

Midway City Council
23 April 2019
Regular Meeting

Homestead Resort /
Master Plan Amendment



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: April 23, 2019

NAME OF PROJECT: Homestead Resort Revitalization

NAME OF APPLICANT: Watts Enterprises

AGENDA ITEM: Master Plan Amendment

LOCATION OF ITEM: 700 North Homestead Drive

ZONING DESIGNATION: RZ

ITEM: 8

Russ Watts, agent for Watts Enterprises, is proposing to amend the Homestead Master Plan that was approved in 2008. The proposed amendment includes 290 units with 453 keys in the form of hotels, villas, estate lodges, bungalows, and glamping. The proposal is on 86.64 acres and contains 71.35 acres of open space. The property is in the Resort Zone (RZ).

BACKGROUND:

Watts Enterprises is proposing a Master Plan amendment of The Homestead Resort's master plan which was approved by the City Council on August 27, 2008 (2008 Master Plan). The 2008 Master Plan and its accompanying development agreement included hotels, commercial space, cottages, and amenities. The density of the 2008 Master Plan is 245 units with 453 keys (lockout units.) The proposed amendment includes hotels, spa and wellness center, conference center, condominium building, estates, villas, bungalows, employee housing, glamping sites, maintenance building and amenities. The amenities include the golf course, golf clubhouse, discovery barn, estates clubhouse, little white chapel event center, event pavilion, American Girl Village, tree house play area, barn

event venue, horse barn and stables, indoor driving range and golf warm-up facility. The proposed plan includes 1,003 parking stalls that will be spread throughout the master plan. The developer is proposing to amend the master plan to create a greater variety of lodging product and to create more amenities that will attract more visitors on a year-round basis.

The Homestead is a very important heritage landmark in Midway and many tourists associate the names “Midway” and “Homestead” as one. It is important that the essence of The Homestead is preserved in this proposal as it was in the 2008 Master Plan. The developer has included architecture and activities that have been historically associated with The Homestead in the proposal. The Homestead is also an important economic driver in Midway for both economic activity that has a residual impact on other businesses but also an important tax revenue source for the City which, in turn, helps keep property taxes low which is a benefit to all residents of Midway. Some of the items that should be considered 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 2008 Master Plan is entitled under the July 11, 2006 Midway City land use code and the entitlement is effective until August 27, 2058. The 2008 Master Plan contains a provision under section 5 that allows the master plan agreement to be amended if both the City and the developer mutually agree to amend the agreement. The developer has petitioned the City to amend the agreement which leaves vesting rights under the 2006 Midway City zoning ordinance instead of the current RZ code. The City is under no obligation to amend the agreement and should only do so if the proposed plan is more beneficial to the City than the current entitled/vested plan. Because of the nature of mutually agreeing to amend the agreement by both parties, the City and the developer can negotiate terms of the agreement. Items not listed in the 2006 zoning ordinance may be required by the City if the City deems those items necessary to mitigate impacts of the development and to promote community benefits. The City has included several requirements that will be explained in this report.

The property is 50.09 acres in size and will be developed in five phases. The applicant is proposing a Planned Unit Development (PUD) within the resort. All roads in the development will be private roads (staff recommends that all private roads will have a public access easement that will be noted on the plat). There will be 74.5% open space according to the phasing plan that has been submitted. Areas outside of buildings will be common area owned by the homeowner's association (HOA). There will also be a mix of public and private trails throughout the development.

Sensitive land area located on the property will be left undisturbed as required by the land use ordinance. These sensitive lands include the Crater, which is defined as a major geologic feature, and wetlands.

The Land Use Code requires that a Master Plan request must demonstrate that approval of the project in multiple phases can occur such that the project can still function autonomously if subsequent phases are not completed. Therefore, the Master Plan application must demonstrate that sufficient property, water rights, roads, sensitive lands protection, and open space are proposed with the first phase to allow the project to function without subsequent phases. All water rights required will be held in escrow by the City before the master plan agreement is recorded.

LAND USE SUMMARY:

- 86.64 acres
- 71.35 acres of open space
- Resort Zone (RZ)
- Five phases
- Project is a Planned Unit Development within a resort
- Private roads and storm drain system will be maintained by the HOA
- The lots will connect to the Midway Sanitation District sewer and to the City's culinary water line.
- An 8' paved public trail is planned to run north and south through the length of the property and east and west. Offsite trails will be built along 200 North and Homestead Drive to the southern boundary of the property and north of The Kantons at Village Green to the southern boundary of Kimball Estates.
- Sensitive lands on the property include The Crater and wetlands

ANALYSIS:

Open Space – The code requires that with each phase there is enough open space to comply with the 55% requirement of the code. If phase I has 75% open space, then phase II only needs to have 25% open space if both phases are equal in acreage. The proposed plans do comply with the open space requirements. Open space per phase is the following:

	Total Acreage	Open Space	%
Phase I	60.5	51.86	85.72%
Phase 2	6.46	4.16	64.4%
Phase 3	5.51	4.18	75.86%
Phase 4	13.11	10.99	83.82%
Phase 5	<u>1.06</u>	<u>0.16</u>	<u>16.67%</u>
	86.64	71.35	82.35%

Density – The RZ does not have a density limit. There are requirements that limit density which include required open space, parking, height restrictions, minimum size of rooms, and setbacks. The density of the 2008 Master Plan is 245 units with 453 keys (lockout units.) The density of the proposed plan is 290 units 453 keys. How the density will be distributed for each phase is unknown until there are submittals for each phase. With each submittal, code requirements will be verified to assure compliance.

Access – Each phase of the subdivision must meet the access requirement. The proposed plan does have two points of access for each unit.

The development has four points of access that will be built to City standards. There is another access to Pine Canyon Road that will be a maintenance road/public trail. Staff and the developer have discussed installing emergency access gates at the entrance to The Links and at the maintenance road from Pine Canyon Road. This will force all resort traffic to Homestead Drive, where it has traditionally been located, and will not allow the resort traffic to enter through surrounding residential neighborhoods. Per the land use code, gates are not allowed in standard subdivisions and PUDs but the RZ code does not limit them. There is also an emergency access that is in the southwest area of the proposed plan that exits onto Homestead Drive. This access will also be used to connect to the Homestead Trail for guests of the resort.

Traffic Study – The developers have submitted a traffic study to the City as part of the application. Horrocks Engineers has reviewed the study with UDOT and have determined what road improvements are required. Please see the engineering report for those improvements.

Transient Rental Requirement – The City is requiring that 90% of all units are rented on a transient basis. This will assure a tax base for the City which will benefit the general population. This will be required in the master plan agreement and also in the CCRs for the Homestead. All rental units will need to be licensed with the City and have property managers.

Geotechnical Study – The developers have submitted a geotechnical study to the City as part of the application (please see executive summary attached to this report). Horrocks Engineers has reviewed the study to determine if any special requirements are needed for construction of the roads and future structures in the development.

Public Participation Meeting – The developers held a public participation meeting on February 21, 2019 as required by the ordinance for master plan applications. This requirement is to give the developers an opportunity to present the development to the surrounding residents of the proposed development.

Sensitive Lands – The property does contain some wetlands and geologic sensitive lands that cannot be disturbed through the development process. The wetlands will become part of the open space for the development and will be preserved. If any wetlands are disturbed, approval must first be received from the Army Corp of Engineers. The Crater is defined as a major geologic feature in the sensitive lands ordinance and cannot be developed or disturbed, although the crater has been developed in several ways over the past century. The developer is proposing to make the access to the Crater safer. The amended development agreement allows some modifications to access may be made for ADA accessibility if approved by the City Council.

Trails – The Trails Master Plan contains two trails that cross the property. One is the Homestead Trail and the other is a trail connection from Pine Canyon Road to Homestead Drive. The developer will build both trails and dedicate a public easement on the plat. Both will be 8' paved trails. Further, the developer has agreed to connect the Homestead Trail to the City trail that ends at about 500 East Homestead Drive at his expense. This will allow members of the community to safely access the area around Homestead Drive where a trail is greatly needed. This trail will also allow tourists to safely travel from the resort to Main Street and those tourists may support other businesses in town. The developer has also agreed, at his expense, to construct a trail from the north end of The Kantons to Kimball Estates across the golf course parallel Homestead Drive. This section will also help complete the Master Trail plan that will benefit residents and tourists alike.

Architecture Theme – The developer is petitioning that all structures in the proposal follow the traditional architectural design of The Homestead and not the Swiss and Old European theme the City has adopted. The developer has explained that he would rather follow the historic and traditional Homestead design of the current structures. The Visual and Architectural Committee (VAC) reviewed the proposed theme in their meeting on February 26, 2019 and recommended that the developer be allowed to

receive an exception from the required architectural theme. The current City code does allow for an exception in Section 16.15.4 (G)(3) which states:

Building Design Guidelines. Building design guidelines shall reflect: The community's architectural character choices emphasizing Swiss/European Alpine themes (or other themes as approved by the City Council after a recommendation from the VAC and Planning Commission).

Also, the 2008 Master Plan states the following:

Building materials and colors that are compatible with the natural environment and the existing buildings in The Homestead are encouraged.

Setbacks – The proposed development is designed with the setbacks from the 2006 code in which the current master plan is vested. There is a required 100' setback along Homestead Drive. There are 30' setbacks on the north, south and east boundaries. The one exception is area where units are adjacent to areas of platted and dedicated open space the will never be developed. This includes the open space for The Links along the driving range. Because of the dedicated open space and lack of future development the setback is less than 30'.

Height of structures – The height of all structures in the development are required to be no higher than an elevation of 5680', two feet lower than the highest elevation of the Crater. The only structures that will exceed 35' in height are the proposed hotels. All other structures such as the townhomes and the estates homes will be 35' or less in height as required by Section 16.13.10 of the City Code. The applicant will need to submit a contour and elevation information of the property with the preliminary and final plan submittals. All future elevation certificates will need to be based on that information.

Building Area Dimensional Limitations – The 2006 code requires that building coverage not exceed 12,000 square feet per acre or greater than 27.5% of an acre. The applicant has submitted a plan that states that the average building coverage is 14.6% per acre.

Phase 1 Environmental Study – The developer has submitted the required Environmental Study. Horrocks Engineers has reviewed the submitted study (please see attached report).

All five phases will be one HOA – The five phases of the master plan will all be one Home Owners' Association and this will be memorialized in the amended master plan.

Public accessibility – The developer has stated the certain amenities will open to the public and not exclusive to resort guests, only a user fee will be required. These amenities include a pool (#12 on the Benchmark Resort #13 Master Plan, please see

attached), splash pad (#13), discover barn (#14), varying temperature mineral pools (#25), family pool (#34), splash pad (#35), and slide (#36). Public accessibility should be included in the master plan amendment so that future HOAs of the resort cannot limit or discontinue public access.

VISUAL AND ARCHITECTURAL COMMITTEE RECOMMENDATION:

The Visual and Architectural Committee (VAC) reviewed the proposed theme in their meeting on February 26, 2019. They recommended approval of the applicant’s proposed theme which is not Swiss and Old European design but the historic theme of The Homestead Resort. The VAC will review individual building architecture in their future meetings for all buildings shown on the master plan.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Streeter: I motion that we approve the proposed master plan amendment and that Watts Enterprises will take this matter to the water board. We will use the Key” unit and that we will be limited to a maximum of 453 keys in the form of hotels, estate lodges, villas, cottages and glamping. This proposal is on 50.09 acres and contains 35 acres of open space. The property is in Resort Zone. We accept findings of staff and the conditions of the staff report. We add the additional conditions that the developer takes this to the Water Board and get their recommendation, are that the 7.23 acres of golf course to be put into conservation easement, the dark sky compliant on the parking lots and homes so the light does not go away from the property, that the berm and draining issues on the south side of the project between the Homestead and The Links be drawn up and included in the final plan, and the condition to looking at the setbacks and building heights along the south side of the development to be evaluated and adjusted if needed.

Seconded: Commissioner O’Toole:

Chairman Kohler: Any discussion on the motion?

Chairman Kohler: All in favor.

Ayes: Commissioners: Payne, Nicholas, O’Toole, McKeon, Whitney and Streeter

Nays: None

Motion: Passed

WATER BOARD RECOMMENDATION:

The Water Board has reviewed the conceptual master plan. The developer is required to return to the Water Board to receive a recommendation with a final calculation for water use before the master plan is reviewed by the City Council.

POSSIBLE FINDINGS:

- The proposal will benefit the City financially by creating a greater tax base.
- The proposal will help the City better comply with State requirements regarding the ability to collect resort tax.
- The public trail system in the development will benefit the entire community by creating public trails along Homestead Drive and from Homestead Drive to Pine Canyon Road.
- Amenities will be created that will be accessible year-round which will invite more tourists to visit the resort in all seasons.
- 36 acres of currently developable golf course area will be preserved as permanent open space in perpetuity.
- Traffic will increase as compared to current traffic counts, but traffic counts will not increase from the currently vested 2008 master plan
- The proposed plan will not increase density from the vested 2008 master plan
- The public will have access to certain amenities including the geothermal pools

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council feels the proposal complies with the requirements of the Land Use Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed

2. Continuance. This action can be taken if the City Council feels that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

3. Denial. This action can be taken if the City Council feels that the request does not meet the requirements of the ordinance and the 2008 master plan.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITIONS:

1. A traffic study must be reviewed and accepted by both Midway City and UDOT.
2. All five phases of the Master Plan will be part of one HOA as described in the Master Plan agreement.
3. Landscaping plan must be addressed regarding native grass and wildflower mix.
4. Landscaping along the south southside of the development along the boundary of the links is installed with phase 1 to allow the landscaping to mature before nearby future structures are built.
5. Specific amenities, as stated in the staff report, are accessible to the public and cannot be limited or discontinued by the HOA or future owners.
6. A plan is created that assures the 90% of the units are in a rental pool and a maximum 10% are primary dwellings.
7. The Homestead Trail from Creek Place to the south side of Kimball Estates is built in its entirety with phase 1.

March 12, 2019

Michael Henke
Midway City Planner
75 North 100 West
Midway, Utah 84049

Subject: Homestead Resort Revitalization, Master Plan Review

Dear Michael:

Horrocks Engineers recently reviewed the Homestead Resort Revitalization Master Plan. The following issues should be addressed.

General Comments

- The required water rights should be addressed and resolved by the Water Board prior to final Master Plan Approval.
- A golf ball analysis should be considered during the Master Plan approval.
- To confirm the findings within the Environmental Site Assessment, a site visit should be performed after the snow melts.
- Figures and Appendices should be included in the Environmental Site Assessment as stated in the Table of Contents.

Water

- The proposed resort will be served from the Cottages on the Green pressure zone.
- Due to the commercial units within this resort the waterlines diameters will need to be analyzed during Preliminary approval. We will use the culinary water computer model to analyze the anticipated fire flow requirements.
- The location of the culinary water meters should be discussed.

Roads

- Access to the Homestead Resort will be from Homestead Drive and Pine Canyon road. Two connections are proposed for Homestead Drive and one from Pine Canyon road. Access to the Resort from Pine Canyon should be minimized.
- The main entrance to the Resort will be relocated to the North to align with the existing Bigler Lane entrance.
- Any improvements to the access roads, such as acceleration and deceleration lanes will be addressed with the traffic study.
- Because Homestead Drive is a UDOT roadway, UDOT should review and approve the traffic study as it is completed.
- The interior circulation of the Resort will be evaluated and reviewed with the traffic study.
- Delivery truck routing should be shown on the traffic plan.
- A more detailed evaluation will be done with preliminary approval.
- All roads within the Resort will be private roads.

Storm Drain

- The storm-drain system within the Resort will be a private system.
- A full storm-drain analysis shall be completed. This will be submitted and reviewed during the Preliminary approval process of each phase.

Trails

- An 8' public trail will be constructed from the North side of the Resort to the existing trail on 200 North and Creek Place. There will also be a proposed public trail connecting the Resort to Pine Canyon road.
- The proposed trails will be a great benefit to the community, connecting the Homestead Resort to Midway's Main Street.

Landscaping

- The landscaping cost for each phase shall be included within the improvements bond.

