



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: February 13, 2024

NAME OF PROJECT: Ameyalli

NAME OF APPLICANT: Midway Mountain Spa, LLC

AUTHORIZED REPRESENTATIVE: Chuck Heath

AGENDA ITEM: Amendment to the Ameyalli Master Plan Amendment

LOCATION OF ITEM: 900 North Wellness Drive

ZONING DESIGNATION: RZ

ITEM: 3

Chuck Heath, representative for Midway Mountain Spa LLC, has submitted a Master Plan Amendment for the Ameyalli Resort on 28.87-acres. The proposed Master Plan Amendment would amend the Master Plan Agreement to allow portions of the Well-Being Center to exceed 35 feet above natural grade and would also amend to reduce the approved required parking, among other changes. The property is located at approximately 800 North 200 East in the Resort Zone.

BACKGROUND:

Chuck Heath, representative for Midway Mountain Spa, LLC is proposing an amendment to the Ameyalli master plan approved by the City Council on August 2, 2022. The applicant is asking for four amendments to the master plan. First, they would like to have the 35' height limit raised to 48' measured from natural grade. Second, they are petitioning to reduce the required parking stalls. Third, they would like to reduce the

project's phasing from four phases to two phases. Lastly, they are petitioning to remove one of the inner private roads and replace it with a walking path.

Amending the approved master plan is a discretionary decision. The City Council is under no obligation to amend the approved and recorded agreement unless they feel it is in the best interest of the community. The City Council may also ask for changes to the master plan agreement during this process. If both parties agree to the proposed amendments that either side is petitioning, then the master plan may be amended, and the new agreement may be recorded. If either party does not agree then the existing master plan continues to govern the development.

ANALYSIS AND DISCUSSION:

Height Limit from 35' to 48' measured from natural grade.

The first item the applicant is petitioning to amend in the agreement is the maximum allowed height of the core building in the resort. The applicant is asking that a relatively small portion of the core building be allowed to exceed the height limit of 35' up to a new limit of 48' measured from natural grade. The vast majority of the core building would still not exceed the 35' height limit. The master plan agreement states the following: "Structures in the development cannot exceed 35 feet in height, measured from natural grade." This restriction was based on the Memorandum of Understanding that was signed between the Summit Land Conservancy and Chuck Heath when a conservation easement was placed on some of the Mountain Spa property. The City then also restricted the height to 35' when approval to contribute open space bond funds for the conservation easement that encumbers parts of the property. The City later included the language in the master plan agreement since it was already a restriction on the property. If the height restriction is amended, Summit Land Conservancy will also need to separately agree to amend the conservation easement for the buildings to be taller than 35'. If the City removes the restriction and Summit Land Conservancy does not, then Summit Land Conservancy could civilly enforce the restriction in the Memorandum of Understanding. Likewise, if Summit Land Conservancy removes the restriction but the City does not, then the City would still enforce the 35' restriction.

The City's Land Use Code for the Resort Zone does allow the possibility of buildings being taller than 35' which is a standard restriction in all other zones. There are three requirements that include stating the reasons why the structure cannot be built complying with the 35' height limit, doing a visual analysis from public roads and adjacent developed property, and providing topographical information. The applicant has stated the reason for the petition is "This is being requested due to found groundwater levels in the core building area during excavation of Phase1 utilities and additional test holes taken for the core building." The applicant has also submitted some photo simulations from the resort property and some from neighboring developed parcels, namely from the nearby Lacy Lane Estates. Finally, the original application does include topographical information of the property.

The concern with raising the maximum height structure from 35' to 48' is the potential impact on the neighboring properties. Staff has met with some of the neighboring property owners and has discussed this issue. The applicant has also met with some of the neighbors during a required public participation meeting that was held on January 15, 2024. The neighbors expressed concerns and have requested that balloons are floated on site that will visualize the height limit of 35' and the proposed amended height of 48'. Staff feels this will be a helpful exercise to show the neighbors and the City the extent of the proposed change and will also help determine any mitigation that might be helpful if the proposal is approved. As of the writing of this report, a date has not been set to float the balloons.

If the proposal is approved, the City may require additional conditions to mitigate the increased height. Some possible options include increasing the landscaping next to Lacy Lane Estates and extending the masonry wall that will help shield the resort from neighbors.

The applicant has also made the argument that an amendment is not required because the code allows some architectural elements to exceed 35' to up to 50' in the Resort Zone. Staff does not agree with this for two reasons. First, the master plan agreement is specific stating that height is limited to 35', it does not give any language that allows for any exemptions, even if allowed by code. Staff feels that if architectural elements were to be allowed to exceed 35' in the agreement then it should have been specifically stated. Second, if architectural elements could be higher than 35' up to 50', the code is specific on what those elements could be. The applicant has proposed that the area above the elevator shafts is an architectural element that should be allowed to exceed 35'. The code lists the approved architectural elements as antennas, chimneys, flues, vents, water towers (five feet above 35 feet), mechanical equipment (five feet above 35 feet), church spires, bell towers, finials, and like architectural features. Nothing in the code resembles what is proposed on the core building except for mechanical equipment which is limited to only five feet above the 35' limit.

Request to reduce the number of required parking stalls.

The applicant is requesting to reduce the number of required parking stalls from 302 to 287 stalls. The City Council has already reduced required parking from 680 stalls to 302 stalls based on combined parking standards for resorts. This petition to reduce parking by 15 stalls is based on the reasoning that the resort will have three vans to move guests to and from the resort. The applicant states in the proposed Exhibit E to the master plan that "One 15 person resort owned passenger van is the equivalent of 5 cars or 5 parking spaces. Three vans are proposed for the resort."

It is unknown if parking will be an issue at the Ameyalli Resort with or without the proposed change. It is in the best interest of the resort to have sufficient parking for its guests because the resort will suffer if there is not. Since there are unknowns that will

only be known once the resort is running, staff suggests that a future potential parking area is identified and can be developed if parking is an issue. This is the same as what was approved when The Homestead amended its master plan. In that agreement, two future parking lots were identified and if both the City Planner and City Engineer determined that parking was an issue then the developer would build the identified lots. Something similar could be required for Ameyalli. The challenge for Ameyalli is the limited amount of space available for parking. It could be challenging to find additional parking that meet code requirements, such as the required 100' setback from surrounding properties for parking areas.

Reduce the number of phases from four to two.

The applicant has proposed to reduce the number of phases from four to two. Basically, this means there will be two recorded plats instead of four. The proposal does meet code requirements and staff has not identified any issues with this proposal.

Remove one of the inner private roads and replace it with a walking path.

The developer would like to remove most of the private road located in phase four which is the upper northwest area of the Ameyalli Resort and replace it with a walking path. This private road accesses some of the cottages in phase four. The cottages do not have garages or parking areas specific to them. The guests of the cottages will park in the main parking areas around the core building and will either be transported to the cottages or will walk on the walking paths. The applicant would like to make this change because they feel the road is not needed with the transportation plan they have and removing the road will create better spacing for the cottages.

The main issue to address is fire/safety access. Staff has reviewed the proposal based on these issues and no problems have been identified.

POSSIBLE FINDINGS:

- The proposed amendment to increasing height could negatively impact neighboring properties.
- The Resort Code does allow heights up to 55' if all requirements are met.
- It is currently unknown if there will be enough parking for the resort, much like any business, it is recommended that a contingency plan is developed in case parking is not sufficient.
- Reducing phasing from four to two phases should not have negative consequences.

