



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: May 12, 2026

NAME OF PROJECT: Sunburst Ranch Planned Unit Development

NAME OF APPLICANT: Toll Southwest, LLC – Dan Reeve

PROPERT OWNER: Crystal Springs Land and Cattle Co., Inc.

AGENDA ITEM: Master Plan Amendment

LOCATION OF ITEM: Ranch Way and Swiss Alpine Road

ZONING DESIGNATION: R-1-22 and RA-1-43

ITEM: 2

Dan Reeve of Toll Southwest LLC, agent for Crystal Springs Land & Cattle Company Inc., is applying for a Master Plan Amendment of the Sunburst Ranch Planned Unit Development Phase 3, which contains 36 units. The applicant is proposing to amend the planned location of building pads, open space, roads, and amenities within the phase. The property is 16.52 acres in size and located at Ranch Way and Swiss Alpine Road in the R-1-22 and RA-1-43 zones.

BACKGROUND:

Dan Reeve, agent for Toll Southwest, LLC, is proposing a Master Plan Amendment of Sunburst Ranch PUD Phase 3, which was originally approved in 1997 and amended in 2010. Phases 1 and 2 will not be amended with the proposal. Phase 3 currently consists of 36 building pads. The applicant is proposing to amend the planned location of the building pads, open space, roads, and amenities within the phase. The main reason for the proposed amendment is to avoid difficult site construction that would be required with the currently entitled plan. The new layout will reduce the slopes of roads and driveways

and reduce the amount of retaining walls that will be required. The proposal will also include 36 detached single-family homes whereas the current plan includes 18 attached units and 18 detached units. Staff has advised the applicant to communicate with the Sunburst HOA in preparation for a proposal to amend the master plan. Staff facilitated a meeting with both parties at the end of last year. It is staff's understanding that since that meeting, the two parties have communicated and arrived at a consensus on every issue except one (see attached letter from Toll Brothers). The one outstanding issue is regarding the HOA's desire to limit the height of five of the structures in phase 3 lower than the standard 35' height limit measured from natural grade. Toll Brothers last offered the following regarding height:

Heights of Homes on Lots 1 – 6: At the association's request, the homes on Lots 2 – 6 will be varied between one and two-story homes, with at least three of these homes being single-story homes with a walkout basement level, with all homes meeting Midway City's maximum height ordinances.

The proposed amendment would comply with the current code. The current code requires 50% open space and that 50% of the required open space is contiguous. The developer is also proposing to move the location of the amenities that were shown on the 2010 plan and change some of the amenities on that plan. The developer is proposing to keep some amenities from the original plan which include the small pavilion and trails, though the trails would be modified from the current plan. The developer would remove the tennis court, basketball court, and playground. Some amenities would be added as part of the master plan amendment and include a shade shelter, sitting areas, and community gardens. The developer has met with the HOA of Sunburst and some of the community neighbors to discuss the proposed changes. Generally, the HOA wants low impact and low maintenance amenities.

It appears that the proposed plan will have less impact on the natural environment of the area. This is based on the amount of disturbance required to build the 2010 plan as compared to the proposed plan. Regarding, the natural environment, the new plan has more visible open space from Swiss Alpine Road and the open space is contiguous creating a more clustered unit configuration. The amount of disturbance is not the only item to consider with this proposal. Residents of Sunburst may have purchased their property because of the 2010 plan with its amenities and configuration. The fairness to them of amending the plan now must be considered.

The decision to approve the proposed amendment is discretionary for the City Council. The approved agreement may only be amended if both parties, the City and the developer, agree to the amendment.

LAND USE SUMMARY:

- 16.52 acres
- R-1-22 and RA-1-43 zoning
- Proposal contains 36 building pads
- Project is a Planned Unit Development (PUD)
- Private roads will be maintained by the HOA
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- Sensitive land of the property includes sloped areas
- Open Space – 8.44 acres
- Private trail that will loop through the development

ANALYSIS:

Open Space – The code requires that with each phase that is approved there is enough open space to comply with the requirements of the code. The proposal does comply with the 50% requirement for phase 3.

Density – The applicant has an entitled right to 36 units.

Access – Each phase of the subdivision must meet the access and cul-de-sac limitation requirements of the code. The proposed plan does comply with this requirement.

Traffic Study – The developer has not submitted a traffic study since they are already vested with 36 units. A traffic study is required for preliminary approval of phase 3.

Geotechnical Study – The developer has submitted a geotechnical study. The study will be reviewed by engineering staff.

Water – The developer has tendered water in 1997 to the city for the entire master plan.

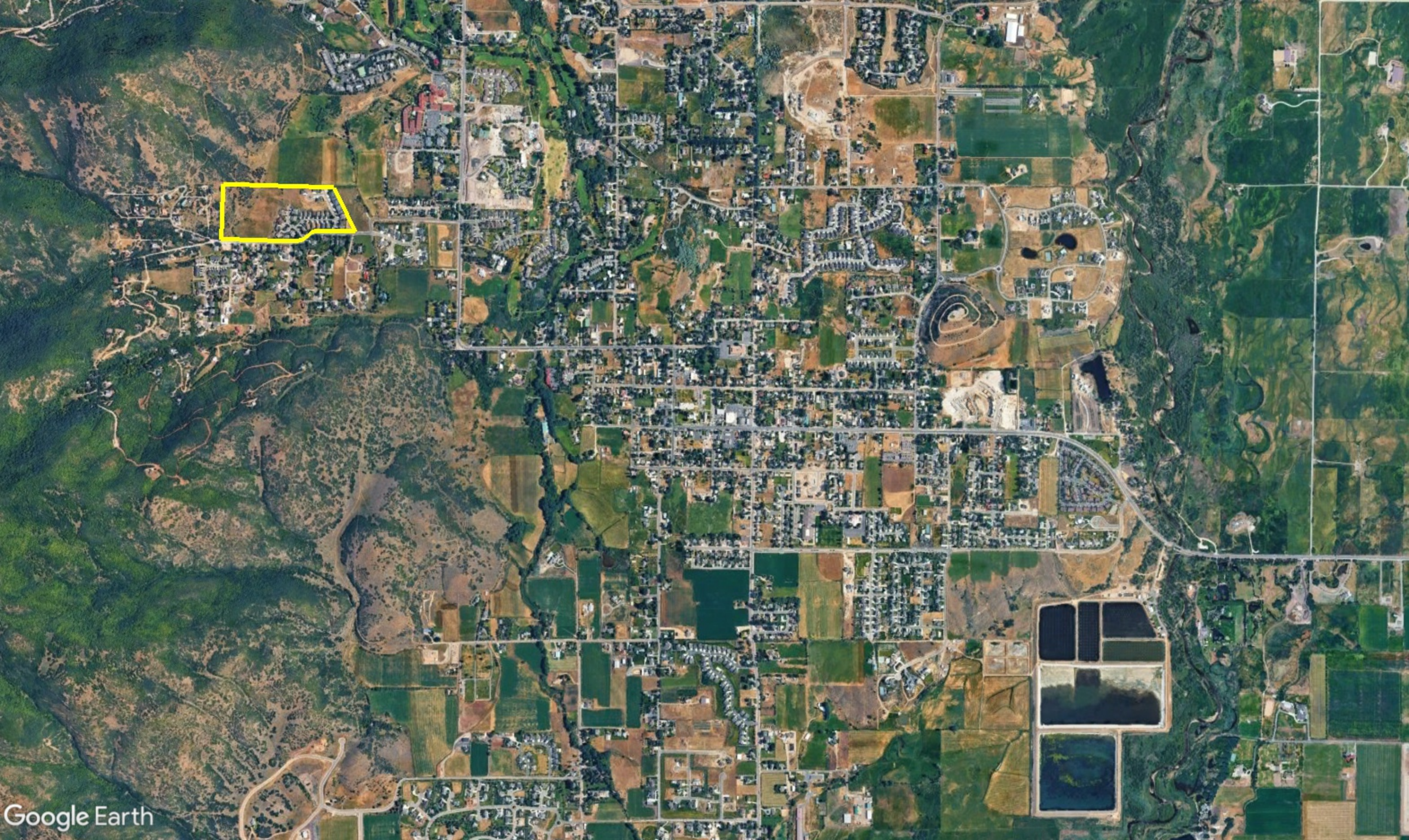
Swiss Alpine Road Drainage – Water and sediment runoff down Swiss Alpine Road has been an ongoing problem for decades. Staff feels this is an opportunity to