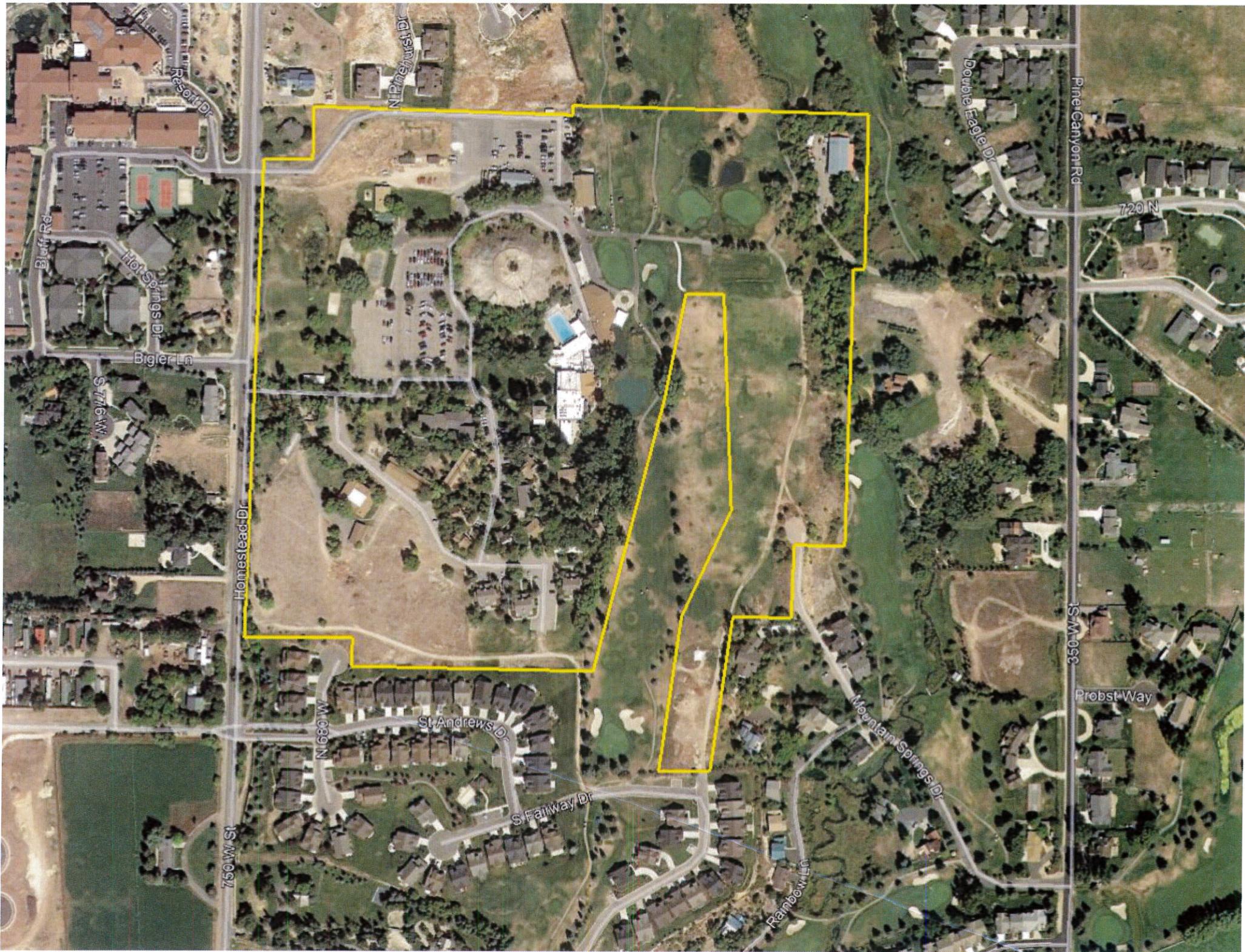
Please feel free to call our office with any questions.

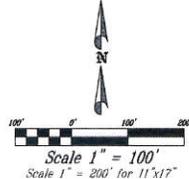
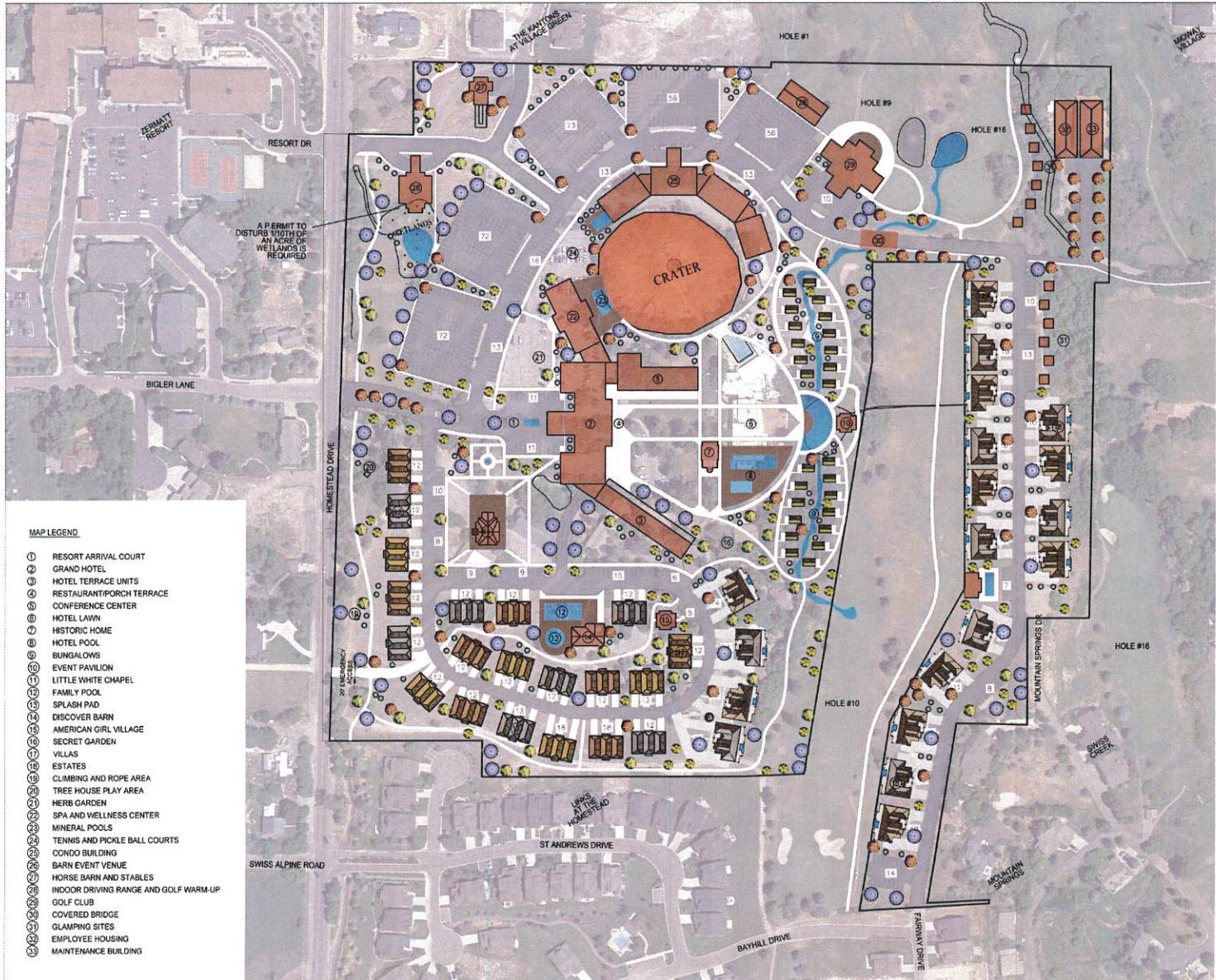
Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc: Paul Berg Berg Engineering





EXISTING CONDITIONS:
 EXISTING BUILDING FOOTPRINT 116,156 SF
 EXISTING PARKING SPACES 563 SPACES
 EXISTING ASPHALT 7.20 ACRES

LEGEND:
 [Symbol] WETLANDS
 [Symbol] SENSITIVE LANDS AROUND CRATER

LAND USE TABLE

TOTAL RESORT AND GOLF COURSE	154.14 AC	
TOTAL LAND OWNED BY THE HOMESTEAD	86.30 AC	
TOTAL RESORT AREA	50.59 AC	100.00%
OPEN SPACE & AMENITIES	34.71 AC	68.61%
ROADS AND PARKING	369,802 SF	10.19%
BUILDING AREA	321,805 SF	14.60%
BUILDING AREA	321,805 SF	100.00%
HOTELS		
GRAND HOTEL	25,470 SF	7.91%
HOTEL TERRACE UNITS	10,155 SF	3.16%
CONFERENCE CENTER	11,110 SF	3.44%
SPA & WELLNESS CENTER	11,710 SF	3.64%
CONDO BUILDING	26,000 SF	8.07%
ESTATES	102,900 SF	31.88%
VILLAS	71,692 SF	22.27%
BUNGALOWS	11,190 SF	3.47%
COMMERCIAL/AMENITIES		
GOLF CLUB HOUSE	10,800 SF	3.38%
HISTORIC BUILDING	2,042 SF	0.63%
DISCOVERY BARN	5,000 SF	1.56%
ESTATES CLUBHOUSE	8,900 SF	2.77%
LITTLE WHITE CHAPEL	3,150 SF	0.98%
EVENT PAVILION	1,510 SF	0.46%
AMERICAN GIRL VILLAGE	1,510 SF	0.46%
TREE HOUSE PLAY AREA	100 SF	0.03%
BARN EVENT VENUE	5,630 SF	1.74%
HORSE BARN AND STABLES	2,200 SF	0.68%
INDOOR DRIVING RANGE & GOLF WARM-UP	5,000 SF	1.55%
GLAMPING SITES	2,200 SF	0.68%
EMPLOYEE HOUSING	5,840 SF	1.81%
MAINTENANCE BUILDING	5,840 SF	1.81%

PARKING

PARKING LOTS	528 STALLS
ESTATES GARAGE AND DRIVEWAY	223 SPOTS
VILLAS GARAGE AND DRIVEWAY	252 SPOTS
TOTAL PARKING SPACES	1,003 TOTAL

NOTE:
 GOLF COURSE PROPERTY NOT SHOWN ON THIS PLAN IS NOT INCLUDED IN THE 2019 MASTER PLAN PROPOSAL.

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
 PAUL D. BERG, P.E.
 SERIAL NO. 289395
 DATE: 11 MAR 2019

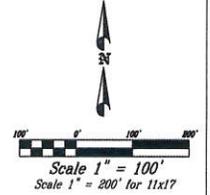
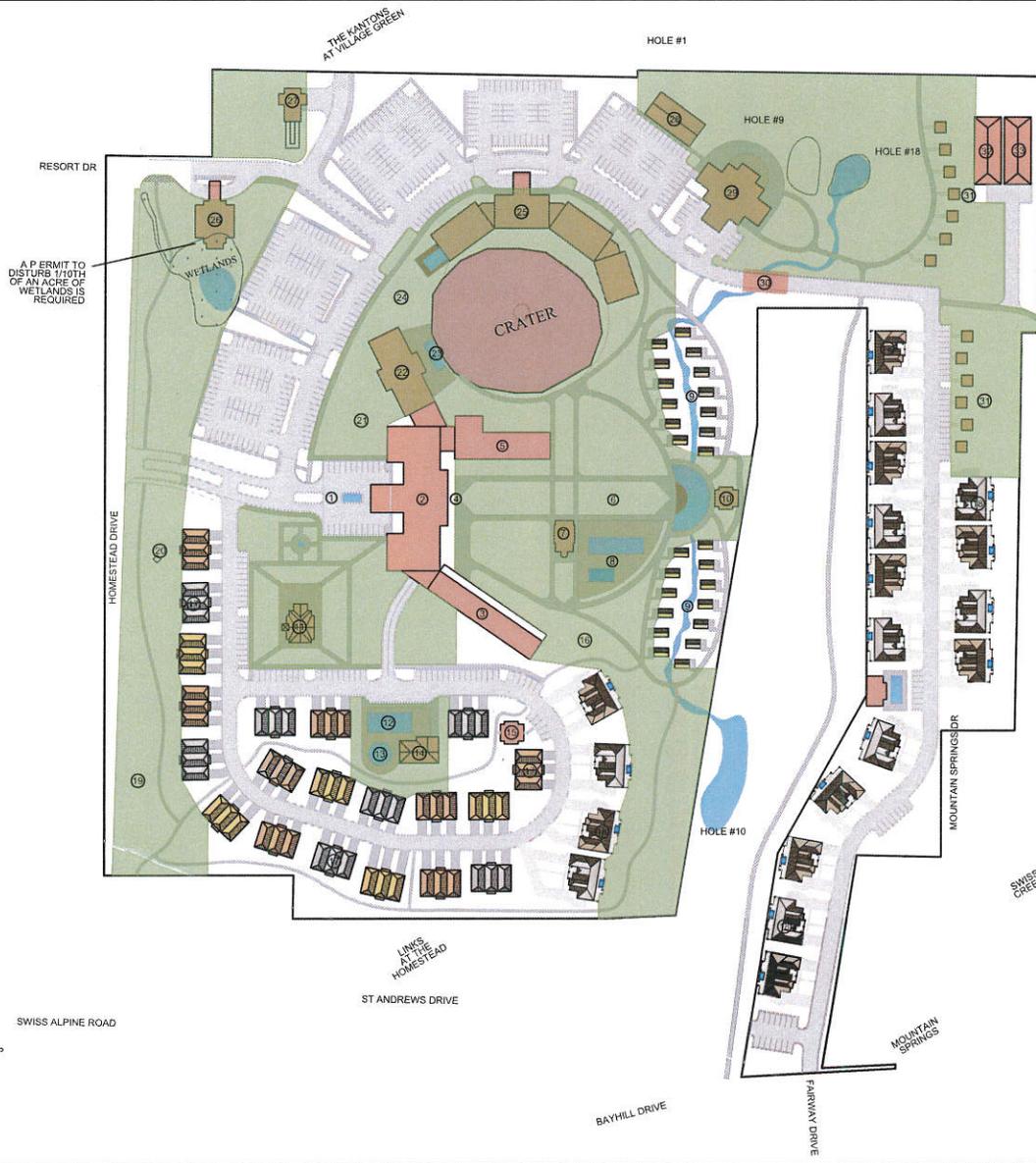
- MAP LEGEND**
- 1 RESORT ARRIVAL COURT
 - 2 GRAND HOTEL
 - 3 HOTEL TERRACE UNITS
 - 4 RESTAURANT/PORCH TERRACE
 - 5 CONFERENCE CENTER
 - 6 HOTEL LAWN
 - 7 HISTORIC HOME
 - 8 HOTEL POOL
 - 9 BUNGALOWS
 - 10 EVENT PAVILION
 - 11 LITTLE WHITE CHAPEL
 - 12 FAMILY POOL
 - 13 SPLASH PAD
 - 14 DISCOVERY BARN
 - 15 AMERICAN GIRL VILLAGE
 - 16 SECRET GARDEN
 - 17 VILLAS
 - 18 ESTATES
 - 19 CLIMBING AND ROPE AREA
 - 20 TREE HOUSE PLAY AREA
 - 21 HERB GARDEN
 - 22 SPA AND WELLNESS CENTER
 - 23 MINERAL POOLS
 - 24 TENNIS AND PICKLE BALL COURTS
 - 25 CONDO BUILDING
 - 26 BARN EVENT VENUE
 - 27 HORSE BARN AND STABLES
 - 28 INDOOR DRIVING RANGE AND GOLF WARM-UP
 - 29 GOLF CLUB
 - 30 COVERED BRIDGE
 - 31 GLAMPING SITES
 - 32 EMPLOYEE HOUSING
 - 33 MAINTENANCE BUILDING

WATIS ENTERPRISES
THE HOMESTEAD

RESORT MASTER PLAN

BERG ENGINEERING
 RESOURCE GROUP P.C.
 180 S. MAIN ST., SUITE 204,
 MIDWAY, UT 84049
 PH. (435) 657-9749

DESIGN BY: PDB DATE: 11 MAR 2019 SHEET 2
 DRAWN BY: B146 REV:



- LEGEND:**
- WETLANDS
 - SENSITIVE LANDS AROUND CRATER
 - OPEN SPACE AND AMENITIES THAT COMPLY WITH CURRENT CITY CODE (23.20 ACRES)

RESORT MASTER PLAN

RESORT AND GOLF COURSE OWNED OR LEASED	154.14 AC
LAND OWNED BY THE HOMESTEAD	95.20 AC
TOTAL PROPERTY IN RESORT MASTER PLAN	87.23 AC (100%)
NON RESORT CORE GOLF COURSE OPEN SPACE	36.64 AC (42.0%)
RESORT CORE AREA	50.59 AC (58.0%)
	87.23 AC (100%)

OPEN SPACE & AMENITIES

RESORT CORE OPEN SPACE & AMENITIES PER 2006 CODE	34.71 AC
RESORT CORE OPEN SPACE & AMENITIES PER 2019 CODE	23.20 AC
TOTAL RESORT OPEN SPACE & AMENITIES PER 2006 CODE	71.35 AC (81.8%)
TOTAL RESORT OPEN SPACE & AMENITIES PER 2019 CODE	59.84 AC (68.6%)

ROADS AND BUILDINGS

ROADS AND PARKING	8.49 AC (9.7%)
BUILDING AREA	6.92 AC (7.9%)

- MAP LEGEND:**
- 1 RESORT ARRIVAL COURT
 - 2 GRAND HOTEL
 - 3 HOTEL TERRACE UNITS
 - 4 RESTAURANT/PORCH TERRACE
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 - 7 HISTORIC HOME
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 - 29 GOLF CLUB
 - 30 COVERED BRIDGE
 - 31 CLAMPING SITES
 - 32 EMPLOYEE HOUSING
 - 33 MAINTENANCE BUILDING

