

Midway City Council
75 N 100 West
Midway, UT 84049

September 21, 2026

Via Email

Re: Homestead Request for Extension of Compliance Dates for Condition of Approval #20.

The Honorable Midway City Mayor and Councilmembers:

The Homestead Group has been working diligently to comply with Condition of Approval #20 from Resolution 2024-21. We are continuing conversations with existing lenders to subordinate the current loans on the 16.5-acre Lime Canyon open space parcel to a conservation easement in favor of Summit Land Conservancy/ Midway City. The subordination to the conservation easement or release of the Lime Canyon property from the existing loan has not been achieved, yet.

Accordingly, the Homestead Group requests an extension of Condition of Approval #20 through December 31, 2027 to allow for the sooner of: 1) the existing lenders' subordination of their loans to the proposed conservation easement; or 2) the removal of the 16.5 acres as collateral from the existing Homestead Group loans. Both courses of action should allow for recordation of a conservation easement by December 31, 2027.

Sincerely,



Hoffman Law
Lauren Bolger



Midway
C.A.R.E.S.

RESOLUTION 2026-24

A RESOLUTION GRANTING A THIRD EXTENSION OF THE DEADLINE FOR THE HOMESTEAD GROUP, LLC TO MEET THE DEADLINE FOR FILING A CONSERVATION EASEMENT ON OPEN SPACE PARCELS AS WAS A CONDITION OF APPROVAL FOR THE HOMESTEAD RESORT

WHEREAS, the Midway City Council adopted Resolution 2024-21 on 20 August 2024;
and

WHEREAS, Resolution 2024-21 recognized certain findings of fact, conclusions of law, and conditions of approval for the Homestead Resort – Phases 1 and 2; and

WHEREAS, the following condition of approval was included in Resolution 2024-21:

20. Conservation Easement(s): A conservation easement shall be placed on Open Space Parcels 1-7, as designated on the proposed plats, which represent previously designated open space per MPDA located outside of the resort core. The conservation easement shall be held by an accredited land trust. Conservation easements shall be recorded no later than December 1, 2025.

WHEREAS, the recording deadline for the conservation easements was amended in Resolution 2025-32 from December 1, 2025 to April 1, 2026; and

WHEREAS, the recording deadline for the conservation easements was again amended in Resolution 2026-07 from April 1, 2026 to October 1, 2026; and

WHEREAS, the Homestead Group, through a letter to the City from legal counsel dated September 21, 2026, requested a third extension of the recording deadline for the conservation easements to December 21, 2027, and

WHEREAS, the Homestead Group cited as a basis for the additional request its need for time to resolve issues regarding existing loan(s) on the property to be conserved, the order of subordination relative to any conservation easements, and/or whether the property to be conserved will be removed as collateral from existing loans, and

WHEREAS, the Homestead Group has advised that it is working with Summit Land Conservancy, who will hold the conservation easements and have completed preliminary draft conservation easements, and

WHEREAS, preserving Open Space Parcels 1-7 will encourage an open and rural feel and protect and preserve open space; and

WHEREAS, extending the conservation easements recording deadline should assist in preserving Open Space Parcels 1-7 by allowing the Homestead Group to resolve any outstanding issues it has with its lender(s) regarding the proposed property relative to any loans and the proposed conservation easements.

NOW THEREFORE, the City Council has determined that there is an important and compelling public interest in further extending the deadline for placing conservation easements.

BE IT RESOLVED, by the City Council of Midway City, Wasatch County, State of Utah:

The deadline to record the conservation easements for Open Space Parcels 1-7 shall be extended to December 31, 2027.

This resolution shall be effective immediately upon passage.

PASSED AND ADOPTED by the Midway City Council on the _____ day of _____, 2026.

MIDWAY CITY

Craig Simons, Mayor

ATTEST:

Brad Wilson, Recorder

(SEAL)

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