

Sunburst Master Plan Amendment

Resolution 2026-15

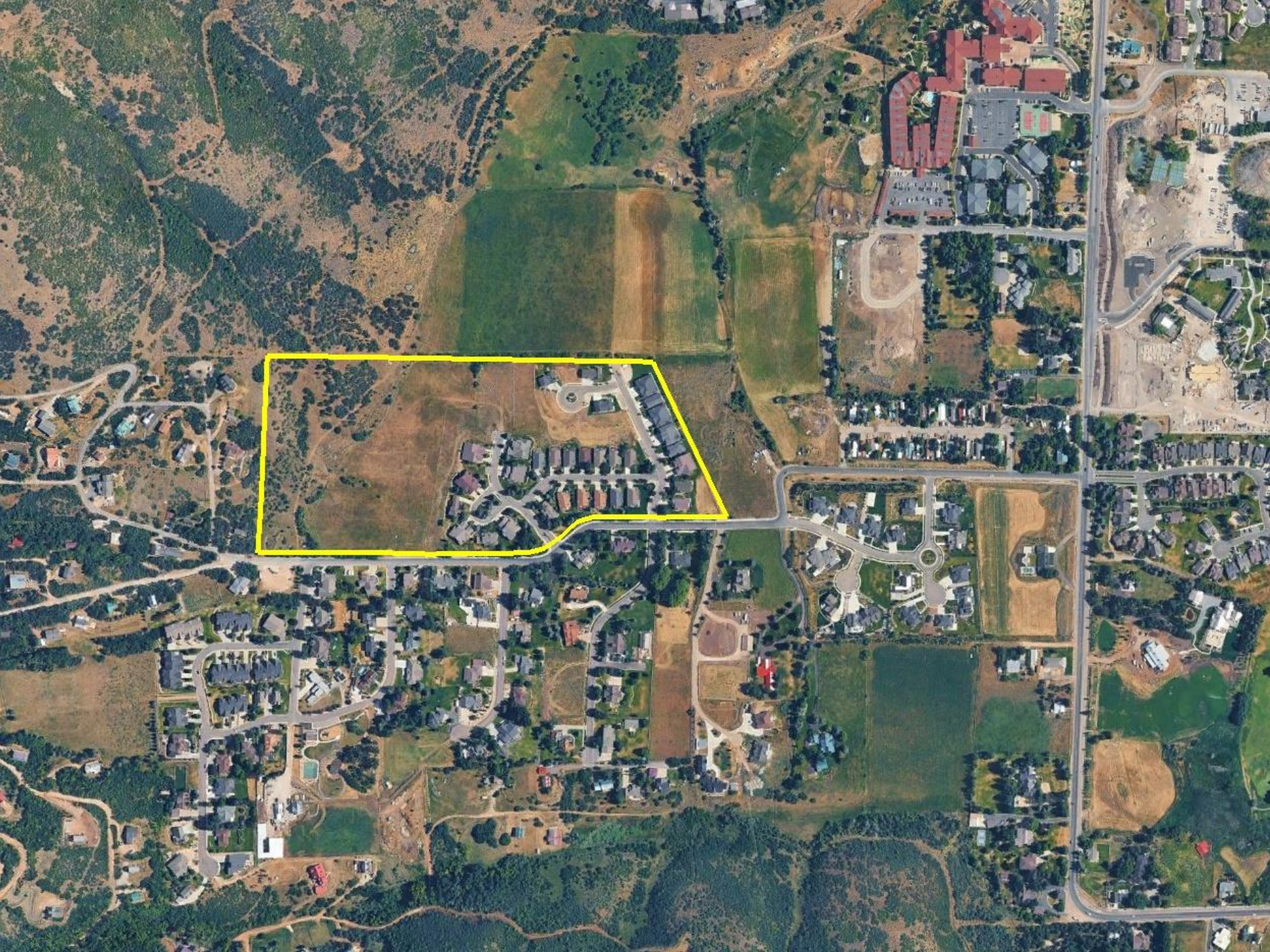