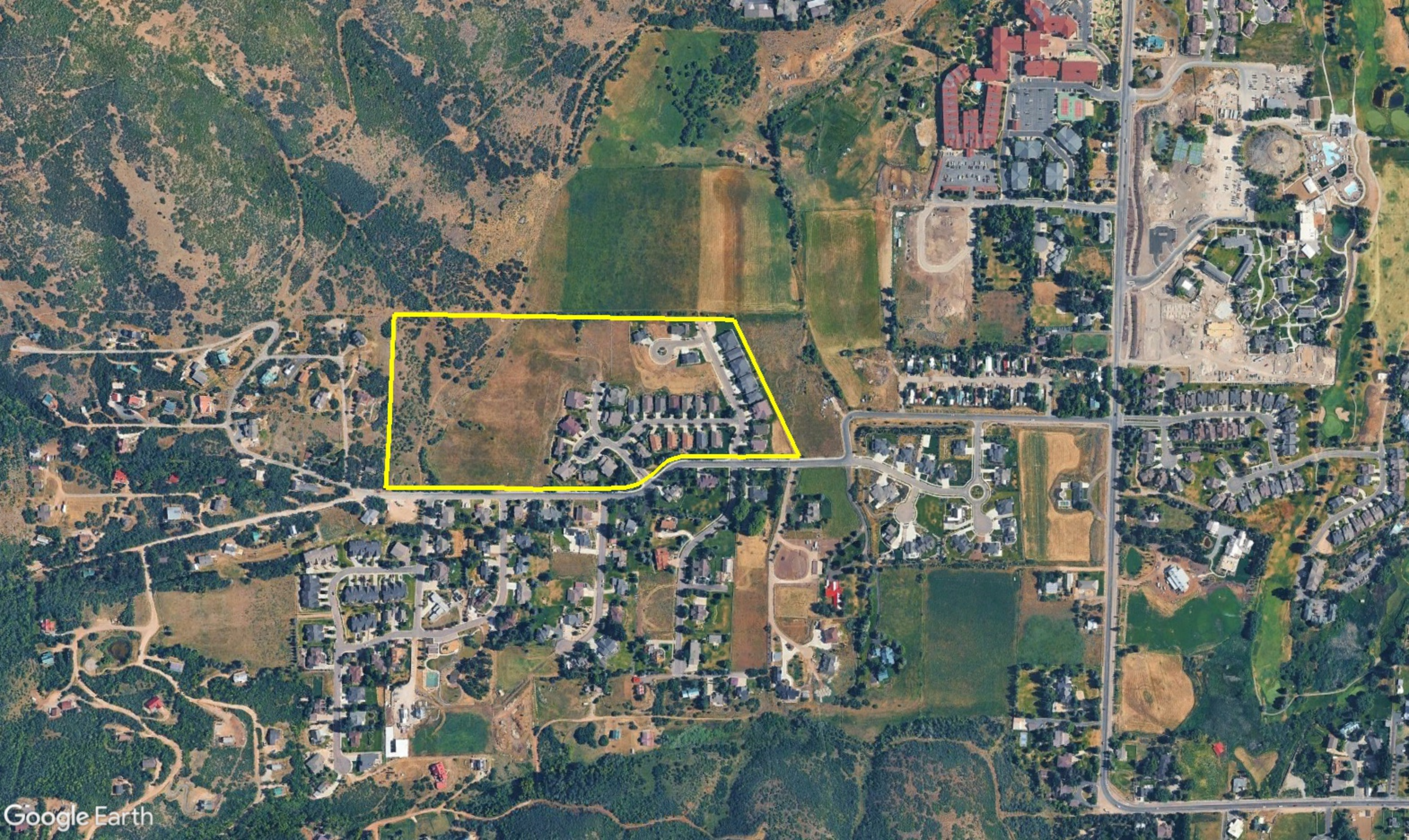
readdress this issue and solve the potential flooding problems that are a possibility in the area. The original approved plan for Sunburst Ranch shows a pond for runoff from Swiss Alpine Road. Staff are recommending that a permanent solution is considered for the plans for phase 3.

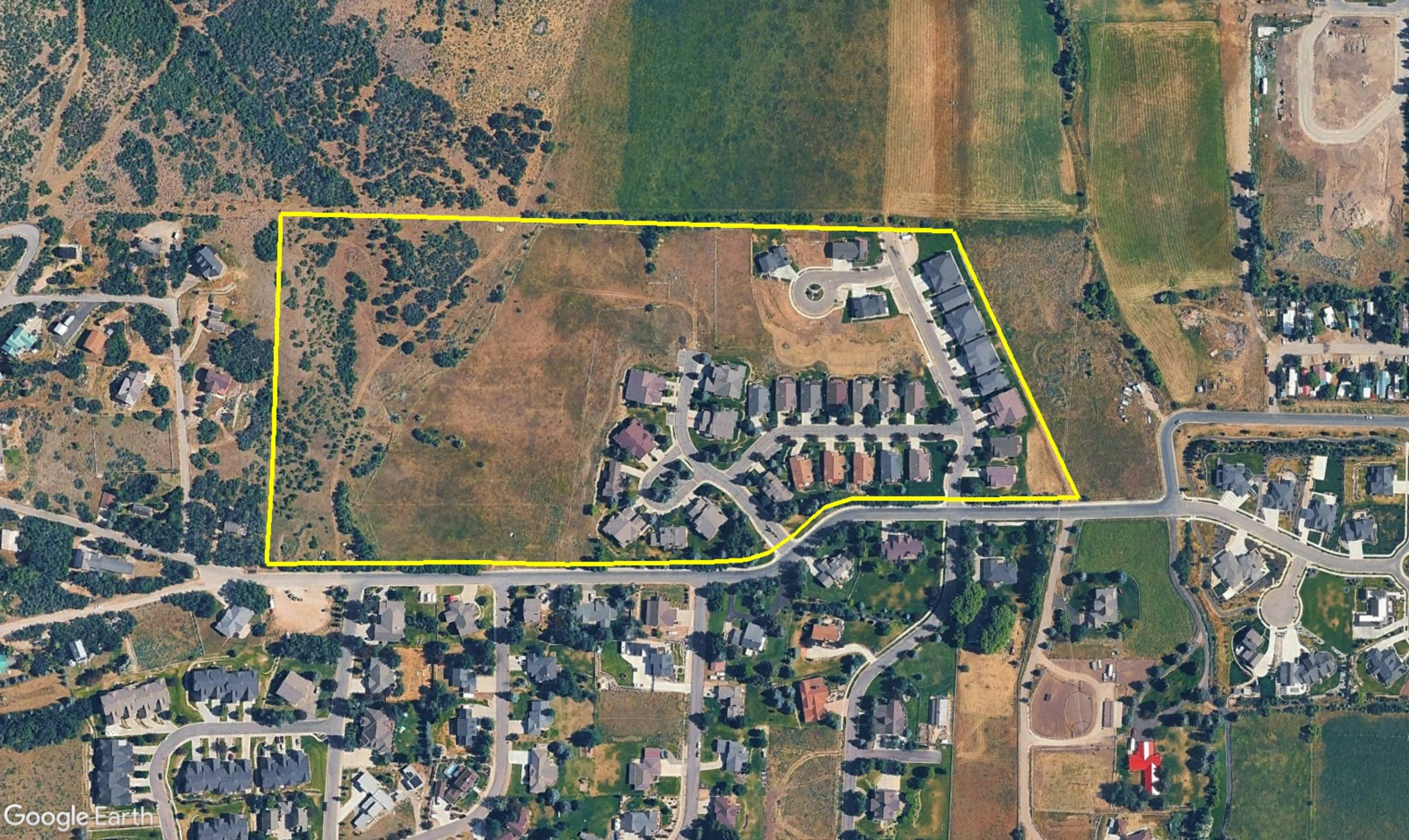
Trail/Emergency Access to the Lundin Farm – Midway is currently negotiating an agreement for a conservation easement on the Lundin property to the north of Sunburst. The City and other parties would contribute funds to a conservation easement on 119 acres that would remain undeveloped as per the future agreement. One of the discussion points is a trail/emergency access that would connect Swiss Alpine Road and Lime Canyon Road (via Swiss Oaks) that vehicles could use in an emergency and pedestrian access would be allowed as outlined in the agreement. The access from phase 3 will need to align with the existing private road on the Lundin property.