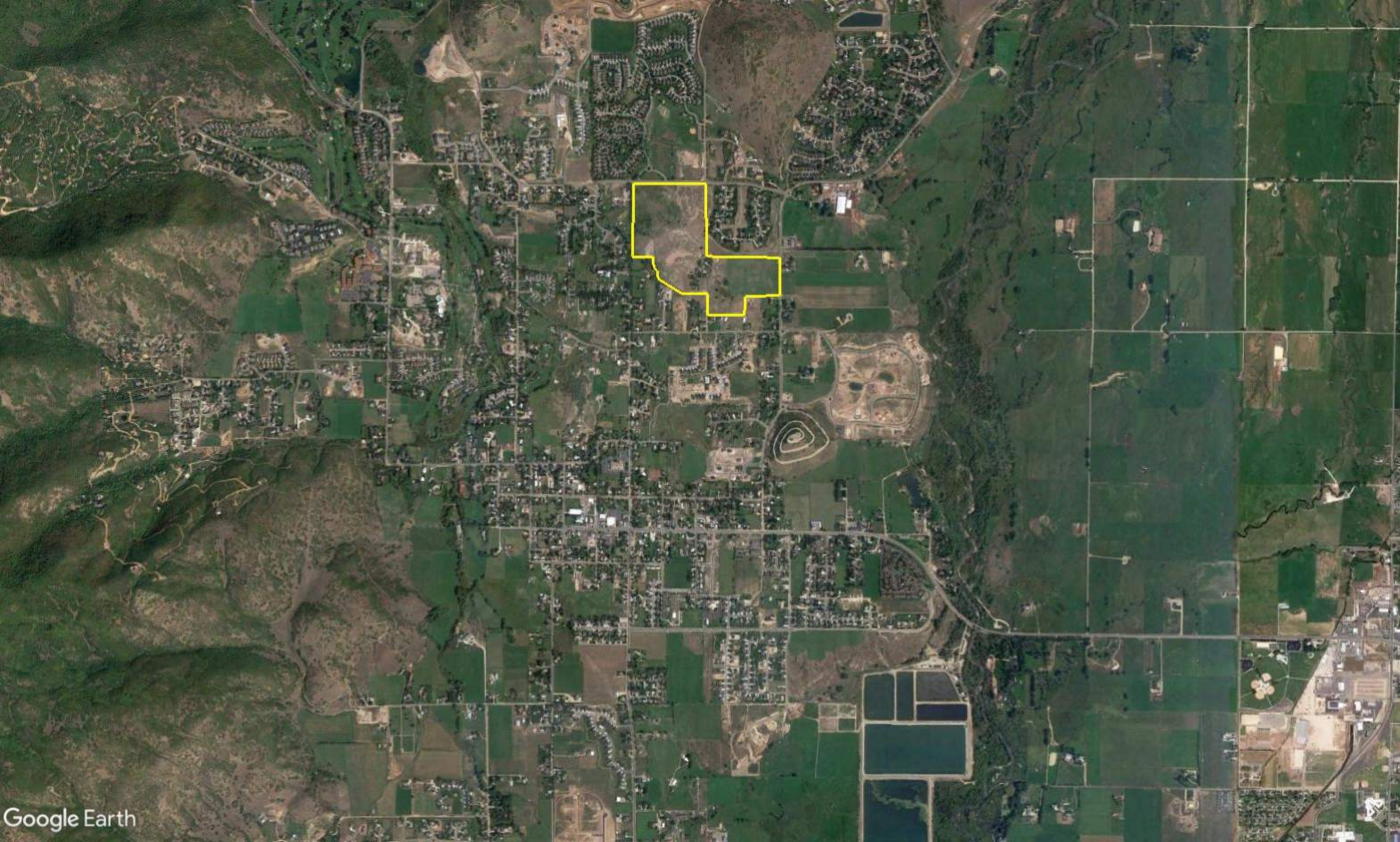
- The removal of the private road from phase four will comply with fire code requirements and will create better spacing for the area.

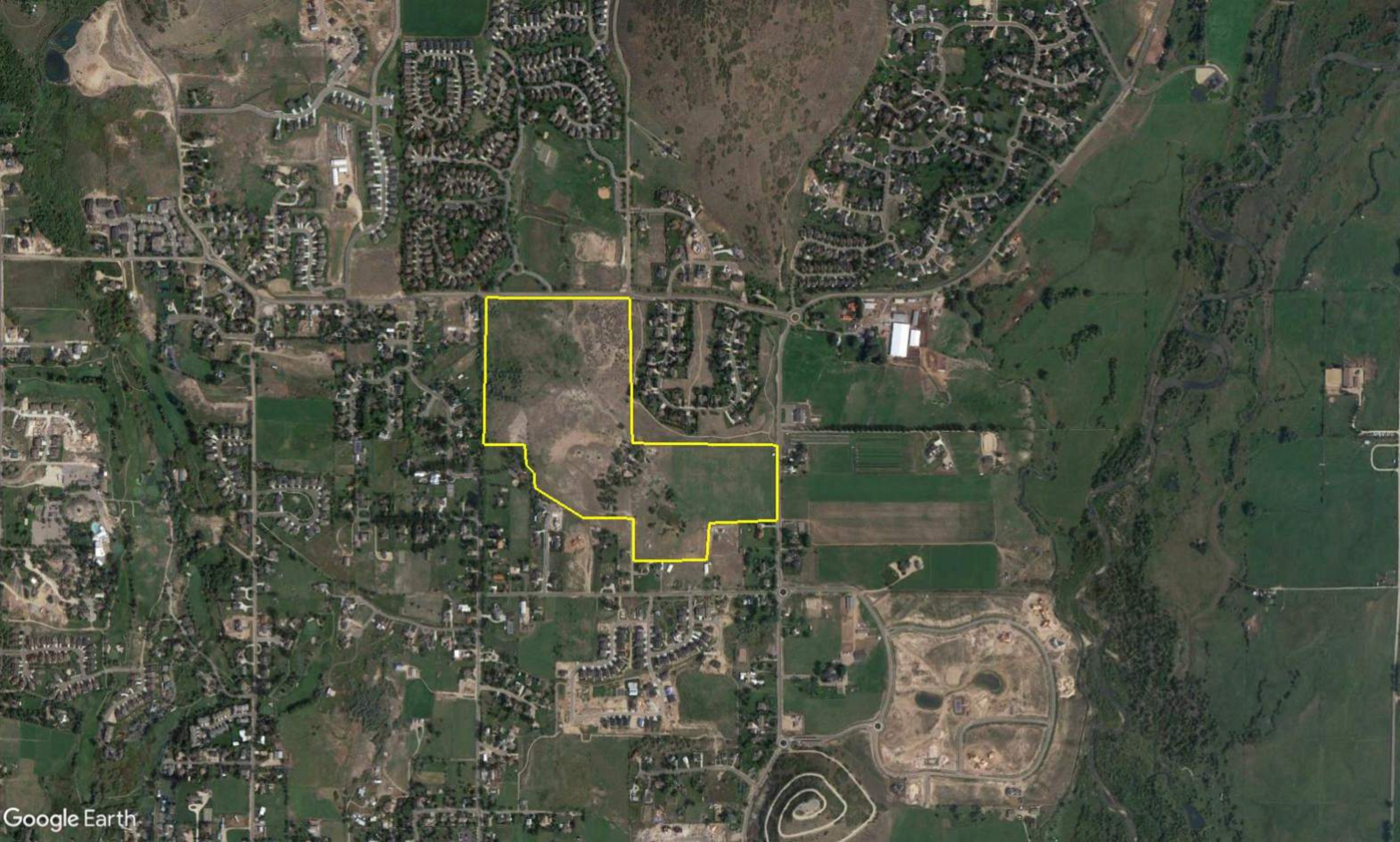
ALTERNATIVE ACTIONS:

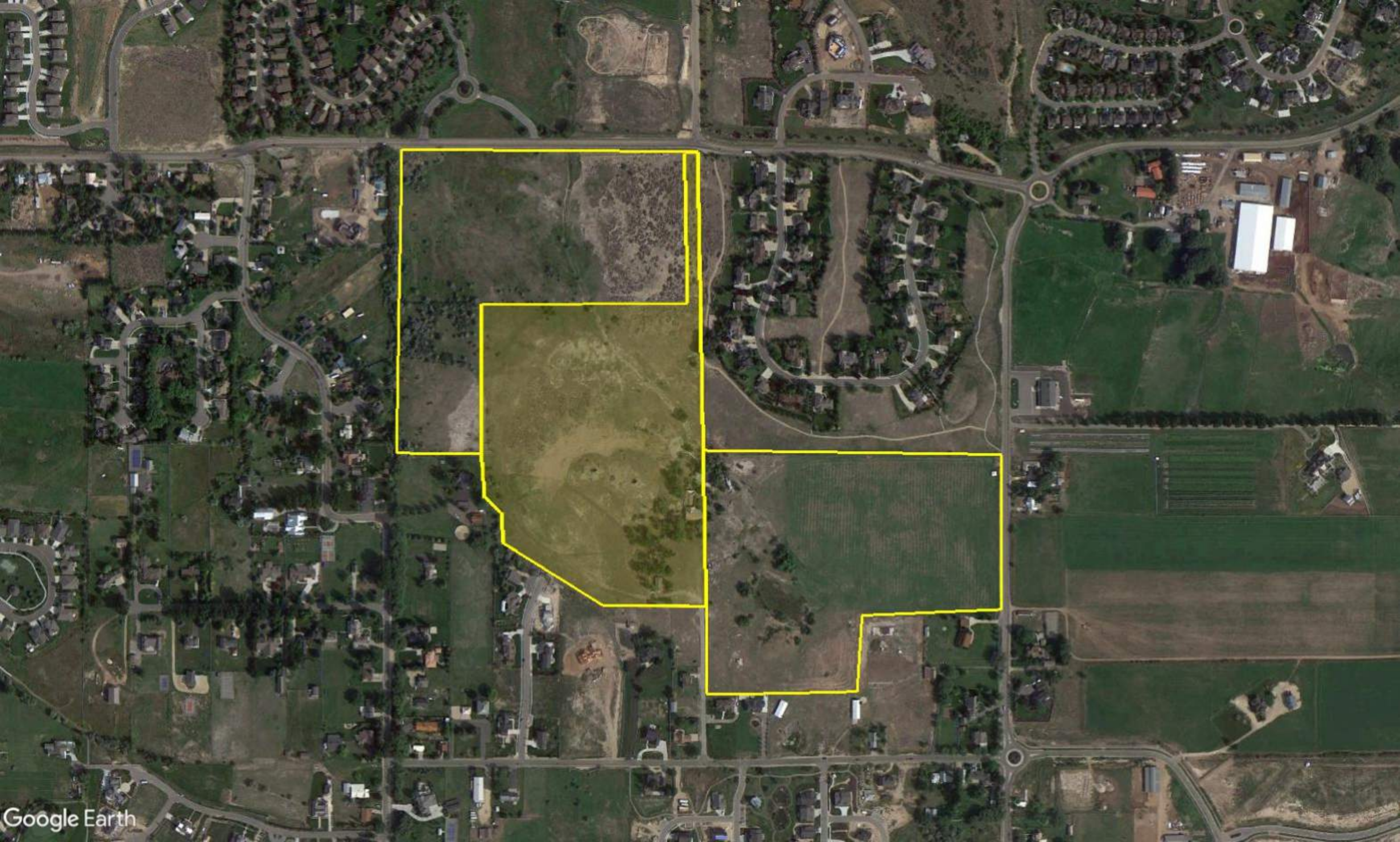
1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds the proposal is in the best interest of the City.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed
2. Continuance. This action can be taken if the Planning Commission finds 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. Recommendation of Denial. This action can be taken if the Planning Commission finds that the request is not in the best interest of the City.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

POSSIBLE CONDITIONS:

- The developer floats balloons at the site of the core building at heights of 35’ and 48’ to help visualize the impact of the proposed change.
- The developer includes more landscaping, mostly conifers, along the boundary with Lacy Lane Estates to help mitigate the visual impact of the increased height of the core building.
- The developer identifies future potential parking areas that will be developed if parking is determined to be an issue at the resort.







AMEYALLI WELLBEING RESORT

800 N 200 E MIDWAY, UTAH 84049



AMENDED MASTERPLAN APPLICATION | FEBRUARY 2024

OVERLAND



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MASTER SITE PLAN

OVERALL RESORT



PROGRAM | LEGEND

- 1 MAIN ENTRANCE
- 2 AGRICULTURAL PRESERVATION AREA
SEE RECORDED RURAL PRESERVATION SUBDIVISION PLAT.
- 3 WELL-BEING CENTER
- 4 HOTEL GUESTROOMS
- 5 COTTAGES
- 6 RESIDENCES
- 7 FAMILY LODGE + FAMILY POOL AREA
- 8 RECREATION ZONE
- 9 FARM KITCHEN
- 10 MED SPA
- 11 RESTORED EXISTING POT ROCK STRUCTURE
- 12 HOT POTS
- 13 POTENTIAL EMERGENCY ACCESS PATH
- 14 RECREATION COURTS
- 15 RESTORED EXHISTING HISTORIC BUILDING

MASTER SITE PLAN

SITE METRICS



PROGRAM | GROSS SF

80 Guestrooms:	42,020
23 Cottages:	37,444
Chopra House of Enlightenment:	3,210
Well-Being Center:	44,697
24 Residences:	66,393
2 Family Lodges:	10,542

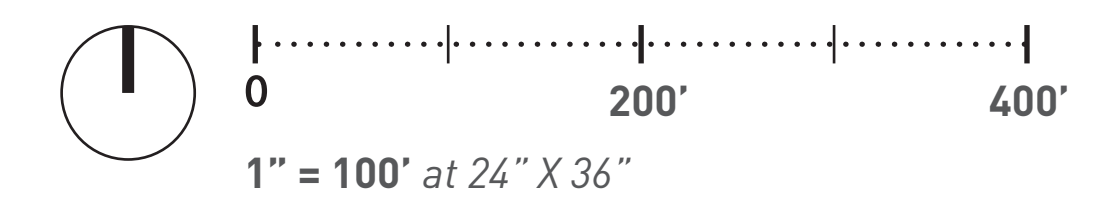
Existing House (Restored): 1,924

Med Spa: 5,500

Farm Kitchen: 1,300

TOTAL: 213,030

TOTAL # of Bedrooms: 237



MASTER SITE PLAN

PHASE METRICS



PROGRAM | GROSS SF

PHASE 1: PREVIOUSLY APPROVED

24 Residences:	66,393
2 Family Lodges:	10,542
	76,935
	108 Bedrooms

PHASE 2:

Well-Being Center:	44,697
Med Spa	5,500
Farm Kitchen:	1,300
	51,497

PHASE 2:

80 Guestrooms:	42,020
	42,020
	80 Bedrooms

PHASE 2:

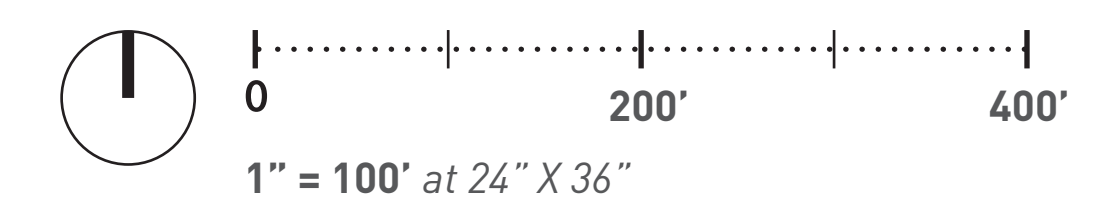
23 Cottages:	37,444
Chopra House of Enlightenment:	3,210
	40,654
	49 Bedrooms

PHASE 2:

Existing House (Restored)	1,924
	1,924

TOTAL: **213,030**

TOTAL # of Bedrooms: **237**



MASTER SITE PLAN

OPEN SPACE PLAN



TOTAL AREA OF RESORT | AC

Building Footprint:	4.89	16.9%
Roads, Parking & Driveways:	4.03	14.0%
Green Space:	19.95	69.1%
Landscaped Areas:	4.03	14.0%
Open Areas:	15.92	55.1%