WATTS ENTERPRISES
HISTORIC HOMESTEAD
RESORT CORE
OPEN SPACE PLAN

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

DESIGN BY: CNB	DATE: 1 APR 2019	SHEET
DRAWN BY: CNB	REV:	1



MAP LEGEND

- ① RESORT ARRIVAL COURT
- ② GRAND HOTEL
- ③ HOTEL TERRACE UNITS
- ④ RESTAURANT/PORCH TERRACE
- ⑤ CONFERENCE CENTER
- ⑥ HOTEL LAWN
- ⑦ HISTORIC HOME
- ⑧ HOTEL MINERAL POOLS
- ⑨ BUNGALOWS
- ⑩ EVENT PAVILION
- ⑪ LITTLE WHITE CHAPEL
- ⑫ FAMILY POOL
- ⑬ SPLASH PAD
- ⑭ DISCOVER BARN
- ⑮ AMERICAN GIRL VILLAGE
- ⑯ SECRET GARDEN
- ⑰ VILLAS
- ⑱ ESTATES
- ⑲ CLIMBING AND ROPE AREA
- ⑳ TREE HOUSE PLAY AREA
- ㉑ HERB GARDEN
- ㉒ SPA AND WELLNESS CENTER
- ㉓ MINERAL POOLS
- ㉔ TENNIS AND PICKLE BALL COURTS
- ㉕ VARYING TEMPERATURE MINERAL POOLS
- ㉖ BARN EVENT VENUE
- ㉗ HORSE BARN AND STABLES
- ㉘ INDOOR DRIVING RANGE AND GOLF WARMUP
- ㉙ GOLF CLUB
- ㉚ COVERED BRIDGE
- ㉛ GLAMPING SITES
- ㉜ EMPLOYEE HOUSING
- ㉝ MAINTENANCE BUILDING
- ㉞ FAMILY POOL
- ㉟ SPLASH PAD
- ㊱ SLIDE
- ㊲ HOT SPRINGS, CRATER EVENT CENTER

EXISTING CONDITIONS:
 EXISTING BUILDING FOOTPRINT 116,196 SF
 EXISTING PARKING SPACES 898 SPACES
 EXISTING ASPHALT 7.20 ACRES

LEGEND:

- WETLANDS
- SENSITIVE LANDS AROUND CRATER

LAND USE TABLE

TOTAL RESORT AND GOLF COURSE	154.14 AC	
TOTAL LAND OWNED BY THE HOMESTEAD	95.20 AC	
TOTAL RESORT AREA	50.59 AC	100.00%
OPEN SPACE & AMENITIES	32.71 AC	68.61%
ROADS AND PARKING	309,822 SF	16.79%
BUILDING AREA	301,635 SF	14.60%
BUILDING AREA	326,780 SF	100.00%
HOTELS		
GRAND HOTEL	25,470 SF	7.91%
HOTEL TERRACE UNITS	15,130 SF	5.02%
CONFERENCE CENTER	11,110 SF	3.44%
SPA & WELLNESS CENTER	11,710 SF	3.64%
CONDO BUILDING	5,630 SF	1.93%
ESTATES	102,600 SF	31.88%
VILLAS	71,680 SF	22.77%
BUNGALOWS	11,180 SF	3.47%
COMMERCIAL/AMENITIES		
GOLF CLUB HOUSE	10,600 SF	3.28%
HISTORIC BUILDING	2,042 SF	0.63%
DISCOVERY BARN	3,080 SF	0.97%
ESTATES CLUBHOUSE	1,800 SF	0.56%
LITTLE WHITE CHAPEL	3,150 SF	0.98%
EVENT PAVILION	1,510 SF	0.46%
AMERICAN GIRL VILLAGE	1,510 SF	0.47%
TREE HOUSE PLAY AREA	100 SF	0.00%
BARN EVENT VENUE	5,820 SF	1.81%
HORSE BARN AND STABLES	2,200 SF	0.68%
INDOOR DRIVING RANGE & GOLF WARMUP	5,000 SF	1.55%
GLAMPING SITES	5,200 SF	1.62%
EMPLOYEE HOUSING	5,840 SF	1.81%
MAINTENANCE BUILDING	5,840 SF	1.81%

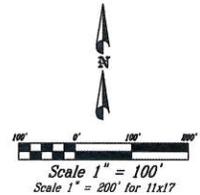
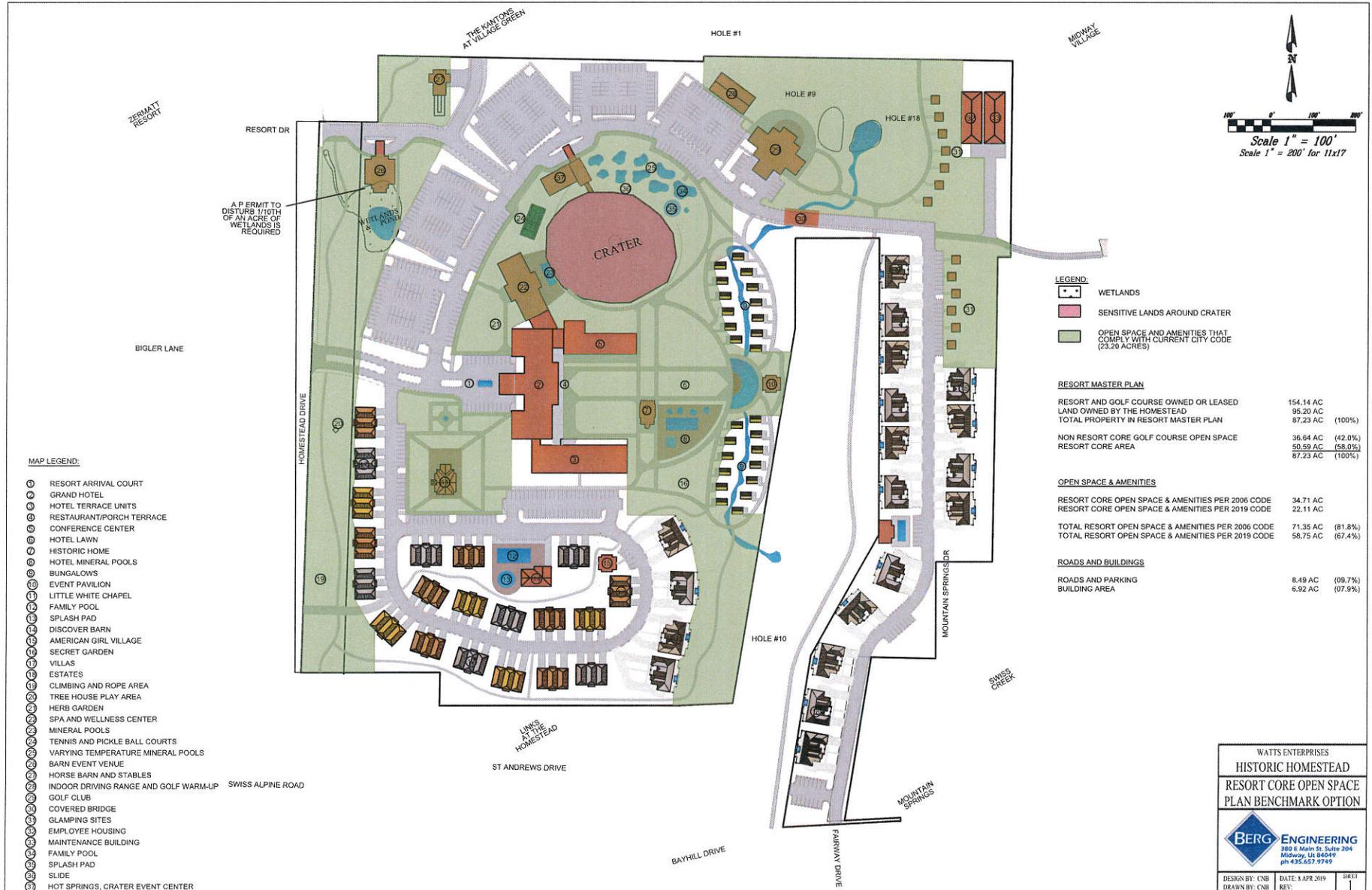
PARKING	
PARKING LOTS	530 STALLS
ESTATES GARAGE AND DRIVEWAY	223 SPOTS
VILLAS GARAGE AND DRIVEWAY	252 SPOTS
TOTAL PARKING SPACES	1,005 TOTAL

NOTE:
 GOLF COURSE PROPERTY NOT SHOWN ON THIS PLAN IS NOT INCLUDED IN THE 2019 MASTER PLAN PROPOSAL.

WATTS ENTERPRISES
 HISTORIC HOMESTEAD
 BENCHMARK RESORT #13
 MASTER PLAN

ENGINEERING
 380 E. Main St. Suite 204
 Midway, UT 84049
 PH: 435.657.9749

DESIGN BY: CNB	DATE: 13 APR 2019
DRAWN BY: CNB	REV: 1



- LEGEND:**
- WETLANDS
 - SENSITIVE LANDS AROUND CRATER
 - OPEN SPACE AND AMENITIES THAT COMPLY WITH CURRENT CITY CODE (23.29 ACRES)

RESORT MASTER PLAN

RESORT AND GOLF COURSE OWNED OR LEASED	154.14 AC
LAND OWNED BY THE HOMESTEAD	95.20 AC
TOTAL PROPERTY IN RESORT MASTER PLAN	97.23 AC (100%)
NON RESORT CORE GOLF COURSE OPEN SPACE	36.64 AC (42.0%)
RESORT CORE AREA	50.59 AC (58.0%)
	87.23 AC (100%)

OPEN SPACE & AMENITIES

RESORT CORE OPEN SPACE & AMENITIES PER 2006 CODE	34.71 AC
RESORT CORE OPEN SPACE & AMENITIES PER 2019 CODE	22.11 AC
TOTAL RESORT OPEN SPACE & AMENITIES PER 2006 CODE	71.35 AC (81.8%)
TOTAL RESORT OPEN SPACE & AMENITIES PER 2019 CODE	58.75 AC (67.4%)

ROADS AND BUILDINGS

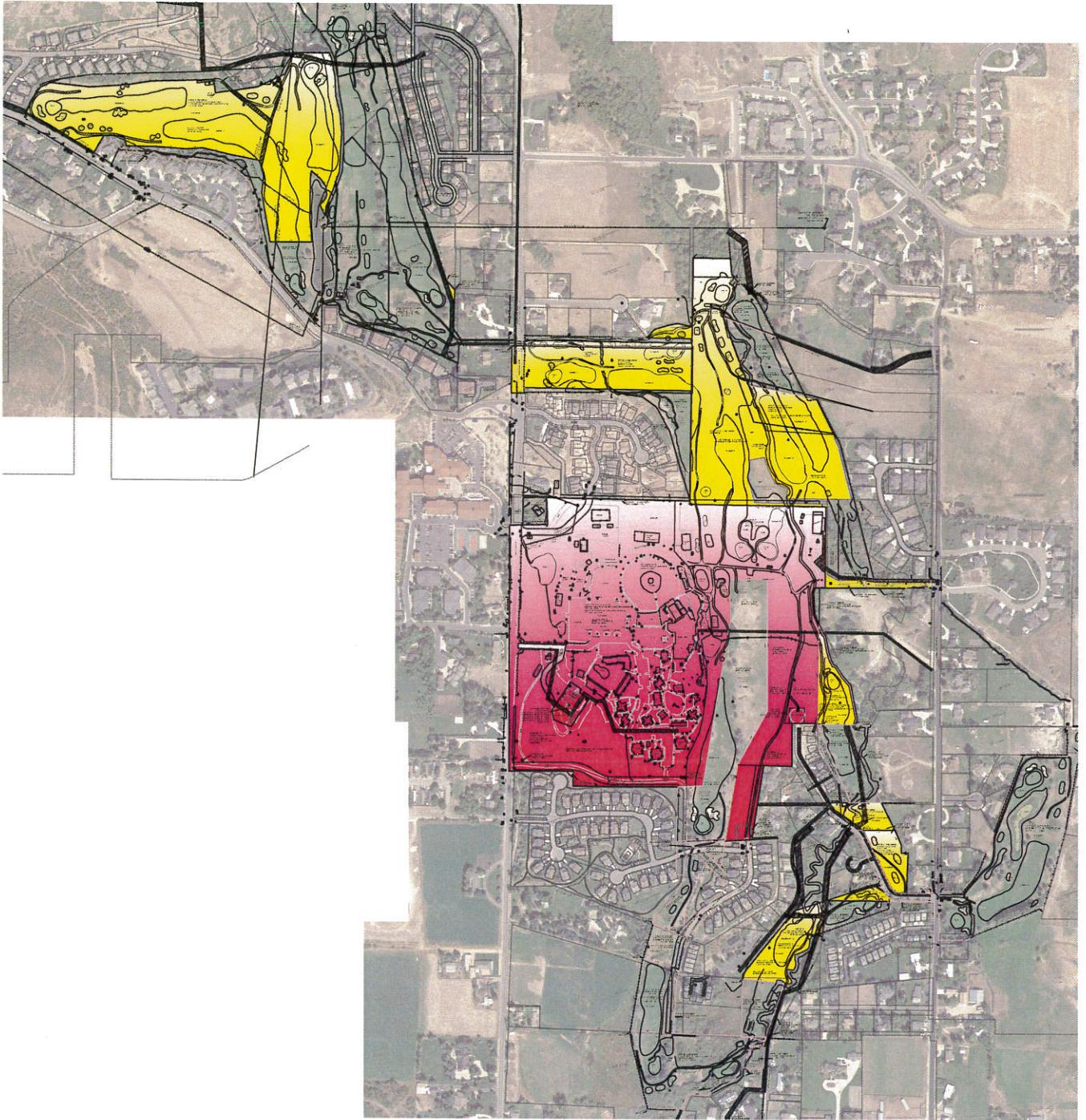
ROADS AND PARKING	8.49 AC (09.7%)
BUILDING AREA	6.92 AC (07.9%)

- MAP LEGEND:**
- 1 RESORT ARRIVAL COURT
 - 2 GRAND HOTEL
 - 3 HOTEL TERRACE UNITS
 - 4 RESTAURANT/PORCH TERRACE
 - 5 CONFERENCE CENTER
 - 6 HOTEL LAWN
 - 7 HISTORIC HOME
 - 8 HOTEL MINERAL POOLS
 - 9 BUNGALOWS
 - 10 EVENT PAVILION
 - 11 LITTLE WHITE CHAPEL
 - 12 FAMILY POOL
 - 13 SPLASH PAD
 - 14 DISCOVER BARN
 - 15 AMERICAN GIRL VILLAGE
 - 16 SECRET GARDEN
 - 17 VILLAS
 - 18 ESTATES
 - 19 CLIMBING AND ROPE AREA
 - 20 TREE HOUSE PLAY AREA
 - 21 HERB GARDEN
 - 22 SPA AND WELLNESS CENTER
 - 23 MINERAL POOLS
 - 24 TENNIS AND PICKLE BALL COURTS
 - 25 VARYING TEMPERATURE MINERAL POOLS
 - 26 BARN EVENT VENUE
 - 27 HORSE BARN AND STABLES
 - 28 INDOOR DRIVING RANGE AND GOLF WARM-UP
 - 29 SWISS ALPINE ROAD
 - 30 GOLF CLUB
 - 31 COVERED BRIDGE
 - 32 GLAMPING SITES
 - 33 EMPLOYEE HOUSING
 - 34 MAINTENANCE BUILDING
 - 35 FAMILY POOL
 - 36 SPLASH PAD
 - 37 SLIDE
 - 38 HOT SPRINGS, CRATER EVENT CENTER

WATTS ENTERPRISES
HISTORIC HOMESTEAD
 RESORT CORE OPEN SPACE
 PLAN BENCHMARK OPTION

BERG ENGINEERING
 380 E. Main St. Suite 204
 Midway, UT 84049
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DESIGN BY: CNB	DATE: 3 APR 2019	SHEET
DRAWN BY: CNB	REV:	1



The developer has compiled a list of potential benefits the proposed Master Plan will have on Midway. They are the following:

- Golf Course
 - City to receive dedicated acreage to ensure golf course remains a golf course in perpetuity (not in prior master plan)
 - Increase in capital expenditure spend to bring golf course up to “show ready” standard to enhance player experience
- Public Access
 - Public will have the ability to utilize new mineral pools to be built around Crater for a fee in addition to smaller splash pad and pool in the “Villas” section
 - An addition of 1.27 miles of public trails, over and above the old master plan, of trails added at no cost to the City or its citizens to further the interconnectedness of the trail system throughout the City.
 - The Homestead and Zermatt resorts will now be connected to Midway Main Street with the new trail improvements.
 - Increased tourism to Midway City filling restaurants, shops and tax revenue.
- Density, Development Standards, and Open Space
 - Decrease in density from (5,107 to 3,771 sf of building per acre) due to increase in resort master plan acreage. Resort ordinance allows 12,000 sf of building per acre.
 - Improved transition of density from the resort core to residential units on the south by eliminating the proposed large hotel near the south property line next to The Links.
 - Increasing the setback from the allowed 30 feet to 40 feet along the south property line to provide an additional buffer next to The Links.
 - The new master plan increases the open space and amenities from 77% to 82%. The resort ordinance only requires 55%.
 - Number of rentable keys (453) in the resort remains the same.
- Parking
 - Increase of parking stalls to ease parking limitations and to avoid overflow onto Homestead drive
- Workforce Housing
 - Developer is providing much needed units for workforce housing for employees of the Homestead on site
- Tax Base Increase
 - New resort product to increase property tax base, and TRT revenue from nightly rentals.
 - Additional resort amenities and activities that will increase sales tax revenues.
 - Compliance with the new city ordinance of 90% minimal rental units to ensure TRT revenue continues to be paid to Midway City.
- Resort Tax
 - The recent changes to the resort tax code and the additional resort units proposed in the Homestead Master Plan will enable Midway City to keep its resort tax. The resort tax contributed approximately \$600,000 to the Midway City budget in 2018.
- Product Mix
 - Product mix to attract many different visitors by providing different experiences, overnight stay options and varying price ranges.



