

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, JUNE 1, 2020**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, June 1, 2020 at 6:00 p.m. in the Midway City Office Building at 75 North 100 West Midway, Utah. Notice of the meeting and agenda was posted in the Midway City Office Building, Main Street Station and 7-Eleven, a copy was sent to each of the Trustees and a copy posted on the Utah Meeting Notice Web Site.

The agenda shall be as follows:

1. **General Consent Calendar**
 - a. **Approve Agenda for June 1, 2020**
 - b. **Approve Meeting Minutes May 4, 2020**
2. **Cozens Subdivision - Amended**
 - a. **Discussion on water requirement for subdivision**
 - b. **Possible Recommendation to City Council**
3. **Homestead Resort – Master Plan Amended**
 - a. **Discussion on water requirement**
 - b. **Possible Recommendation to City Council**
4. **New/Old Business - No motions or recommendations given**
5. **Adjourn**



General Consent Calendar



**MIDWAY WATER ADVISORY BOARD
MONDAY May 4, 2020
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held May 4, 2020 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Irrigation President/Chairman Steve Farrell, Grant Kohler, Brent Kelly; Midway City: Mayor/Co-Chairman Celeste Johnson, City Councilman Steven Dougherty, City Councilman Jeff Drury (via ZOOM), Wes Johnson, City Engineer, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary.

General Consent Calendar

Chairman Steve Farrell asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for May 4, 2020
- b. Approval of the minutes for February 3, 2020

Motion: Midway Irrigation Member Grant Kohler made a motion n to approve the General Consent Calendar, Mayor/Co-Chairman Celeste Johnson 2nd the motion.

Chairman Steve Farrell asked if there were further questions regarding this item? There was not

Motion was carried unanimously.

Change Application Jack Zenger – Midway City/Midway Vistas

Michael Henke, City Planner stated the following information regarding Change Application for Jack Zenger

- Water Rights: 55-4295 and 55-8768
- Quantity of the water is 8 CFS
- 15.87-acre feet per day

This water would be used for the Midway Vista subdivision. Planner Henke stated that the question was when is the best part of the process for the City to sign a change application? The board discussed the “haircut” that most likely will be given for the water rights, and other potential users of the water rights. The board felt the best thing would be to have the change application go to the State, and that after the determination was made, then the City would then perhaps sign the change application.

The board discussed the change application, and if the board should continue the item. There was discussion on having the applicant submit the change application signed by them, and then if the state accepts it, then the City would sign it. The applicant requested that it not be continued, but rather a letter from Midway City be given stating that

Chairman Steve Farrell if there were further discussion? There was not.

May 4, 2020

Motion: City Councilman Steve Dougherty made the motion to recommend that a letter be written by Midway City for the change application acknowledging the filing of the change application and that the intended use would be to give it to the City to support a municipal project on the Zenger property

. Midway Irrigation Company member Grant Kohler 2nd the motion.

Chairman Steve Farrell asked if there were further questions regarding this item? There was not

Motion was carried unanimously.

Midway Vistas – 257 Luzern Road

Planner Michael Henke presented the following regarding this property:

- 83.19 acres
- RA-1-43 zone
- Annexed on June 27, 2007
- Limited to 49 lots
- Private Streets
- Public Trails including some off-site trails
- Open Space of 25.39 acres (30.52%)

The board discussed the property and reviewed different ways of calculating the water. The subdivision was a standard subdivision, and each lot varied in size from .85 acres to 3 ½ acres. There is an existing home on the property, and it would also hook onto culinary water. A decision on what to do with the well currently being used has not been discussed. It is possible that the well could be deeded to the City, but the owner has not decided on that at this time. The subdivision would be done in phasing, and so this would be an approval for the Master Plan of the entire subdivision by phasing. All water would need to be turned in to the City with the Master Plan approval, and then as each phase is recorded the water would be per into the City name. The water would be held in escrow by the City.

The board discussed the pressurized irrigation for the subdivision, and it was thought that there would not be enough pressure for the property to use the irrigation water due to the location. The board discussed the possible need of a pump house be constructed for the subdivision.

Paul Berg, engineer for the project dropped off the ZOOM meeting call at 6:40 p.m.

The board continued to discuss the pressurized irrigation water, and Paul Berg, engineer for the project arrived in person at the meeting 6:45 p.m.

Mr. Berg added that he had spoken to Mike Kohler regarding the pressurized irrigation water, and the idea was that the homes this would affect, the home would need to have a booster pump on their property. The board and Mr. Berg discussed the booster pump at each home, vs. a pump house for the entire project managed by the HOA. Mr. Berg felt the booster pump at each home was a better fit.

Mayor/Co-Chairman Johnson asked about pressure issue for the area for culinary water, and Wes Johnson, City Engineer indicated that he felt they would have enough pressure after they had issues with Burgi Hill subdivision. There was interconnecting that was done, and that gave us 60 psi.

The board discussed the irrigated land, and who states which is irrigated and which is not? It is fine now to say well historically this area has not been irrigated, but once its sold, that can change. Mr. Berg had subtracted non-irrigated land that was around Jack Zenger's land, and the tennis courts and trails.

The board debated the water calculations presented by Planner Henke (see supplemental file for calculations) and the water calculations presented by Mr. Berg, the engineer for the project (see supplemental file for calculations).

After discussion it was decided to go with the minimum amount that would need to be turned in would be 191.24-acre feet, which would be 39.2-acre feet for inside use, and 152.04-acre feet for irrigation. Then when each phase comes in for approval, staff would calculate the actual usage, and that is what would be required to be turned in.

Chairman Steve Farrell if there were further discussion? There was not.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend that for Midway Vistas located at 257 Luzern Road to accept staff's calculations of 191.24 acre feet of a minimum for the project, and that as each phase comes in that Staff will calculate each phase, and make any needed changes to the water calculations. Steve Dougherty 2nd the motion.

Chairman Steve Farrell asked if there were further questions regarding this item? There was not

Motion was carried unanimously.

Dent Residence – 101 West 100 South

Planner Michael Henke presented the following regarding this property

- 1.21-acre parcel
- 1 culinary connection existing
- 1 culinary connection for proposed dwelling

The board discussed the property and reviewed it via google maps. There was discussion on the new home, and how irrigation was currently being used on the property. Currently there is only one owner of the land, and one irrigation hookup for the secondary water. In turning in water for the entire ground it ties the water to the land. The applicant indicated that they may possibly put in a barn on the property, however Planner Henke indicated that the water calculated tonight would cover the barn.

Planner Henke reviewed the water calculation which would give them a credit for the already existing water connection. (details in supplemental file). They would need to turn in 2.30-acre feet of water, or 1 share of water which would cover the culinary and irrigation water for the entire property. Planner Henke stated that if they decided to subdivide the property later, they could, and all water would have already been turned in.

The board again discussed how many irrigation water connections the property would have? Currently they have one, and Midway Irrigation President/Chairman Farrell stated that was up to the property owner. If they decide to be subdivided down the road, or a 2nd owner comes into the picture then they may want more than one, but that can be decided when that happens.

May 4, 2020

Chairman Steve Farrell if there were further discussion? There was not.

Motion: Midway Irrigation Member Brent Kelly made the motion to recommend that for Dent Residence located at 101 West 100 South to accept staff's calculations and 2.30-acre feet or 1 share of Midway Irrigation Water be turned in. Midway Irrigation Member Grant Kelly 2nd the motion.

Chairman Steve Farrell asked if there were further questions regarding this item? There was not

Motion was carried unanimously.

Whispering Creek Estates – 515 Cari Lane (Changed name from Creekside Estates)

Planner Michael Henke presented the following regarding this property:

- 4.92 acres
- R-1-15 zone
- Limited to 7 lots

The board discussed the property and reviewed the property via google earth and reviewing the plat map provided by applicant. The property was part of the Cosper Subdivision, and it would need to be vacated. The homes will not be within 50 feet of the FEMA flood plan. There is an existing home on the property, which is on lot 2 when reviewing the plat map.

Planner Henke gave the following for the water calculation for the property:

- 4.92-acre parcel
 - Area of Parcel – 214,315.2 sq. ft.
 - Impervious area for lots
 - 56,000 sq. ft. (7 x 8,000)
 - Irrigated Area
 - Lots – 158,315.2 sq. ft. (3.63 acres)
 - Park Strip – 3,500 sq. ft. (.08 acres)
 - Total Irrigation Acreage – $3.71 \times 3 = 11.13$ -acre feet
- 7 culinary connections
 - 5.6-acre feet – (7x.80)
- 16.73-acre feet requirement

The board discussed the Wetland on the property, and including that into the water calculations presented this evening would also need to take in consideration the existing home on the property that has a connection, as well as any water that was turned in for the Cosper subdivision. Treasurer/Secretary Sweat will look at how much water was turned in for the Cosper subdivision to see if any of it that water should also be credited for the subdivision.

The board discussed further the wetland on the property, as well as the creek beside the property, as well as the actual size of the subdivision as there was some question on that with boundary lines with the Homestead, and

May 4, 2020

other unknowns. The board discussed continuing the item, but it was decided to not hold up the subdivision, the board would give a recommendation to City Council, and when the additional information was found, staff could make adjustments as needed. The board felt that the least amount that would need to be turned in would be the amount presented by Planner Henke, 16.73-acre feet of water.