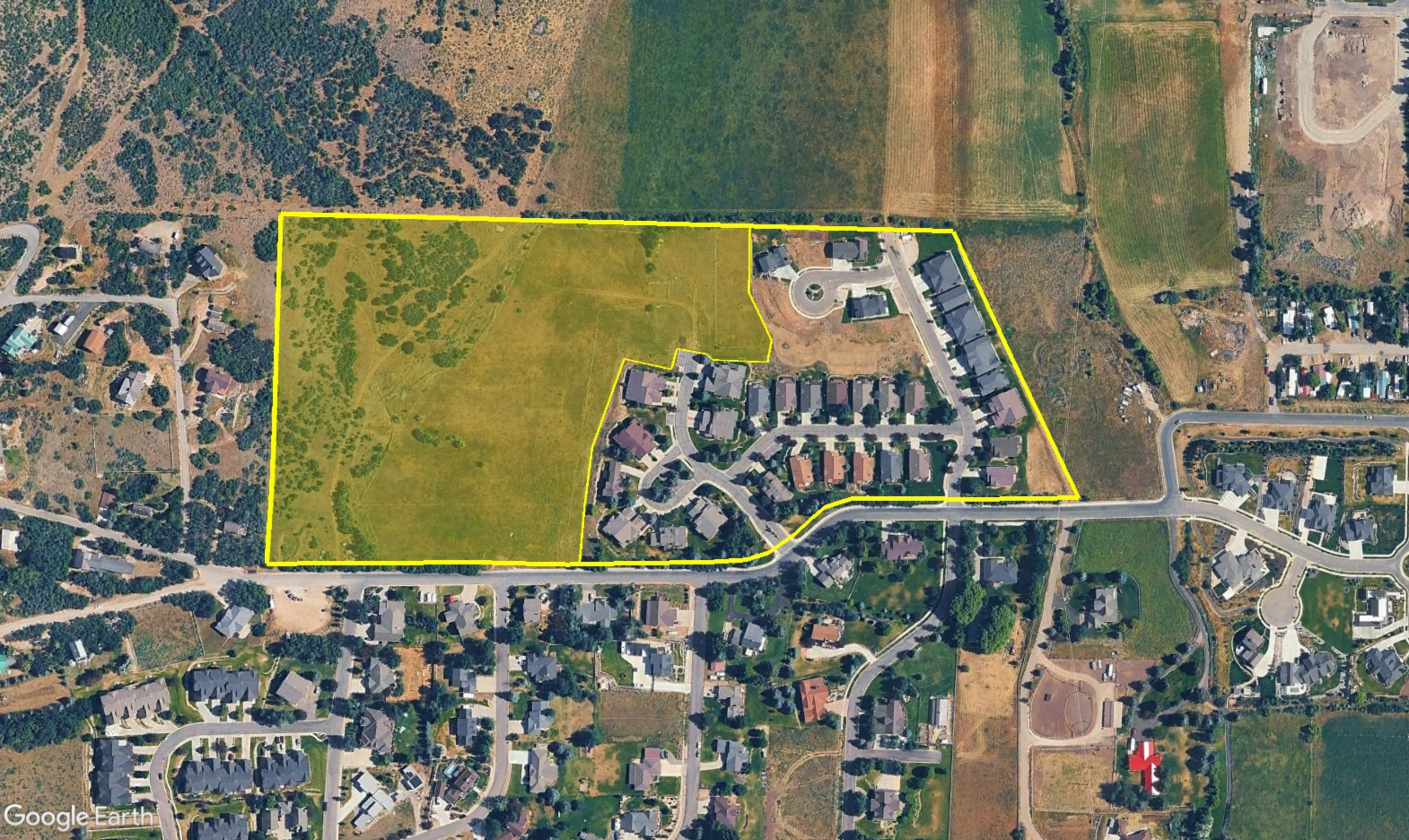
PROPOSED FINDINGS:

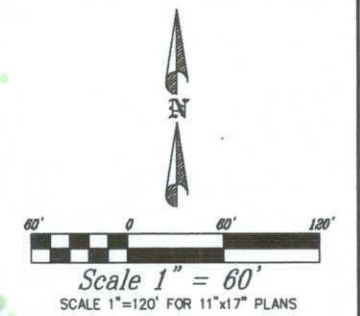
- The proposed master plan appears to meet the requirements of the code.
- The proposal does meet the vision as described in the General Plan for the R-1-22 and RA-1-43 zones.
- The developer and the HOA have communicated and found consensus for most of the items that have been discussed.
- Approval of the proposal is discretionary.











- NOTES:
1. OLYMPIC WAY IS A PUBLIC STREET WITH PUBLIC SIDEWALKS.
 2. ALL OTHER STREETS, TRAILS AND SIDEWALKS WITHIN SUNBURST RANCH ARE PRIVATE.

LEGEND	
	NATURAL LANDSCAPE
	GRASS
	EXISTING TREE
	PROPOSED TREE
	ASPHALT TRAIL
	RETAINING WALL

BOB CONDIE
 SUNBURST RANCH P.U.D.
 AMENDED MASTER PLAN

BERG ENGINEERING
 RESOURCE GROUP P.C.
 380 E Main St. Suite B,
 Midway, UT 84049
 ph. (435) 657-9749

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
 CARL N. BERG L.A.
 SERIAL NO. 7162790
 DATE: 7 JAN 2010