TOTAL Project Area: **28.87**

OPEN SPACE | AC

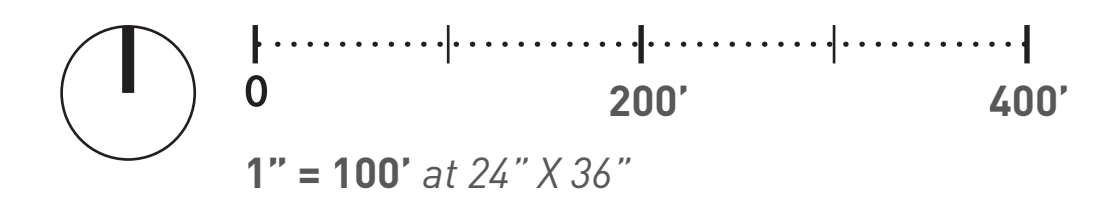
Proposed Open Space: **15.92** 55.1%

PHASE 1:

Built Area:	1.77
Open Space:	11.87
% of Phases:	75.9%
% of Project:	40.9%

PHASE 1+2:

Built Area:	4.89
Open Space:	15.92
% for Phase:	55.1%
% for Project:	55.1%



MASTER SITE PLAN

LIGHT MITIGATION STRATEGIES



ENTRY WALLS AND LANDSCAPING WILL SCREEN NEIGHBORS FROM VEHICLES ENTERING THE PROPERTY



EXTERIOR LIGHTING WILL BE SELECTED TO REDUCE LIGHT POLLUTION AND GLARE

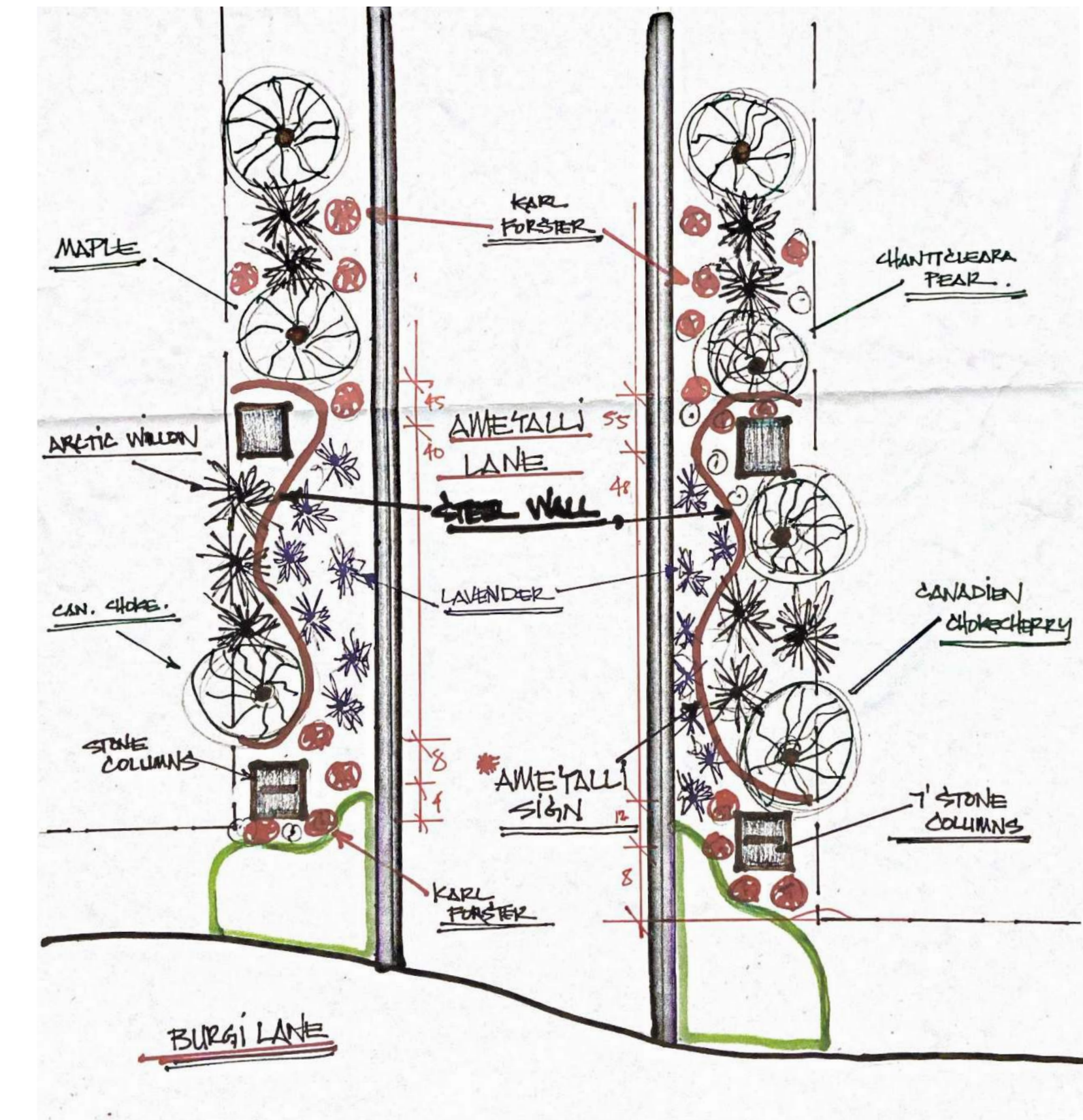
ALL FUTURE SITE LIGHTING WILL COMPLY WITH MIDWAY MUNICIPAL CODE 5.02.080 OUTDOOR LIGHTING AND GLARE