**GEOTECHNICAL INVESTIGATION
PROPOSED HOMESTEAD RESORT DEVELOPMENT
700 NORTH HOMESTEAD DRIVE
MIDWAY, UTAH**

PREPARED FOR:

**WATTS ENTERPRISES
5200 SOUTH HIGHLAND DRIVE, SUITE 101
SALT LAKE CITY, UTAH 84117**

**ATTN: RUSS WATTS
ADAM WATTS**

PROJECT NO. 1190013

MARCH 20, 2019

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	Page 1
SCOPE.....	Page 2
SITE CONDITIONS.....	Page 2
FIELD STUDY.....	Page 3
SUBSURFACE CONDITIONS.....	Page 4
SUBSURFACE WATER.....	Page 6
PROPOSED CONSTRUCTION.....	Page 6
RECOMMENDATIONS.....	Page 7
A. Site Grading.....	Page 7
B. Foundations.....	Page 11
C. Concrete Slab-on-Grade.....	Page 13
D. Lateral Earth Pressures.....	Page 14
E. Seismicity, Faulting and Liquefaction.....	Page 15
F. Subsurface Drains.....	Page 16
G. Water Soluble Sulfates.....	Page 17
H. Pavement.....	Page 17
I. Preconstruction Meeting.....	Page 19
LIMITATIONS.....	Page 20
REFERENCES.....	Page 21

FIGURES

2018 AERIAL PHOTOGRAPH OF THE SITE	FIGURE 1
EXPLORATORY BORING LOCATIONS	FIGURE 1a
EXPLORATORY BORING LOGS	FIGURES 2-3
EXPLORATORY BORING LEGEND AND NOTES	FIGURE 4
CONSOLIDATION TEST RESULTS	FIGURE 5-6
SUMMARY OF LABORATORY TEST RESULTS	TABLE I

EXECUTIVE SUMMARY

1. The materials encountered in the borings drilled at the site consist of pavement materials, existing soil fill and topsoil overlying natural soil. The natural soil consists of areas of clay, sand and gravel. The natural soil varies significantly across the site with areas slightly to moderate cemented soil to areas of very soft fine-grained soil.
2. The proposed buildings may be supported on spread footings bearing on compacted structural fill extending down to the undisturbed natural soil or on well-cemented natural soil. The thickness of structural fill and/or cemented soil to support the proposed structures depends on the loading conditions and subsurface conditions below the structure. The variability of the subsurface soil is of particular concern for the structures with increased building loads such as the grand hotel, spa resort and condominium buildings. Additional foundation recommendations are presented in the report.
3. Due to the potential for variable subsurface conditions to be encountered near and below the proposed foundation bearing elevations and to provide increased confidence in the performance of building foundations, the following recommendations are given:
 - Additional subsurface exploration may be conducted to better understand variations in subsurface conditions.
 - A representative of AGECH should observe foundation excavations at the time of construction and prior to placement of structural fill or concrete to determine the suitability of the subsurface conditions and thickness of structural fill or cemented soil needed to support the proposed structure.
4. Site grading plans were not provided for this investigation. Site grading fill should be placed as soon as possible prior to building construction. Settlement due to the site grading fill should be monitored to determine when building construction may begin.
5. Excavation difficulties should be expected where moderate to well-cemented soil is encountered. Jackhammering, light blasting or other rock excavation methods may be needed in the cemented soil, particularly for confined excavations such as for utilities.
6. Geotechnical information related to site grading, excavations, foundations, subgrade preparation, pavement design and materials is included in the report.



PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

**HOMESTEAD RESORT
700 NORTH HOMESTEAD DRIVE
MIDWAY, UTAH**

PREPARED FOR:

**WATTS ENTERPRISES
5200 SOUTH HIGHLAND DRIVE, SUITE 100
SALT LAKE CITY, UTAH 84117**

ATTENTION: RUSS WATTS

AGEC PROJECT NO. 1190016

FEBRUARY 6, 2019

TABLE OF CONTENTS

EXECUTIVE SUMMARY	2
1.0 INTRODUCTION AND SCOPE.	6
1.1 User Reliance.	8
1.2 Previous Environmental Site Assessments on the Property.	8
2.0 USER PROVIDED INFORMATION.	8
3.0 SUBJECT PROPERTY DESCRIPTION.	9
3.1 Location and Legal Description.	9
3.2 Property Tax and Recorder Records.	9
3.3 Site Conditions, Uses and Characteristics.	10
3.4 Adjacent Property Conditions and Uses.	14
3.5 Physiographic Site Conditions.	14
4.0 HISTORICAL REVIEW.	16
4.1 Past Uses of the Property.	16
4.2 Past Uses of the Adjoining Properties.	17
4.3 Aerial Photograph Review.	17
5.0 ENVIRONMENTAL RECORDS REVIEW.	20
6.0 INTERVIEWS.	25
7.0 DATA GAPS/DEVIATIONS.	26
8.0 FINDINGS.	26
9.0 OPINION.	30
10.0 CONCLUSIONS.	31
11.0 LIMITATIONS.	31
QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS.	33
REFERENCES.	36

FIGURES AND APPENDIXES

1946 AERIAL PHOTOGRAPH OF SITE	FIGURE 1
1953 AERIAL PHOTOGRAPH OF SITE	FIGURE 2
1962 AERIAL PHOTOGRAPH OF SITE	FIGURE 3
1969 AERIAL PHOTOGRAPH OF SITE	FIGURE 4
1977 AERIAL PHOTOGRAPH OF SITE	FIGURE 5
1987 AERIAL PHOTOGRAPH OF SITE	FIGURE 6
1993 AERIAL PHOTOGRAPH OF SITE	FIGURE 7
1997 AERIAL PHOTOGRAPH OF SITE	FIGURE 8
2003 AERIAL PHOTOGRAPH OF SITE	FIGURE 9
2006 AERIAL PHOTOGRAPH OF SITE	FIGURE 10
2009 AERIAL PHOTOGRAPH OF SITE	FIGURE 11
2011 AERIAL PHOTOGRAPH OF SITE	FIGURE 12
2014 AERIAL PHOTOGRAPH OF SITE	FIGURE 13
2016 AERIAL PHOTOGRAPH OF SITE	FIGURE 14
2018 AERIAL PHOTOGRAPH OF SITE	FIGURE 15
1955/1999 USGS TOPOGRAPHIC MAP OF SITE	FIGURES 16A/16B
PLAT MAPS OF SITE	FIGURES 17-25
FEMA FLOOD PLAIN MAP	FIGURE 26
WETLANDS MAP	FIGURE 27
SOILS MAP	FIGURE 28
PROPERTY MAP	FIGURE 29
PHOTOGRAPHS OF SITE	APPENDIX A
WATER RIGHTS	APPENDIX B
USER QUESTIONNAIRE	APPENDIX C
VIRGINIA HOUSE NATIONAL REGISTER FORM	APPENDIX D
HISTORICAL PHOTOGRAPHS	APPENDIX E

EXECUTIVE SUMMARY

1. We have performed a Phase 1 Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-13 of the property described in the Property Location and Legal Description section of this report. Any exceptions to, or deletions from, this practice are described in the Data Gaps/Deviations section of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.
2. The subject property is occupied by the Homestead Resort. Structures on the property include a main lodge/conference center, Fanny's Grill and golf shop, a pavilion, activity center, two tack buildings, an old historical building, a golf maintenance building, a building maintenance/laundry building, greenhouse, 15 residential cottages/guest houses with 121 guest rooms, a four-plex condominium and garage, indoor and outdoor swimming pools and tennis courts. A natural 55-foot high and 400-foot wide tufa/travertine geothermal crater/hot pot is on the north center. Asphalt-paved parking lots and roads extend around most of the buildings. Part of the Crater Springs Golf Course at Homestead Resort (9th and 18th greens) extends along the east side of the property. During our site visits, most of the property was covered with 6 to 12 inches of snow.

Most of the wood-framed resort buildings are on the south and east side of the subject property. The Main Building is a two-story structure on the east center edge. The building includes a lobby, banquet and conference rooms, Simon's Restaurant and kitchen, gift shop, 96,000-gallon indoor pool, sauna, pool chemical storage and landscaping storage rooms, fitness center and locker rooms. The pool chemicals included drums of chlorine and muriatic acid. Elevators in the building include a handicap worm-drive elevator and a standard hydraulic elevator to the second floor where more conference and banquet rooms, a server room and storage attic were located. Northwest of the Main Building is a 129,000-gallon outdoor pool, mineral bath and hot tub. Heat exchangers and piping from the Crater are below the mineral bath. North of the main building is a two-story building for Fanny's Grill, the golf pro shop and the corporate offices. North of the golf pro shop is the Sandwich Trap snack shack. Farther north of the Sandwich Trap building is a pavilion building used as a ticket office for the Ice Castles event currently being held east of the Main Building. Several small temporary buildings are south and west of the Ice Castles.

South and southeast of the Main Building are the guest lodging buildings which include the Virginia House, solarium and spa, Milk House, Guest House, Ranch House, Summer House, Brookside Cottage, Fairway Cottage, Garden View Cottage, Farm House, Willow Wood Cottage, Lake View Cottage, Mountain View Cottage, Bunk House, Barn, Shaker House, Valley View Cottage, Timp View Cottage and St. Andrews Cottage. The hotel rooms vary in size depending on the building. The one to two-story buildings are a mixture of wood-frame and brick with plaster-over-lathe walls in the older buildings (Virginia House and Milk House) and painted sheet rock in the newer cottages. Guest laundries with coin-operated washer and dryers are on the north side of the Guest House and east of the Valley View Cottage.

West-southwest of the Barn is the four-plex condominium building and four-car garage. West of the Shaker House is a historic Heber Fort Cabin house and a greenhouse.

3. North of the Crater is the facility maintenance building, a two-story masonry block and wood-framed structure. The building has storage rooms for parts, paint, plumbing, lumber and furniture and offices for the maintenance, housekeeping and landscaping departments. The east side of the building is used as the facility laundry with four washers, four dryers and one iron. West of the building is an outdoor storage area for patio furniture. The shop part of the building has floor drains connected to a leach drain. The laundry drains are connected to the municipal sewer.
4. West of the Crater is the Activity Center, Golf Gazebo snack shack and below the tennis courts, a storage garage for golf carts. A 500-gallon above ground fuel tank is adjacent to the northeast side of the storage garage. The tank was covered with snow and was not visible. Two tack sheds and a horse corral are northeast of the Activity Center building. The west shed with a concrete floor contains snow blowers, a tractor, tires, tile and umbrellas while the east shed is used for horse supplies and has a dirt floor.
5. On the northeast end of the property is the vehicle and golf course maintenance building, a one-story masonry block structure. The building has a concrete floor with a sump/floor drain that extends west into a drain field in the adjacent parking lot. The building is used to service the golf carts and other vehicles used on the property. Four service bays are on the north end of the building with overhead doors. A hydraulic lift with above ground hydraulic lines is in one of the bays. Waste oil is stored in 5-gallon buckets and a 55-gallon drum inside the building. New oil is stored in 55-gallon drums and smaller commercial packages. Offices, storage rooms and a restroom are on the south end of the building. The drums and buckets were not stored on spill containment pallets. Significant staining of the floor was not observed and the water in the sump did not appear to have a sheen. West of the maintenance building are two wood-framed storage buildings. The buildings contain pallets of granular fertilizers and several 320-gallon totes of liquid fertilizer used on the golf course. The sheds are set on asphalt pavement that extends west of the maintenance building. South of the maintenance building are two 500-gallon fuel tanks in a concrete spill containment basin. The tanks contain gasoline and diesel fuel. Five drums of waste oil were stored in the spill containment basin. Due to the snow cover, evidence of fuel spillage around the basin could not be observed, if present.
6. Other out buildings include a pumphouse for the Virginia House and Milk House water heater and heat pump west of the Virginia House and Milk House and a wedding gazebo north of Brookside Cottage.

The Crater has a tunnel on the north side that extends to the middle where there are several baths and an area where scuba diving classes are performed. The 96° F water in the crater spring is not treated with chlorine or chemicals as it continuously flows from a vent approximately 65 feet below the water surface. Excess water from the Crater flows in piping to the mineral bath by the outdoor swimming pool, the spa in the Virginia House and to the pond east of the Main Building.

The surrounding asphalt-paved parking lot and roads have some storm drains. Most of the northwest and southwest sides of the property are vacant fields. Most of the east side of the property is part of a golf course. Ponds are located on the northwest end, west of the tennis courts and east of the Main Building. Snake Creek crosses the northeast end of the property and flows to the south.

7. The site is serviced by municipal water, sewer and natural gas utilities from Homestead Drive. Most of the cottages are heated and cooled with heat pumps and a closed loop chiller system. Overhead power lines extend onto the northeast end of the property near the vehicle maintenance building. One pole-mounted electrical transformer was south of the vehicle maintenance building. Pad-mounted electrical transformers were west of the maintenance/laundry building with several more near the guest cottages. The transformers should not contain poly-chlorinated biphenyls (PCBs).
8. Due to the snow cover we could not determine if there is evidence, if present, of debris, stained soils, signs of potential contamination involving oil, oil by-products or hazardous substances or stressed vegetation on the property. Our site visit, interviews and records research indicate no evidence of underground fuel storage tanks on the property. Three above ground 500-gallon gasoline or diesel tanks are on the property. No evidence of large quantities of hazardous materials, unidentified vessels, odors or pools of liquid were observed on site. Monitoring wells, injection wells, gas and oil extraction wells and irrigation or water withdrawal wells were not observed on site. Trash dumpsters are adjacent to the maintenance buildings and near the outdoor pool. Drums of waste cooking oil are stored north of Fanny's Grill.
9. Due to the date of construction of some of the buildings prior to 1980, asbestos-containing building materials, lead-based paints, mercury-containing light switches and fluorescent light ballasts with PCBs may have been used in the older buildings' construction.
10. Based on historical aerial photographs and interviews, the subject property was first developed in 1864 as the homestead for Simon Schneitter. The Virginia House (then known as the Schneitter Family Hotel) was built between 1886 and 1891 when the hotel/resort (Schneitter's Hot Pot Resort) opened with the crater and hot pots as an attraction. The resort was sold to Ferrin Whitaker in the early 1950s who changed the name to "The Homestead" and renamed the old hotel as the "Virginia House." The Virginia House was listed on the National Register of Historic Places in 1992. Part of the Main Building and presumably the Milk House were built before 1946. The outdoor pool and several cottage buildings (Summer House and Farm House) were built by the early 1960s. The Garden View House and Ranch House were built by the late 1960s. The Main Building was expanded to the south in the 1970s. The Activity building, the two tack sheds, the Bunk House, condos and garage were built by the mid 1970s. The Golf Course was completed by 1990 followed by the vehicle maintenance building, tennis courts and Golf Gazebo snack shack. The west parking lot was expanded and Fanny's Grill, Sandwich Trap snack shack, Barn, Shaker House, Lake View and Mountain View Cottages were built by 1993. The Valley View, Timp View and St. Andrews cottages, the maintenance/laundry building and parking lot, the indoor pool and fitness center were built by 1997. A tunnel was built in the north side of the Crater in the mid 1990s. The Pavilion building and greenhouse were the last structures to be constructed in the early to mid 2000s. The property is located in an increasingly residential area in Midway, Utah.
11. Government agency inquiry indicates there are no NPL or RCRA CORRACTS sites within 1 mile of the subject property. There are no Delisted NPL, RCRA Non-CORRACTS TSD, SEMS/CERCLIS, SEMS-Archived/CERCLIS-NFRAP, Brownfield, LUST, VCP sites or landfills within ½ mile of the property. There are no UST, RCRA Generator or NRC sites on or

adjacent to the property. There is one DERR incident adjacent to the property by a storage shed where some aquatic weed killer herbicide was released in 2001. There are no institutional controls or engineering controls on the subject property.

12. Due to the snow cover on site, a complete assessment of the vicinity of the three ASTs and the maintenance buildings was not possible at the time of this assessment. Although there have been no reported releases from the tanks, some spillage may have occurred before the spill containment structure was built below the two fuel tanks and adjacent to the tanks and containment structure during the fueling of the golf carts and other vehicles. No evidence was apparent of significant releases of chemicals near the floor drains in the two maintenance buildings but both drains are reportedly not connected to the sanitary sewers on site. Spill containment basins and devices are recommended for the storage of petroleum products and chemicals in the maintenance departments and pool chemical rooms. A follow up site visit will be performed after the snow has melted to help determine if evidence of staining is present near the ASTs and other equipment near the maintenance buildings.
13. Based on a review of the available environmental databases, historical records, site reconnaissance and interviews, there is no evidence of current or past property conditions that would be an environmental concern on the subject site. A reconnaissance and data base search of properties in the vicinity of the subject property finds no evidence of facilities or environmental conditions that have adversely impacted the subject property.

