

THE FARM AT WILSON LANE LOT 4

PLAT AMENDMENT



LAND USE SUMMARY

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



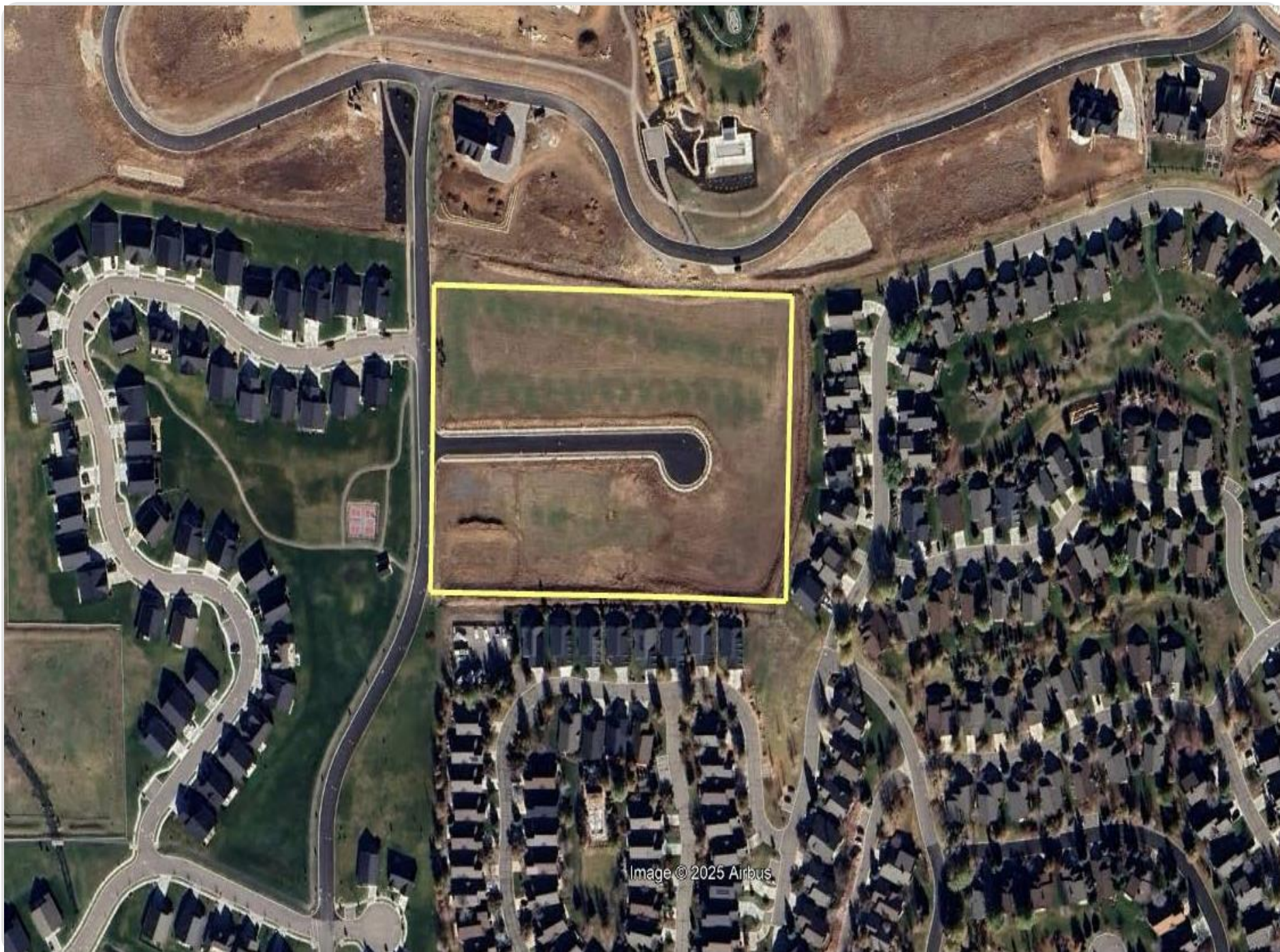