RESORT ENTRY SIGNAGE

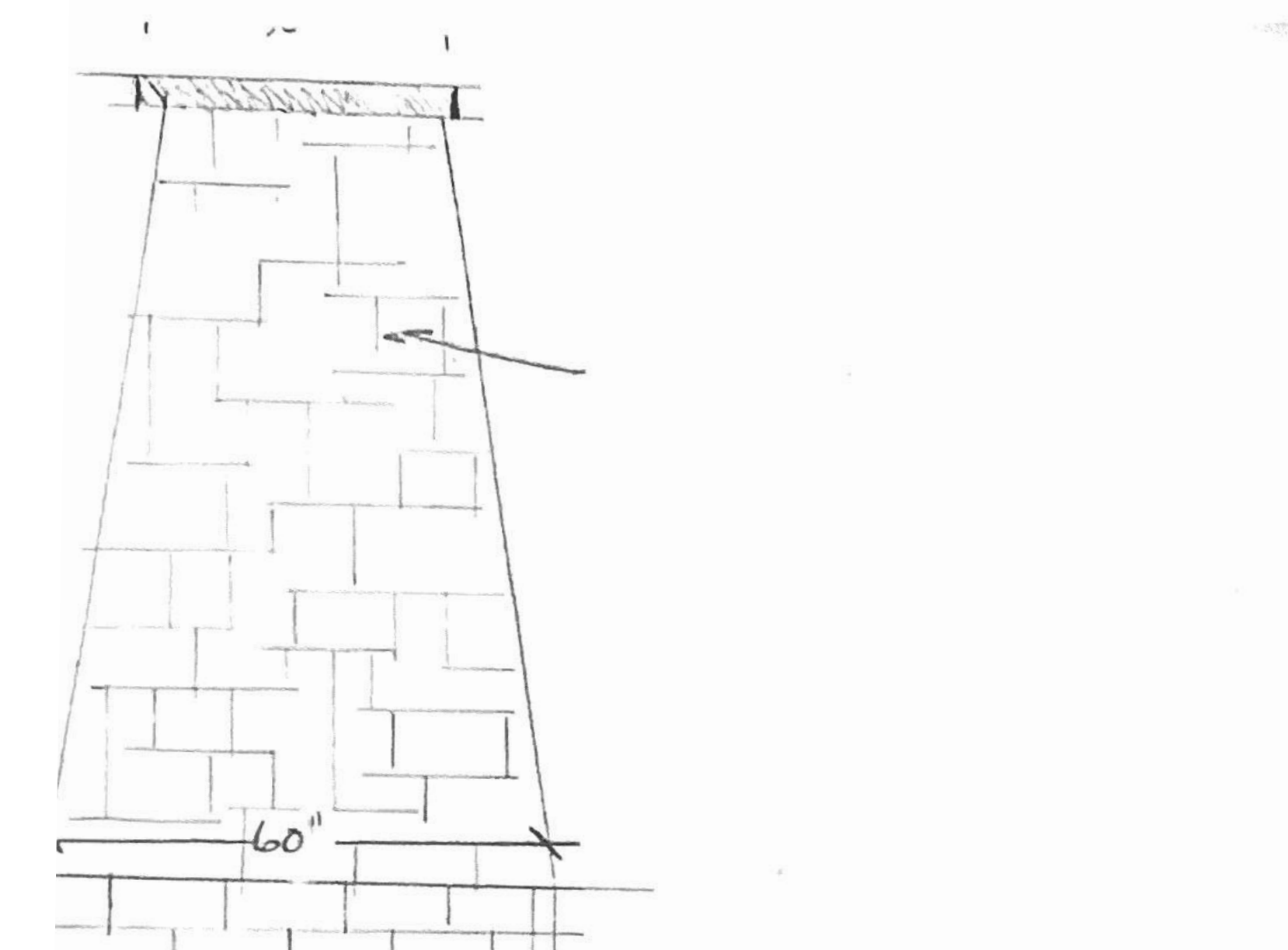
NEIGHBORHOOD PRIVACY STRATEGIES



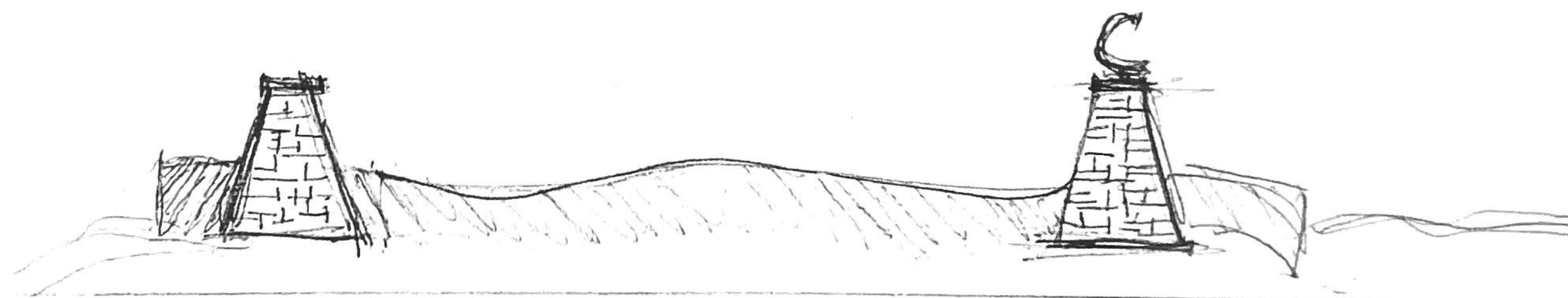
ALL FUTURE SIGNAGE LIGHTING WILL COMPLY WITH MIDWAY MUNICIPAL CODE 5.02.080 OUTDOOR LIGHTING AND GLARE



ENTRY WALLS AND LANDSCAPING WILL SCREEN NEIGHBORS FROM VEHICLES ENTERING PROPERTY



NATURAL STONE - MONUMENTAL ENTRY PILLAR



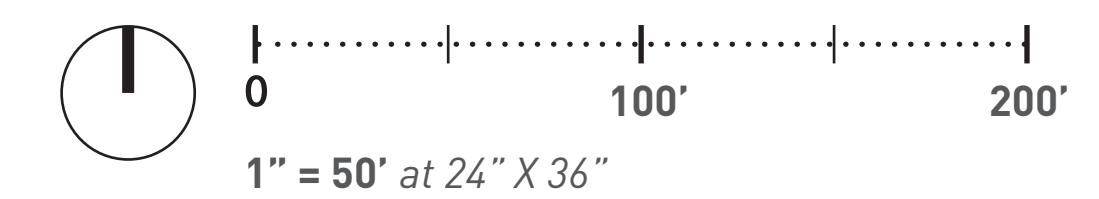
PHASED SITE PLAN

PHASE 2: AMEYALLI WELLBEING CENTER



PROGRAM | LEGEND

- 1 EVENT ENTRY
- 2 RESTAURANT ENTRY
- 3 HOTEL LOBBY ENTRY
- 4 SPA ENTRY
- 5 MEDICAL SPA ENTRY
- 6 GARAGE ENTRY
- 7 FARM KITCHEN
- 8 TRAIL TO EXISTING HOT POTS



BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: AMEYALLI WELLBEING CENTER LEVEL 01



VIEW OF RESTAURANT



VIEW FROM RESTAURANT

BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: AMEYALLI WELLBEING CENTER LEVEL 00



PROGRAM | LEGEND

- 1 TRASH ENCLOSURE
- 2 DELIVERIES



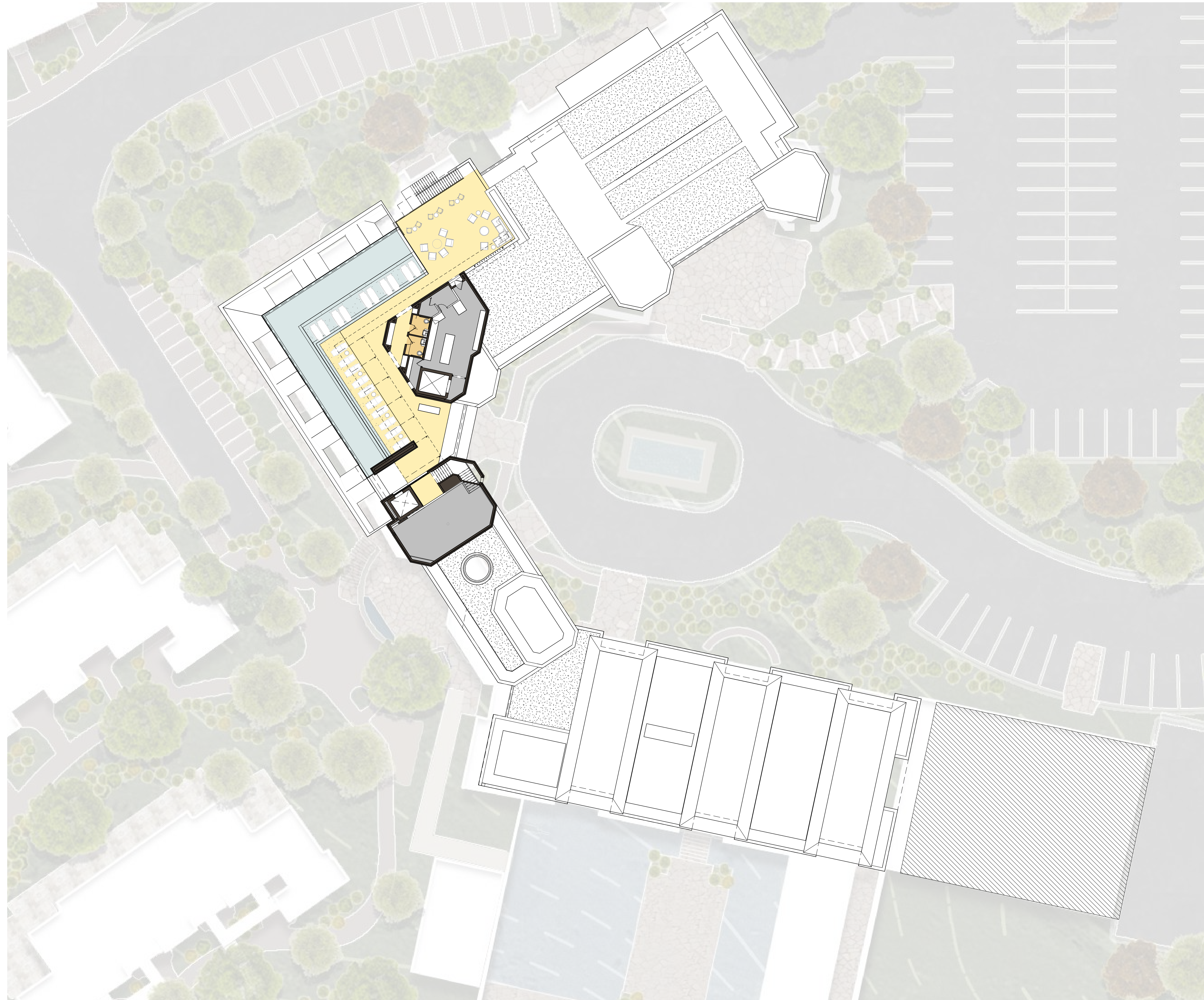
VIEW OF SPA ENTRY



VIEW OF LOWER LEVEL SPA

BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: AMEYALLI WELLBEING CENTER LEVEL 02