MIDWAY CITY CORPORATION

ZONING ORDINANCE BOOK



Effective : July 11, 2006, Adopted July 7, 2006

development.

G. SUPPLEMENTARY REQUIREMENTS

See also Section 02.06 Supplementary Requirements and Procedures Applicable Within the Zones.

02.09.009 RECREATIONAL RESORTS OVERLAY ZONE (RR-OV)

A. OBJECTIVES AND CHARACTERISTICS OF THE ZONE

The Recreational Resorts Overlay Zone is a zone that may be created anywhere within the R-1-11, R-1-15, R-1-22, or RA-1-43 zones. The purpose of this zone is to allow a place where resorts can be considered and placed in accordance with the unique physiographic requirements of resort properties. Midway has unique characteristics that lends itself to resort development because of its spectacular scenery, location between major metropolitan areas, good roads in and out of the Heber Valley, proximity of major airports, abundance of fishing and other recreational opportunities, three National Forests, three Utah State Parks, natural geothermal springs, etc. The Resort Overlay Zone is a zone that allows resort developers to request resorts throughout the City where they find the unique characteristics available to them to successfully operate a resort. It relies on the underlying characteristics of the primary zone established on the City Zoning Map, while being subject to the provisions of the Sensitive Lands Overlay Zone, reasonable planning objectives related to traffic, public utilities, neighborhood compatibility and the City's ability to serve the project. This Zone sets forth a conditional use procedure that allows an applicant to proceed with the planning and approval of the resort after the decision has been made to allow the resort zoning.

B. APPLICATION REQUIREMENTS FOR RECREATION RESORT ZONING

1. To apply for an amendment to the Zoning Map to rezone property to the Recreation Resort Overlay Zone an applicant must not only respond to the requirements for a zone change request as required in Section 02.07.004 of this Ordinance, but must also submit an application that demonstrates how the proposed resort will meet the standards of the Recreation Resort Conditional Use section of this Zone.
2. The application shall also contain an analysis of the effect of the Sensitive Lands Overlay Zone on the properties proposed for rezoning.
3. In cooperation with City staff, the applicant shall prepare a study to show how the rezoned property may impact the City's Transportation Master Plan.
4. The application shall also include a Citizen Participation Report prepared to meet the requirements of Section 02.18.004.
5. The application shall include a report that proposes how the applicant can supply sufficient water, water rights and sewer service to the property.

6. The application must show the property can conform to the City's Trails, Parks and Recreation Plan.
7. The application must show that the proposed resort use will effectively foster the Midway City Vision Statement, the General Plan, and business and tourism objectives.

C. CONDITIONAL USES:

1. Recreation Resorts

D. RECREATION RESORT CONDITIONAL USE STANDARDS AND PROCEDURE

A recreational resort is a conditional use centered around recreational activities with broad open space areas in which recreational activities are conducted. The intent of the City in allowing recreational resorts is to create a substantial economic benefit to the City through the generation of commercial and recreational activities. The Planning Commission and City Council shall determine if a proposed recreational resort complies with the intention as stated in this section. If it cannot be demonstrated that a proposed recreational resort will meet the intent of these requirements, the City shall not grant conditional use approval for the resort. Recreational resorts shall be designed in accordance with the following provisions:

1. Recreational resorts shall include eating establishments, shops, conference and seminar facilities, hotel rooms or sleeping room accommodations, and recreational activities that enhance the above listed uses. Examples of recreation activities include, but are not limited to golf courses, swimming facilities, fishing, tennis, ice skating, trails, club houses, nature observatories, gymnasiums, horseback riding, and cross-country skiing.
2. A recreational resort shall have at least fifty-five percent (55%) of the total area of the resort dedicated to open space and recreational activities. Parking areas and buildings shall not qualify as open space.
3. Building coverage per acre shall not exceed twelve thousand (12,000) square feet. Building coverage shall include all structures built on the property.
4. One (1) parking space shall be provided for each separate guest room or suite. All other activities shall provide parking based on the provisions of this Ordinance.
5. If overnight accommodations are contemplated for the resort, the minimum room size per accommodation room shall be three hundred (300) square feet.
6. The applicant for a recreational resort shall submit all documentation that will establish the present and future ownership and management of the proposed resort.
7. All recreational resorts shall have sufficient acreage and size to comply with the intent of this Ordinance. The City shall make this determination.
8. The maximum height of all buildings shall be determined as part of the development review process for the resort. For heights greater than thirty-five

(35) feet, the applicant shall submit to the City sufficient documentation indicating that heights above thirty-five (35) feet are justified and not detrimental to the surrounding property owners. It is suggested that a scale model of the site be submitted to clearly illustrate the potential impacts of increased height on adjacent landowners.

9. All structures shall be set back from public streets a minimum of one-hundred (100) feet. All parking spaces shall be set back from public streets a minimum of one hundred (100) feet. Setbacks from private streets within the development shall be thirty (30) feet unless it is determined by the Planning Commission that a lesser setback is justified.
10. Prior to the construction of a recreational resort in any zone, a site plan shall be submitted to the Planning Commission for approval. The Commission may approve, deny (based on the standards identified in the ordinance), or approve based on conditions that must be satisfied prior to a building permit being issued. The site plan submitted shall include those items listed in this Ordinance in section 02.10.004 B. The applicant need not comply with section 02.10.004-C-1-u.
11. Following a recommendation by the Planning Commission, the City Council shall hold a legally advertised public hearing concerning the proposed recreational resort. Following the public hearing the Council shall make a determination. Should the Council approve the proposed resort, final engineering drawings shall be submitted to the City prior to a building permit being issued and construction started. The building inspector shall not issue a building permit for a recreational resort until all engineering drawings have received written approval from the City Engineer.
12. The City may require additional information as needed to determine compliance with the intent of this Ordinance.
13. Campgrounds and recreational vehicle pad sites may be allowed as part of a recreational resort; however, no more than ten percent (10%) of the land area may be devoted to such use.

02.09.010 RA-1-43 RESIDENTIAL-AGRICULTURAL ZONE

A. OBJECTIVES AND CHARACTERISTICS OF THE ZONE

The RA-1-43 Zone has been established for the primary purpose of providing low-density areas in the City where livestock can be maintained. This zone is currently characterized by large lots or tracts of land with occasional dwelling units, barns, corrals, and agricultural service buildings in connection with farming operations. In order to accomplish the objectives and purposes of this Ordinance and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the RA-1-43 Zone.

B. PERMITTED USES



MIDWAY CITY, UT ADDRESS: THE HOMESTEAD INC. 709 NORTH HOMESTEAD DRIVE PHONE: (435) 654-7102

THE HOMESTEAD RESORT - LAND USE PLAN

BERG ENGINEERING RESOURCE GROUP 300 E. MAIN ST. SUITE B. ALBANY, UT PHONE: (435) 657-2743

SCALE: TYPICAL DESIGN BY: CMB DRAWN BY: CMB

DATE: 6 MAY 2008 REV: 3

DATE: 6 MAY 2008 REV: 3



LAND USE LABEL	ACRES	FEET
TOTAL RESORT	125.0	125.0
RESORT CORE	15.31	15.31
EXISTING BUILDING FOOTPRINT	18,948	18,948
BUILDINGS IN PLAN	94,500	94,500
TOTAL REQUESTED FOOTPRINT	113,448	113,448
RESORT DENSITY REQUESTED	5.107	5.107
(SAR OF ALLIUM)	58.46	58.46
OPEN SPACE & AMENITIES	109.69	109.69
(77% OF PRODUCT)		

BUILDING	UNITS	KEYS
LAKE COTTAGES	20 UNITS	60 KEYS
HOTEL 1	80 UNITS	160 KEYS
HOTEL 2	80 UNITS	160 KEYS
HOTEL 3	80 UNITS	160 KEYS
HOTEL 4	80 UNITS	160 KEYS
HOTEL 5	80 UNITS	160 KEYS
HOTEL 6	80 UNITS	160 KEYS
HOTEL 7	80 UNITS	160 KEYS
HOTEL 8	80 UNITS	160 KEYS
HOTEL 9	80 UNITS	160 KEYS
HOTEL 10	80 UNITS	160 KEYS
HOTEL 11	80 UNITS	160 KEYS
HOTEL 12	80 UNITS	160 KEYS
HOTEL 13	80 UNITS	160 KEYS
HOTEL 14	80 UNITS	160 KEYS
HOTEL 15	80 UNITS	160 KEYS
HOTEL 16	80 UNITS	160 KEYS
HOTEL 17	80 UNITS	160 KEYS
HOTEL 18	80 UNITS	160 KEYS
HOTEL 19	80 UNITS	160 KEYS
HOTEL 20	80 UNITS	160 KEYS
HOTEL 21	80 UNITS	160 KEYS
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HOTEL 40	80 UNITS	160 KEYS
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HOTEL 43	80 UNITS	160 KEYS
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HOTEL 91	80 UNITS	160 KEYS
HOTEL 92	80 UNITS	160 KEYS
HOTEL 93	80 UNITS	160 KEYS
HOTEL 94	80 UNITS	160 KEYS
HOTEL 95	80 UNITS	160 KEYS
HOTEL 96	80 UNITS	160 KEYS
HOTEL 97	80 UNITS	160 KEYS
HOTEL 98	80 UNITS	160 KEYS
HOTEL 99	80 UNITS	160 KEYS
HOTEL 100	80 UNITS	160 KEYS

PHASE 1 - GOLF COURSE COTTAGES 1-4

PHASE 2 - HOTEL BUILDING 1 & FEATURES

PHASE 3 - COMMERCIAL ART & RENOVATION

PHASE 4 - HOTEL BUILDING 2 RENOVATION

OTHER PHASES TO COMPLETE THE MASTER PLAN TO BE DETERMINED

NOTE: THE FINAL ALONG HOMESTEAD DRIVE WILL BE CONSTRUCTED WITH THE FIRST PHASE OF PHASE 2 OF THE OVERALL RESORT MASTER PLAN.

THE PROPERTY IS LOCATED IN THE COUNTY OF KANE, STATE OF UTAH. THE PROPERTY IS BOUND BY THE STATE OF UTAH TO THE NORTH, THE COUNTY OF KANE TO THE SOUTH, THE STATE OF UTAH TO THE WEST, AND THE COUNTY OF KANE TO THE EAST.

DATE: 6 MAY 2008

SCALE: TYPICAL

DESIGN BY: CMB

DRAWN BY: CMB

DATE: 6 MAY 2008

REV: 3

DATE: 6 MAY 2008

REV: 3

Category	2008 Master Plan		2019 Master Plan		Differences
Total Homestead Owned/Leased/Easement Property	? acres		154.69 acres		
Total Homestead Owned Property	? acres		92.27 acres		*to be dedicated to open space and 5.63 accepted by Midway City
Total Property in Resort Master Plan	73.82 acres		86.64 acres		12.82 additional acres in Master Plan
Resort Core	35.37 acres		50 acres		14.63 additional acres in resort core
Non Resort Core Golf Course Open Space	36.64 acres		36.64 acres		0 of additional golf course open space
Homestead Villas Subdivision	1.81 acres		N/A acres		
Total Open Space and Amenities	55.46 acres	77% (55% required)	71.35 acres	82.35% (55% required)	acres of additional open space and 5.35 amenities
Approved Building Footprint Allowance	367,750 sq. feet		367,750 sq. feet		same approved footprint allowance
Approved Resort Density	5,107 sq. feet per acre	12,000 sf per acre allowed	3,771 sq. feet per acre	12,000 sf per acre allowed	-1,336 less sq. ft. per acre
Building Footprint Shown on Master Plan	294,200 sq. feet		326,780 sq. feet		32,580 sq. feet increase in shown footprint -40,970 sq. feet below approved footprint
Parking (total stalls)	868 spaces		1,003 spaces		135 more parking spaces
Keys	453 keys		453 keys		No change
Units	249 units		290 units		41 more units
Total Public Trails	0.26 miles		1.27 miles		1.01 additional miles
Homestead Drive Trail	0.26 miles		0.86 miles		0.6 additional miles
Offsite Trails	0 miles		0.49 miles		0.49 additional miles
Onsite Public Trails	0.26 miles		0.78 miles		0.52 additional miles
Homestead to Pine Canyon Trail	No		Yes		
Setback from Homestead Drive	100 feet		100 feet		same setback
Setbacks Along South Property Line	30 feet		40 feet		10 feet additional setback
Hotel Height Restriction	2 feet below Crater		2 feet below Crater		same height restriction
Other Building Height Restrictions	35 feet		35 feet		same height restriction

Notes

Requested resort density in the 2008 master plan calculated on 72.01 acres. The Villas Subdivision was excluded from the density calculation.

The Links at the Homestead HOA

Submitted to the Midway City Council regarding The Homestead Resort Redevelopment

April 10, 2019

The Links at the Homestead HOA ("The Links"), through its Board of Directors (the "Board"), submits the following comments and questions for consideration by Midway's City Council related to the pending application of Watts Enterprises ("Watts") to amend the existing 2008 Homestead Renovation and Expansion Master Plan Development Agreement for redevelopment of the Homestead Resort.

The Links, generally, supports the redevelopment of the Homestead Resort and believes that, if done correctly, it can be a great boon to the city of Midway and surrounding areas. However, The Links has serious reservations about certain aspects of this redevelopment plan that will adversely affect many of our residents. The Links Board has met several times with Russ Watts and other Watts staff and, while he has been cooperative in listening to our concerns, he has so far not proposed adequate solutions to some of the concerns most important to many of our residents.

Our comments below will distinguish between concerns that have not yet been addressed or solved and concerns that Russ Watts has verbally agreed to take care of. The Links feels strongly that any final plan that is approved by the City Council should contain a clear list of undertakings agreed to by Watts as part of this approval process.

Villas

The main concern we have deals with the 20 three-story buildings referred to as the Villas. At least five of the buildings will back up to homes of The Links owners located on the north side of St. Andrews Drive. A copy of the Links subdivision plat is included for reference. Three-story structures erected in this area will destroy these owners' views of the mountains. The Board and some of our owners have had discussions with Russ Watts about ideas for restoring the mountain views. At this time, Russ Watts is only proposing that the setback from the property line between The Links and The Homestead be extended an additional 10 feet (from 30' to 40'). As we have informed Mr. Watts, that does not solve the problem concerning the view.

The Board is advised that owners of the homes along St. Andrews Drive who are most immediately affected by the proposed Villas are submitting their own detailed, written public comments about the blocked view and their ideas on how to solve this issue. We refer you to their written comments and do not intend to raise those issues here.

In addition to the mountain view issue, each of these proposed three-story Villas have six balconies and three patios facing the back of the St. Andrews Drive homes. Lights from inside these Villas will create light pollution in these homes, destroy any privacy that these homes might have in their backyard, and likely result in a large amount of noise from renters of these Villas, especially those visiting because of weddings, birthday parties, reunions or golf outings. The St. Andrews Drive residents have, in the past, had to call the police after curfew because of significant noise from the area of the Homestead where the parties are currently held.

The ultimate result of placing these Villas so close to these homes in The Links is that the property values for these homes could drop significantly, especially if several of the affected residents decide to sell their homes rather than be subjected to these problems.

Roads

The current plan shows an exit from The Homestead to Fairway Drive in The Links. The Links' roads are private, and the cost of maintenance and repair is borne solely by The Links owners. Construction vehicles for the Homestead and vehicles from visitors to the Homestead should never be allowed to come on to our streets at any time. Russ Watts has verbally agreed to put an emergency crash gate on Fairway between The Homestead and the beginning of Fairway Drive.

Notwithstanding this agreement, because there appear to be enough other entrances and exits to satisfy the Midway and Wasatch County Codes, we would suggest that there be a cul de sac on the Homestead side of Fairway Drive to permanently prevent any vehicles from ever driving into The Links development. This would save money for Watts as they wouldn't have to put in a crash gate or have to maintain it.

However, if a crash gate is necessary, then The Links requests that this verbal agreement by Watts to install and maintain the crash gate be memorialized in the approved final amendment to the existing master plan development agreement to ensure that such crash gate will remain there in perpetuity and be kept operational.

Drainage

There are underground springs under the Homestead property. One of these underground springs recently flooded one of the homes on St. Andrews Drive. This home now has a sump pump installed. The Links requests that the City Council further examine the adequacy of all drainage plans and storm drains for the redeveloped Homestead to ensure that the homes on St. Andrews Drive are protected from flooding from underground springs or water runoff from the Homestead property.

Utilities

The Homestead Resort will most likely connect to public utilities running through The Links at the intersection of Bayhill and Fairway and maybe elsewhere. After completion of utility connections, roadway and landscaping must be returned to their original condition. A road bond by Homestead Resort should be in place which will cover repaving of The Links roads and meets city engineer standards.