Chairman Steve Farrell if there were further discussion? There was not.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend that for Whispering Creek Estates located at 515 Cari Lane accept staff's calculations for the development of 16.73 acre feet of water, with staff making the adjustment for the existing home, and any water turned in for the Coper Subdivision that is related to this property. That if any further information is given to staff regarding the wetland adjustments could be made by staff. City Councilman Steve Dougherty 2nd the motion.

Chairman Steve Farrell asked if there were further questions regarding this item? There was not

Motion was carried unanimously.

New/Old Business

Chairman Steve Farrell asked if there were further New or Old Business? There was not.

City Council member Steve Dougherty moved to adjourn. Midway Irrigation Member Grant Kohler 2nd the motion. It was carried unanimously. Meeting adjourned at 7:44 p.m.

*Cozens Subdivision – Amended
840 South Stringtown Road*



MIDWAY CITY

Planning Office

75 North 100 West
Midway, Utah 84049

Phone: 435-654-3223 x105
Fax: 435-654-2830
mhenke@midwaycityut.org

Midway Water Advisory Application

Applicant or Authorized Representative:

Name: Glen Lent Phone: 801-403-9660 Fax: _____

Mailing Address: 514 Craftsman Way City: Midway State: Utah Zip: 84049

E-mail Address: glen@alpine-dev~~elopment~~.com

Project Name: Cozens Subdivision - Amended

Location: 840 South Stringtown Road

Total Acreage: 3.72 Number of Units: 3 Historically Irrigated Area: _____

Existing Water Connections: 1

Comments:

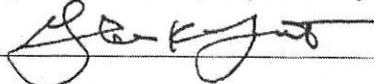
Existing buildings and driveway is 9,862 sf (0.23 acres)

The water board approved the original 1 lot Cozens subdivision on 6/3/19.
3.5 shares was turned into the city on 10/29/19

Please submit with application Site Plans, Plat Maps, Drawings or any information that pertains to water calculations.

Please read and sign before application submittal

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. As the applicant for this proposal, I understand that my application is not deemed complete until the Planning Office has reviewed the application. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time.

Signature of Owner or Agent:  Date: 5/14/20

FOR OFFICE USE ONLY

STAFF: Date Received: _____ Received By: _____ Fee Paid: _____	Application Number: _____ Zone: _____ Tax ID Number: _____
PLANNER: Complete / Incomplete Date: _____ Reviewed by: _____	

*Homestead Resort- Master Plan Amendment
700 North Homestead Drive*



MIDWAY CITY
Planning Office

75 North 100 West
Midway, Utah 84049

Phone: 435-654-3223 x105
Fax: 435-654-2830
mhenke@midwaycityut.org

Midway Water Advisory Application

Applicant or Authorized Representative:

Name: Scott Jones Phone: (801) 636-8041 Fax: _____

Mailing Address: 2696 N University Ave, Ste 210 City: Provo State: UT Zip: 84604

E-mail Address: scott@slatecanyon.com

Project Name: The Homestead

Location: 700 North Homestead Drive, Midway, UT 84049

Total Acreage: 86.86 Number of Units: 90 New Units: _____ Historically Irrigated Area: 62 acres

Existing Water Connections: 4 (2 at the resort: 1-8" meter, and 1-1.5" meter; and 2 residences)

Comments:

The Homestead will be making major renovations, such as outsourcing laundry services and removing on on site laundry facilities, changing the landscaping and location of parking lots, eliminating a full time restaurant and adding two part time kitchens, adding a spa, and 90 new hotel units for a total of 228 units.

Please submit with application Site Plans, Plat Maps, Drawings or any information that pertains to water calculations.

Please read and sign before application submittal

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. As the applicant for this proposal, I understand that my application is not deemed complete until the Planning Office has reviewed the application. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time.

Signature of Owner or Agent:  Date: 05/22/2020

FOR OFFICE USE ONLY

STAFF:	
Date Received: _____	Application Number: _____
Received By: _____	Zone: _____
Fee Paid: _____	Tax ID Number: _____
PLANNER:	
Complete / Incomplete	
Date: _____ Reviewed by: _____	

Jennifer Sweat

From: Scott Jones <scott@slatecanyon.com>
Sent: Friday, May 22, 2020 11:28 AM
To: Jennifer Sweat
Subject: Homestead- Water Advisory Board App
Attachments: Midway Water Advisory Board Application (002).pdf; 2020-05-21 Homestead Resort - Master Plan Amendment Submittal-LOW RES (002).pdf

Jennifer,

Please see attached application for the Midway Water Advisory Board meeting. We met yesterday with Michael Henke and Midway City Irrigation to review our project. We agreed that over the next week, and prior to your Monday, June 1 meeting, we would solidify a few pieces of information such as water uses that are going away, compared to water uses coming in. We will submit these documents and analysis next week. I have also attached the site plan that we have submitted to Michael. Please let me know of any questions you may have.