DESIGN BY: CNB	DATE: 7 JAN 2010	SHEET
DRAWN BY: CNB	REV:	1

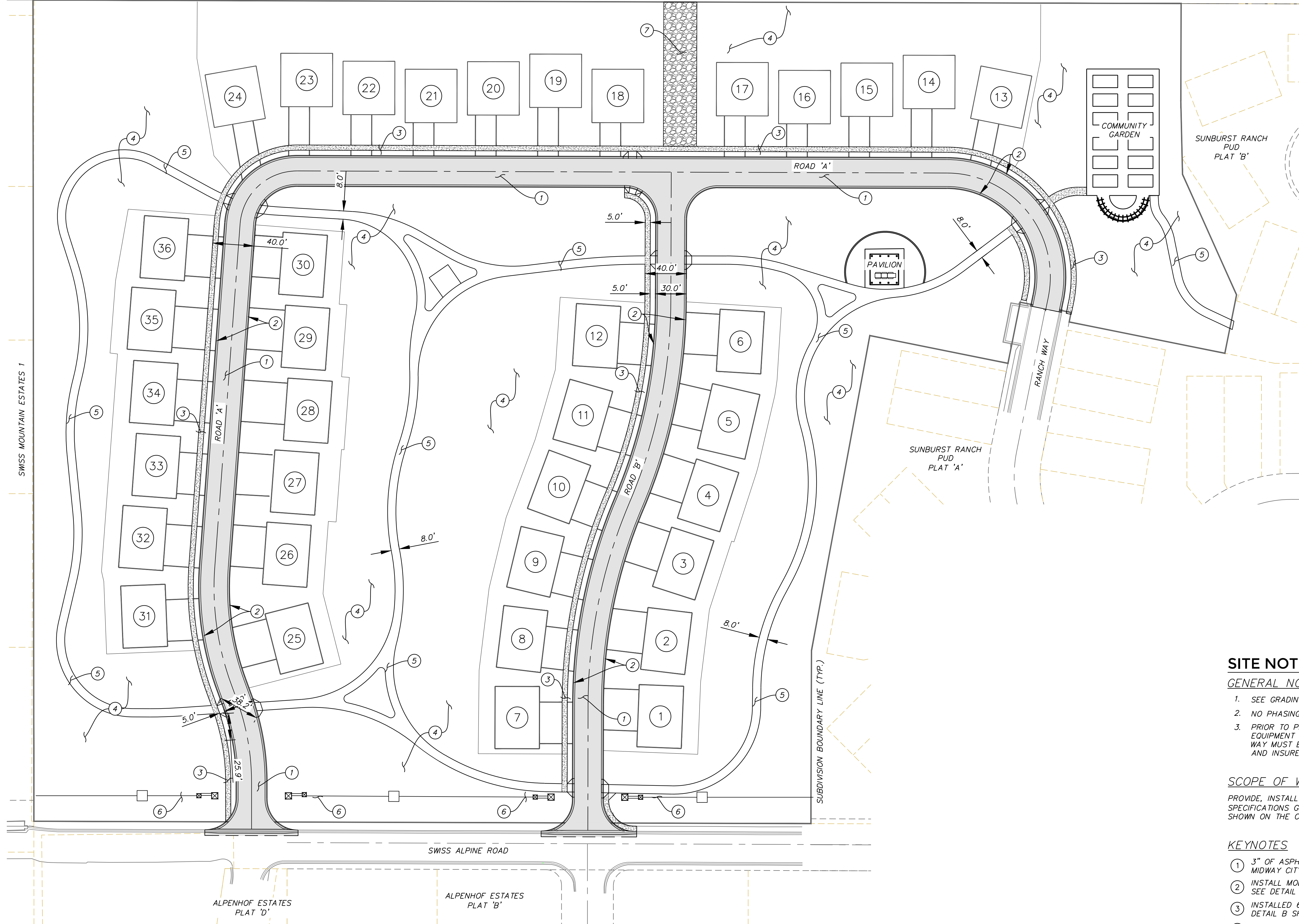
365 NORTH

PARCEL NUMBER: 00-0007-5361

DATE: 4/7/2026 4:17 PM

SWISS MOUNTAIN ESTATES 1

PATH: N:\25-122 - Toll Bros- Sunburst Ranch\Cadd\ip\C200 SITE PLAN.dwg



SITE NOTES

GENERAL NOTES

1. SEE GRADING DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.
2. NO PHASING IS ANTICIPATED FOR THIS PROJECT.
3. PRIOR TO PERFORMING ANY WORK OR STAGING ANY MATERIALS OR EQUIPMENT IN THE PUBLIC WAY, A PERMIT TO WORK IN THE PUBLIC WAY MUST BE OBTAINED BY A STATE LICENSED, STATE BONDED AND INSURED CONTRACTOR.

SCOPE OF WORK

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

KEYNOTES

- ① 3" OF ASPHALT PAVEMENT ROADWAY OVER 6" BASE COURSE, PER MIDWAY CITY STANDARDS.
- ② INSTALL MODIFIED CURB & GUTTER PER MIDWAY CITY STANDARDS. SEE DETAIL A SHEET C700.
- ③ INSTALLED 6" CONCRETE SIDEWALK OVER 6" BASE COURSE. SEE DETAIL B SHEET C700.
- ④ LANDSCAPING. SEE LANDSCAPING PLANS FOR DETAIL.
- ⑤ NATURAL TRAIL. SEE LANDSCAPING PLANS FOR DETAIL.
- ⑥ DECORATIVE COLUMNS AND FENCE. SEE LANDSCAPING PLANS FOR DETAIL.
- ⑦ 32' WIDE GRAVEL SURFACE EMERGENCY ACCESS

10 CELEBRATING TEN YEARS
TALISMAN
 CIVIL CONSULTANTS
 1588 SOUTH MAIN STREET
 SUITE 200
 SALT LAKE CITY, UT 84115
 801.743.1300

NO.	DATE	BY	REVISIONS

SUNBURST RANCH
TOLL BROTHERS
OVERALL SITE PLAN

TCC JOB NUMBER: 25-122 DATE: 04-07-2026

SCALE
 HORIZONTAL: 1" = 50'

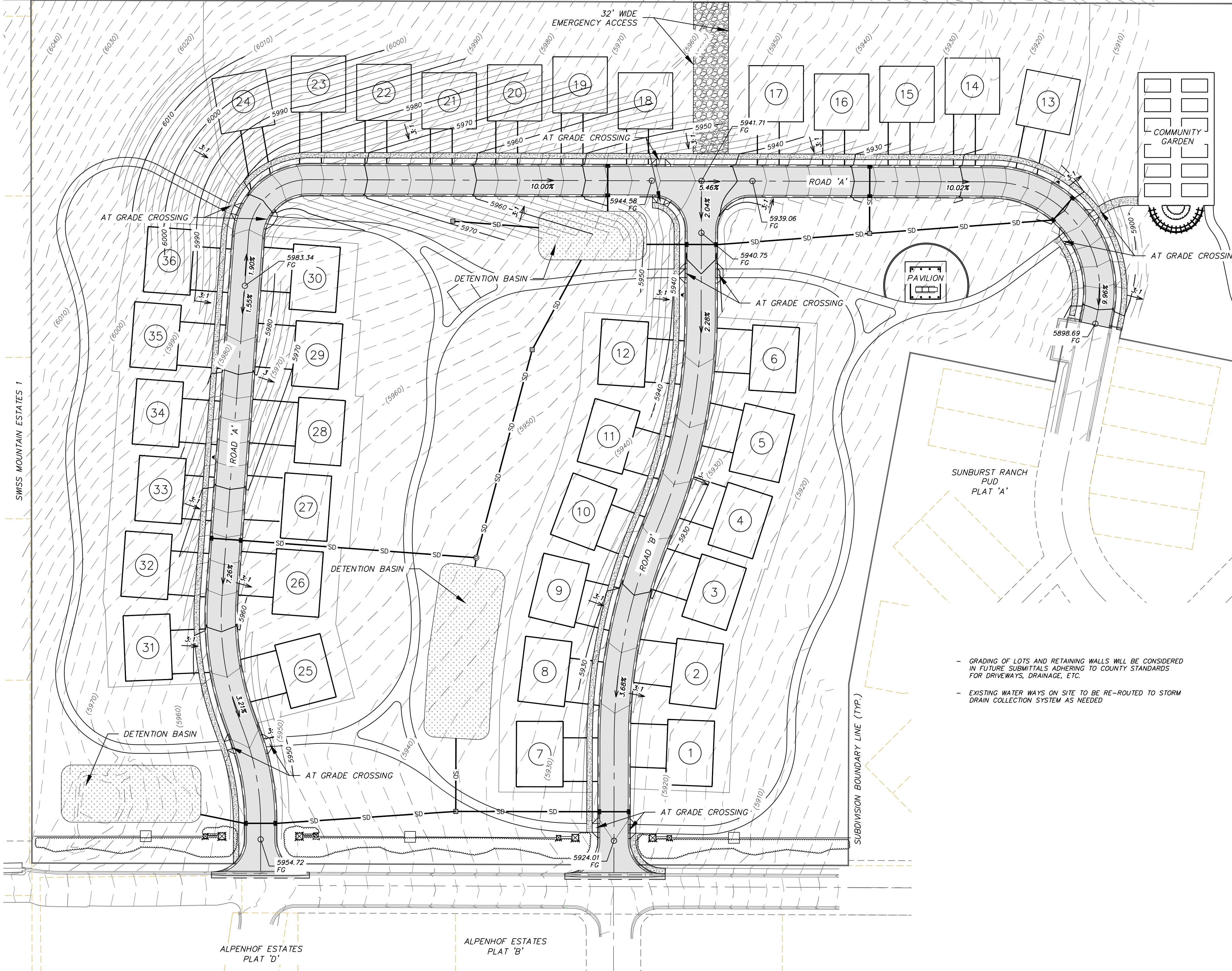
SHEET NUMBER
C200
 4 OF 9

PRELIMINARY
NOT FOR CONSTRUCTION

PARCEL NUMBER: 00-0007-5361

DATE: 4/7/2026 4:17 PM

PATH: N:\25-122 - Toll Bros - Sunburst Ranch\Cadd\p\C300 GRADING AND DRAINAGE.dwg



- GRADING OF LOTS AND RETAINING WALLS WILL BE CONSIDERED IN FUTURE SUBMITTALS ADHERING TO COUNTY STANDARDS FOR DRIVEWAYS, DRAINAGE, ETC.
- EXISTING WATER WAYS ON SITE TO BE RE-ROUTED TO STORM DRAIN COLLECTION SYSTEM AS NEEDED

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING THEM WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 96% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING SOIL CONDITIONS.
3. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL AND DUST SUPPRESSION FOR CONSTRUCTION OF THIS PROJECT.
4. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
5. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.
6. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
7. SITE STORMWATER MUST BE COLLECTED ON SITE AND ROUTED TO THE PUBLIC STORM DRAIN SYSTEM OR GUTTER. STORMWATER CANNOT DISCHARGE ACROSS PROPERTY LINES OR PUBLIC SIDEWALKS.