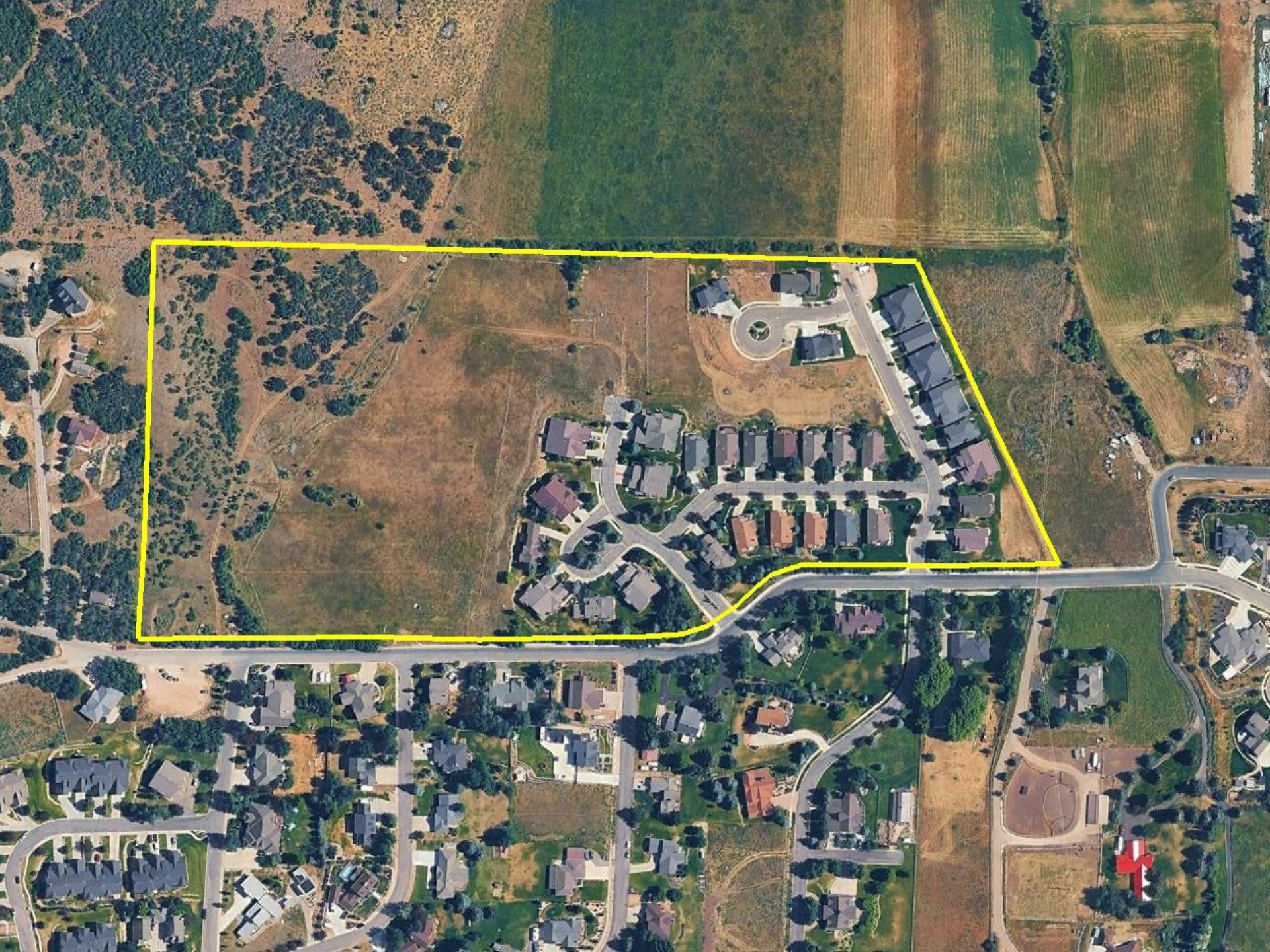
Midway
C.A.R.E.S.