Regards,

Scott Jones
Homestead
801-636-8041

HOMESTEAD RESORT

MASTER PLAN AMENDMENT

PROJECT BOOK

MAY 13, 2020

UPDATED: MAY 21, 2020

LloydArchitects
ARCHITECTS

FFKR | LANDSCAPE & PLANNING

IN THIS PROJECT BOOK

CONTEXT INFORMATION
UPDATED MASTER PLAN
CHARACTER IMAGERY
ALTERNATE CENTER HOUSE

LloydArchitects
ARCHITECTS + PLANNERS

FFKR | LANDSCAPE & PLANNING

CONTEXT INFORMATION

CONTEXT AERIAL
PROJECT SITE AERIAL
CURRENT MASTER PLAN

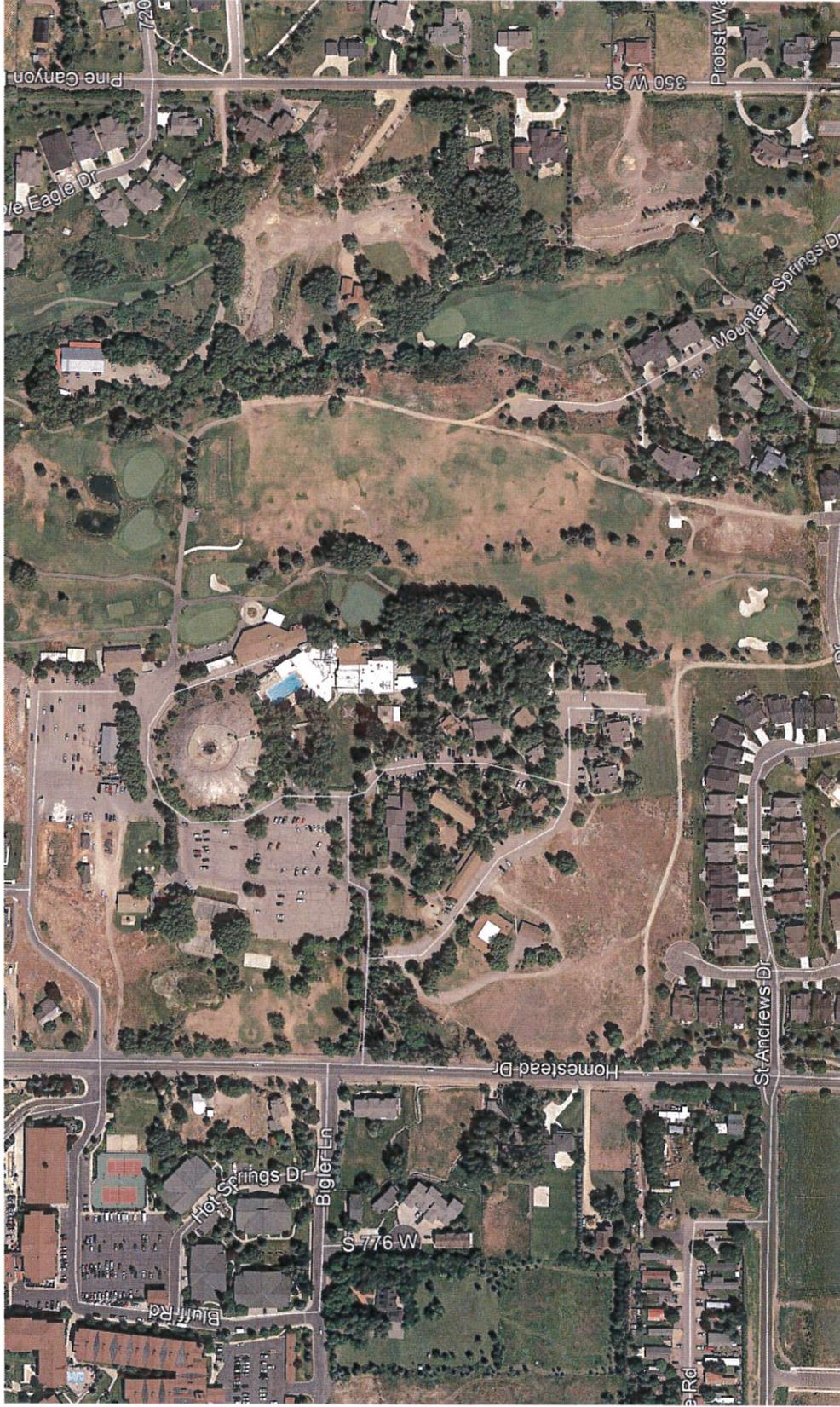
LloydArchitects
LANDSCAPE ARCHITECTS

FFKR | LANDSCAPE & PLANNING



HOMESTEAD RESORT | CONTEXT AERIAL

MAY 21, 2020



HOMESTEAD RESORT | PROJECT SITE AERIAL

MAY 21, 2020

LloydArchitects
LANDSCAPE ARCHITECTS

FFKR | LANDSCAPE & PLANNING



HOMESTEAD RESORT | EXISTING MASTER PLAN

MAY 21, 2020

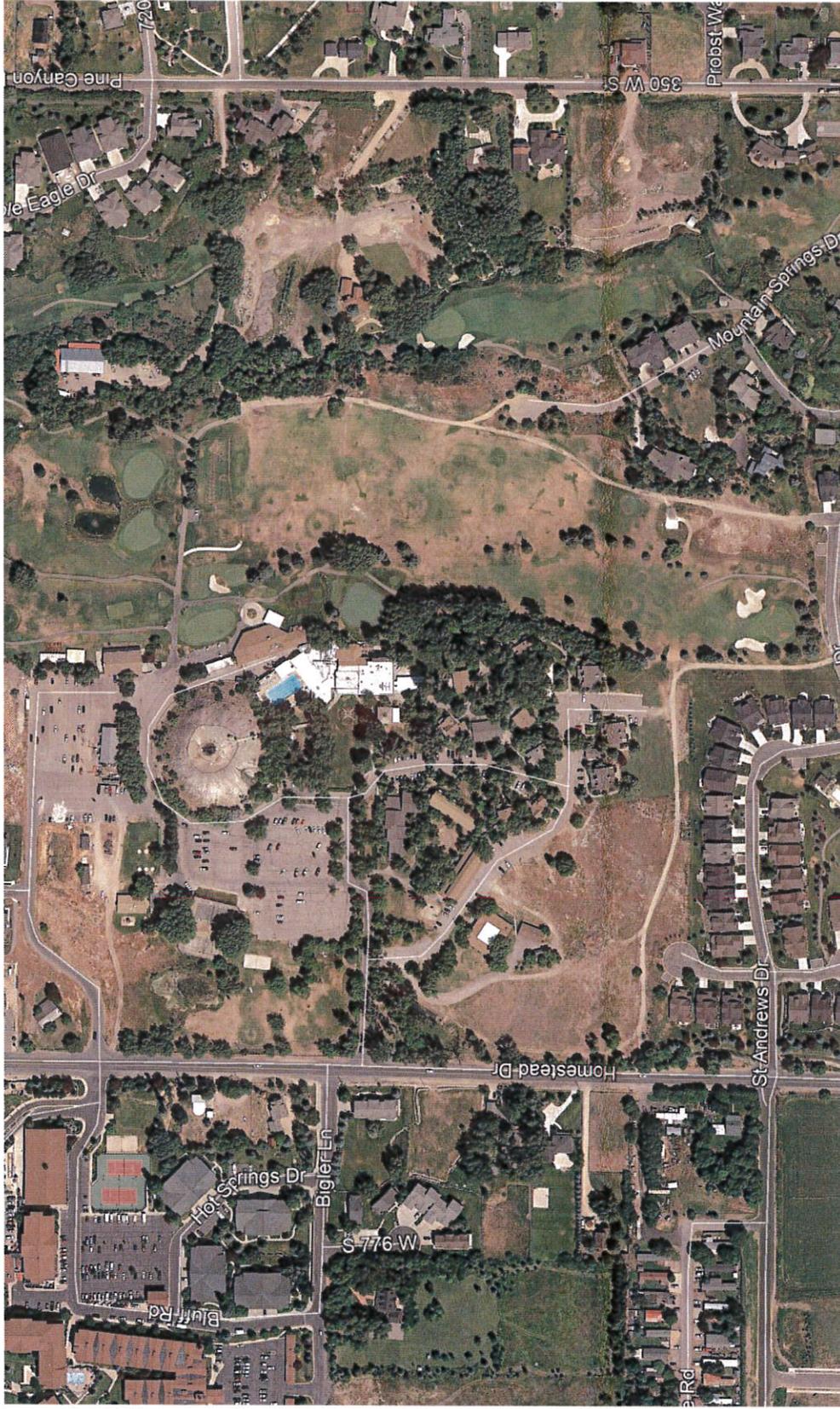


SITE CONCEPT

EXISTING SITE AERIAL
SITE CONCEPT
ARCHTECTURAL SCOPE
PHASING
FIRE ACCESS
TRAIL CONNECTIONS
OPEN SPACE CALCULATIONS

LloydArchitects
ARCHITECTS

FFKR | LANDSCAPE & PLANNING



HOMESTEAD RESORT | PROJECT SITE AERIAL

MAY 21, 2020

LloydArchitects
ARCHITECTS

FFKR | LANDSCAPE & PLANNING



HOMESTEAD RESORT | SITE CONCEPT
MAY 21, 2020

LloydArchitects
ARCHITECTS

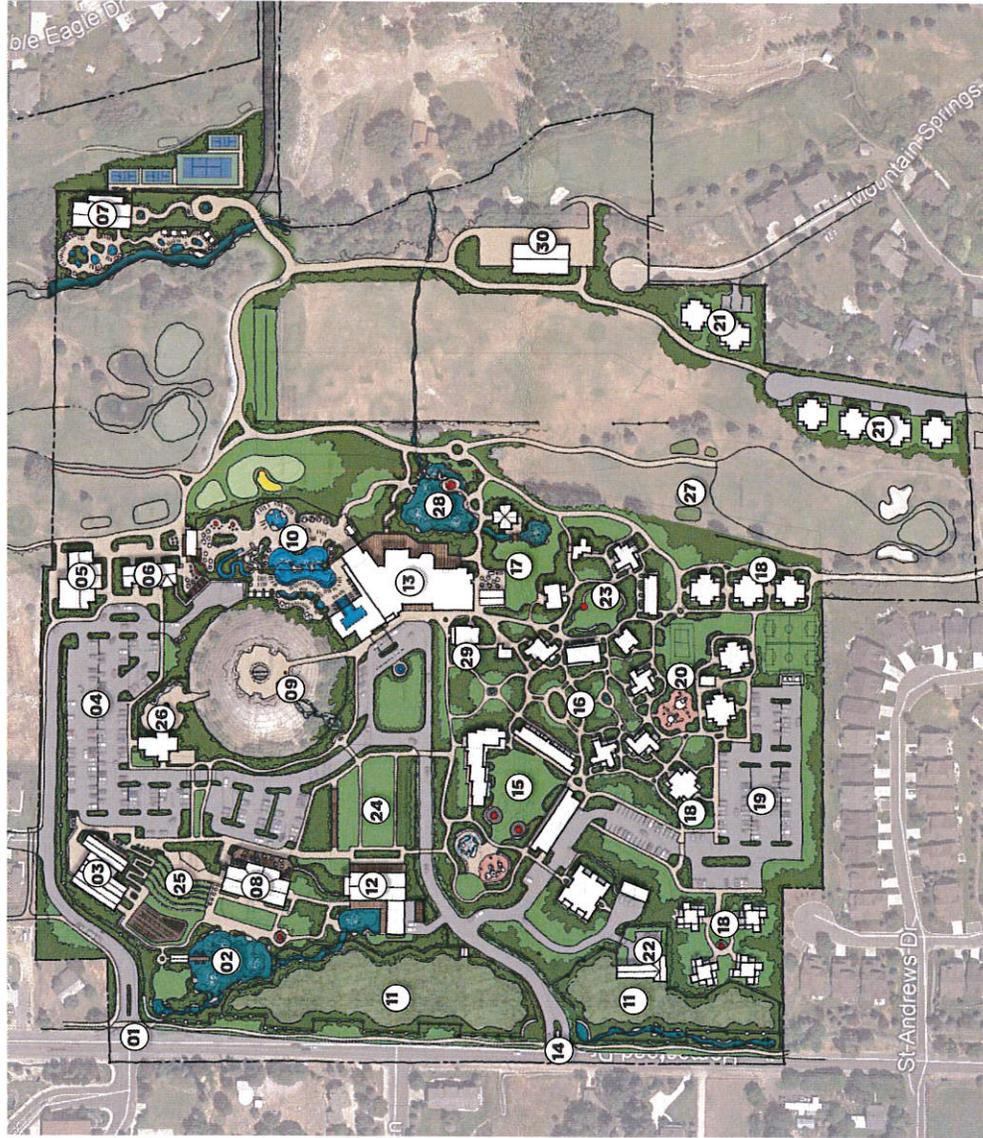
FFKR | LANDSCAPE & PLANNING



HOMESTEAD RESORT | SITE CONCEPT | TREES
MAY 21, 2020

LloydArchitects
ARCHITECTS

FFKR | LANDSCAPE & PLANNING



LEGEND:

- 01 Secondary entrance to parking, golf, spa, and dive/activity center
- 02 Boat House with overwater deck
- 03 Pizza Farm Restaurant with Greenhouse and garden area support
- 04 Main parking area: +/- 220 stalls
- 05 Cart + maintenance barn
- 06 Golf Clubhouse and Spa arrival
- 07 Aqua Therapy Spa with Tennis and Pickleball Courts
- 08 Multi-level Conference Center
- 09 Crater with improved view/amenity area at the top
- 10 Pool Amenity area with upper adult pool area with indoor/outdoor pool, spas, infinity edge pool, cabanas, and a lower family pool area with zero-entry pool, waterfalls, toddler area with views of main pool area, slide, fire pits, cabanas, guest services access below fitness, and bar/grille that serves both pool and golf with outdoor dining
- 11 Pasture area along Homestead Drive
- 12 Wedding Barn with access to new pond area
- 13 New Center House with porte cochere arrival
- 14 Main arrival drive relocated to the south to create more meandering approach
- 15 Family Reunion units with open lawn, natural themed splash pad, playground area, and fire pits
- 16 Garden View units with multiple gardens with pathways, water features, and seating
- 17 Ballroom function lawn and Wedding Pavilion
- 18 Future unit development: 7 Buildings with 6 Units each = 42v Additional Units
- 19 Guest parking area: +/- 160 stalls
- 20 Activity View units with central activity area including playground and open lawn for soccer, volleyball, etc.
- 21 Future unit development area: 6 Buildings with 8 Units each = 48 Additional Units
- 22 Horse stable and barn
- 23 Amenity lawn with fire pit, seat walls, and open lawn for bocce, horseshoes, etc.
- 24 Function lawn with rose arbor structure to provide shelter and separation between lawn and adjacent parking
- 25 Amphitheater and stage area
- 26 New Activity Center
- 27 Relocated tee boxes
- 28 Enhanced pond with terraces, water falls and bon fire location
- 29 Virginia House upgrades: = 5 new units
- 30 Golf Maintenance Barn

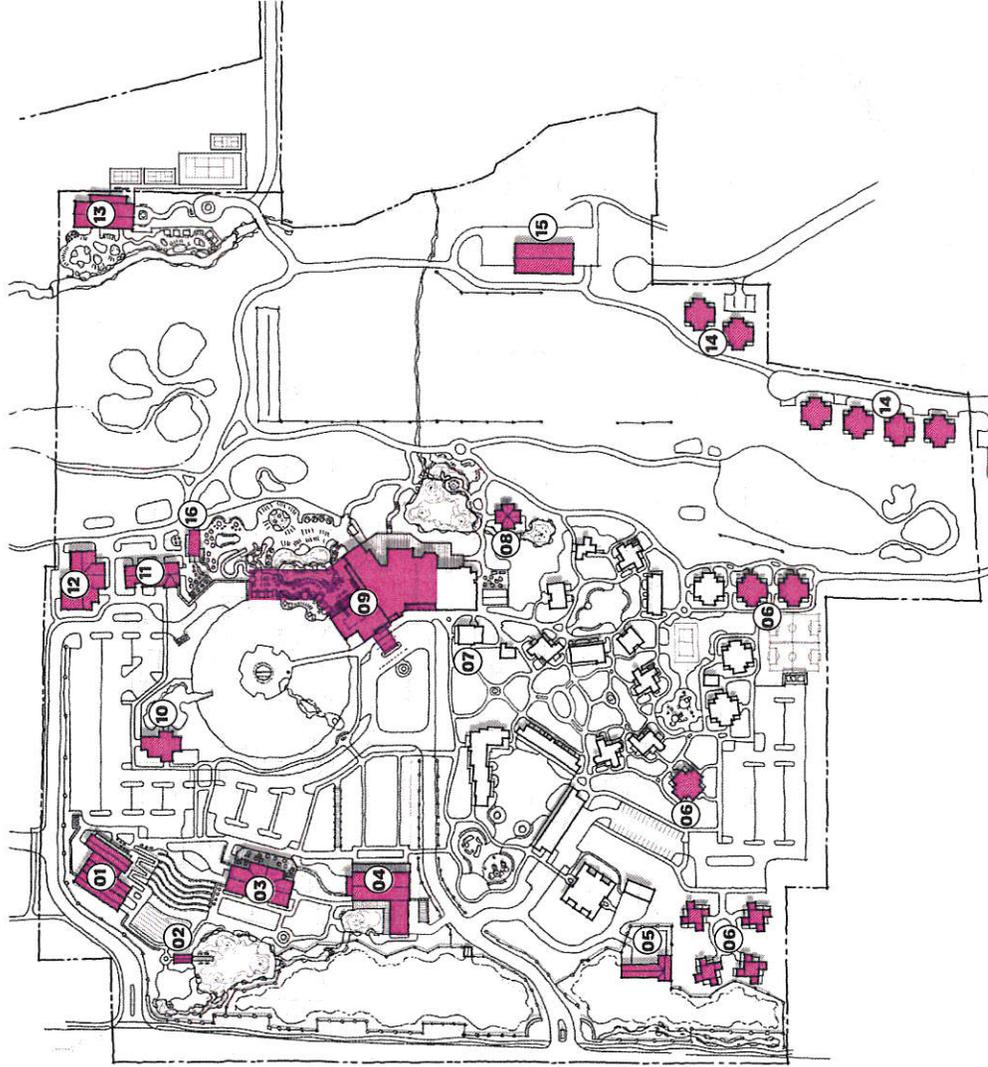
HOMESTEAD RESORT | SITE CONCEPT | NOTES

MAY 21, 2020



LEGEND:

- 01 Pizza Farm Restaurant with Greenhouse support (8,563 ft²)
- 02 Boat House (525 ft²)
- 03 Conference Center (7,443 ft²)
- 04 Event Barn (9,676 ft²)
- 05 Stables (3,025 ft²)
- 06 New Development: (17,348 ft² total)
7 Buildings with 6 Rooms Each
= 42 New Units
- 07 Virginia House Upgrades:
6 New Rooms (1,677 ft²)
- 08 Gazebo (1,825 ft²)
- 09 Center House (New) with Guest Amenities and Back of House (31,106 ft²)
- 10 Activity Center (3,060 ft²)
- 11 Golf and Spa Club House (4,584 ft²)
- 12 Golf Cart and Maintenance Barn (7,017 ft²)
- 13 Aqua Therapy Spa (6,737 ft²)
- 14 New Development: (17,952 ft² total)
6 Buildings with 8 Rooms Each
= 48 New Units
- 15 Golf Maintenance Barn (7,017 ft²)
- 16 Golf/Pool Grille (1,035 ft²)



HOMESTEAD RESORT | NEW BUILDINGS

MAY 21, 2020

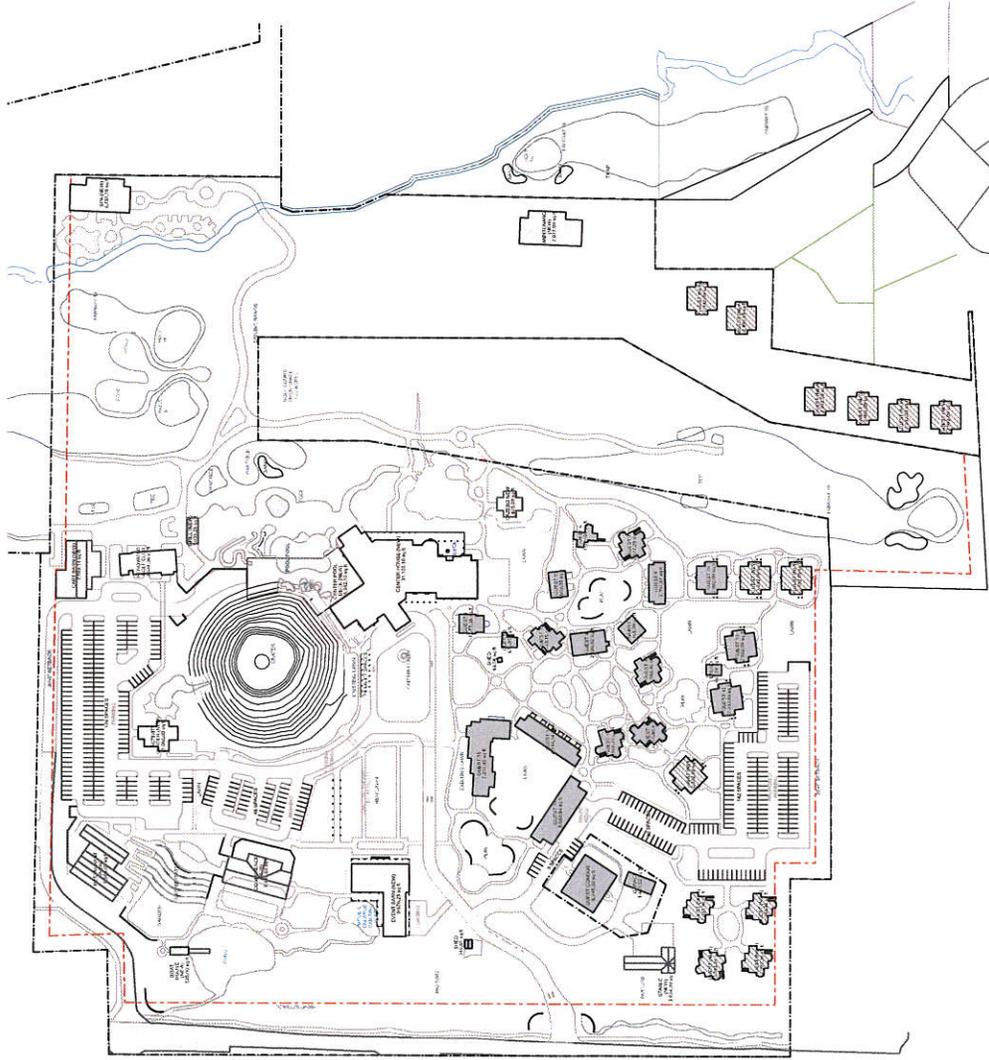
LEGEND:

BUILDING RENOVATION STATUS LEGEND

- EXISTING TO REMAIN GUEST UNITS
- PROPOSED NEW GUEST UNITS
- PROPOSED NEW ACTIVITY/EVENT SPACE
- PROPOSED NEW SERVICE SPACE
- PROPOSED RENOVATED ACTIVITY SPACE

BUILDING FOOTPRINT AREAS SCHEDULE

EXISTING BUILDINGS TO REMAIN	
BLDG. 1-18, CONDOS	56,678 SF
EXISTING SUBTOTAL	56,678 SF
RENOVATED BUILDINGS TO REMAIN	
GOLF CLUBHOUSE	4,584 SF
RENO SUBTOTAL	4,584 SF
NEW PROPOSED BUILDINGS	
GUEST SUITES	35,302 SF
CENTER HOUSE	31,096 SF
EVENT BARN	9,258 SF
ACTIVITY CENTER	8,643 SF
RESTAURANT/PIZZA PARM	6,543 SF
STABLE BARN	7,789 SF
SPRINKLER	3,025 SF
SPA	6,737 SF
POOL	3,200 SF
ORILL	3,200 SF
NEW PROPOSED SUBTOTAL:	124,895 SF
TOTAL BUILDING FOOTPRINT:	186,157 SF

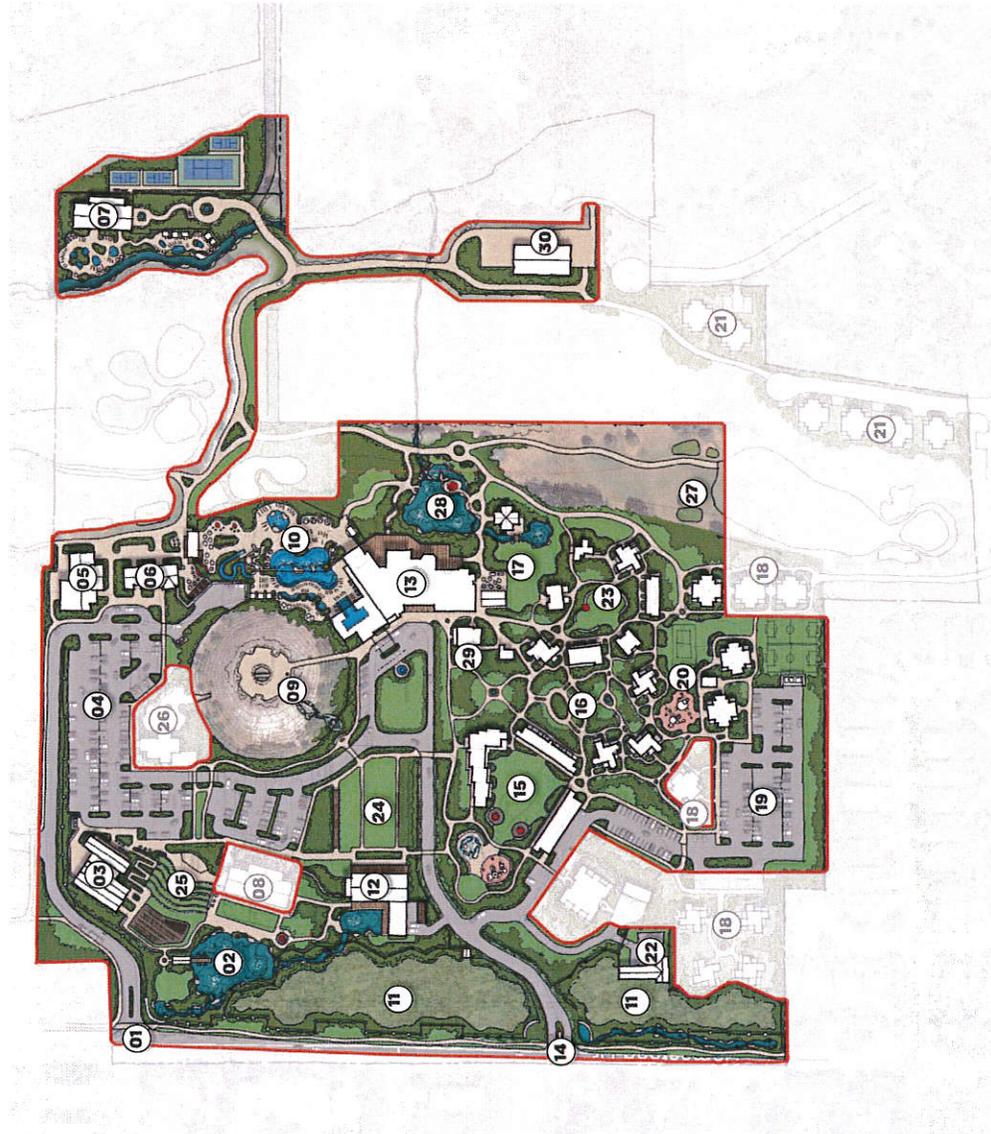


HOMESTEAD RESORT | ARCHITECTURAL SITE PLAN

MAY 21, 2020

LEGEND:

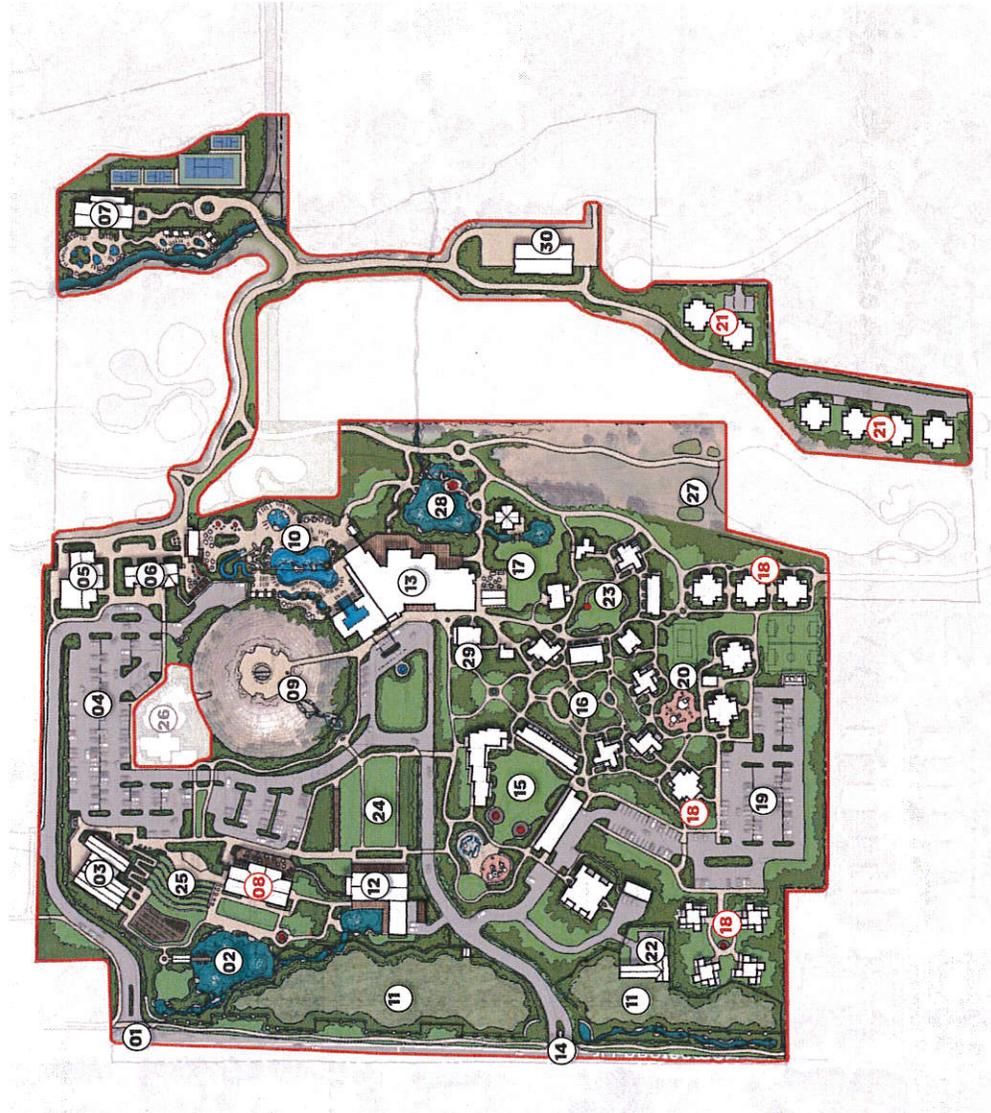
- 01 Secondary entrance to parking, golf, spa, and dive/activity center
- 02 Boat House with overwater deck
- 03 Greenhouses and garden area with farmers market and pizza farm restaurant inside greenhouse closest to parking
- 04 Main parking area: +/- 220 stalls
- 05 Cart + maintenance barn
- 06 Golf Clubhouse and Spa arrival
- 07 Aqua Therapy Spa with Tennis and pickleball courts
- 08 Multi-level Conference Center
- 09 Crater with improved view/amenity area at the top
- 10 Pool Amenity area with upper adult pool area with indoor/outdoor pool, spas, infinity edge pool, cabanas, and a lower family pool area with zero-entry pool, waterfalls, toddler area with views of main pool area, slide, fire pits, cabanas, guest services access below fitness, and bar/grille that serves both pool and golf with outdoor dining
- 11 Pasture area along Homestead Drive
- 12 Wedding Barn with access to new pond area
- 13 New Center House arrival with porte cochere
- 14 Main arrival drive relocated to the south to create more meandering approach
- 15 Family Reunion units with open lawn, natural themed splash pad, playground area, and fire pits
- 16 Garden View units with multiple gardens with pathways, water features, and seating
- 17 Ballroom function lawn and Wedding Pavilion
- 18 Future unit development: 7 Buildings with 8 Units each +/- 42 Additional Units
- 19 Guest parking area: +/- 145 stalls
- 20 Activity View units with central activity area including playground and open lawn for soccer, volleyball, etc.
- 21 Future unit development area: 6 Buildings with 8 Units each +/- 48 Additional Units
- 22 Horse stable and barn
- 23 Amenity lawn with fire pit, seat walls, and open lawn for bocce, horseshoes, etc.
- 24 Function lawn with rose arbor structure to provide shelter and separation between lawn and adjacent parking
- 25 Amphitheater and stage area
- 26 New Activity Center
- 27 Relocated tee boxes
- 28 Enhanced pond with terraces, water falls and bon fire location
- 29 Virginia House upgrades: = 5 new units
- 30 Golf Maintenance Barn



