

Midway City Council
15 January 2019
Work Meeting

Homestead Master Plan /
Possible Amendment

Memo



Date: January 15, 2019
To: Midway City Council
From: Michael Henke
Re: Homestead Master Plan Amendment Concept Plan

Watts Enterprises is exploring the possibility of redeveloping the Homestead Resort. They would like to receive guidance from the City Council regarding this potential redevelopment and would like to present some concept ideas for the City Council's consideration. Some items the City might consider are:

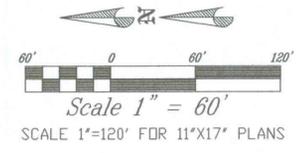
- Enhancement of the Homestead property and surrounding neighborhoods
- Impacts of the proposed concept plan on surrounding neighborhoods.
- Economic development
 - Transient room tax
 - Property tax
 - Sales tax
 - Resort tax
 - Residual economic impact on local businesses
- Public trail development

The following are two maps of the Homestead Resort. The first is the approved master plan that is currently entitled and the second is a proposed master plan. A presentation will be given in the work meeting to explain the proposed amendment.

Please contact me if you have any questions about this item.

435-654-3223 ext. 105

mhenke@midwaycityut.org



LAND USE TABLE

TOTAL AREA	72.01 ACRES
RESORT CORE	35.37 ACRES
EXISTING BUILDING FOOTPRINT	116,196 SF
BUILDINGS IN PLAN	294,200 SF
25% BUFFER	73,550 SF
TOTAL REQUESTED FOOTPRINT	367,750 SF
RESORT DENSITY REQUESTED	5,107 SF/ACRE (43% OF ALLOWED)
OPEN SPACE & AMENITIES	55.46 ACRES (77% OF PROJECT)

BUILDING	UNITS	KEYS
SMALL COTTAGES	20 UNITS	40 KEYS
LARGE COTTAGES	40 UNITS	80 KEYS
HOTEL 1	80 UNITS	168 KEYS
HOTEL 3	30 UNITS	60 KEYS
HOTEL 4	30 UNITS	60 KEYS
EXISTING	45 UNITS	45 KEYS
TOTALS	245 UNITS	453 KEYS

EXISTING BUILDINGS	UNITS	KEYS
COTTAGE 1	6 UNITS	6 KEYS
COTTAGE 2	6 UNITS	6 KEYS
COTTAGE 3	6 UNITS	6 KEYS
COTTAGE 4	6 UNITS	6 KEYS
COTTAGE 5	6 UNITS	6 KEYS
VIRGINIA HOUSE	8 UNITS	8 KEYS
MILK HOUSE	3 UNITS	3 KEYS
1ST HOMESTEAD	4 UNITS	4 KEYS
HOTEL 2	0 UNITS	0 KEYS
TOTALS	45 UNITS	45 KEYS

TOTALS	UNITS	KEYS
TOTAL UNITS	245 UNITS	453 KEYS
TOTAL KEYS	453 KEYS	868 SPACES
PARKING SPACES		

PHASING PLAN

PHASE 1 - GOLF COURSE COTTAGES 1-4

PHASE 2 - HOTEL BUILDING 1
- AMENITY BUILDING & FEATURES

PHASE 3 - COMMERCIAL AREA
- HOTEL BUILDING 2 RENOVATION

OTHER PHASES TO COMPLETE THE MASTER PLAN TO BE DETERMINED

NOTE:
THE TRAIL ALONG HOMESTEAD DRIVE WILL BE CONSTRUCTED WITH THE FIRST PHASE OF THE RESORT CORE IMPROVEMENTS WHICH IS PHASE 2 OF THE OVERALL RESORT MASTER PLAN.

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PAUL D. BERG, P.E.
SERIAL NO. 295595
DATE: 5 MAY 2008

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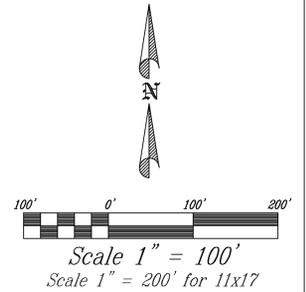
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LAND USE TABLE

TOTAL AREA	50.09 AC	100.00%
OPEN SPACE	36.10 AC	72.07%
ROADS AND PARKING	375,477 SF	17.20%
BUILDING AREA	234,019 SF	10.73%
BUILDING AREA 430,602 SF 100.00%		
HOTELS		
GRAND HOTEL	66,120 SF	13.63%
FAMILY RESORT	29,150 SF	15.36%
SPA RESORT	69,120 SF	16.05%
ESTATES		
ESTATES	102,600 SF	23.83%
VILLAS	81,000 SF	18.81%
BUNGALOWS	4,800 SF	1.11%
COMMERCIAL/AMENITIES		
GOLF CLUB HOUSE	6,320 SF	1.47%
SPA RETREAT	10,800 SF	2.51%
MINERAL POOL	1,500 SF	0.34%
OTHER POOLS	8,841 SF	2.05%
HISTORIC BUILDING	2,042 SF	0.47%
DISCOVERY BARN	2,250 SF	0.52%
ESTATES CLUBHOUSE	1,309 SF	0.30%
WHITE CHAPEL	1,200 SF	0.28%
EMPLOYEE HOUSING	4,800 SF	1.11%
GALLERY	1,600 SF	0.37%
ICE CREAM SHOPPE	1,235 SF	0.29%
PLAY AREAS	6,400 SF	1.49%

PARKING SPACES	887 TOTAL
PARKING LOTS	442 STALLS
ESTATE VILLAS	205 SPOTS
VILLAS	240 SPOTS

NOTE:
OFF-SITE GOLF COURSE PROPERTY NOT SHOWN ON THIS PLAN IS NOT INCLUDED IN THE 2018 MASTER PLAN PROPOSAL.

WATTS ENTERPRISES
HISTORIC HOMESTEAD

CONCEPT PLAN

380 E Main St. Suite 204
Midway, UT 84049
ph 435.657.9749

DESIGN BY: CNB	DATE: 4 JAN 2019	SHEET
DRAWN BY: CNB	REV:	1