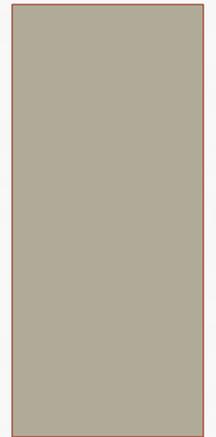


# MIDWAY ARTS CENTER HOMESTEAD RESORT

THE HOMESTEAD GROUP LLC





Bluff Rd

Hot Springs Dr

Bigler Ln

S 7th W

St Andrews Dr

Mountain Springs Dr

1

2



01



HOMESTEAD DRIVE

AMPHITHEATER  
490 TOTAL SEATS  
420 BENCH SEATS  
70 LAWN SEATS

LAWN SEATING

BENCHES

STAGE  
(50'X80')

RETAINING WALL

30,000 SF BUILDING FOOTPRINT

PERFORMING ARTS CENTER

200 SEAT BLACK BOX THEATER

400 SEAT THEATER

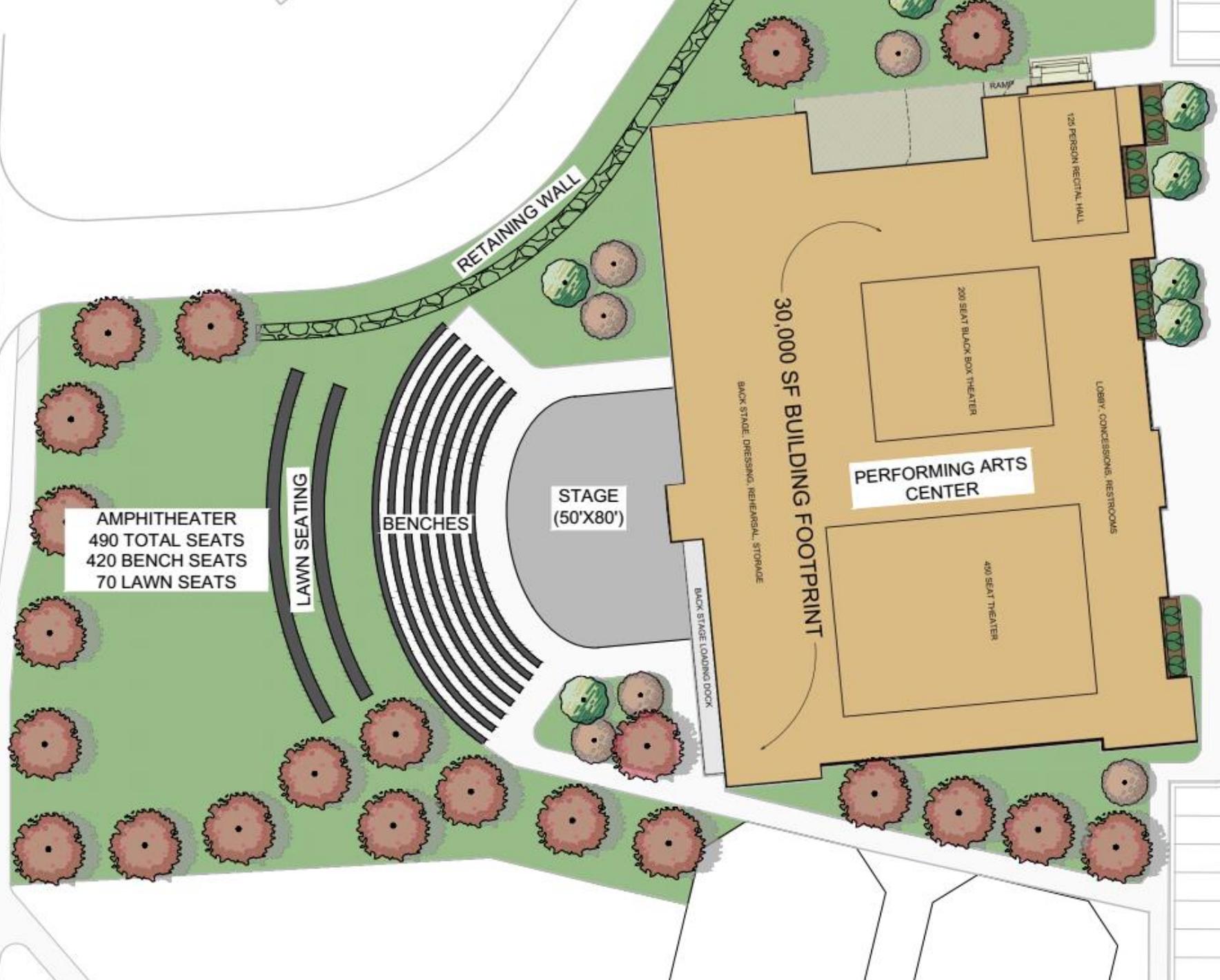
125 PERSON RECEPTION HALL

LOBBY, CONCESSIONS, RESTROOMS

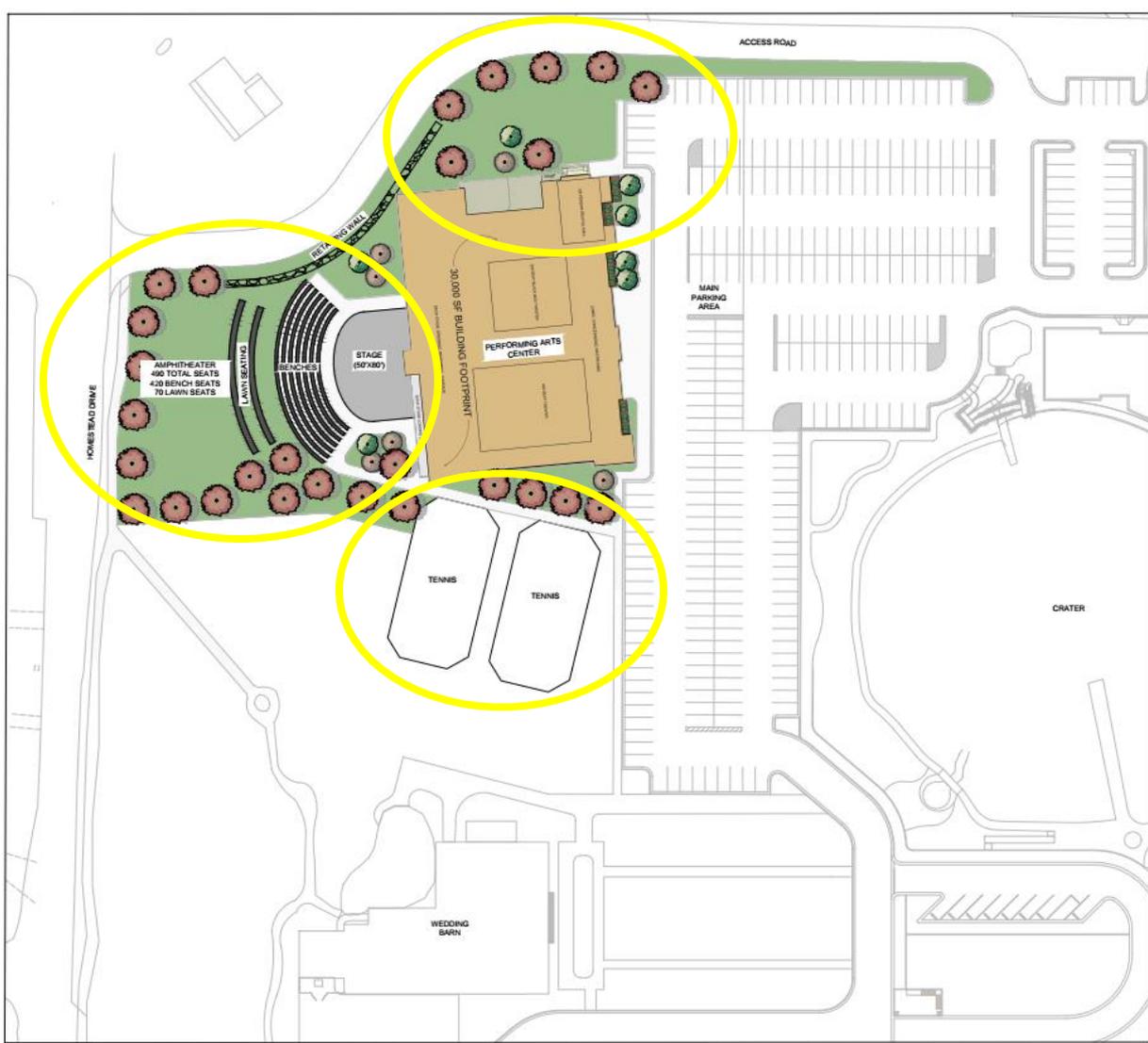
BACK STAGE, DRESSING, REHEARSAL, STORAGE