In addition, we want confirmation from the City that the culinary and irrigation water will be sufficient for our development both in the adequacy of water, water pressure and cleanliness of the water.

Estate Homes

Estate homes are shown on Fairway Drive next to the 10th hole of the golf course. First, these estate homes, which are two-story, will most likely block the view of the valley from the Links homes on the east side of St. Andrews Drive and views of the northern mountains for the Fairway Drive residents. We will request Russ Watts to perform a balloon test so we can see to what extent these views are affected and, if they are significantly affected, we will ask the City Council to require these homes to be designed and located to minimize the blockage.

In addition, to protect these estate homes from being hit with golf balls from Hole #10, it is possible that a tall net will be necessary someplace along the back of these homes. This will further block the view for the St. Andrews residents and will be an eyesore for everyone nearby.

We would like to know if such a net will be necessary with the current design and, if so, what can be done to alleviate the need for such netting.

Landscaping

Watts has verbally agreed to install a berm and landscaping during Phase I construction between The Homestead and the north boundary of The Links property. There will also be a paved public trail built on that boundary on the Homestead property north of the berm. We would like the final amended master plan development agreement to clearly memorialize the type, placement, and timing of such berms and landscaping.

Also, currently, many golfers and golf carts are entering The Links property on the western edge of Hole 10 which is also the east side of St. Andrews. Russ Watts has agreed to place a low chain fence and maybe No Trespassing signs so that golfers and golf carts will not enter our property. This should also be memorialized in the approved final master plan development agreement.

Traffic

We support undertaking comprehensive traffic studies to get an accurate appraisal of the traffic that could be created when this development is finished. This includes traffic on Homestead Drive all the way up to Wasatch State Park and especially along Burgi Lane and River Road all the way to Highway 40.

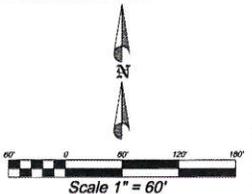
We question whether the existing two-lane roads can adequately handle this traffic, especially when the Homestead and Zermatt are both busy with activities. Such traffic would adversely impact our residents if it gets more difficult to get out of our development and to drive anywhere north on Homestead Drive and to Highway 40. We would appreciate a response from the City Council on the traffic issue at the upcoming meeting.

Lighting

Watts has represented that they will install "dark sky" lighting throughout the development. We want to be sure that this lighting will be truly non-obtrusive behind the St. Andrews Drive homes and even on Fairway Drive north of our development. As stated above, there is concern that light from the Villas will overwhelm any night skies if these large structures are allowed to be constructed behind the St. Andrews Drive homes.

We very much appreciate the hard work of City staff and the City Council to preserve and protect quality of life and property values in Midway. We thank you for your attention to and consideration of the issues raised in this letter. Representatives of the Board will be in attendance at the April 23 meeting to provide any additional information related to the possible impact of the proposed redevelopment project on The Links.

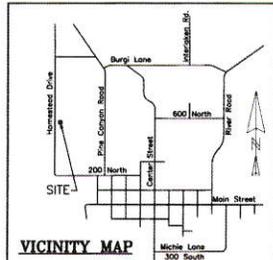
**The Links at the Homestead HOA
Board of Directors**



LINE TABLE	
LINE	BEARING
L1	181.11 N88°34'39"W
L2	43.29 S89°45'11"E
L3	98.61 S01°37'29"W
L4	82.29 S01°37'29"W
L5	15.69 SOUTH

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD DIR	CHORD	BEV. RADIAL
C1	31.31	450.00	3°59'12"	15.66	N89°25'45"E	31.30	N01°25'21"E
C2	85.43	450.00	10°52'38"	42.84	N81°59'50"E	85.30	N02°33'51"W
C3	174.36	729.84	13°41'18"	87.60	S83°24'10"W	173.95	S1°37'29"E
C4	106.30	173.90	35°01'31"	54.87	S18°29'58"W	104.66	S89°00'47"E
C5	106.55	202.25	30°11'10"	54.54	S13°33'08"E	105.33	S88°27'33"E

BUILDING PAD COORDINATES			
PT	NORTHING	EASTING	POINT
A	51383.16	43404.54	U
B	51382.92	43215.55	U
C	51386.39	43348.75	W
D	51384.29	43366.40	W
E	51389.83	43299.89	Y
F	51383.81	43248.30	Z
G	51382.08	43147.87	AA
H	51310.35	43122.85	BB
I	51247.57	43008.72	CC
J	51250.92	43215.55	DD
K	51185.69	43212.37	EE
L	51148.46	43182.07	FF
M	51147.04	43182.75	GG
N	51135.14	43142.48	HH
O	51144.13	43200.54	II
P	51161.42	43092.28	JJ
Q	51146.00	43072.09	KK
R	51181.71	43048.98	LL
S			MM
T			NN



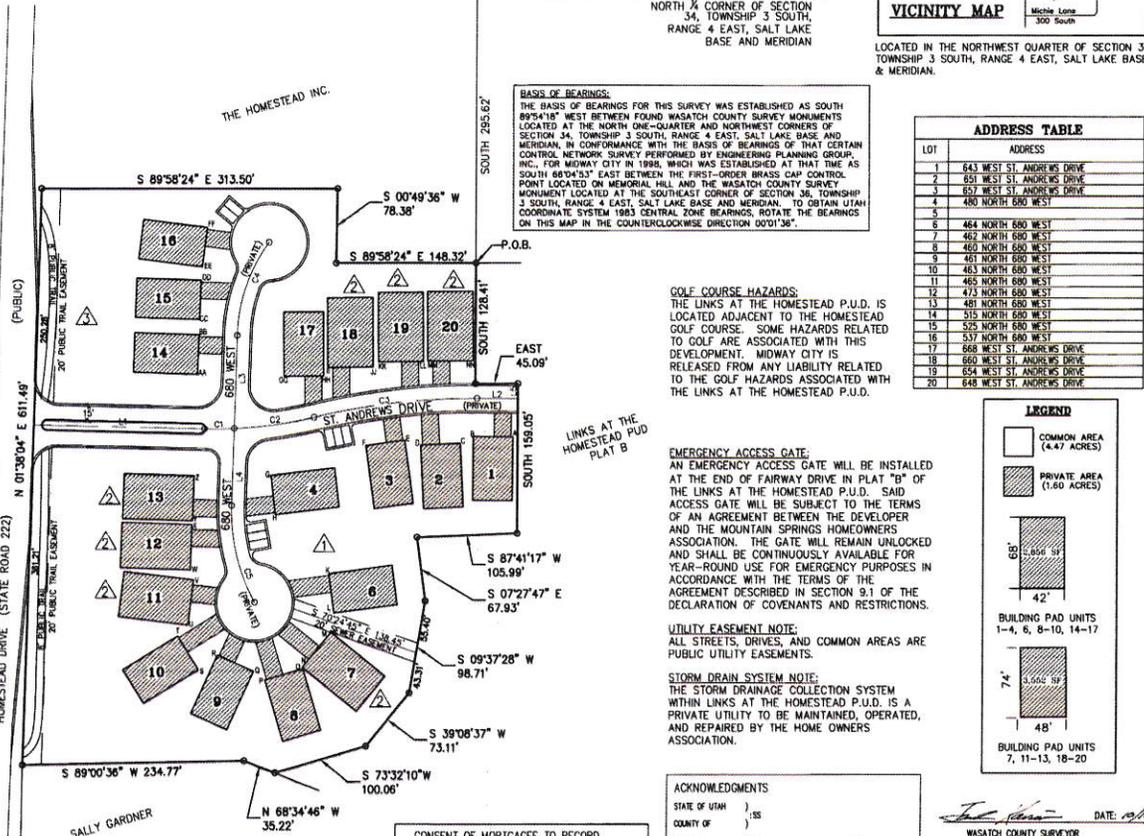
NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

S89°54'18"W 2718.19' BETWEEN SECTION CORNER MONUMENTS

S89°54'18"W 1203.92'

NORTH 1/4 CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

LOCATED IN THE NORTHWEST QUARTER OF SECTION 34 TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.



AMENDMENTS TO PLAT A UNIT 5 HAS BEEN REMOVED FROM THE PLAT AREA PREVIOUSLY OCCUPIED BY UNIT 5 IS NOW COMMON AREA.
 PAD CONFIGURATION FOR UNITS 7, 11, 12, 13, 18, 19 AND 20 HAS CHANGED.
 NO PUBLIC TRAILS EXCEPT A 20' TRAIL EASEMENT ALONG HOMESTEAD DRIVE.

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°54'18" WEST BETWEEN FOUR WASATCH COUNTY SURVEY MONUMENTS LOCATED AT THE NORTH ONE-QUARTER AND NORTHWEST CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH THE BASIS OF BEARINGS OF THAT CERTAIN CONTROL NETWORK SURVEY PERFORMED BY ENGINEERING PLANNING GROUP, INC., FOR MIDWAY CITY IN 1984, WHICH WAS ESTABLISHED AT THAT TIME AS SOUTH 68°34'46" EAST BETWEEN THE FIRST-ORDER BRASS CAP CONTROL POINT LOCATED ON MEMORIAL HILL AND THE WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, TO OBTAIN UTAH COORDINATE SYSTEM 1983 CENTRAL. THE BEARINGS ON THIS MAP IN THE COUNTERCLOCKWISE DIRECTION 0001°36".

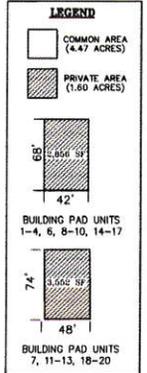
GOLF COURSE HAZARDS:
 THE LINKS AT THE HOMESTEAD P.U.D. IS LOCATED ADJACENT TO THE HOMESTEAD GOLF COURSE. SOME HAZARDS RELATED TO GOLF ARE ASSOCIATED WITH THIS DEVELOPMENT. MIDWAY CITY IS RELEASED FROM ANY LIABILITY RELATED TO THE GOLF HAZARDS ASSOCIATED WITH THE LINKS AT THE HOMESTEAD P.U.D.

EMERGENCY ACCESS GATE:
 AN EMERGENCY ACCESS GATE WILL BE INSTALLED AT THE END OF FAIRWAY DRIVE IN PLAT "B" OF THE LINKS AT THE HOMESTEAD P.U.D. SAID ACCESS GATE WILL BE SUBJECT TO THE TERMS OF AN AGREEMENT BETWEEN THE DEVELOPER AND THE MOUNTAIN SPRINGS HOMEOWNERS ASSOCIATION. THE GATE WILL REMAIN UNLOCKED AND SHALL BE CONTINUOUSLY AVAILABLE FOR YEAR-ROUND USE FOR EMERGENCY PURPOSES IN ACCORDANCE WITH THE TERMS OF THE DECLARATION DESCRIBED IN SECTION 9.1 OF THE DECLARATION OF COVENANTS AND RESTRICTIONS.

UTILITY EASEMENT NOTE:
 ALL STREETS, DRIVES, AND COMMON AREAS ARE PUBLIC UTILITY EASEMENTS.

STORM DRAIN SYSTEM NOTE:
 THE STORM DRAINAGE COLLECTION SYSTEM WITHIN LINKS AT THE HOMESTEAD P.U.D. IS A PRIVATE UTILITY TO BE MAINTAINED, OPERATED, AND REPAIRED BY THE HOME OWNERS ASSOCIATION.

ADDRESS TABLE	
LOT	ADDRESS
1	643 WEST ST. ANDREWS DRIVE
2	650 WEST ST. ANDREWS DRIVE
3	657 WEST ST. ANDREWS DRIVE
4	480 NORTH 680 WEST
5	464 NORTH 680 WEST
7	462 NORTH 680 WEST
8	460 NORTH 680 WEST
9	461 NORTH 680 WEST
10	463 NORTH 680 WEST
11	465 NORTH 680 WEST
12	473 NORTH 680 WEST
13	481 NORTH 680 WEST
14	515 NORTH 680 WEST
15	528 NORTH 680 WEST
16	537 NORTH 680 WEST
17	668 WEST ST. ANDREWS DRIVE
18	660 WEST ST. ANDREWS DRIVE
19	654 WEST ST. ANDREWS DRIVE
20	648 WEST ST. ANDREWS DRIVE



CONSENT OF MORTGAGEE TO RECORD
 I, _____, MORTGAGEE, HEREBY CONSENTS TO THE RECORDING OF THE LINKS AT THE HOMESTEAD P.U.D. AND ALSO IN THE DECLARATION OF COVENANTS AND RESTRICTIONS AS SHOWN.

COUNTY RECORDER
 ENTRY # 385127 DATE 11-28-12 TIME 9:47 A.M.
 FOR \$4,000 BY 0071 NW 553462 FOR LINKS AT THE HOMESTEAD P.U.D.
 BY: _____ WASHINGTON COUNTY RECORDERS ELIZABETH M PALMER

ACKNOWLEDGMENTS
 STATE OF UTAH) SS
 COUNTY OF _____)
 ON THE _____ DAY OF _____ 20____,
 I, _____ PERSONALLY APPEARED BEFORE ME,
 WHO DO ACKNOWLEDGE TO ME THAT HE EXECUTED THE
 FOREGOING CONSENT OF MORTGAGEE IN THE CAPACITY INDICATED.
 _____ NOTARY PUBLIC

DATE: 10/16/12
 WASATCH COUNTY SURVEYOR
 DATE: 10/16/12
 MIDWAY IRRIGATION COMPANY
 DATE: 10/16/12
 MIDWAY SANITATION DISTRICT

SURVEYOR'S CERTIFICATE
 IN ACCORDANCE WITH SECTION 10-94-403 OF THE UTAH CODE, I, BRIND CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE: 9.13.12
 SURVEYOR: BRIND CHRISTENSEN

BOUNDARY DESCRIPTION
 BEGINNING SOUTH 89°54'18" WEST 1203.92 FEET ALONG THE SECTION LINE AND SOUTH 295.62 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

AND RUNNING THENCE SOUTH 128.41 FEET; THENCE EAST 45.09 FEET; THENCE SOUTH 159.05 FEET; THENCE SOUTH 87°41'17" WEST 105.99 FEET; THENCE SOUTH 07°27'47" EAST 87.93 FEET; THENCE SOUTH 09°37'28" WEST 98.71 FEET; THENCE SOUTH 39°08'37" WEST 73.11 FEET; THENCE SOUTH 73°32'10" WEST 100.06 FEET; THENCE NORTH 68°34'46" WEST 35.22 FEET; THENCE SOUTH 89°00'36" WEST 234.77 FEET; THENCE NORTH 01°38'04" EAST 611.49 FEET; THENCE SOUTH 89°58'24" EAST 313.50 FEET; THENCE SOUTH 00°49'36" WEST 78.38 FEET; THENCE SOUTH 89°58'24" EAST 148.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.070 ACRES.

