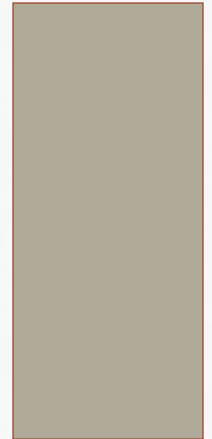
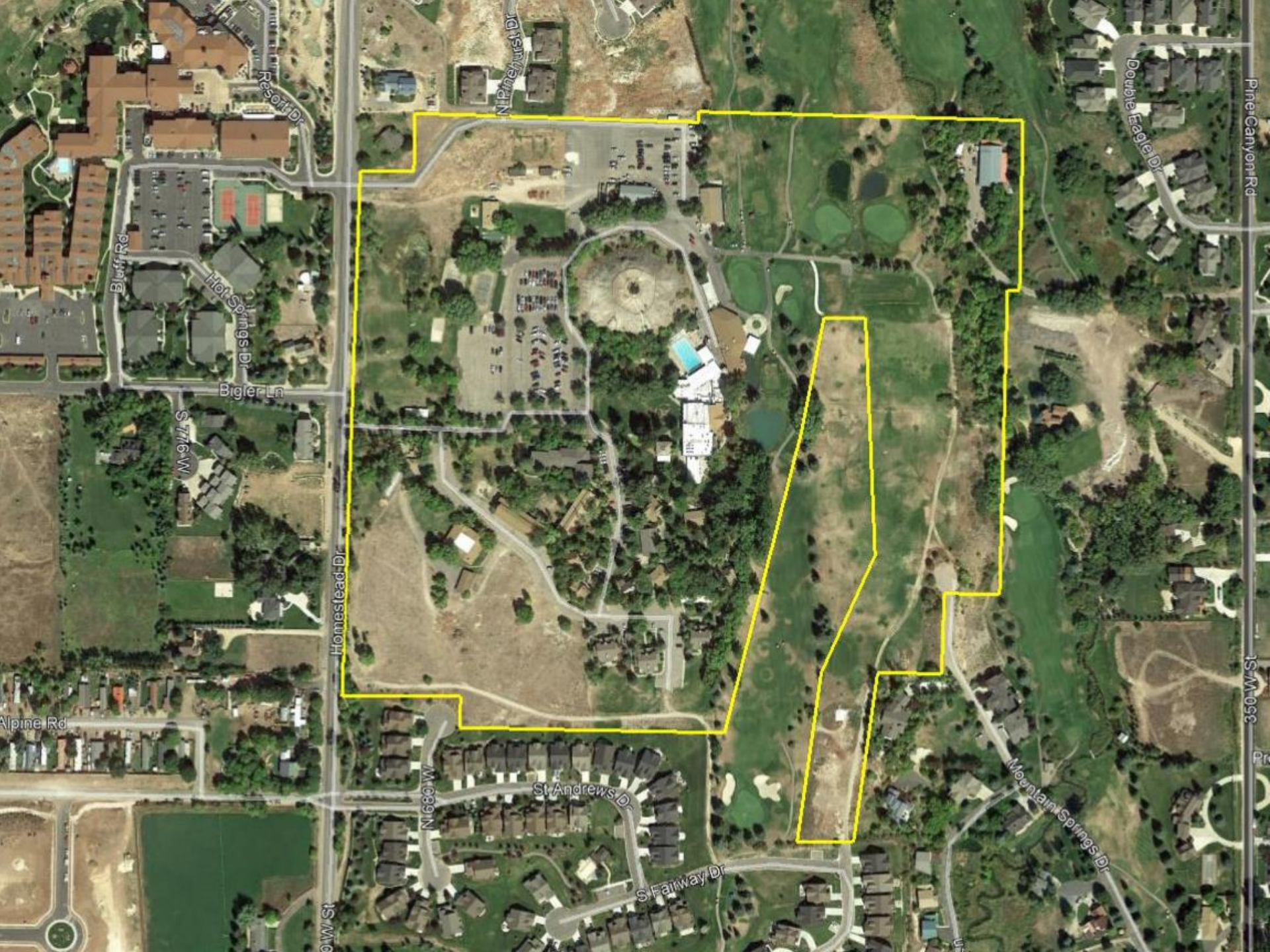


THE HOMESTEAD MASTER PLAN AMENDMENT

RESOLUTION 2021-02





Bluff Rd

Hot Springs Dr

Bigler Ln

S 776 W

Homestead Dr

Alpine Rd

W St

N 688 W

St Andrews Dr

S Fairway Dr

Mountain Springs Dr

N Pinehurst Dr

Double Eagle Dr

Pine Canyon Rd

JS M 05c

LAND USE SUMMARY

- 72.01 acres
- Resort Zone
- 2 phases
- Private roads and storm drain system
- Sensitive lands on the property include The Crater and wetlands