HOMESTEAD RESORT | SITE CONCEPT | PHASE 1
MAY 21, 2020

LEGEND:

- 01 Secondary entrance to parking, golf, spa, and dive/activity center
- 02 Boat House with overwater deck
- 03 Greenhouses and garden area with farmers market and pizza farm restaurant inside greenhouse closest to parking
- 04 Main parking area: +/- 220 stalls
- 05 Cart + maintenance barn
- 06 Golf Clubhouse and Spa arrival
- 07 Aqua Therapy Spa with Tennis and pickleball courts
- 08 Multi-level Conference Center
- 09 Crater with improved view/amenity area at the top
- 10 Pool Amenity area with upper adult pool area with indoor/outdoor pool, spas, infinity edge pool, cabanas, and a lower family pool area with zero-entry pool, waterfalls, toddler area with views of main pool area, slide, fire pits, cabanas, guest services access below fitness, and bar/grille that serves both pool and golf with outdoor dining
- 11 Pasture area along Homestead Drive
- 12 Wedding Barn with access to new pond area
- 13 New Center House arrival with porte cochere
- 14 Main arrival drive relocated to the south to create more meandering approach
- 15 Family Reunion units with open lawn, natural themed splash pad, playground area, and fire pits
- 16 Garden View units with multiple gardens with pathways, water features, and seating
- 17 Ballroom function lawn and Wedding Pavilion
- 18 Future unit development: 7 Buildings with 6 Units each = 42 Additional Units
- 19 Guest parking area: +/- 145 stalls
- 20 Activity View units with central activity area including playground and open lawn for soccer, volleyball, etc.
- 21 Future unit development area: 6 Buildings with 8 Units each = 48 Additional Units
- 22 Horse stable and barn
- 23 Amenity lawn with fire pit, seat walls, and open lawn for bocce, horseshoes, etc.
- 24 Function lawn with rose arbor structure to provide shelter and separation between lawn and adjacent parking
- 25 Amphitheater and stage area
- 26 New Activity Center
- 27 Relocated tee boxes
- 28 Enhanced pond with terraces, water falls and bon fire location
- 29 Virginia House upgrades: = 6 new units
- 30 Golf Maintenance Barn



HOMESTEAD RESORT | SITE CONCEPT | PHASE 2

MAY 21, 2020

LEGEND:

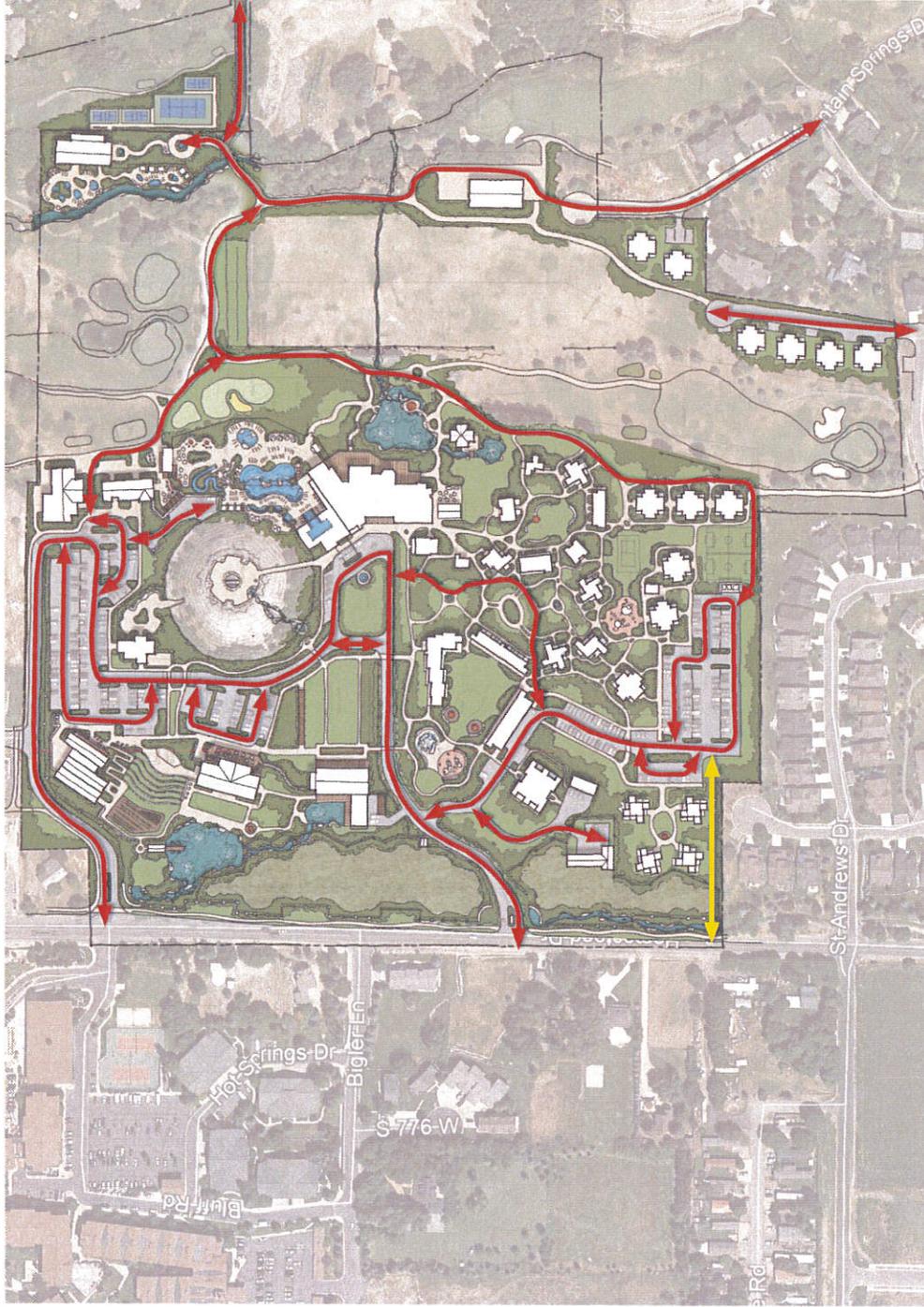


Proposed Fire Access Connection



Possible Future Fire Access Connection

* Fire access path to be a minimum 20 ft. width, all weather road with minimum 28 ft. radius inside corners and maximum 150 ft. dead end length