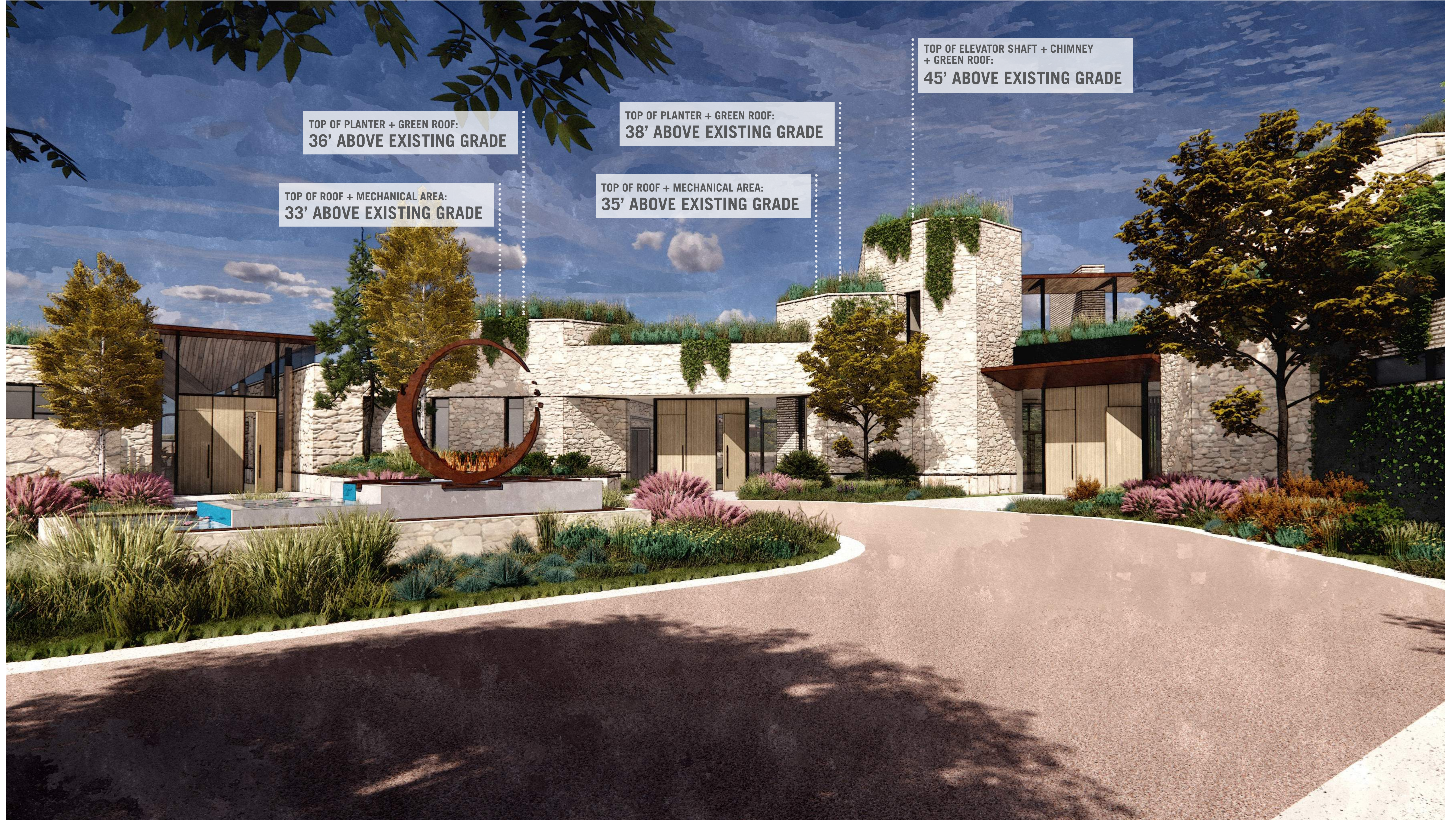
VIEW FROM UPPER POOL TERRACE



VIEW OF MAIN POOL

BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: AMEYALLI WELLBEING CENTER - 3D VIEWS



BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: AMEYALLI WELLBEING CENTER - 3D VIEWS