10 CELEBRATING TEN YEARS
TALISMAN CIVIL CONSULTANTS
 1588 SOUTH MAIN STREET
 SUITE 200
 SALT LAKE CITY, UT 84115
 801.743.1300

NO.	DATE	BY	REVISIONS

SUNBURST RANCH
TOLL BROTHERS
OVERALL GRADING AND DRAINAGE PLAN
 DATE: 04-07-2026
 TCC JOB NUMBER: 25-122

SCALE
 HORIZONTAL: 1" = 30'

SHEET NUMBER
C300
 5 OF 9

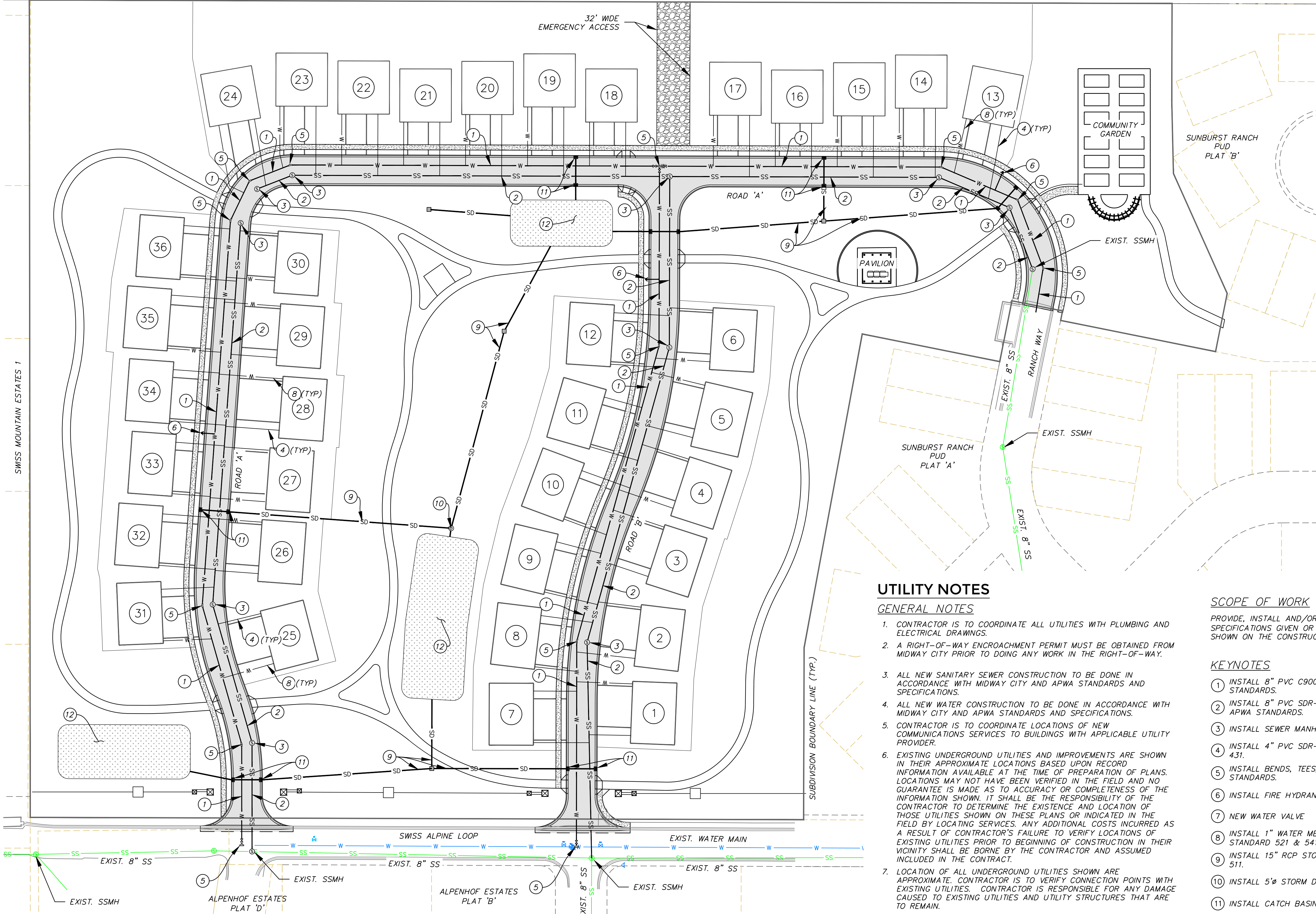
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SWISS MOUNTAIN ESTATES 1

PA TH: N:\25-122 - Toll Bros - Sunburst Ranch - C400 UTILITY.dwg



UTILITY NOTES

GENERAL NOTES

- CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH PLUMBING AND ELECTRICAL DRAWINGS.
- A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM MIDWAY CITY PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY.
- ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH MIDWAY CITY AND APWA STANDARDS AND SPECIFICATIONS.
- ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH MIDWAY CITY AND APWA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW COMMUNICATIONS SERVICES TO BUILDINGS WITH APPLICABLE UTILITY PROVIDER.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
- LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- SEE ELECTRICAL PLANS FOR DRY UTILITY LOCATION, INSTALLATION AND DESIGN INFORMATION.

SCOPE OF WORK

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

KEYNOTES

- INSTALL 8" PVC C900 WATER MAIN. TRENCHING PER APWA STANDARDS.
- INSTALL 8" PVC SDR-35 (GREEN) SEWER LINE. TRENCHING PER APWA STANDARDS.
- INSTALL SEWER MANHOLE PER APWA STANDARD 411.
- INSTALL 4" PVC SDR-35 SEWER LATERAL PER APWA STANDARDS 431.
- INSTALL BENDS, TEES, AND THRUST BLOCKING PER APWA STANDARDS.
- INSTALL FIRE HYDRANT PER APWA STANDARD 511.
- NEW WATER VALVE
- INSTALL 1" WATER METER AND SERVICE LATERAL PER APWA STANDARD 521 & 541.
- INSTALL 15" RCP STORM DRAIN. TRENCHING PER APWA STANDARD 511.
- INSTALL 5'Ø STORM DRAIN MANHOLE PER APWA STANDARD 341.1.
- INSTALL CATCH BASIN PER APWA STANDARD 315.1.
- DETENTION BASIN*

* APPROXIMATE SIZES/LOCATIONS SHOWN BASED ON DETENTION VOLUME OF 19,000 CUBIC FEET. CALCULATION BASED ON 25 YEAR DESIGN STORM PER MIDWAY CITY CODE. SIZES AND LOCATIONS OF DETENTION PONDS WILL BE DEVELOPED FURTHER AS DESIGN PROGRESSES. INTENTION OF DESIGN IS FOR OVERFLOW TO RUNOFF ALONG ROADWAY SURFACE.

NOTE: FUTURE SUBMITTALS TO CONSIDER WATER PRESSURE FOR DISTRIBUTION CONNECTION FROM SWISS ALPINE RD

PRELIMINARY
NOT FOR CONSTRUCTION



1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	DATE	BY	REVISIONS

SUNBURST RANCH
TOLL BROTHERS
OVERALL UTILITY PLAN

DATE: 04-07-2026
TCC JOB NUMBER: 25-122

SCALE
HORIZONTAL: 1" = 30'

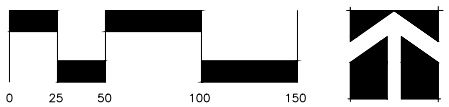
SHEET NUMBER
C400
6 OF 9



- Improved Landscaping
- Native Grasses

Note: Trees, trails and amenity placement is conceptual and is subject to change pending final approvals.