HOMESTEAD RESORT | PRELIMINARY SITE CONCEPT
AUGUST 14, 2020

LloydArchitects
SALT LAKE CITY • SEATTLE

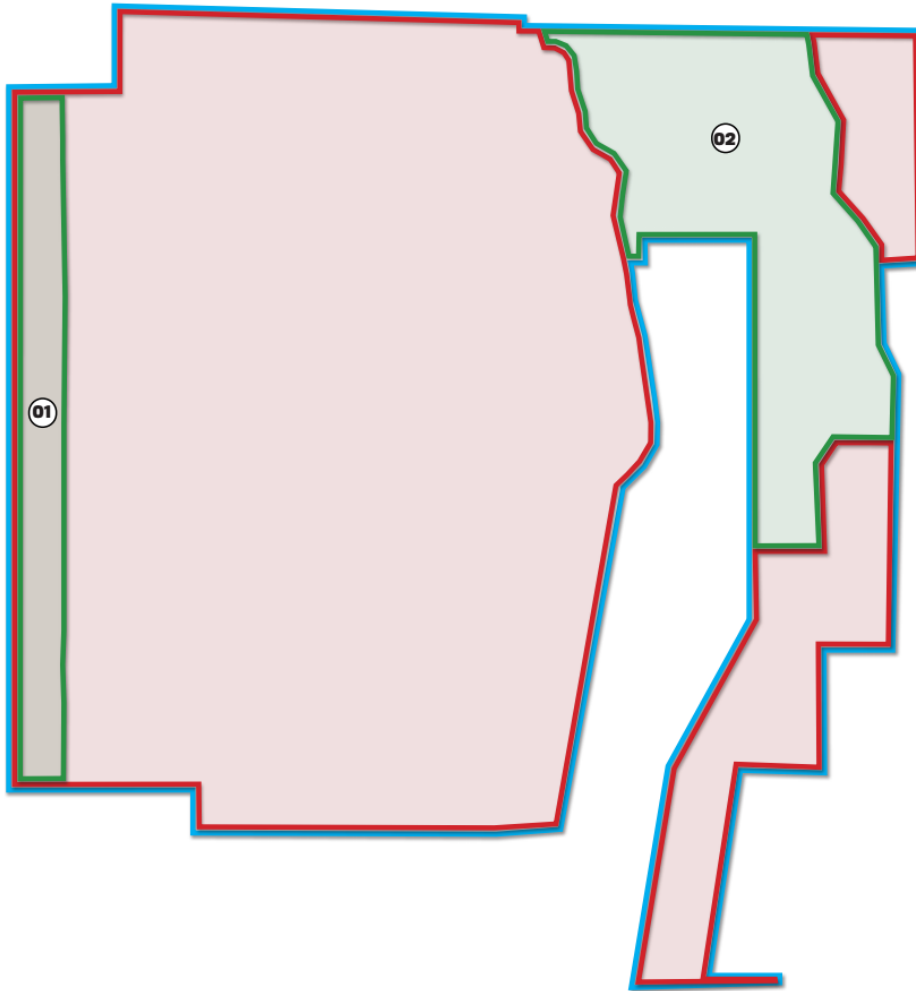
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PROPOSED AMENDMENTS

- Updates involving building permits to renovate existing structures.
 - Issues regarding water, parking, and architectural review will be handled with the building permit for any buildings proposed for renovation.
- The Milk House building will be converted into an ice cream shop.
 - This will not reduce the number of hotel rooms allowed per the agreement.
 - Water rights dedication requirements have been updated in Exhibit G.
 - Parking has also been addressed in Exhibit J.
- When parking lots and existing roads need to be upgraded will be determined during the building permit approval process.

PROPOSED AMENDMENTS

- The addition of new building or expansion of existing facilities is also addressed in the proposed amendment.
- Future parking problems that may occur is also addressed and gives the City the right to require more parking in the future if needed.
 - Staff is recommending that any potential future parking area sites are identified and a map identifying them is included in the master plan.
- Exhibit C has been revised to clearly define the resort area and designate permanent open space in the resort core. The open space will be delineated on the plat.



LEGEND:

- Developable Area
- Resort Core: 51.55 Acres
- Permanent Open Space in Resort Core: 9.82 Acres
- 01 100' Open Space along Homestead Drive: 3.00 Acres
- 02 Golf Course Open Space in Resort Core: 6.82 Acres

NOTE:
 Only the Resort Core areas shown on this exhibit may be developed. Golf course open space or open space along Homestead Drive included in the Master Plan is prohibited from development.