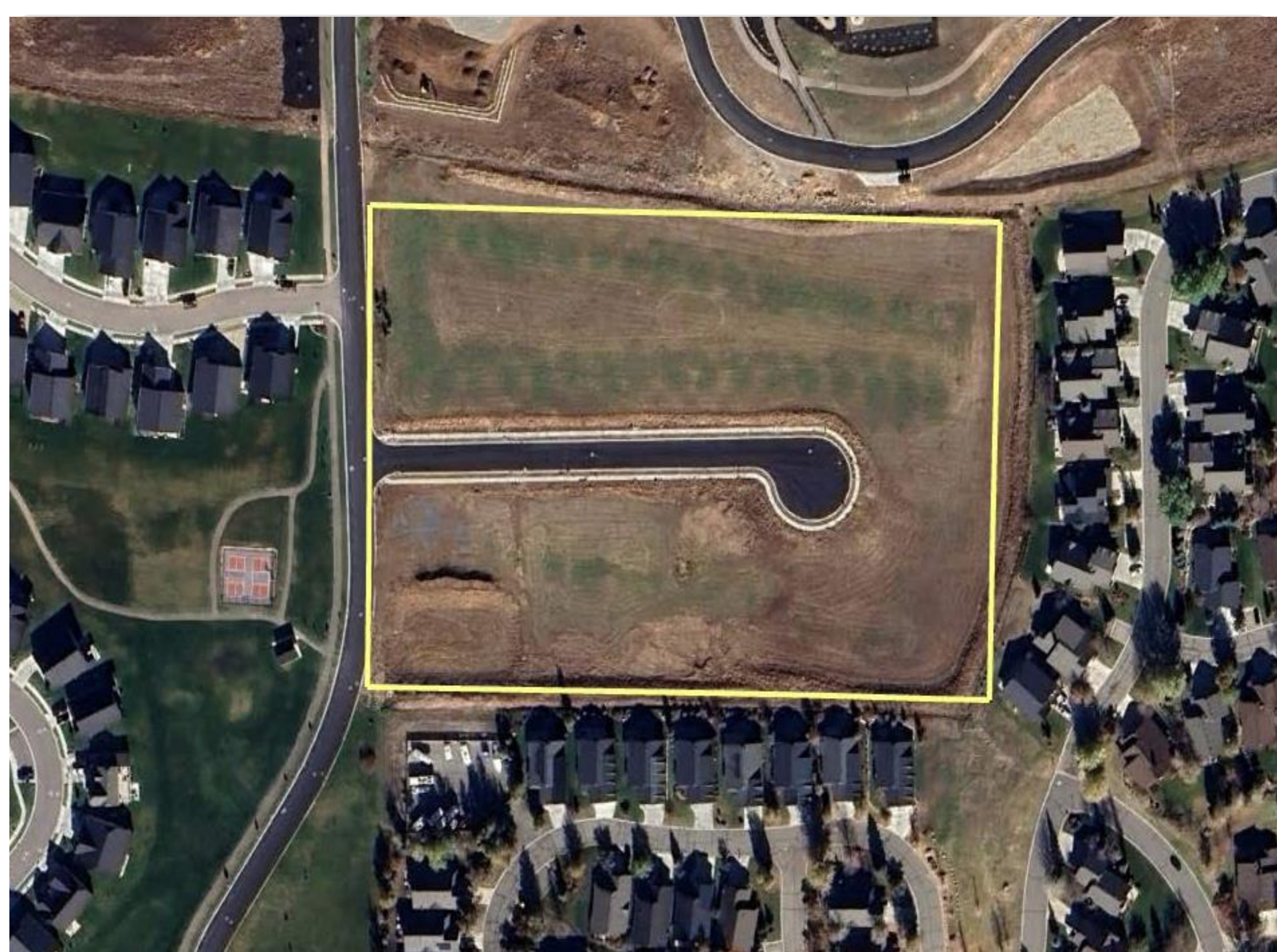
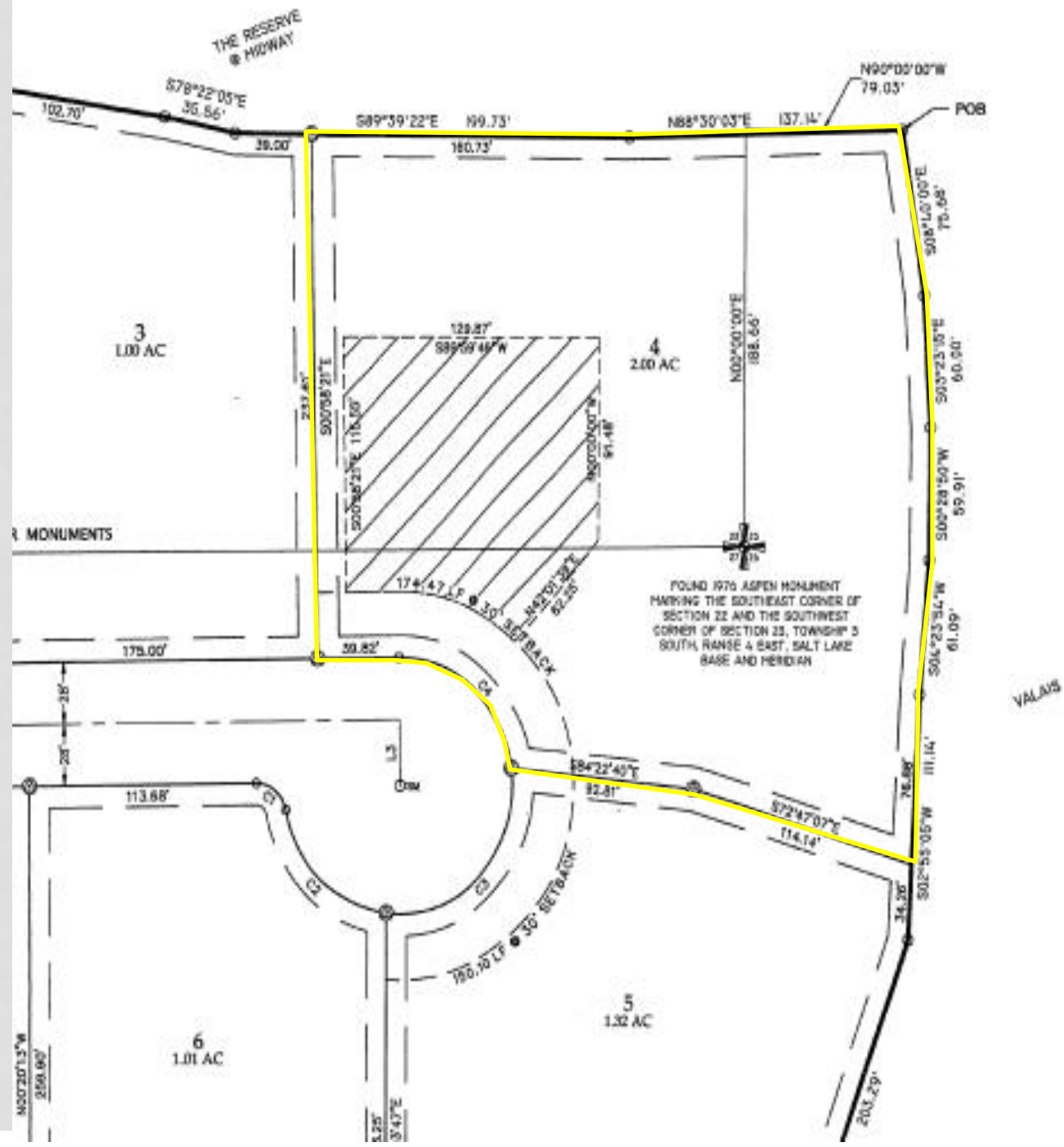