February 12, 2026



Developer to extend trail behind existing homes on Sunburst Ln., at HOA's request

6' Soft Trail (typ)

Road Striping at Trail Crossings (typ)

Trail Plan

Sunburst Ranch, Phase 3, Midway, Utah





CLAYTON CRAFTSMAN
CLAY_CFT_UT_3FE_HDCS4287_1





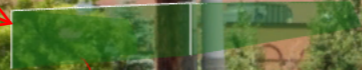




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Approximate Height/Location of Sunburst Ranch Ph3 behind existing building



Lime Canyon Rd
Homestead Drive

Viewshed Analysis
Homestead Drive - Lime Canyon Rd
Looking SW

Approximate Height/Location of Sunburst Ranch Ph3 behind existing buildings



Viewshed Analysis
Homestead Drive - Kohler Lane
Looking NW

SURVEYOR'S CERTIFICATE

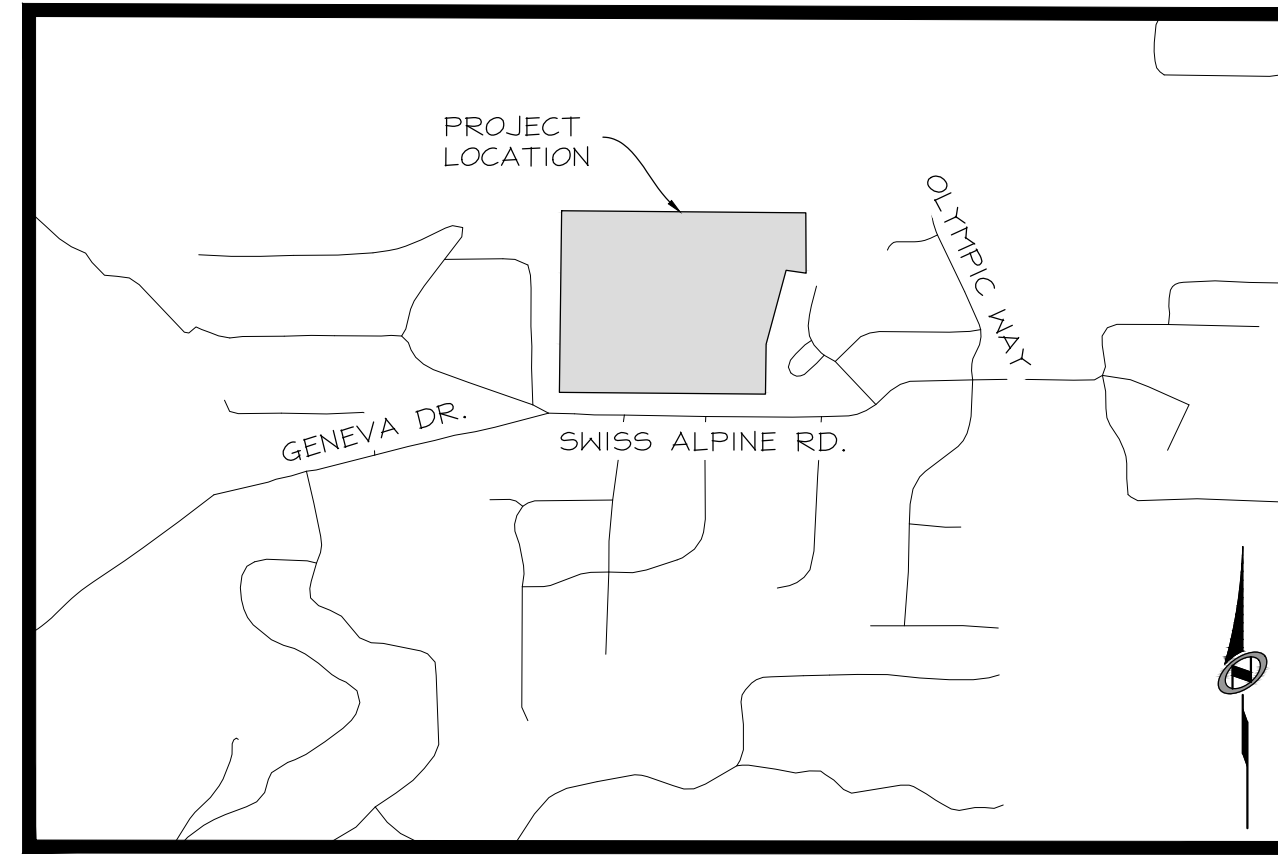
I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-73-504 OF UTAH STATE CODE AND HAVE VERIFIED ALL MEASUREMENTS; AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, RIGHTS-OF-WAY, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

SUNBURST RANCH PLAT "C" A PLANNED UNIT DEVELOPMENT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND

ROBERT LAW
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 9679988

LEGAL DESCRIPTION



VICINITY MAP
N.T.S.

PLAT NOTES

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO UNITS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER

KNOWN AS: SUNBURST RANCH PLAT "C" A PLANNED UNIT DEVELOPMENT

AND DO HEREBY DEDICATE

NAME: _____
TITLE: _____
COMPANY: _____

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE _____ DAY OF _____, 20____.

TOLL BROTHERS, LLC

BY: _____
NAME: _____
TITLE: _____

STATE OF UTAH, } S.S.
COUNTY OF SALT LAKE

ON THIS _____ DAY OF _____, 20____ BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED AS THE AUTHORIZED SIGNATORY OF TOLL BROTHERS LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS INSTRUMENT, AND DULY ACKNOWLEDGED THAT HE/SHE EXECUTED THIS INSTRUMENT IN HIS/HER AUTHORIZED CAPACITY ON BEHALF OF SAID COMPANY, INTENDING TO BE LEGALLY BOUND. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE: _____

RESIDING IN: _____

COMMISSION #: _____

MY COMMISSION EXPIRES: _____

SURVEY NARRATIVE

SUNBURST RANCH PLAT "C"
A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MIDWAY, WASATCH COUNTY, UTAH
APRIL 2026

Sheet 1 of 2

ACCEPTANCE BY ADMINISTRATIVE BODY


THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20____.

APPROVED: _____
WASATCH COUNTY EXECUTIVE
ATTEST: _____
COUNTY CLERK

RECORDED #

STATE OF UTAH, COUNTY OF WASATCH
RECORDED AND FILED AT THE
RECORDED NO: _____
REQUEST OF: _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE \$ _____
WASATCH COUNTY RECORDER

OWNER/DEVELOPER
TOLL BROTHERS
38 EAST SCENIC POINT DR.
SUITE 100
DRAPER, UT 84020

 1588 SOUTH MAIN STREET SUITE 200 SALT LAKE CITY, UT 84115 801.743.1300	<p><u>WASATCH COUNTY FIRE CHIEF</u> APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____.</p> <p>_____ WASATCH COUNTY FIRE CHIEF DATE</p>	<p><u>PUBLIC WORKS DEPARTMENT</u> APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____.</p> <p>_____ DIRECTOR, PUBLIC WORKS DEPARTMENT DATE</p>	<p><u>WASATCH COUNTY WATER BOARD</u> APPROVED THIS _____ DAY OF _____, 20____.</p> <p>_____ WASATCH COUNTY WATER BOARD DATE</p>	<p><u>WASATCH COUNTY SURVEYOR</u> APPROVED THIS _____ DAY OF _____, 20____.</p> <p>_____ WASATCH COUNTY SURVEYOR DATE</p>
<p><u>COUNTY PLANNING DEPARTMENT</u> APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____.</p> <p>_____ DIRECTOR, PLANNING & ZONING DEPARTMENT DATE</p>	<p><u>COUNTY HEALTH DEPARTMENT</u> APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____.</p> <p>_____ DIRECTOR, HEALTH DEPARTMENT DATE</p>	<p><u>TWIN CREEKS SPECIAL SERVICE DISTRICT</u> APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____.</p> <p>_____ MANAGER, SPECIAL SERVICE DISTRICT DATE</p>	<p><u>COUNTY ENGINEER DEPARTMENT</u> APPROVED AND ACCEPTED BY THE WASATCH COUNTY ENGINEERING DEPARTMENT THIS _____ DAY OF _____, 20____.</p> <p>_____ DIRECTOR, ENGINEERING DEPARTMENT DATE</p>	<p><u>APPROVAL AS TO FORM</u> APPROVED THIS _____ DAY OF _____, 20____.</p> <p>_____ WASATCH COUNTY ATTORNEY DATE</p>