BACK STAGE LOADING DOCK

RAMP







**CONCEPT PLAN NOTES:**

- THIS IS A CONCEPT PLAN ONLY AND HAS NOT RECEIVED APPROVAL FROM MIDWAY CITY.
- THE BUILDING SHOWN ON THIS PLAN IS PER A CONCEPT DEVELOPED FOR ANOTHER SITE.
- THIS PLAN SHOWS THAT A 30,000 SQUARE FOOT BUILDING IS FEASIBLE. MODIFICATIONS TO THE BUILDING PLAN SHOULD BE MADE TO FIT THIS SITE.

**The Homestead**  
Resort Master Plan Parking Calculations

October 10, 2022 (Revised for a Performing Arts Center)

**PARKING NEEDS OF A DEVELOPMENT WITH DIFFERENT TYPES OF USES AND BUSINESSES**

The parking for the development should be able to support the parking needs for the vehicles and businesses within the project such as hotels, restaurants, retail stores, golf course, event venues, etc.

**ELEMENTS OF PARKING DEMAND**

To determine the amount of parking that is required for a large scale development with different types of uses, the following information is required:

- Type of Facility
- Residential Functions
- Park Use Use
- Time of Day of Peak Use
- Shared Parking

Different facilities are shown to have different peak parking accumulation patterns. When each use is combined in a mixed use development, the total number of parking spaces required is not the sum of the requirements for each of the individual uses. Nevertheless, if the applicant can show, by using industry recognized studies, the City Council may reduce the amount of parking.

Transportation and Land Development, Institute of Transportation Engineers

**MIDWAY CITY ORDINANCE**

Section 16.13.33 of the Midway City Zoning Ordinance provides the off-street parking standards for Midway City. Section 16.13.33.1 states that: "The total number of parking spaces shall not be less than the sum of the requirements for each of the individual uses. Nevertheless, if the applicant can show, by using industry recognized studies, the City Council may reduce the amount of parking."

**Table 1 - Proposed Uses at The Homestead**

Use	Quantity	Unit
Hotel Rooms	125	rooms
New Guest Rooms	80	rooms
Club Conference Center	200	seats
Club Conference Center	10	rooms
Club House, Restaurant and Bar	170	seats
Pool	80	seats
Pool Deck	80	seats
Pool Lounge	80	seats
Clubhouse	40	seats
Club Restaurant	10	seats
Club Bar/Lounge	30	seats
Swimming Pools	400	seats
Club Bar/Lounge	20	seats
Tennis Courts	80	seats
Wedding Barn	20	seats
Employees	25	employees
<b>Performance Arts Center</b>	<b>490</b>	<b>seats</b>

15 for Clubs only + 25 for Theater Excessions

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

PAUL S. BERG, P.E.  
SERIAL NO. 202208  
DATE: 30 OCT 2022

**RESORT PARKING DEMAND**

- Seasonal Variations
- Peak use of recreational facilities occurs during summer period
- Time of Peak Use
- Time of Peak Hour Demand at 1:00 - 4:00 pm
- Peak day demand falls for hotel room parking at 8:00
- Peak hour demand for hotel room parking at 8:00
- Conference travel over on evening, 80% demand during peak hour period
- 80% of Performance Arts Center audience are staying at the hotel or on the resort
- Swimming pool demand on 70% during evening peak period
- Assembly and commercial use demand 70% during evening period
- Only 1/3 of staff is working during evening peak period. Hotel service, maintenance, cleaning takes home for the day
- Shared Parking
- 80% of commercial motor vehicles are hotel guests (1)
- 80% of people at the resort are hotel guests (1)
- 80% of the residential and assembly uses are guests at The Homestead

Source:  
(1) International Association of Conference Centers  
(2) Parking Guidelines, a Division of Federal Highway Dept., Institute of Transportation Engineers  
(3) Shared Facility, The Urban Land Institute & Boston/Jackson Associates, Inc.