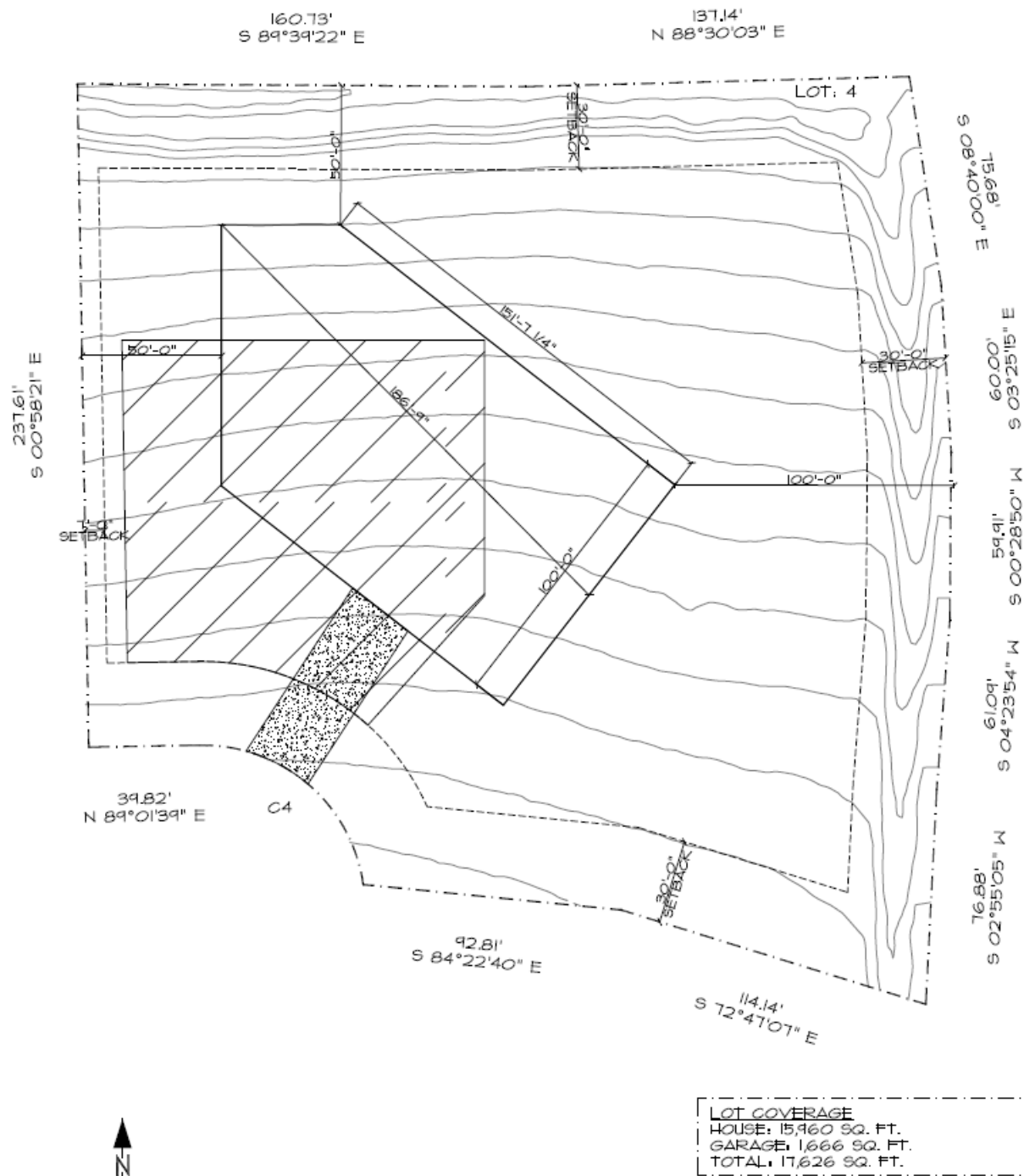
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PLAT AMENDMENTS

- Legislative item that remains at discretion of the City Council.
- State law requires consideration at a public meeting.
- Does proposal match vision set forth in General Plan and is it in the best interests of the community?
- When subdivision created, owners chose to incorporate the required 1.54 acres of open space for the entire subdivision into Lot 4 (allowed if lot size is a minimum of 2 acres).
- This is identified on the plat with a note stating the open space is unbuildable.





APPLICATION

- 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.
- The proposed amended plat shows open space of 1.59 acres on Lot 4 (1.54 acres required) but reorients the building pad from the original location.
- 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.

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

OPEN SPACE UNDER GENERAL PLAN

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.*

POSSIBLE 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 Item 2 Plat Amendment 4 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. Parking spots in the City right-of-way traditionally have been meant for everybody on a first come first serve basis. Trying to reserve spots contradicts this principle. It also may result in inefficient use of parking and pose challenges regarding enforcement.

POSSIBLE FINDINGS CONT

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.