HOMESTEAD RESORT | PRELIMINARY PLAN | OPEN SPACE & BUILDING AREA

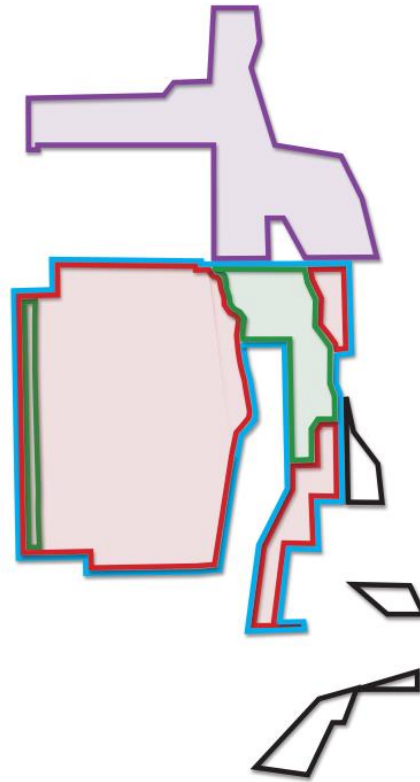
JANUARY 4, 2021

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PROPOSED AMENDMENTS

- Exhibit H has been revised to clearly state the required and permanent open space outside the resort core. The open space will be delineated on the plat.
- Exhibit G: Resort Master Plan Parking Calculations has a minor modification addressing the conversion of the Milk House to an Ice Cream Parlor.



LEGEND:

-  Resort Core: 51.32 Acres
-  Developable Area in Resort Core: 40.79 Acres
-  Permanent Open Space in Resort Core: 10.53 Acres
-  Golf Course Area Owned by The Homestead that is Not in the Master Plan: 19.49 Acres
-  Golf Course Open Space in Master Plan: 21.15 Acres

HOMESTEAD RESORT | OPEN SPACE

JANUARY 4, 2021



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COMBINED PARKING

Table 2 - Required Parking Spaces for The Homestead Resort Master Plan

Use	Quantity	Unit	Parking Standard		Parking Space Subtotal	Peak Day Factor	Peak Hour Factor	Factor for Hotel Parking	Required Spaces	
			Quantity	Unit						
Estate Homes	5	lots	2	per unit	10	0.84	0.95	1.00	8	Midway Code 16.13.39.A.1
Existing Guest Rooms	125	rooms	1	per unit	125	0.84	0.95	1.00	100	Midway Code 16.13.39.A.4
New Guest Rooms	49	rooms	1	per unit	49	0.84	0.95	1.00	39	Midway Code 16.13.39.A.4
Event Barn	300	people	1	per 2 people	150	1.00	0.95	0.40	57	Midway Code 16.13.39.A.5
Center House Ballroom	175	people	1	per 2 people	88	1.00	0.50	0.40	18	Midway Code 16.13.39.A.5
Center House Restaurant and Bar	172	people	1	per 2 people	86	1.00	0.50	0.40	17	See Note 1.
Golf Grill	58	people	1	per 2 people	29	1.00	1.00	0.40	12	See Note 1.
Pizza Farm	52	people	1	per 2 people	26	1.00	1.00	0.40	10	See Note 1.
Activity Center	40	people	1	per 2 people	20	1.00	0.75	0.40	6	Midway Code 16.13.39.A.5
Spa Treatment	12	people	1	per 2 people	6	1.00	0.75	0.40	2	Midway Code 16.13.39.A.5
Spa Pools	50	people	1	per 2 people	25	1.00	0.75	0.40	8	Midway Code 16.13.39.A.5
Swimming Pools	400	people	1	per 2 people	200	1.00	0.75	0.40	60	Midway Code 16.13.39.A.5
Golf Club Lounge	20	people	1	per 2 people	10	1.00	0.75	0.40	3	Midway Code 16.13.39.A.5
Golf Course	88	people	1	per 2 people	44	1.00	0.75	0.40	13	Midway Code 16.13.39.A.5
Amphitheater	100	people	1	per 4 people	25	1.00	1.00	0.40	10	Midway Code 16.13.39.A.7
Employees	25	employees	1	per employee	25	1.00	1.00	1.00	25	Midway Code 16.13.39.A.4
Total Parking Spaces Required for Resort									387	
Total Parking Spaces in Master Plan									428	

Notes:

- Section 16.13.39 of the Midway City Zoning Ordinance requires 1 parking space per 250 sq. feet for restaurants. This analysis uses seating capacity instead of square feet which is a more accurate method to estimate parking for restaurants.
- Golf course occupancy is based on 4 golfers per group and 1 group per 18 holes plus 4 groups warming up = 88 people.
- The maximum number of daytime employees at The Homestead is 75. Number during peak evening period is 25.
- Renovations for a food and beverage outlet are proposed for the Milk House building. This outlet is for guests of the resort and is not anticipated to generate traffic from outside of the resort.

POSSIBLE FINDINGS

- The proposed amendments clarify items that have been discovered since the agreement was approved in September of last year.
- Parking and water rights have been considered and adjusted for the addition of the Milk House building being converted to an ice cream shop.
- A provision has been added that will allow the City to require construction of more parking if parking issues occur.