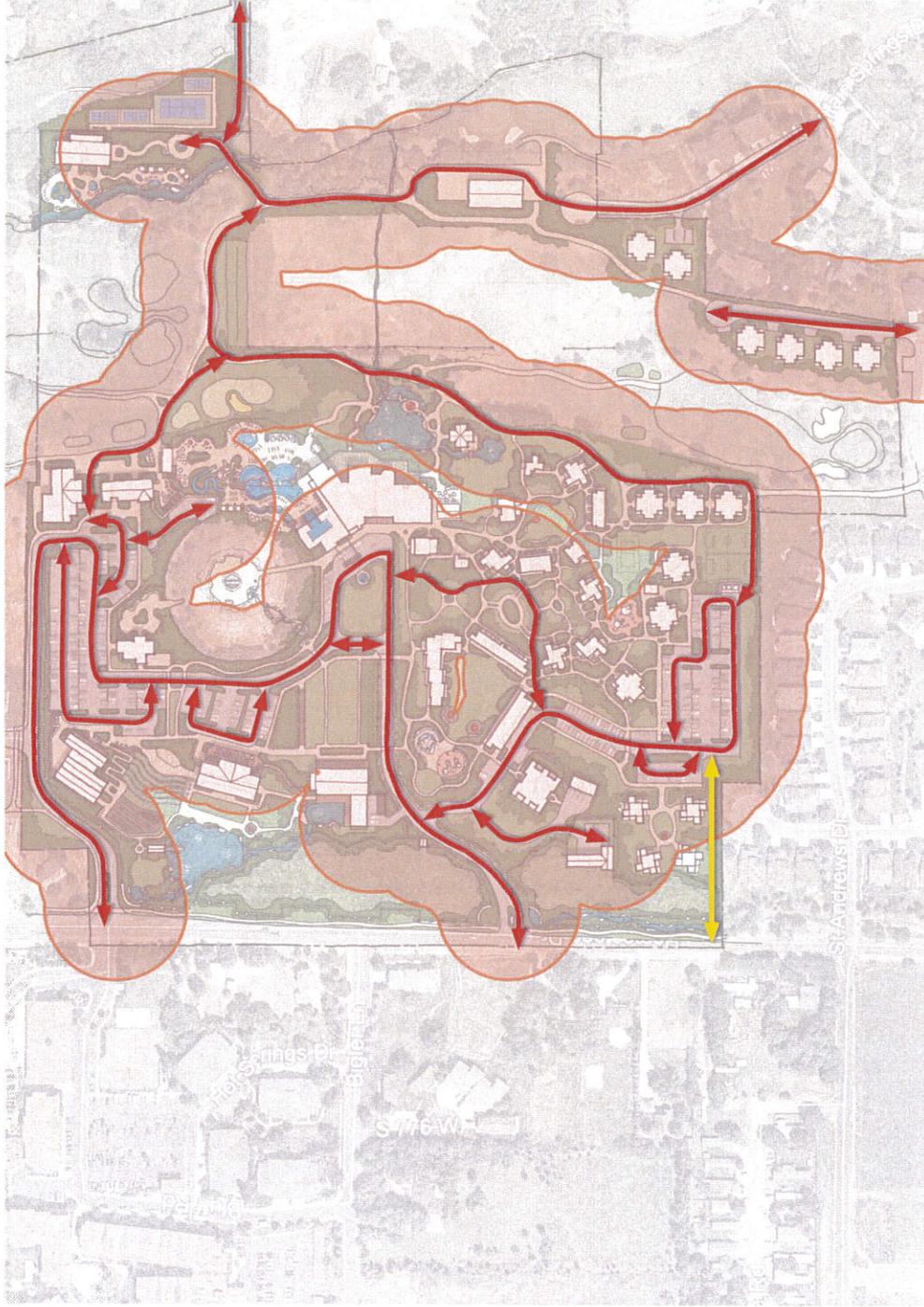


HOMESTEAD RESORT | FIRE ACCESS

MAY 21, 2020

LloydArchitects
LANDSCAPE ARCHITECTS

FFKR | LANDSCAPE & PLANNING



LEGEND:



Proposed Fire Access Connection



Possible Future Fire Access Connection



Edge of 150 ft. Hose Pull Radius

- * All buildings to be within a 150 ft. hose pull length from Fire Access path
- ** Fire Access to be minimum 20 ft. width all weather road with minimum 28 ft. inside radius corners





LEGEND:



City Trail Connector



Potential East/West Pedestrian Access to be Determined



HOMESTEAD RESORT | TRAIL CONNECTIONS + POTENTIAL ACCESS

MAY 21, 2020

LloydArchitects
LANDSCAPE ARCHITECTS

FFKR | LANDSCAPE & PLANNING

LEGEND:



Fee Simple Land
86.85 Acres



HOMESTEAD RESORT | FEE SIMPLE LAND
MAY 21, 2020



LloydArchitects
LANDSCAPE ARCHITECTS

FFKR | LANDSCAPE & PLANNING



LEGEND:



Proposed Open Space
47.77 Acres

Total Acres Required
55% of 86.85 = **47.77 Acres**

HOMESTEAD RESORT | PROPOSED OPEN SPACE

MAY 21, 2020



LloydArchitects
LANDSCAPE ARCHITECTS

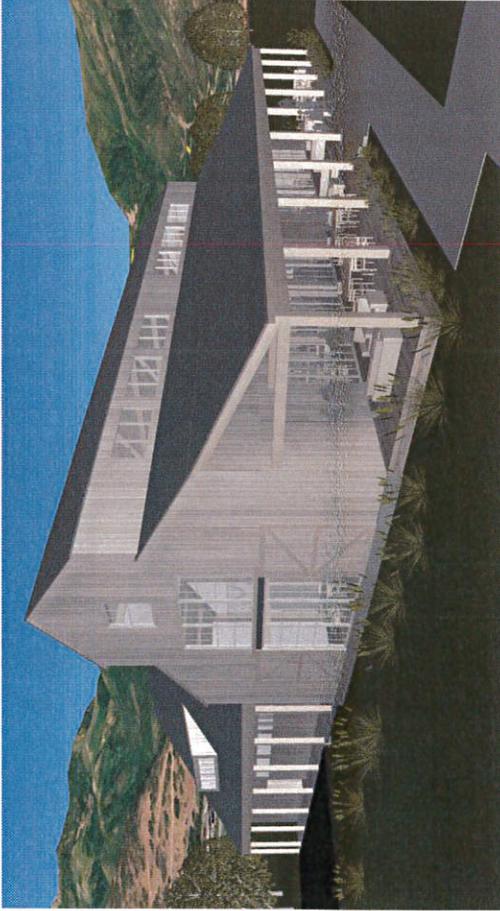
FFKR | LANDSCAPE & PLANNING

CHARACTER IMAGERY

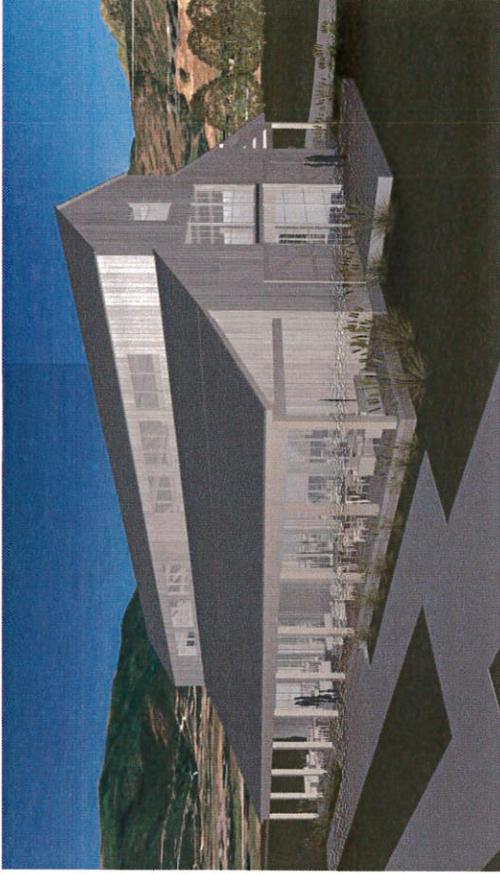
NEW BUILDING CONCEPTS
EXISTING BUILDING RENOVATION

LloydArchitects
ARCHITECTS

FFKR | LANDSCAPE & PLANNING



Event/Wedding Barn- South East View



Event/Wedding Barn- North East View



Event/Wedding Barn- North West View



Weathered Wood, Standing Seam Roofing, Natural Stone Cladding

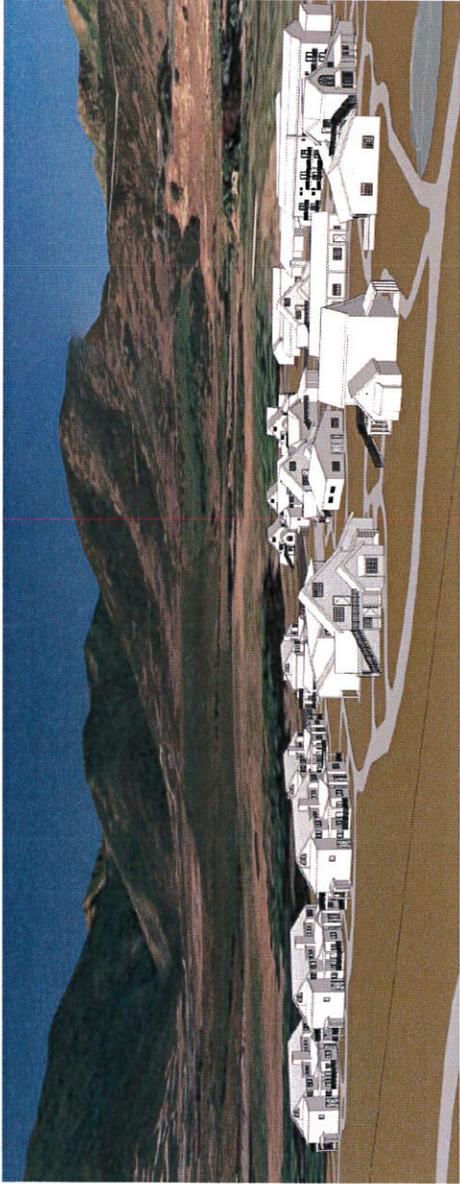


CHARACTER IMAGERY | NEW BUILDING CONCEPTS

MAY 21, 2020

LloydArchitects
LANDSCAPE ARCHITECTS

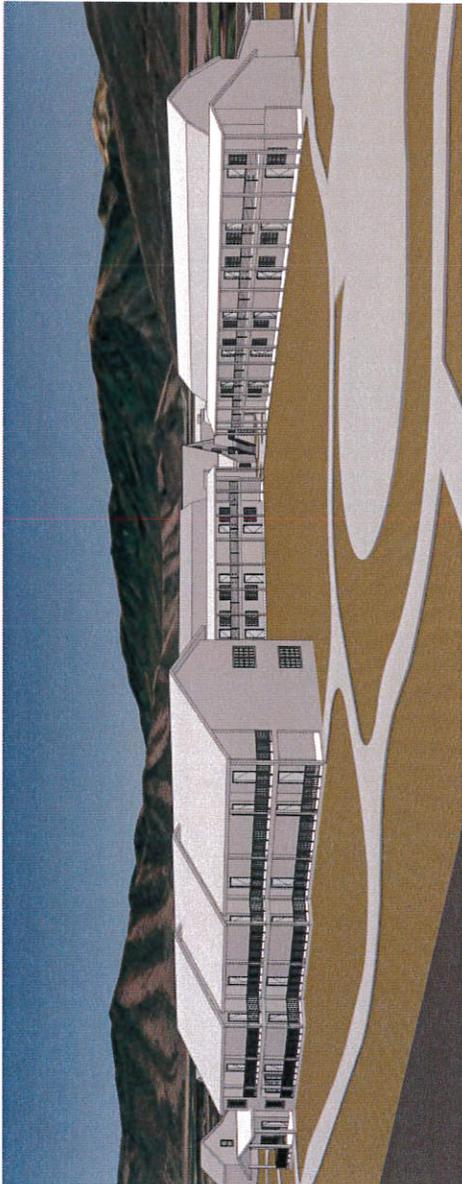
FFKR | LANDSCAPE & PLANNING



Existing Historic Virginia & Milk House (1-2)



Existing Typical Guest Unit Buildings (16-18)



Existing Typical Guest Unit Buildings (13-15)



Stained Wood Siding, Board & Batten, Stone Cladding

LloydArchitects

FFKR | LANDSCAPE & PLANNING

CHARACTER IMAGERY | EXISTING GUEST PROPOSED RENOVATION

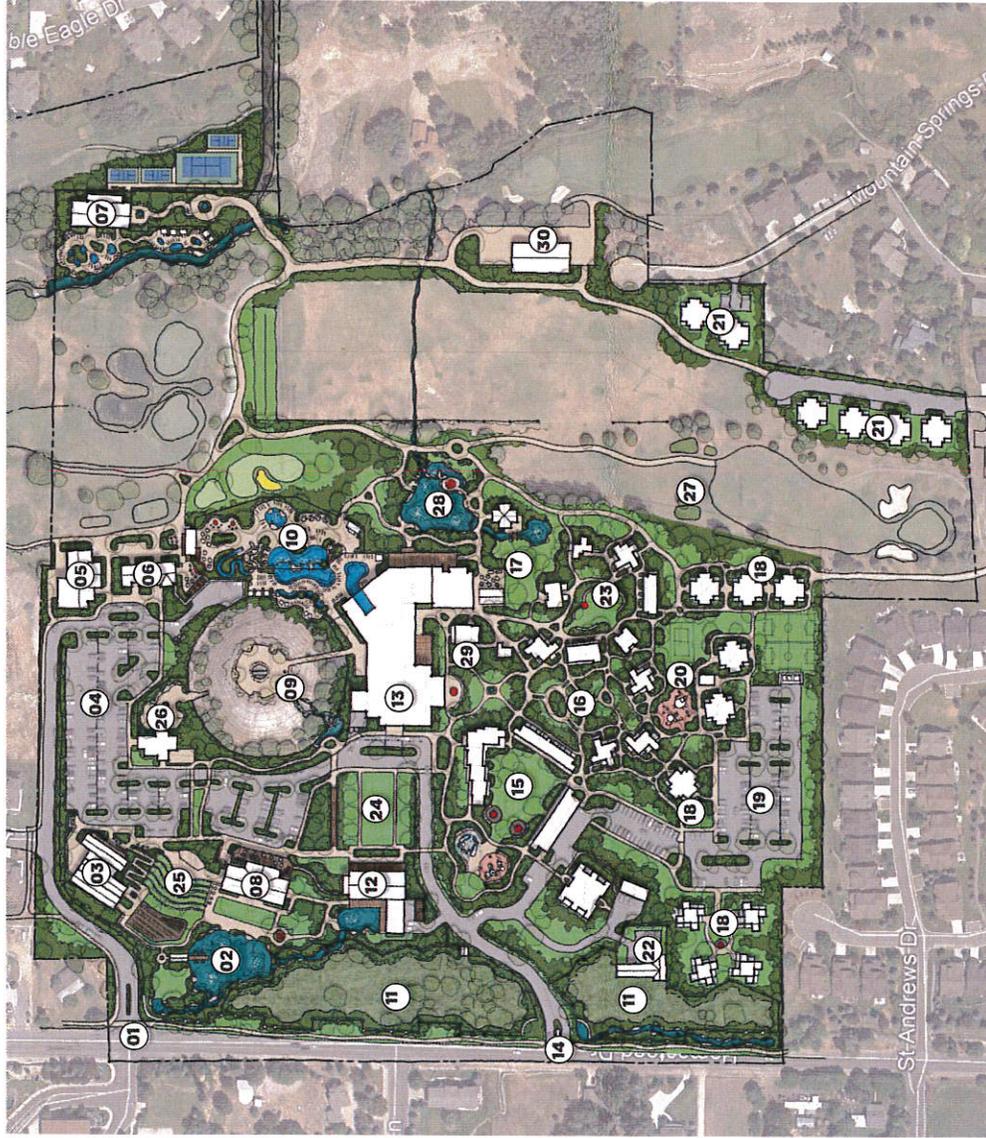
MAY 21, 2020

ALTERNATE CENTER HOUSE

ALTERNATE CONCEPT

LloydArchitects
ARCHITECTS

FFKR | LANDSCAPE & PLANNING



HOMESTEAD RESORT | ALTERNATE SITE CONCEPT | NOTES

MAY 21, 2020

LEGEND:

- 01 Secondary entrance to parking, golf, spa, and dive/activity center
- 02 Boat House with overwater deck
- 03 Pizza Farm Restaurant with Greenhouse and garden area support
- 04 Main parking area: +/- 220 stalls
- 05 Cart + maintenance barn
- 06 Golf Clubhouse and Spa arrival
- 07 Aqua Therapy Spa with Tennis and Pickleball Courts
- 08 Multi-Level Conference Center
- 09 Crater with improved view/amenity area at the top
- 10 Pool Amenity area with upper adult pool area with indoor/outdoor pool, spas, infinity edge pool, cabanas, and a lower family pool area with zero-entry pool, waterfalls, toddler area with views of main pool area, slide, fire pits, cabanas, guest services access below fitness, and bar/grille that serves both pool and golf with outdoor dining
- 11 Pasture area along Homestead Drive
- 12 Wedding Barn with access to new pond area
- 13 New Center House with porte cochere arrival
- 14 Main arrival drive relocated to the south to create more meandering approach
- 15 Family Reunion units with open lawn, natural themed splash pad, playground area, and fire pits
- 16 Garden View units with multiple gardens with pathways, water features, and seating
- 17 Ballroom function lawn and Wedding Pavilion
- 18 Future unit development: 7 Buildings with 6 Units each = 42v Additional Units
- 19 Guest parking area: +/- 160 stalls
- 20 Activity View units with central activity area including playground and open lawn for soccer, volleyball, etc.
- 21 Future unit development area: 6 Buildings with 8 Units each = 48 Additional Units
- 22 Horse stable and barn
- 23 Amenity lawn with fire pit, seat walls, and open lawn for bocce, horseshoes, etc.
- 24 Function lawn with rose arbor structure to provide shelter and separation between lawn and adjacent parking
- 25 Amphitheater and stage area
- 26 New Activity Center
- 27 Relocated tee boxes
- 28 Enhanced pond with terraces, water falls and bon fire location
- 29 Virginia House upgrades: = 6 new units
- 30 Golf Maintenance Barn

LloydArchitects
LANDSCAPE ARCHITECTS

FFKR | LANDSCAPE & PLANNING

New/Old Business



Adjourn