RESERVATION OF COMMON AREA
 THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND AREA HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF LINKS AT THE HOMESTEAD, P.U.D. RECORDED _____, AS ENTRY NO. _____ IN BOOK _____ BEGINNING AT PAGE _____ (THE "DECLARATION")

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PRIVATE STREETS, PUBLIC TRAILS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PRIVATE STREETS, PUBLIC TRAILS, EASEMENTS, LIMITED COMMON, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 28th DAY OF September, A.D. 2012.
 BY: *Robert Miller* *Robert Miller* *Robert Miller*
 RESET MIDWAY, LLC - MANAGER, ROBERT MILLER, *Robert Miller, President*

ACKNOWLEDGMENT
 STATE OF UTAH) SS
 COUNTY OF WASATCH)
 ON THE 28th DAY OF September, A.D. 2012, PERSONALLY APPEARED BEFORE ME, *Robert Miller*, WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
 MY COMMISSION EXPIRES Sept. 28, 2014 *Robert Miller* NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY
 THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.
 THIS 30th DAY OF October, A.D. 2012
 APPROVED *Connie T. Hester* ATTEST *Robert Miller*
 MAYOR CLERK-RECORDER
 APPROVED *Kraig J. Powell* ATTEST *Robert Miller*
 CITY MANAGER CITY ENGINEER

PLANNING COMMISSION APPROVAL
 APPROVED THIS 3rd DAY OF October, A.D. 2012, BY THE
 MIDWAY CITY PLANNING COMMISSION
Paul R. Hester *Robert Miller*
 PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

LINKS AT THE HOMESTEAD P.U.D. PLAT "A" - AMENDED
 PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 60 FEET



LINKS AT THE HOMESTEAD P.U.D. PLAT "A" - AMENDED 5 SEPTEMBER 2012

SURVEYOR
 BRIND CHRISTENSEN, P.L.S.
 P.O. BOX 179
 HEBER CITY, UTAH 84032
 PHONE: (435) 854-9229

DATE OF SURVEY: JUNE 2005

BUILDING PAD COORDINATES

PT	NORTHING	EASTING	PT	NORTHING	EASTING	PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	51477.75	43365.08	V	51292.19	43672.23	QQ	51445.89	43715.48	LLL	51036.70	44177.56
B	51478.15	43413.07	W	51289.38	43671.35	RR	51555.04	43746.07	MMM	51027.59	44194.79
C	51478.20	43418.07	Y	51241.08	43671.35	SS	51188.43	44115.43	NNN	51062.60	44209.36
D	51478.39	43467.07	Y	51171.40	43432.83	TT	51150.44	44116.04	OOO	51067.60	44202.11
E	51478.44	43414.24	Z	51102.86	43384.77	UU	51042.12	44033.41	SSS	51171.70	44198.97
F	51392.97	43446.46	AA	51123.62	43374.73	VV	51094.63	44101.89	QQQ	51119.62	44202.54
G	51392.12	43466.54	BB	51078.84	43373.89	WW	51087.14	44043.53	RRR	51167.35	44200.01
H	51474.48	43473.11	DD	51038.82	43408.17	YY	51050.90	43853.87	TTT	51218.63	44194.44
I	51474.88	43521.10	EE	51038.82	43414.40	ZZ	51008.86	43877.21	UUU	51222.58	44184.47
J	51472.57	43535.73	FF	51021.41	43460.10	AAA	50877.01	43922.71	VVV	51270.52	44192.84
K	51468.06	43567.33	GG	51031.76	43461.77	BBB	50889.84	43861.72	MMM	51027.59	44194.79
L	51468.27	43571.45	HH	51046.83	43501.31	CCC	50901.28	43861.08	NNN	51062.60	44209.36
M	51494.82	43618.81	I	51070.86	43504.73	DDD	50815.83	44007.01	OOO	51067.60	44202.11
N	51468.26	43627.94	JJ	51085.54	43554.37	EEE	50939.09	44054.06	QQQ	51119.62	44202.54
O	51446.29	43670.88	KK	51102.22	43558.98	FFF	50953.78	44045.23	RRR	51167.35	44200.01
P	51436.79	43682.74	LL	51114.89	43604.99	GGG	50953.00	44050.32	SSS	51171.70	44198.97
Q	51395.28	43686.86	MM	51110.34	43612.04	HHH	50978.69	44081.49	TTT	51218.63	44194.44
R	51390.01	43678.83	NN	51123.00	43638.33	III	50980.53	44096.58	UUU	51222.58	44184.47
S	51343.52	43686.83	OO	51124.42	43664.17	JJJ	51002.22	44157.74	VVV	51270.52	44192.84
T	51340.19	43672.33	PP	51137.06	43710.47	KKK	51007.11	44141.42	WWW	51319.63	44184.47

LINE TABLE

LINE	LENGTH	BEARING
L.1	108.57	S89°45'11"E
L.2	25.02'	N03°54'51"W
L.3	49.39'	N19°17'57"W
L.4	117.06'	N74°42'03"E
L.5	54.75'	N74°42'03"E
L.6	168.88'	N87°04'13"W
L.7	59.92'	S05°55'10"E
L.8	108.27'	S03°29'10"E
L.9	211.55'	N62°54'39"E
L.10	145.68'	N33°57'36"E
L.11	7.78'	N11°50'21"E
L.12	104.99'	N44°36'35"E

FOR AMENDED BUILDING PADS

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD DIR	CHORD	REG. RADIAL
C1	149.82	100.00	82°50'20"	32.99	N46°50'01"W	136.19	S00°14'49"W
C2	89.35	500.00	112°13'06"	48.94	S09°16'24"E	89.19	N88°05'09"E
C3	97.39	374.71	145°3'29"	48.84	S65°12'04"W	97.11	S17°21'11"E
C4	50.26	300.00	09°55'54"	25.19	N69°54'07"E	50.20	N15°17'57"W
C5	242.84	500.00	27°49'37"	123.86	N79°00'59"E	240.46	S24°54'50"E
C6	113.15	100.00	64°49'49"	63.50	N28°29'44"E	107.21	S66°04'50"W
C7	47.81	100.00	27°16'43"	24.27	S47°18'17"W	47.16	S27°09'21"E
C8	41.72	200.00	115°70'07"	20.93	S34°03'56"W	41.64	S49°57'31"E

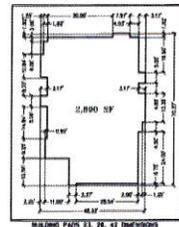
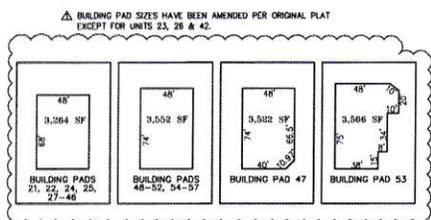
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°54'18" WEST BETWEEN FOUND WASATCH COUNTY SURVEY MONUMENTS LOCATED AT THE NORTH ONE-QUARTER AND NORTHWEST CORNERS OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH THE BASIS OF BEARINGS OF THAT CERTAIN CONTROL NETWORK SURVEY PERFORMED BY ENGINEERING PLANNING GROUP, INC., FOR MIDWAY CITY IN 1998, WHICH WAS ESTABLISHED AT THAT TIME AS SOUTH 60°04'53" EAST BETWEEN THE FIRST-ORDER BRASS CAP CONTROL POINT LOCATED ON MEMORIAL HILL AND THE WASATCH COUNTY SURVEY MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, TO OBTAIN UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS. ROTATE THE BEARINGS ON THIS MAP IN THE COUNTERCLOCKWISE DIRECTION 0°01'36".

NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

S89°54'18" W 2718.19' BETWEEN SECTION CORNER MONUMENTS

S89°54'18" W 1203.92'



LEGEND

COMMON AREA (10.85 ACRES)

PRIVATE AREA (3.22 ACRES)

SURVEYOR: BRIG CHRISTENSEN, R.L.S.
P.O. BOX 176
HEBER CITY, UTAH 84032
PHONE: (435) 654-9229

DATE OF SURVEY: JUNE 2005
ORIGINAL PLAT RECORDED: AUG 2, 2007

THE HOMESTEAD INC.

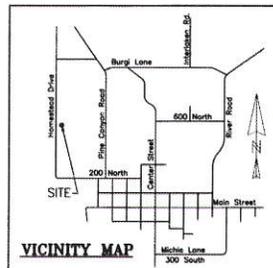
EAST 197.77'

NORTH 272.82'

SOUTH 696.72'

N 87°27'20" E 885.18'

S 29°10'57" W 122.50'



LOCATED IN THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.

NORTH 1/4 CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

THE HOMESTEAD INC.

ADDRESS TABLE

LOT	ADDRESS
21	840 WEST ST. ANDREWS DRIVE
22	832 WEST ST. ANDREWS DRIVE
23	824 WEST ST. ANDREWS DRIVE
24	816 WEST ST. ANDREWS DRIVE
25	808 WEST ST. ANDREWS DRIVE
26	800 WEST ST. ANDREWS DRIVE
27	792 WEST ST. ANDREWS DRIVE
28	784 WEST ST. ANDREWS DRIVE
29	776 WEST ST. ANDREWS DRIVE
30	768 WEST ST. ANDREWS DRIVE
31	760 WEST ST. ANDREWS DRIVE
32	752 WEST ST. ANDREWS DRIVE
33	744 WEST ST. ANDREWS DRIVE
34	736 WEST ST. ANDREWS DRIVE
35	728 WEST ST. ANDREWS DRIVE
36	720 WEST ST. ANDREWS DRIVE
37	712 WEST ST. ANDREWS DRIVE
38	704 WEST ST. ANDREWS DRIVE
39	696 WEST ST. ANDREWS DRIVE
40	688 WEST ST. ANDREWS DRIVE
41	680 WEST ST. ANDREWS DRIVE
42	672 WEST ST. ANDREWS DRIVE
43	664 WEST ST. ANDREWS DRIVE
44	656 WEST ST. ANDREWS DRIVE
45	648 WEST ST. ANDREWS DRIVE
46	640 WEST ST. ANDREWS DRIVE
47	632 WEST ST. ANDREWS DRIVE
48	624 WEST ST. ANDREWS DRIVE
49	616 WEST ST. ANDREWS DRIVE
50	608 WEST ST. ANDREWS DRIVE
51	600 WEST ST. ANDREWS DRIVE
52	592 WEST ST. ANDREWS DRIVE
53	584 WEST ST. ANDREWS DRIVE
54	576 WEST ST. ANDREWS DRIVE
55	568 WEST ST. ANDREWS DRIVE
56	560 WEST ST. ANDREWS DRIVE
57	552 WEST ST. ANDREWS DRIVE
58	544 WEST ST. ANDREWS DRIVE
59	536 WEST ST. ANDREWS DRIVE
60	528 WEST ST. ANDREWS DRIVE
61	520 WEST ST. ANDREWS DRIVE
62	512 WEST ST. ANDREWS DRIVE
63	504 WEST ST. ANDREWS DRIVE
64	496 WEST ST. ANDREWS DRIVE
65	488 WEST ST. ANDREWS DRIVE
66	480 WEST ST. ANDREWS DRIVE
67	472 WEST ST. ANDREWS DRIVE
68	464 WEST ST. ANDREWS DRIVE
69	456 WEST ST. ANDREWS DRIVE
70	448 WEST ST. ANDREWS DRIVE
71	440 WEST ST. ANDREWS DRIVE
72	432 WEST ST. ANDREWS DRIVE
73	424 WEST ST. ANDREWS DRIVE
74	416 WEST ST. ANDREWS DRIVE
75	408 WEST ST. ANDREWS DRIVE
76	400 WEST ST. ANDREWS DRIVE
77	392 WEST ST. ANDREWS DRIVE
78	384 WEST ST. ANDREWS DRIVE
79	376 WEST ST. ANDREWS DRIVE
80	368 WEST ST. ANDREWS DRIVE
81	360 WEST ST. ANDREWS DRIVE
82	352 WEST ST. ANDREWS DRIVE
83	344 WEST ST. ANDREWS DRIVE
84	336 WEST ST. ANDREWS DRIVE
85	328 WEST ST. ANDREWS DRIVE
86	320 WEST ST. ANDREWS DRIVE
87	312 WEST ST. ANDREWS DRIVE
88	304 WEST ST. ANDREWS DRIVE
89	296 WEST ST. ANDREWS DRIVE
90	288 WEST ST. ANDREWS DRIVE
91	280 WEST ST. ANDREWS DRIVE
92	272 WEST ST. ANDREWS DRIVE
93	264 WEST ST. ANDREWS DRIVE
94	256 WEST ST. ANDREWS DRIVE
95	248 WEST ST. ANDREWS DRIVE
96	240 WEST ST. ANDREWS DRIVE
97	232 WEST ST. ANDREWS DRIVE
98	224 WEST ST. ANDREWS DRIVE
99	216 WEST ST. ANDREWS DRIVE
100	208 WEST ST. ANDREWS DRIVE

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-80-803 OF THE UTAH CODE, I, BRIG CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE: _____ SURVEYOR: (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING SOUTH 89°54'18" WEST 1203.92 FEET ALONG THE SECTION LINE AND SOUTH 295.62 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

AND RUNNING THENCE SOUTH 89°58'24" EAST 412.47 FEET; THENCE NORTH 87°30'07" EAST 129.07 FEET; THENCE NORTH 09°00'30" EAST 895.18 FEET; THENCE NORTH 212.68 FEET; THENCE NORTH EAST 197.77 FEET; THENCE SOUTH 699.74 FEET; THENCE SOUTH 2915'03" WEST 320.39 FEET; THENCE SOUTH 09°01'36" WEST 406.50 FEET; THENCE NORTH 86°58'18" EAST 277.55 FEET; THENCE SOUTH 03°01'30" EAST 205.30 FEET; THENCE SOUTH 04°23'23" WEST 120.41 FEET; THENCE SOUTH 58°08'58" WEST 458.40 FEET; THENCE NORTH 88°55'56" WEST 292.29 FEET; THENCE NORTH 88°34'44" WEST 805.19 FEET; THENCE NORTH 72°32'07" EAST 100.00 FEET; THENCE NORTH 39°08'37" EAST 73.11 FEET; THENCE SOUTH 09°37'28" EAST 98.71 FEET; THENCE NORTH 07°27'47" WEST 87.83 FEET; THENCE NORTH 87°41'17" EAST 105.99 FEET; THENCE NORTH 150.00 FEET; THENCE WEST 45.09 FEET; THENCE NORTH 128.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,072 ACRES.

RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND AREA HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE LINKS ON HOMESTEAD, P.L.D. RECORDED 12/24/2012, AS ENTRY NO. 378817 IN BOOK 1055, BEGINNING AT PAGE 118, (THE "DECLARATION")

To: Midway City Council Members

We, the undersigned homeowners, reside on the north side of Saint Andrews Drive (adjacent to the Homestead Resort). We respectfully petition the Midway City Council to consider the following issues regarding the current proposed redesign of the Homestead Resort Preliminary Plan submitted by Russ Watts. This request is scheduled to be heard by the Council on April 23, 2019. These concerns are submitted by the affected homeowners independent from any concerns raised by HOA Board. There are twelve homes located on St Andrews Drive that are affected by the proposal.

BACKGROUND:

At the March 12, 2019, Planning Commission meeting, the developer discussed his proposal to revise the previously approved Homestead Resort Preliminary Plan. In the discussion, he noted that part of the plan included the construction of 20-three story residential dwellings known as the Villas. He stated that he would construct a paved trail system parallel to our existing property line . A small berm would be 2-3 feet in height and be located between the property line and the trail system. The Villas would be setback 30 feet from the property line as illustrated. This meets the minimum setback requirement. Property owners, who reside south of the Homestead voiced their objection to the height, location, number of buildings, landscaping, height, width and design of the berm. The Planning Commission approved the proposed plan with conditions that the developer look at lowering the height and moving the buildings northward.

The developer notified the homeowners that he would float balloons 35 feet in height from grade (representing the height of proposed buildings) at locations representing the middle of the buildings. That morning several neighbors met with the developer on site and expressed their concerns about the proposed height when it became obvious that they will block surrounding views of the mountains. None of the residents supported the locations and height of the buildings and made this know to the developer.

DISCUSSION:

In order to better evaluate the request, several photographs were taken of the balloons at ground level from homeowner's patios. The photographs show the balloons at 35 feet in height . **Exhibit A** is a photograph with a scaled illustration of a Villa provided by the developer super imposed onto the photo matching the height of the balloon. **Exhibit B** is a photograph with outlines of three buildings illustrating how the views of the mountains will be blocked. The developer, as suggested by a Planning Commissioner at the meeting, decided that the rear of the buildings were to be located with a 40 foot set back instead of 30 feet from the property line. He felt that the additional 10-foot setback was sufficient to resolve the issues. These exhibits represent the new set back. As homeowners, we feel that the additional setback does not resolve many of our concerns.

Rear Elevations:

The rear elevation as illustrated in **Exhibit A** is designed as three stories in height with 6 balconies on the two upper levels and patios on ground level for each unit. In discussion with the residents, several concerns were raised over and above the lack of views. They are as follows:

- Balconies, patios and windows on the rear of the buildings provide little privacy both for the residents of the Villas and for the neighbors.
- Occupancy of the Villas with rear facing windows and balconies will increase the lighting of the area at nighttime and void the dark sky presence that residents now enjoy.
- Noise levels and activities will increase when the occupants use the balconies and patios.
- Loss of privacy for the homeowners will occur on a daily basis.

Trail System and berming:

- The creation of berms is not beneficial for the purposes of reducing the height of the buildings. The height of the structures will block the view of the mountains regardless.
- Berms are essential in providing well landscaped barriers (buffers) between the St Andrews residents (yards) and trail users. The general public, Homestead employees, golfers and guests use the existing trail system constantly. There are Homestead guest who elect to exit the property with their private vehicles, usually at night time by using the trail.
- Berms should be constructed at least 3 -5 feet in height, measured at the middle in order to support plants and trees, help prevent dust coming from the adjoining fields, and provide a buffer between land uses.
- Berms should be constructed within the first phase of the project in order to allow sufficient time for landscaping to obtain growth providing additional buffers from development. Landscaping will require water should needs to be addressed at approval.
- A detailed landscaping plan should be required at final approval.

Possible Solutions suggested by the Homeowners:

The homeowners are very familiar with the Homestead property and the activities that occur on the property. They have proposed several suggestions for the developer and City Council to consider which may help resolve some of the issues. (Note: Because drawings submitted by the developer vary in scale, therefore any suggestions submitted by the residents are suggestions for the developer to consider and are exhibits only for discussion purposes only.

1. **Exhibit C:** This illustration indicates that by relocating 4-5 structures closest to the residents (a redesign of the current layout), can provide the residents more open space and less loss of their privacy. This proposed design, which is not to scale, changes the street layout and places buildings closer to the main entrance on both sides of the Villa's street system. The pool and clubhouse were relocated to make room for additional Villa buildings. This would reduce the light and noise issues.

2. Place the Villas over by the Kanton development where the natural grade is lower than the Kanton's. Relocate the parking lots to the existing Villas locations as originally planned in 2008. The parking lots can be designed and properly screened by walls or landscaping to block head light penetration and be less offensive that structures.

HOA Board Meeting-April 8, 2019:

The HOA presidency met with Russ Watts to discussed several issues concerning the Homestead development and issues related to the St Andrews homeowners. The issues outlined in this report were discussed with the developer in great detail including redesigning the Villa's layout and location, relocation and screening of parking lots, construction of berms 3-5 feet in height with ample landscaping with a mixture of trees and shrubs. The developer stated that he would look into our concerns and see if there were options that he could consider.