SUNBURST RANCH PLAT "C" A PLANNED UNIT DEVELOPMENT

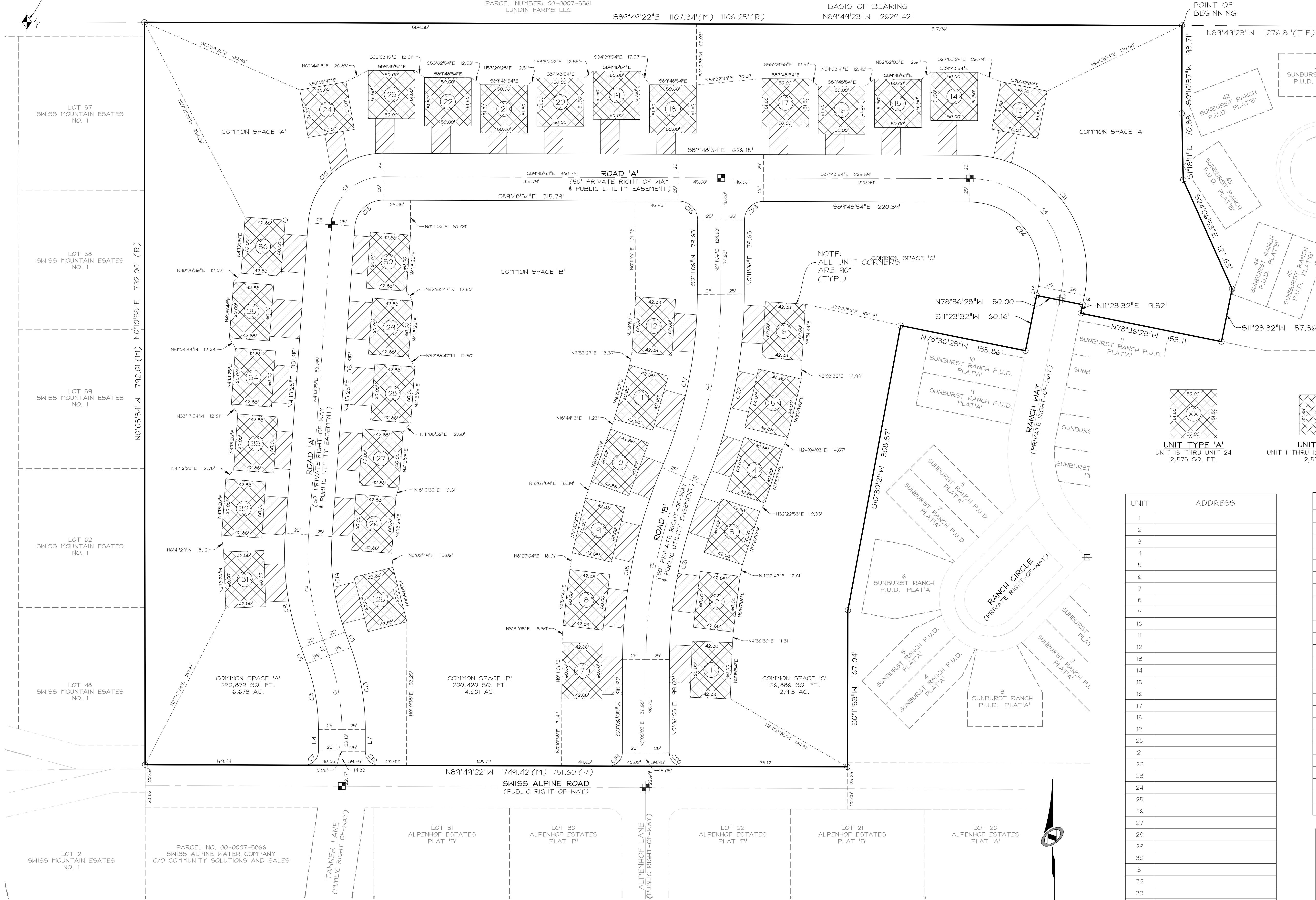
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MIDWAY, WASATCH COUNTY, UTAH
APRIL 2026

PARCEL NUMBER: 00-0007-5361
LUNDIN FARMS, LLC

BASIS OF BEARING
N89°49'23"W 2629.42'

NORTH 1/4 COR. SEC. 33,
T.3S., R.4E., SLB#M
(FOUND 3" BRASS CAP)

BENCHMARK EL: 5753.95'
NORTHEAST COR. SEC. 33,
T.3S., R.4E., SLB#M
(FOUND 2.5" ALUMINUM CAP)



LEGEND

- BOUNDARY LINE
- ADJACENT PARCEL BOUNDARY
- CENTERLINE
- RIGHT OF WAY LINE
- PRIVATE OWNERSHIP
- LIMITED COMMON
- COMMON SPACE
- SECTION CORNER AS NOTED
- SET STREET MONUMENT
- FOUND STREET MONUMENT
- LOT CORNER (SET, REBAR AND CAP STAMPED "TALISMAN")

LINE TABLE

LINE	LENGTH	BEARING
L1	60.43	N0°00'00"E
L2	17.73	N20°00'00"W
L3	9.97	S11°23'32"W
L4	23.13	N0°00'00"E
L5	17.73	N20°00'00"W
L6	9.97	S11°23'32"W
L7	23.38	N0°00'00"E
L8	17.73	N20°00'00"W
L9	9.97	S11°23'32"W

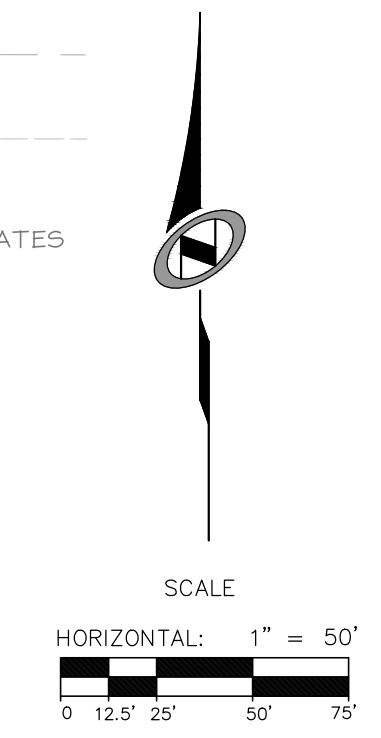
UNIT ADDRESS

UNIT	ADDRESS
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CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	230.00	80.29	20°00'00"	N10°00'00"W	79.88
C2	270.00	114.15	24°13'25"	N07°53'18"W	113.30
C3	55.00	82.52	85°57'42"	N47°12'15"E	74.99
C4	100.00	176.64	101°12'31"	S39°12'41"E	154.55
C5	500.00	200.27	22°56'59"	N11°34'34"E	198.94
C6	500.00	199.54	22°51'57"	N11°37'05"E	198.22
C7	15.00	23.61	90°10'38"	N45°05'19"E	21.25
C8	205.00	71.56	20°00'00"	N10°00'00"W	71.20
C9	295.00	124.72	24°13'25"	N07°53'18"W	123.79
C10	80.00	120.03	85°57'42"	N47°12'15"E	109.08
C11	125.00	220.80	101°12'31"	S39°12'41"E	193.19
C12	15.00	23.52	89°49'22"	N44°54'41"W	21.18
C13	255.00	89.01	20°00'00"	N10°00'00"W	88.56
C14	245.00	103.58	24°13'25"	N07°53'18"W	102.81
C15	30.00	45.01	85°57'42"	N47°12'15"E	40.91
C16	20.00	31.42	90°00'00"	S44°48'54"E	28.28
C17	475.00	189.57	22°51'57"	S11°37'05"W	188.31
C18	525.00	210.29	22°56'59"	S11°34'34"W	208.88
C19	15.00	23.58	90°04'33"	S45°08'21"W	21.23
C20	15.00	23.54	89°55'27"	N44°51'39"W	21.20
C21	475.00	190.26	22°56'59"	N11°34'34"E	188.99
C22	525.00	209.52	22°51'57"	N11°37'05"E	208.13
C23	20.00	31.42	90°00'00"	N45°11'06"E	28.28
C24	75.00	132.48	101°12'31"	S39°12'41"E	115.92