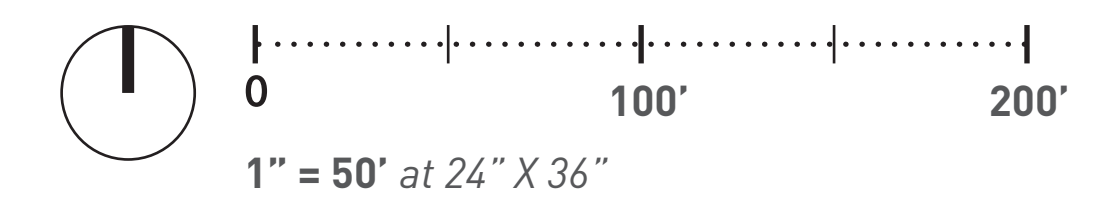
PHASED SITE PLAN

PHASE 2: GUESTROOMS



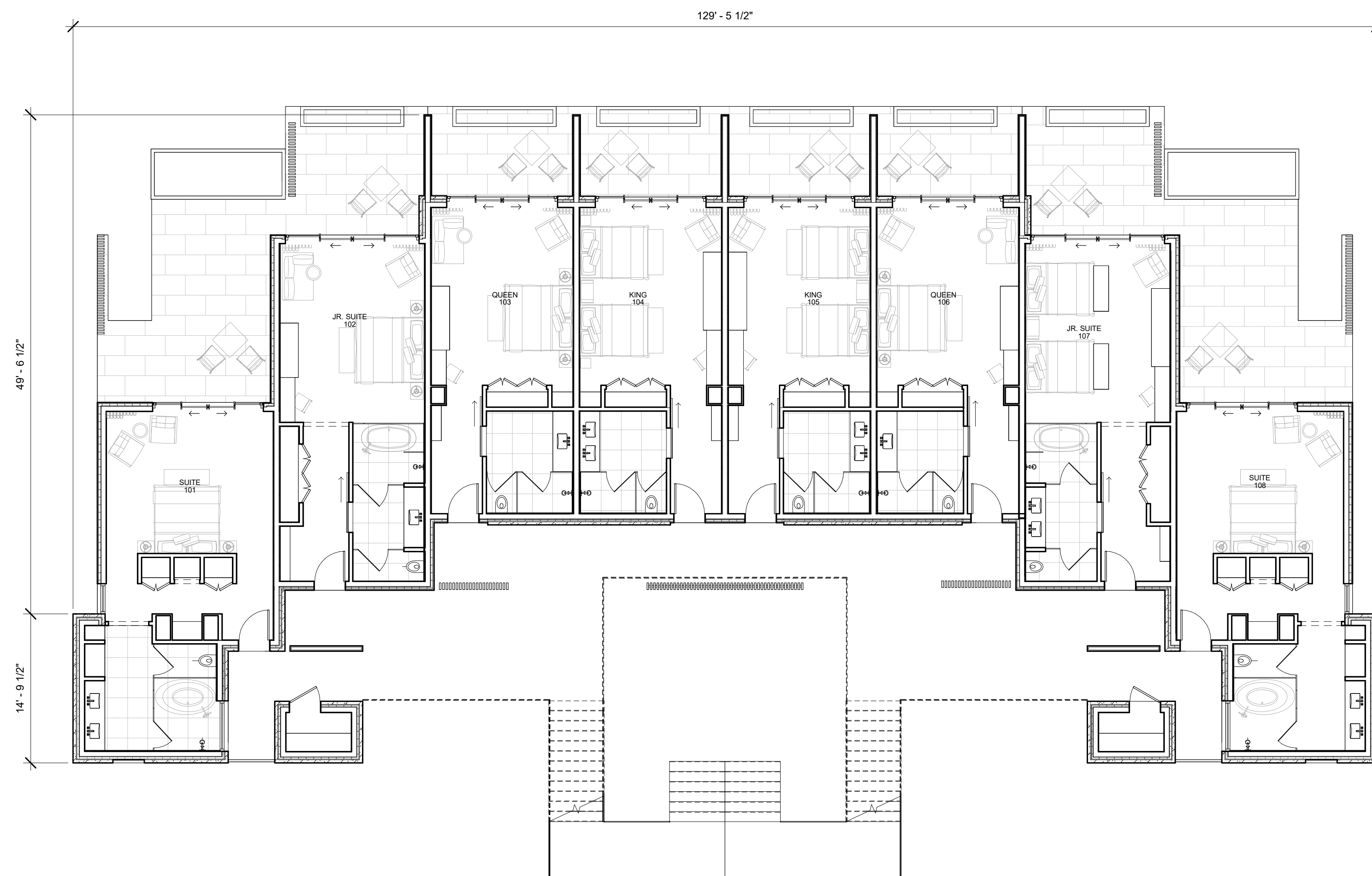
PROGRAM | LEGEND

- 1 CHOPRA HOUSE of ENLIGHTENMENT
- 2 COTTAGE, TYP.
- 3 8-PACK, 2-STORY GUESTROOMS
- 4 10-PACK GUESTROOMS
- 5 10-PACK, 2-STORY GUESTROOMS
- 6 12-PACK GUESTROOMS



BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: TYPICAL GUESTROOMS



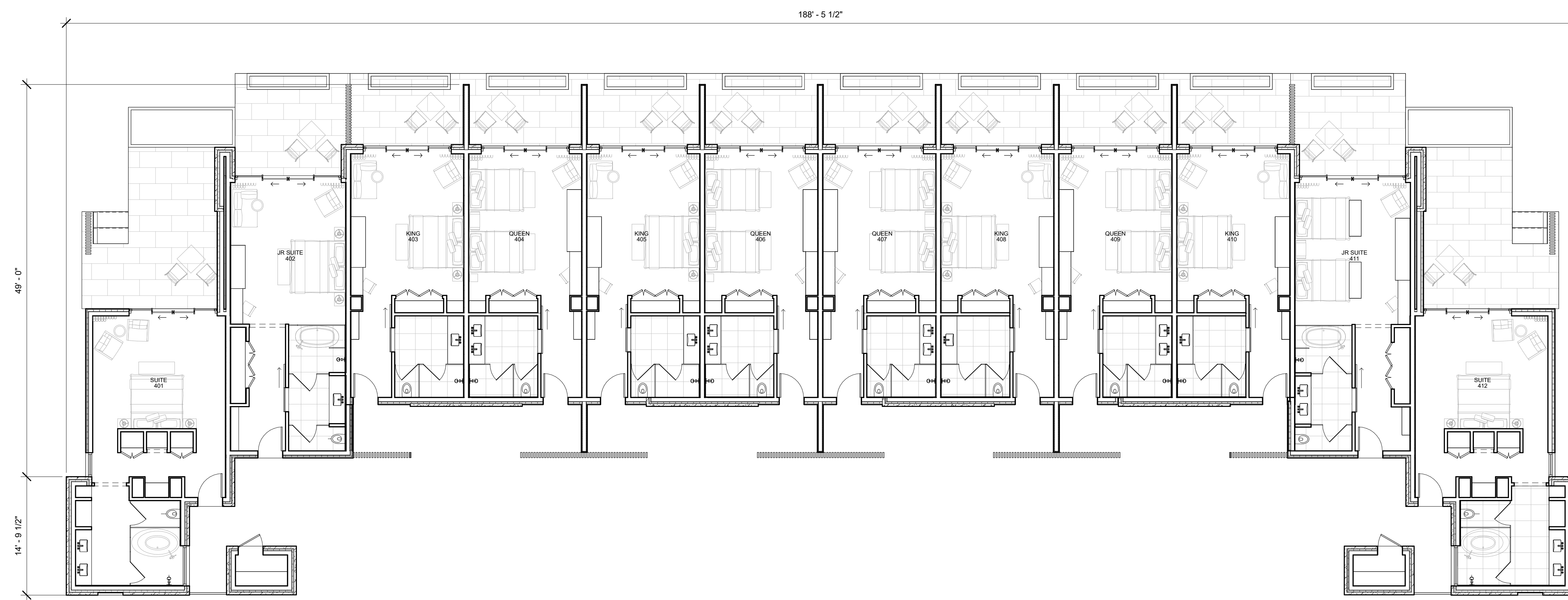
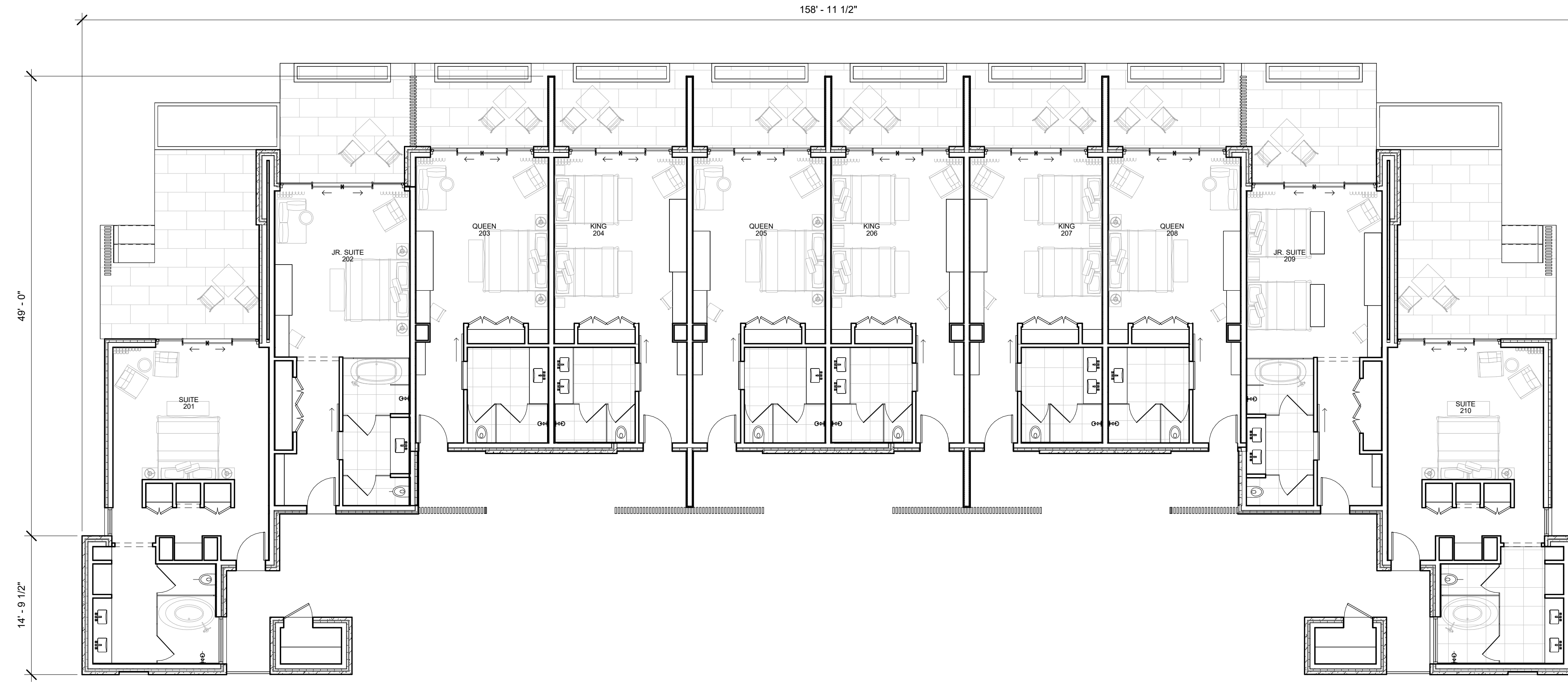
VIEW BETWEEN GUESTROOMS - TOWARDS HOT POTS



