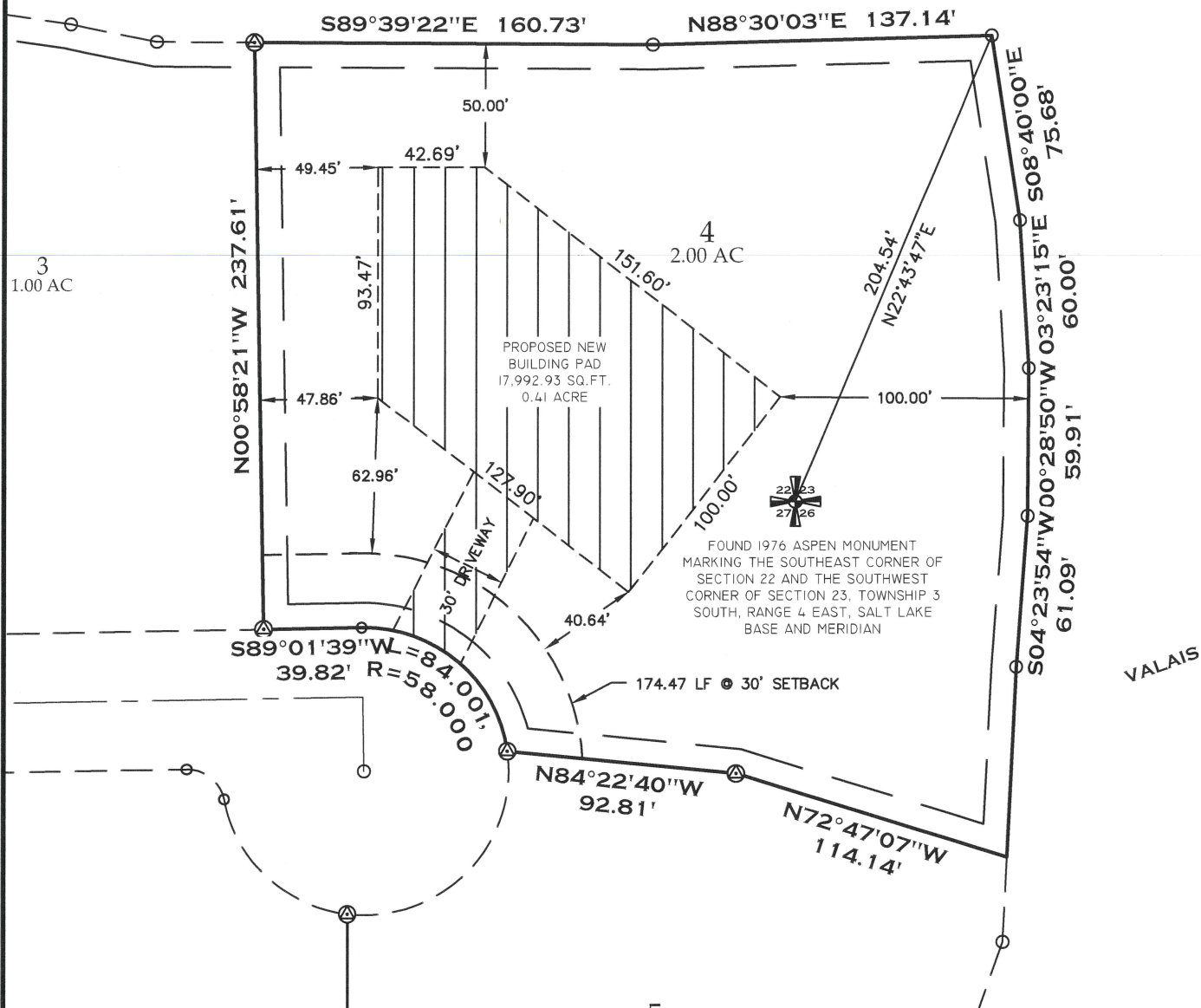


1 inch = 60 ft.



LOT AREA CALCULATIONS

TOTAL LOT AREA = 2.00 ACRES  
 PROPOSED NEW BUILDING PAD = 0.41 ACRE  
 REMAINING OPEN SPACE = 1.59 ACRES



PROJECT NO. 25-07-289	PREPARED FOR: CREATIONS WEST
SHEET 1 OF 1	PROJECT: FARM AT WILSON LANE LOT 4

**CLEMENT**  
 LAND SURVEYING

WWW.ELEMENTSURVEYING.COM P.O. BOX 991, HEBER CITY, UTAH 84032  
 801-592-5975 & 801-657-8748