GENERAL CONSENSUS OF THE NEIGHBORS:

- The Villas as designed create both visual and privacy concerns to the neighbors.
 - Property values will be lowered
 - Lighting and noise will be an ongoing problem and enforcement will be impossible due to the transient nature of the business.
 - We have no issues with the number of keys, units or parking spaces proposed.
 - We request a better transition between the neighbors and the structures including landscaping, lighting, noise, screening and views.
-
- **CONCLUSIONS:** We realize that this is a preliminary plan, however if approved as proposed, the developer then has the right to file a final plat. We would like to see how the developer proposes to create a better environment for the residents upfront and make the new Homestead Resort something that we can be proud of and as homeowners can be satisfied with. We feel that this request should be continued in order to allow the developer time to consider and address our concerns. If the developer finds there are no options available, we would like him to demonstrate to the council that he has looked at several options and illustrate why they are not viable options.



Exhibit A

Please note the balloon at 35 feet located at the top right corner of the roof

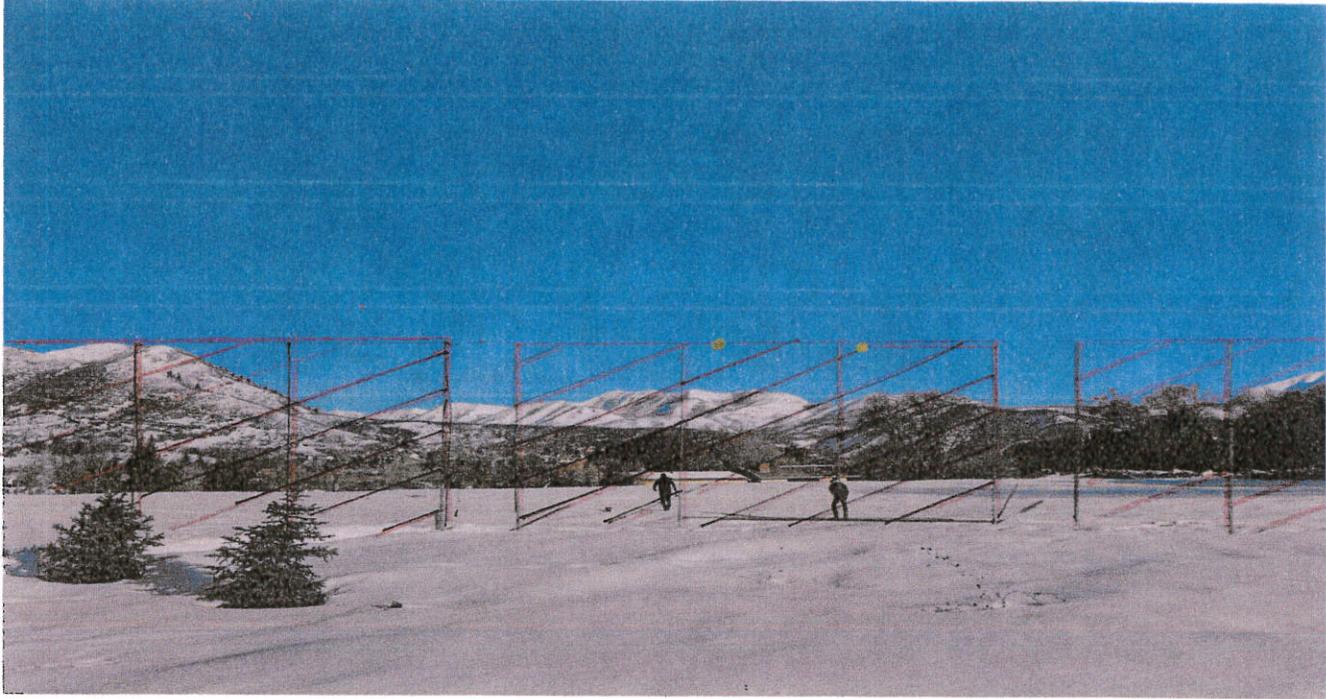
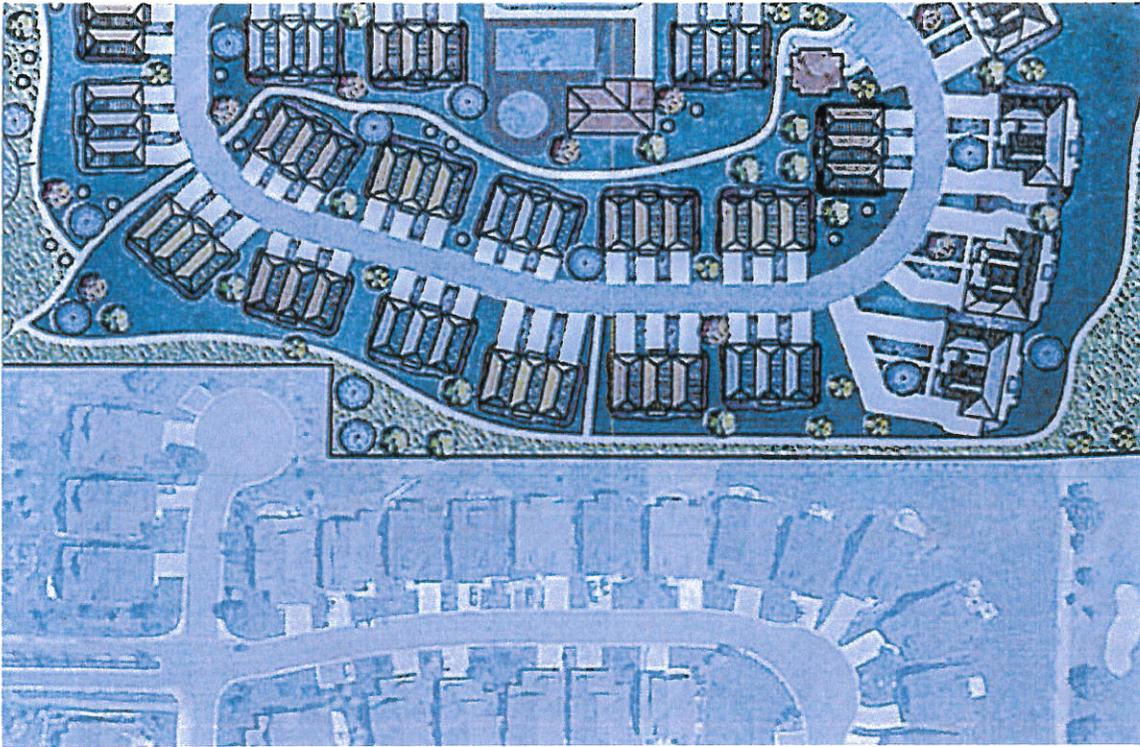


Exhibit B Outlines of the buildings



Existing plan(in Part)

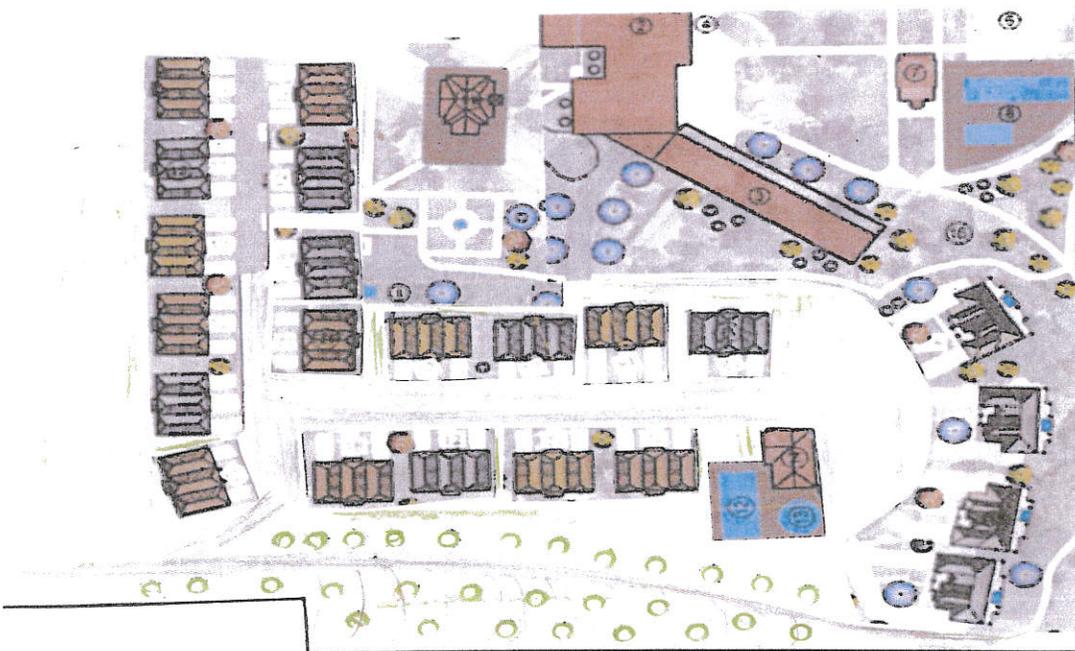
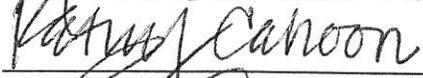
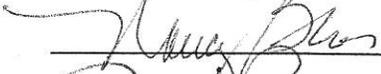
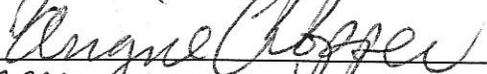
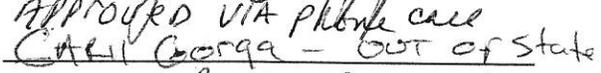
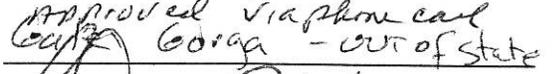
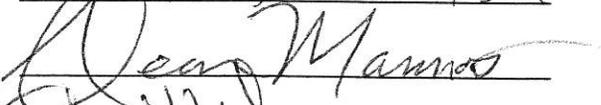
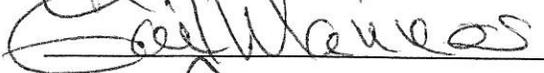
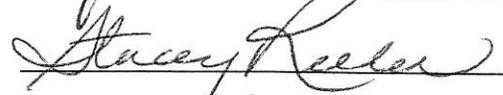
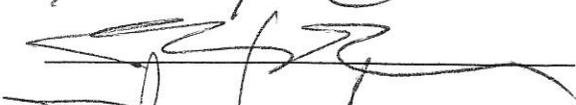
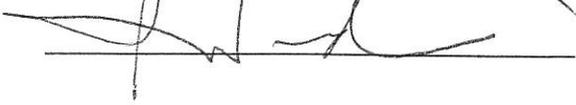


Exhibit C

List of Petitioners:

<u>Names</u>	<u>Address</u>	<u>Signature</u>
Ron Sharp	668 W St. Andrews Dr	
Lona Sharp	668 W St Andrews Dr	
Troy Black	660 W St Andrews Dr	
Becky Black	660 W St Andrews Dr	
Chris Zundel	654 W St Andrews Dr	
Dena Zundel	654 W St Andrews Dr	
Kevin Cahoon	648 W St Andrews Dr	
Kathy Cahoon	648 W St Andrews Dr	
Mike Bliss	640 W St Andrews Dr	
Nancy Bliss	640 W St Andrews Dr	
Jim Bryan	632 W St Andrews Dr	
Teddy Bryan	632 W St Andrews Dr	
Ryan Cropper	629 W St Andrews Dr	
Angie Cropper	629 W St Andrews Dr	
Gary Gorga	620 W St Andrews Dr	APPROVED VIA phone call  Gary Gorga - OUT of state
Gale Gorga	620 W St Andrews Dr	APPROVED VIA phone call  Gale Gorga - OUT of state
Dean Mannos	614 W St Andrews Dr	
Gail Mannos	614 W St Andrews Dr	
Marty Reeder	612 W St Andrews Dr	
Stacey Reeder	612 W St Andrews Dr	
Peter Wood	610 W St Andrews Dr	
Patricia Wood	610 W St Andrews Dr	

Michael Henke

From: Russ Watts <Russ@WattsLiving.com>
Sent: Wednesday, April 17, 2019 4:53 PM
To: Celeste Johnson
Cc: Michael Henke; wes@horrocks.com; cgordon@gordonlawgroup Utah.com; Melannie Egan; Adam Watts; paul@bergeng.net; lisachristen@msn.com
Subject: Watts proposed enhancements ./Homestead / Links HOA / Resort Approval

Dear Mayor & City Council ,

We have met a number of times with the neighbors and the Links HOA and have agreed to complete the following enhancements for the Links HOA to mitigate, and provide additional value, as good neighbors , as long as the City Council approves our Resort as proposed.

1. We have offered to add an emergency gate to limit all Homestead traffic traveling through the Links community except for emergency vehicles off Fairways drive.
2. We have offered to install a filtering system on the Homestead irrigation system to improve water quality for our irrigation system and the Links HOA irrigation system to save all parties.
3. We have offered to push the setback for villas on the South boundary to 40' to created more separation .
4. We have offered to add a 3'--5' berm , and landscaping including sprinkling , trees, and shrubs ,all along the South boundary line, which will contain all the drainage and provide separation and privacy. (Links would need to provide 3 connections to a our sprinkler system.)
5. We have also proposed to add the berm and landscaping in phase 1 , well ahead of construction of any villas on the South boundary line.

We feel that we have provided many enhancements along with collaborating with the City and we are requesting that the City approve our Resort master plan as presented.

Thank you ,

Russ & Team.

Sent from my iPad

Homestead Resort TRT Un

<u>Product Type</u>	<u># of Units</u>	<u>Nightly Rental Rates</u>	<u>30% Occupancy Rate</u>	<u>County TRT Tax</u>
Estate Homes	19	\$ 1,450.00	\$ 3,002,950.00	\$ 127,625.38
Villas	60	\$ 300.00	\$ 1,962,000.00	\$ 83,385.00
Grand Hotel	80	\$ 175.00	\$ 1,526,000.00	\$ 64,855.00
Spa Resort Suites	36	\$ 225.00	\$ 882,900.00	\$ 37,523.25
Family Suites	36	\$ 195.00	\$ 765,180.00	\$ 32,520.15
Bungalows	26	\$ 325.00	\$ 921,050.00	\$ 39,144.63
			\$ 9,060,080.00	\$ 385,053.40

<u>Product Type</u>	<u># of Units</u>	<u>Nightly Rental Rates</u>	<u>60% Occupancy Rate</u>	<u>County TRT Tax</u>
Estate Homes	19	\$ 1,450.00	\$ 5,014,100.00	\$ 213,099.25
Villas	60	\$ 300.00	\$ 3,276,000.00	\$ 139,230.00
Grand Hotel	80	\$ 175.00	\$ 2,548,000.00	\$ 108,290.00
Spa Resort Suites	36	\$ 225.00	\$ 1,474,200.00	\$ 62,653.50
Family Suites	36	\$ 195.00	\$ 1,277,640.00	\$ 54,299.70
Bungalows	26	\$ 325.00	\$ 1,537,900.00	\$ 65,360.75
			\$ 15,127,840.00	\$ 642,933.20

*Source - Utah Code Title 59, Chapter 12 as of January 1, 2019; Brad Wilson; and Mike Davis

**Note the above does not take into account local and use sales tax on F&B, alcohol, wedding events, conventions and retail sales.

***All the above numbers are based on assumed nightly projections and occupancy rates both of which are subject to change

it Tax Analysis

<u>TRT to Midway</u>	<u>Local Sales/Use Tax</u>	<u>Highway Tax</u>
\$ 30,029.50	\$ 30,029.50	\$ 9,008.85
\$ 19,620.00	\$ 19,620.00	\$ 5,886.00
\$ 15,260.00	\$ 15,260.00	\$ 4,578.00
\$ 8,829.00	\$ 8,829.00	\$ 2,648.70
\$ 7,651.80	\$ 7,651.80	\$ 2,295.54
\$ 9,210.50	\$ 9,210.50	\$ 2,763.15
\$ 90,600.80	\$ 90,600.80	\$ 27,180.24

Total Direct Tax Benefit **\$ 208,381.84**

<u>Assumptions</u>	
Wasatch County TRT Tax	4.25%
Midway TRT Tax Rate	1.00%
Number of Days Occupied (30%)	109
Number of Days Occupied (50%)	182
Local Sales & Use Tax	1.00%
Highway Tax	0.30%

<u>TRT to Midway</u>	<u>Local Sales/Use Tax</u>	<u>Highway Tax</u>
\$ 50,141.00	\$ 50,141.00	\$ 15,042.30
\$ 32,760.00	\$ 32,760.00	\$ 9,828.00
\$ 25,480.00	\$ 25,480.00	\$ 7,644.00
\$ 14,742.00	\$ 14,742.00	\$ 4,422.60
\$ 12,776.40	\$ 12,776.40	\$ 3,832.92
\$ 15,379.00	\$ 15,379.00	\$ 4,613.70
\$ 151,278.40	\$ 151,278.40	\$ 45,383.52

Total Direct Tax Benefit **\$ 347,940.32**

e with market fluctuations.