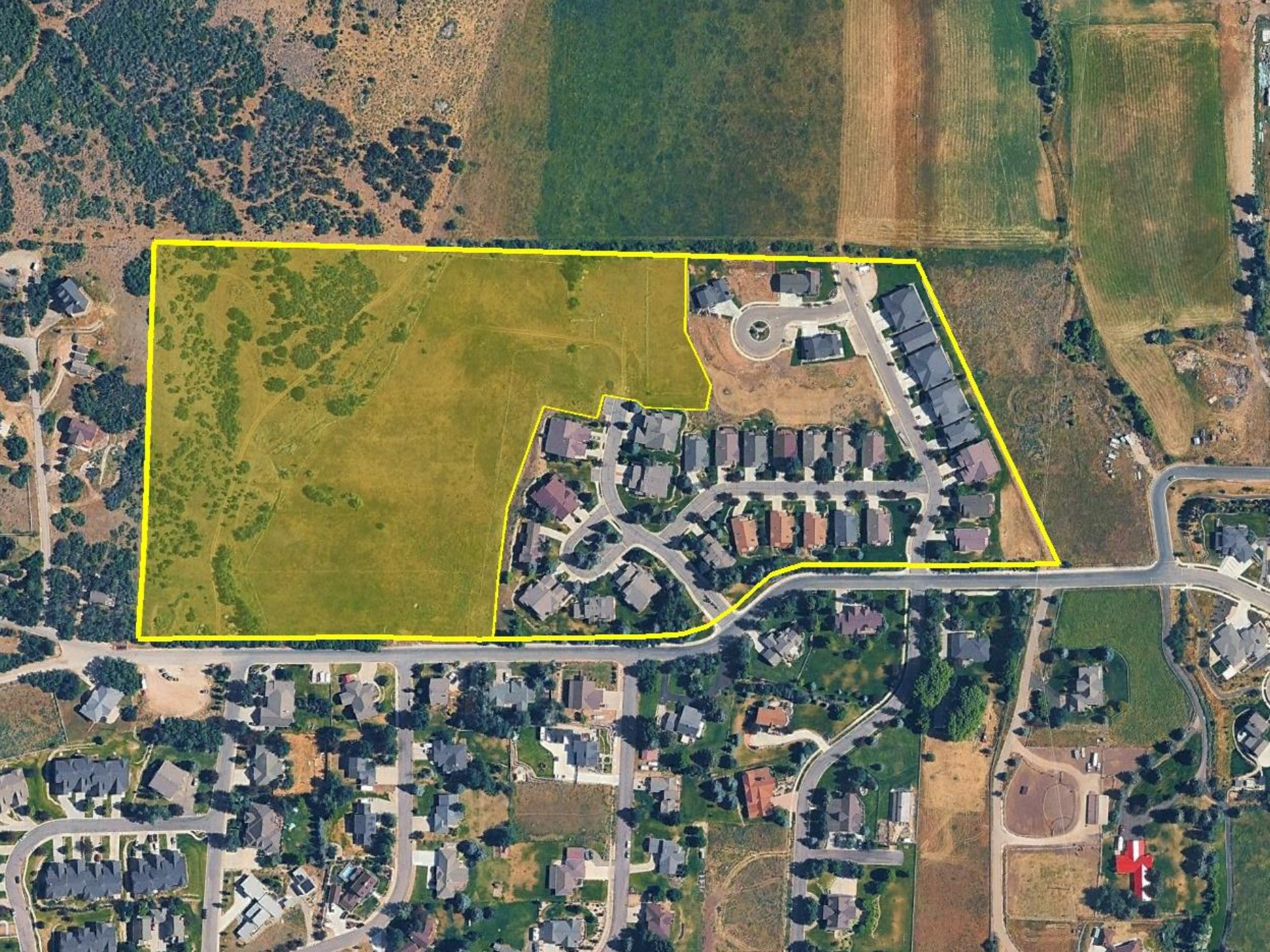
Land Use Summary

- 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

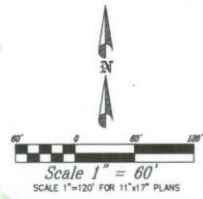








2010 Master Plan



- 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

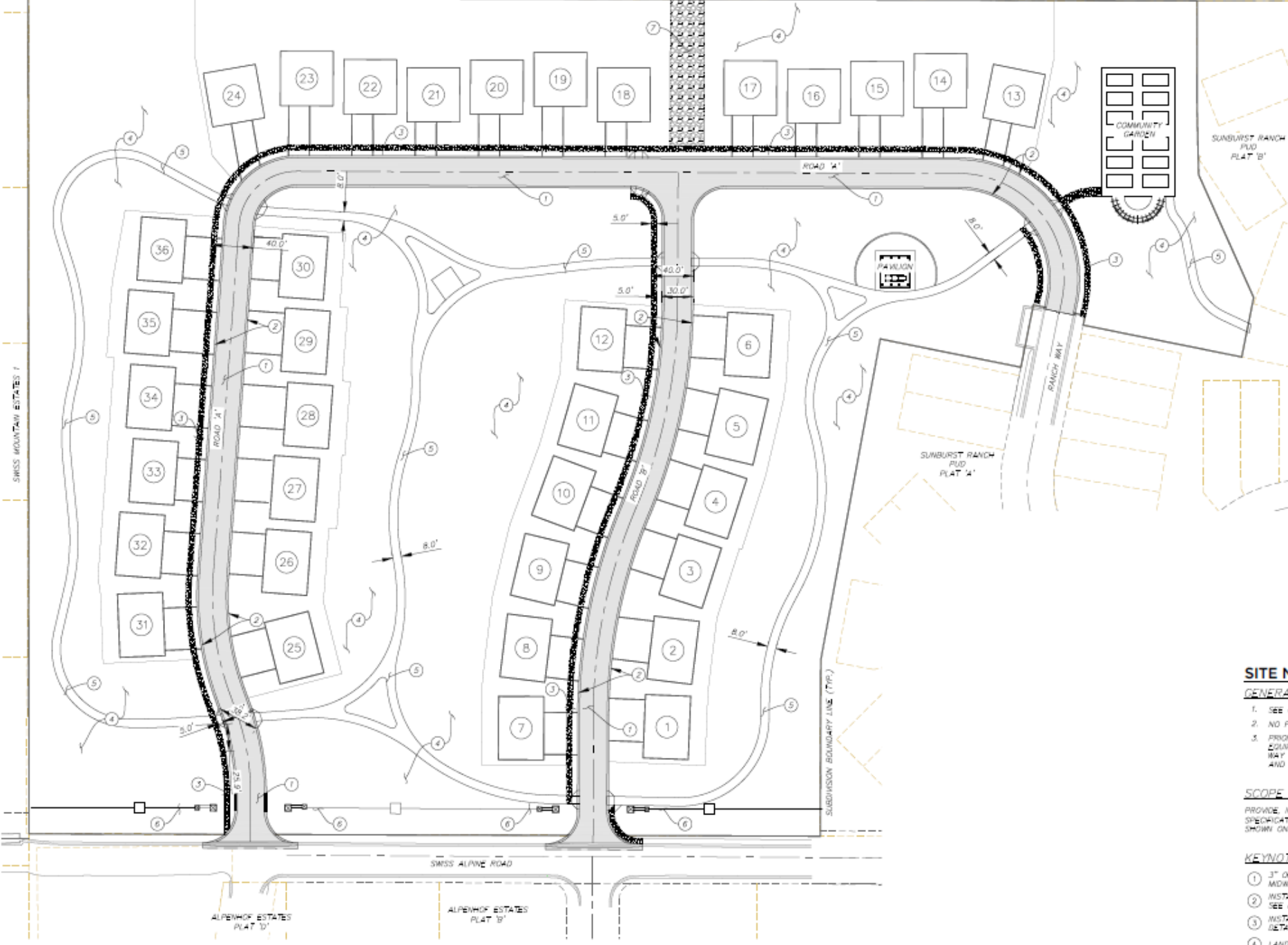
BOB CONDIE
SUNBURST RANCH P.U.D.
AMENDED MASTER PLAN

BERG ENGINEERING
 RESOURCE GROUP P.C.
 380 E Main St. Suite B,
 Alhambra, CA 91801
 ph. (415) 657-9749

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

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
 CARL N. BERG L.A.
 SERIAL NO. 7162780
 DATE: 7 JAN 2010

365 NORTH



SWISS MOUNTAIN ESTATES 7

SITE NO

GENERAL

- 1. SEE GRAD
- 2. NO PHAS
- 3. PRIOR TO EQUIPMENT WAY MUST AND INSU

SCOPE OF

PROVIDE INSTA SPECIFICATIONS SHOWN ON THE

KEYNOTES

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- ② INSTAL A SEE DETA
- ③ INSTAL D DETAIL B
- ④ LANDSCAP
- ⑤ NATURAL





February 12, 2026



Trail Plan

Sunburst Ranch, Phase 3, Midway, Utah



Discussion Items

- Swiss Alpine Road drainage
- Water rights were dedicated to Midway in 1997
- Trail/Emergency Access to the Lundin Farm
- Wildland Urban Interface (WUI)
- Developer – HOA agreement letter



Sunburst Ranch/HOA Letter

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.