OWNER/DEVELOPER
TOLL BROTHERS
38 EAST SCENIC POINT DR.
SUITE 100
DRAPER, UT 84020



RECORDED #

STATE OF UTAH, COUNTY OF WASATCH
RECORDED AND FILED AT THE

REQUEST OF: _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____

FEE \$ _____

WASATCH COUNTY RECORDER

TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

April 7, 2026

Sunburst Ranch Owners Association
Attn: Trey Christy and Board Members
PO Box 925
Midway, UT 84049

Re: Revised Letter for Sunburst Ranch Ph. 3

Dear Trey and Board Members,

Thank you for the several meetings and discussions we have had over the last several months regarding Sunburst Ranch Phase 3 which Toll Brothers will be developing adjacent to your Phases 1 and 2. We have enjoyed getting to know each of you and working through your concerns as we contemplate this new development. To summarize our discussions and what Toll Brothers is willing to agree to, please see a summary below of our commitments to the Board as we proceed with approvals for Phase 3:

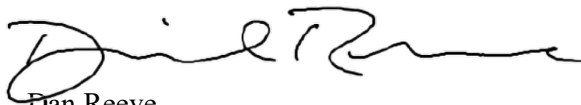
- **Low Maintenance Landscaping:** At the request of the Board, we will propose to the city a low maintenance landscaping plan with native grasses, trees and as many low maintenance elements as possible to help the new phase be cohesive with the adjacent native mountainsides. Additionally, we will strategically place trees behind Lots 1 – 6 in Phase 3 to better insulate the existing homes on Ranch Circle and Ranch Way from views of the new homes on Lots 1 – 6.
- **Low Maintenance Amenities:** At the request of the Board, we will propose low maintenance amenities such as soft trails, sitting areas, a small pavilion and a community garden as depicted in the attached concept plan. Also, per your request, we will install a 6' tall fence around the community garden to keep deer, etc. out of the gardens.
- **Trail between Phases 1 & 2:** Toll Brothers will extend a soft trail from the community gardens in Phase 3 heading east behind the north side of the homes on Sunburst Ln. and down to connect to Olympic Way. The Sunburst Ranch Owners Association will be responsible to obtain any approvals or easements necessary for Toll Brothers to install this trail.
- **Upgrading Existing Entry Monumentation:** Toll will upgrade the stone and other elements as needed to the existing entry monumentation in Phase 1 monuments at Ranch Way and Swiss Alpine Rd. to better match the luxury aesthetic of the new homes and entry monumentation Toll Brothers will be building Phase 3.
- **Maintenance:** Toll Brothers will be responsible for snow removal and maintenance of landscaping and amenities in Phase 3 until 80% of the homes in Phase 3 are sold.

- **Architecture:** Toll Brothers will work to incorporate design elements from existing homes in Sunburst Ranch into our established architectural styles and brand. Toll Brothers will submit the designs to the architectural review committee per the CC&R's once the designs are complete.
- **Heights of Homes on Lots 1 – 6:** The association requested a commitment that Lots 1 – 6 will not be a wall of 2-story homes and requested that those homes be varied between one and two-story homes. While it is anticipated that these homes will be a mix of one-story and two-story homes, Toll Brothers is unable to commit to this request, as floorplans on each lot will be determined at the building permit stage once homes are being built. Notwithstanding, all homes will meet the Midway City's maximum height ordinances.
- **Mailboxes:** Toll will install new mailboxes in Phase 3 to service all of the new Phase 3 homes.
- **Construction Traffic and Road Damage:** Toll Brothers will take all reasonable measures to keep construction traffic off of the existing roads in Phases 1 and 2, particularly Ranch Rd. in Phase 1 that will connect into Phase 3, including putting up signage where possible and training trades on using the new entrance(s) in Phase 3. If any construction traffic does come through and damage the existing roads in either Phase 1 or 2, then Toll Brothers will repair any damage to their roads caused by Toll Brothers' crews or trucks.

We trust this clarifies the commitments Toll Brothers intends to make to the Board. While some on the Board requested that these items be memorialized in a contract, we are unable to fulfill this request, particularly if anything in the city approval process were to contradict such a contract. Notwithstanding, Toll Brothers is committed to honoring the above commitments so long as they are not in conflict with the ultimate approvals by the city. This letter is not to be considered a legally binding obligation, but rather a summary of what Toll Brothers intends to do in conjunction with developing Phase 3 of Sunburst Ranch.

We look forward to working with you as good neighbors and bringing additional value and new friends to the Sunburst Ranch community.

Sincerely,



Dan Reeve
Director of Land Acquisition

cc: Robbie Thomson, Ben Gillen, Dylan Young, Nolan Foster, Jeff Nickless, Steve Johns, Craig Miller

[New York Stock Exchange | Symbol TOL](#)

UT Division Office: 38 East Scenic Pointe Drive, Suite 100, Draper, UT 84020
[TollBrothers.com](#)

Sunburst Ranch Ph. 3

Services Plan

The proposed subdivision will establish a homeowners association (HOA) responsible for the ongoing maintenance and operation of all private improvements and shared amenities.

The Sunburst Ranch Owners Association will ensure continued provision of the following services:

- Maintenance of open space areas, trails, and landscaped features
- Operation and maintenance of irrigation systems serving common areas
- Snow removal (all private roads)
- Maintenance of stormwater facilities, including detention basins and drainage swales

This phase will be governed by the existing recorded CC&Rs and bylaws, which establish funding mechanisms through mandatory assessments to ensure long-term financial sustainability.

Public utilities (culinary water, sanitary sewer) will be owned and maintained by Midway City or the applicable Special Service District service provider.

This structure ensures that all services committed as part of the development approval will be continuously provided and properly maintained in perpetuity.

Sunburst Ranch Ph. 3

Conceptual Fiscal Summary

A conceptual fiscal analysis has been prepared to evaluate the anticipated costs and revenues associated with the proposed 36-lot subdivision.

Estimated Annual Revenues:

- Property tax (36 homes @ avg. \$900K value): ~\$270,000 total assessed value contribution (city portion estimated ~\$40,000–\$60,000 annually depending on tax allocation)
- Utility fees and service charges: Positive net contribution through user fees

Estimated Annual Costs:

- Police and fire service: Minimal marginal increase due to low-density residential nature
- Road maintenance: Limited to public road frontage (internal maintenance may be HOA responsibility if applicable)
- Administrative services: Negligible incremental impact

Conclusion:

The proposed subdivision is expected to have a net positive or neutral fiscal impact on the City. Low service demand combined with relatively high home values supports a favorable cost-to-revenue ratio.

Additionally, development impact fees paid at building permit issuance will offset capital infrastructure costs.

Metric	Value	Notes
Total Units	36	Single-family residential
Estimated Home Value	\$900K - \$1.2M	Midway market range (conservative)
Total Market Value	\$32M - \$43M	Full build-out
Annual City Tax Revenue	\$50K - \$80K	Estimated city portion
Service Demand	Low	Low-density development
Net Fiscal Impact	Positive	Revenue exceeds service costs

Sunburst Ranch Ph. 3

Water Quality Statement & Provisions

The proposed subdivision will incorporate best management practices (BMPs) to protect and maintain water quality during both construction and long-term operation.

During Construction:

- Implementation of a Stormwater Pollution Prevention Plan (SWPPP) in compliance with state and federal requirements
- Use of silt fencing, sediment basins, and stabilized construction entrances
- Phased grading to minimize exposed soil

Post-Construction:

- Installation of a stormwater detention system designed to reduce peak flows and promote sediment settling
- Use of native grasses and landscaping in landscaped areas to encourage infiltration and natural filtration
- Minimization of directly connected impervious areas where feasible

Long-Term Protection:

- HOA maintenance of drainage infrastructure and landscaped areas
- Education of homeowners regarding responsible fertilizer and chemical use

These measures are intended to ensure that runoff from the site does not degrade downstream water quality and remains consistent with pre-development conditions to the extent practicable.