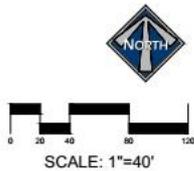
**Table 2 - Required Parking Spaces for The Homestead Resort Master Plan**

Use	Quantity	Unit	Parking Standard	Parking Spaces/Unit	Peak Day	Peak Hour	Factor for Required	Required
Hotel Rooms	125	rooms	1 per room	125	125	100	0.8	100
New Guest Rooms	80	rooms	1 per room	80	80	100	0.8	64
Club Conference Center	200	seats	1 per 10 seats	20	20	100	0.8	16
Club Conference Center	10	rooms	1 per room	10	10	100	0.8	8
Club House, Restaurant and Bar	170	seats	1 per 10 seats	17	17	100	0.8	14
Pool	80	seats	1 per 10 seats	8	8	100	0.8	6
Pool Deck	80	seats	1 per 10 seats	8	8	100	0.8	6
Pool Lounge	80	seats	1 per 10 seats	8	8	100	0.8	6
Clubhouse	40	seats	1 per 10 seats	4	4	100	0.8	3
Club Restaurant	10	seats	1 per 10 seats	1	1	100	0.8	1
Club Bar/Lounge	30	seats	1 per 10 seats	3	3	100	0.8	2
Swimming Pools	400	seats	1 per 10 seats	40	40	100	0.8	32
Club Bar/Lounge	20	seats	1 per 10 seats	2	2	100	0.8	2
Tennis Courts	80	seats	1 per 10 seats	8	8	100	0.8	6
Wedding Barn	20	seats	1 per 10 seats	2	2	100	0.8	2
<b>Performance Arts Center</b>	<b>490</b>	<b>seats</b>	<b>1 per 10 seats</b>	<b>49</b>	<b>49</b>	<b>100</b>	<b>0.8</b>	<b>39</b>
<b>Total</b>								<b>420</b>

Total Parking Spaces Required for Resort: 420

**Notes:**

- Section 16.13.33 of the Midway City Zoning Ordinance requires parking ratio per 200 sq. feet for restaurants.
- This analysis was using capacity/ratio of square feet which is a more accurate method to estimate parking for restaurants.
- The maximum number of daytime employees at the Homestead is 75. Number during peak evening period is 20.
- Restrooms are a food and beverage outlet are prepared for the Midway building. This outlet is for guests of the resort and is not anticipated to generate traffic from outside of the resort.



THE HOMESTEAD  
2022 CONCEPTS

PERFORMING ARTS CENTER  
CONCEPT PLAN

ENGINEERING  
380 E Main St, Suite 204  
Midway, UT 84049  
ph 435.652.0749

DESIGN BY: PDB  
DRAWN BY: PDB

DATE: 20 OCT 2022  
REV: 1

# DISCUSSION ITEMS

- Parking
- Water usage and rights
- Height of proposed MAC
- Architectural design of MAC
- Setbacks from Homestead Drive
- Trails

# THE HOMESTEAD MASTER PLAN

- Trails
  - Developer was required to build The Homestead Trail by October 31, 2021
  - The City would like the trail built when the rest of the Homestead trail is built in the first half of next year
    - Developer is also required to pay \$50,000 to help construct the trail
- Building Height
  - Developer is allowed to build the Wedding Barn to a height of 40' with a setback of 150' from Homestead Drive

# THE HOMESTEAD MASTER PLAN

- (12) Height of structures – Structures cannot exceed 35' in height unless the building is a hotel or conference building and that building is located at least 500' east of the right-of-way of Homestead Drive. The height of any structure over 35' cannot exceed an elevation of 5680', which is two feet lower than the highest elevation of the Crater. The applicant shall submit a contour and elevation information of the property with the preliminary and final plan submittals showing compliance with these restrictions. All future elevation certificates will need to be based on that information. The developer shall be allowed to build one building that is 40' feet tall within 500' feet of Homestead Drive. This building shall be known as the "Wedding Barn" and shall have a setback of approximately 150' from the right-of-way line from Homestead Drive. The City Council and the VAC have reviewed this issue and agree that the 40' height is acceptable based on the following; the distance from Homestead Drive, elevation drop from Homestead Drive to the location of the Wedding Barn, and that the location of the Wedding Barn does not greatly impact views of The Crater from Homestead Drive.

# AMENDED PARKING PLAN

**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	0	people	1	per 2 people	0	1.00	0.75	0.40	0	Midway Code 16.13.39.A.5
Employees	25	employees	1	per employee	25	1.00	1.00	1.00	25	Midway Code 16.13.39.A.4
Performing Arts Center	500	person	1	per 4 people	125	1.00	1.00	0.50	63	
<b>Total Parking Spaces Required for Resort</b>									<b>426</b>	
<b>Total Parking Spaces in Master Plan</b>									<b>430</b>	

**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. City will allow course to be assumed closed during Arts Center p
- 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.