Sunburst Ranch/HOA Letter

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&Rs once the designs are complete.



Sunburst Ranch/HOA Letter

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.

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.



Possible 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.



Proposed Condition

1. Adopt the developer/HOA letter as a condition of approval
2. A public trail easement is recorded on the plat for public access from Swiss Alpine Road to planned public trail that will cross the Lundin Farms property.





Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

SUNBURST RANCH - PHASE 3



SUNBURST RANCH

MASTER PLAN AMENDMENT
PHASE 3

Toll Brothers
AMERICA'S LUXURY HOME BUILDER™

MASTER PLAN AMENDMENT

**SUNBURST
RANCH**

Toll Brothers

1. CURRENTLY APPROVED MASTER PLAN
2. PROPOSED MASTER PLAN AMENDMENT
3. SUNBURST RANCH OWNERS' ASSOCIATION
4. OTHER COMMUNITY DETAILS

Toll Brothers

SUNBURST RANCH

1. CURRENTLY APPROVED MASTER PLAN

OVERVIEW

- 36 Units
 - 18 attached
 - 18 detached
- 50% Open Space
 - Predominantly Grass
 - Some Native Landscape
- Amenities
 - Tennis Court
 - Basketball Court
 - Small Pavilion
 - Playground
 - Trails



SUNBURST RANCH

2. PROPOSED MASTER PLAN AMENDMENT

OVERVIEW

- 36 Units
 - All detached
- 50% Open Space
 - Mostly Native Landscape (HOA preference)
- Amenities (per HOA)
 - Small Pavilion
 - Shade Shelter
 - Sitting Areas
 - Community Gardens
 - Trails



SUNBURST RANCH

2. PROPOSED MASTER PLAN AMENDMENT

COMPARISON

CURRENT

- 36 Units
 - 18 attached units
 - 18 detached homes
- 50% Open Space
 - Predominantly grass
 - Some native landscape
- Amenities
 - Tennis Court
 - Basketball Court
 - Small Pavilion
 - Playground
 - Trails

PROPOSED

- 36 Units
 - All detached single-family homes
- 50% Open Space
 - Grass just around homes
 - Mostly native landscape
- Amenities (HOA's Preference)
 - Small Pavilion
 - Shade Shelter
 - Sitting Areas
 - Community Gardens
 - Trails
 - HOA wants low-impact, low maintenance amenities

Toll Brothers

SUNBURST RANCH

3. SUNBURST RANCH OWNERS' ASSOCIATION

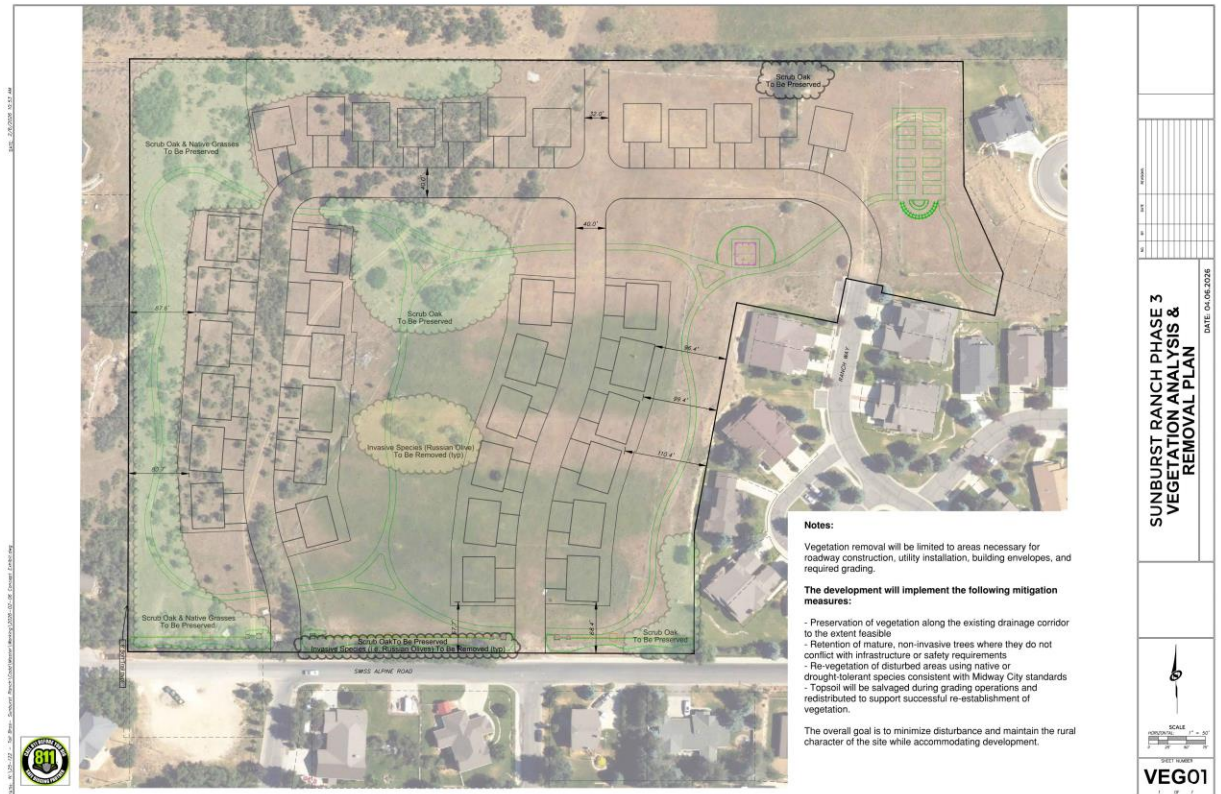
- Toll Brothers held several discussions and meetings with the **Sunburst Ranch Owners' Association** over the last 5 months
- The Association is **predominantly in favor** of the new master plan for Phase 3, so long as certain commitments were made
- Toll Brothers has agreed to the following with the Association, so long as there is no conflict with city ordinance or approvals:
 - Install **Low Maintenance Landscaping**, at the Association's request, including native grasses and trees that are harmonious with the adjacent native mountainside
 - Install **Low Maintenance Amenities** at the Association's request, including soft trails, sitting areas, a small pavilion and a 6' fenced community garden
 - Install a **Soft Trail in Phases 1 & 2** connecting to the new Phase 3
 - **Upgrade Existing Monumentation** at Ranch Way and Swiss Alpine Rd. to be cohesive with new monumentation at Phase 3
 - **Snow Removal and Maintenance of Landscaping & Amenities** in Phase 3 until 80% of homes are sold
 - Incorporate **Design Elements** from existing homes in Sunburst Ranch
 - Install **New Mailboxes** in Phase 3 to service the new phase
 - Use best efforts to keep construction traffic off of existing roads in Phases 1 & 2, and **Repair Any Road Damage** caused by Toll Brothers' crews
- One point on which Toll Brothers and the Association were unable to agree upon was that Lots 1 - 6 (West of existing homes in Phase 1) would be varied between 1 and 2-story homes. As the type of home will be per buyer request, Toll Brothers is unable to make this commitment, but all homes will of course comply with the **City's Height Ordinance**.
- See submitted **Letter to the Sunburst Ranch Owners' Association** for more detail

SUNBURST RANCH

4. OTHER COMMUNITY DETAILS

VEGETATION PLAN

- Preserve native Gambel Oak
- Remove invasive species
 - Russian Olive trees, etc.



Toll Brothers

SUNBURST RANCH

4. OTHER COMMUNITY DETAILS

ARCHITECTURE

- **New Architecture** is being developed for this community, borrowing successful design elements from existing phases
- These renderings are of current Toll Brothers homes, **representative** of the design direction of the new homes for Sunburst Ranch, but **not the actual or final design**
- Final designs will be submitted to the Association's **Architectural Review Committee** per the existing CC&R's once designs are complete





THANK YOU

FOR ADDITIONAL INFORMATION ABOUT TOLL BROTHERS IN UTAH

SEE ADDITIONAL SLIDES