VIEW OF TYPICAL GUESTROOM BLOCK

BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: GUESTROOMS



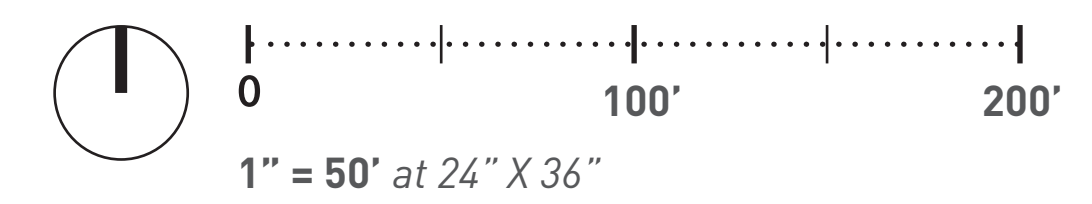
PHASED SITE PLAN

PHASE 2: COTTAGES



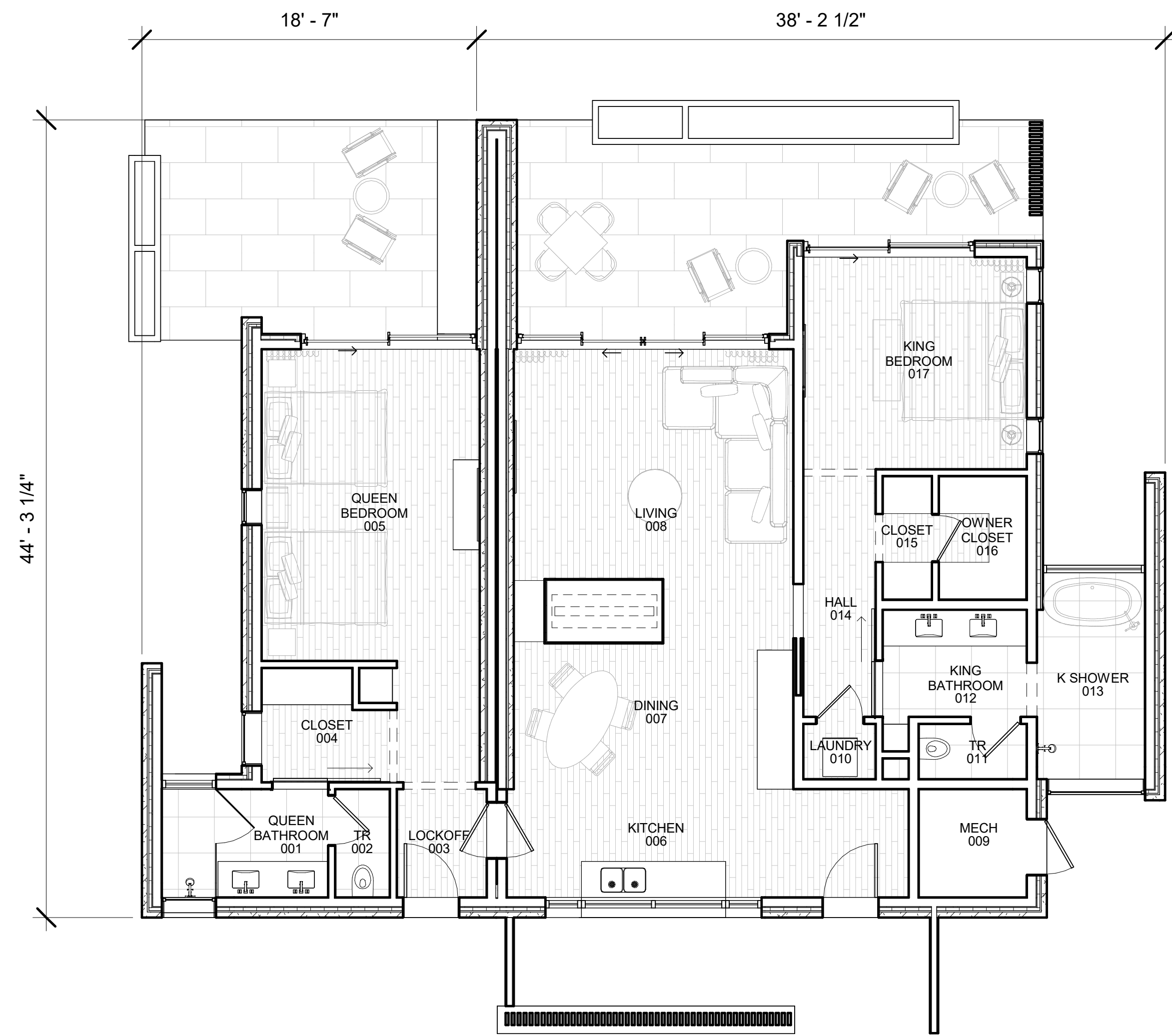
PROGRAM | LEGEND

- 1 CHOPRA HOUSE of ENLIGHTENMENT
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- 6 12-PACK GUESTROOMS



BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: COTTAGES



ENTRY VIEW OF TYPICAL COTTAGE



PATIO VIEW OF TYPICAL COTTAGE

HIGHEST ELEVATION POINT

SITE PLAN



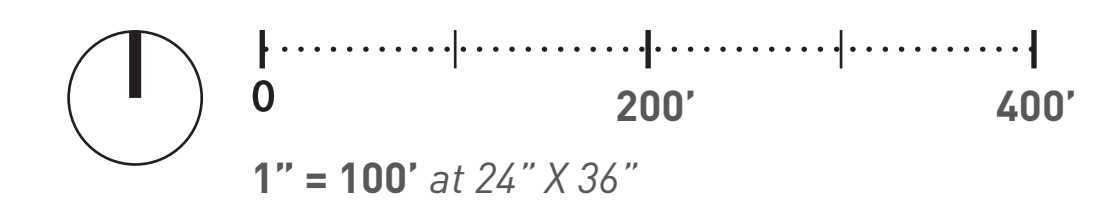
SECTION 16.15.040 RESORT MASTER PLAN

G. Design Guidelines - 11.b - Architectural elements defined in “maximum height provisions for all building” found in this title shall have a height limit of 15’ above the 35’ height limit or above any city council approved height. The City Council may, at its discretion, allow greater height in resort developments of a maximum of 55’ subject to the following considerations; setbacks, elevation, view corridor, topography, etc...

Previous Resort Masterplan approval confirmed a maximum height of 35’ above existing grade to comply with the above Midway City Title 16 Land Use code. As onsite testing has occurred to test the thickness of the pot-rock/tufa and the level of ground water, recommendations have been made based on findings to lift the entire building up out of the pot-rock/tufa so as to not disturb the site, to sit lightly on the land (topography is sloping towards the hot pots), and to preserve the overall quality of the geological features on site.

In keeping with the intent of Section 16.15.040 - G - 11b, there are only three instances where the building exceeds the 35’ requirement. Each instance is a condition where an architectural element, mechanical component, or flue breaks the plane. Each instance still complies with the maximum height resort development of 55’.

The adjacent site plan and the following pages with illustrations depict the intended condition and highlight that while portions currently exceeds the 35’ plane, view corridors are not affected, maximum 55’ height is not exceeded and the perception of the overall building height is still minimized.



3D VIEW - ILLUSTRATION

VIEW 1 - VIEW FROM RESIDENCES



3D VIEW - ILLUSTRATION

VIEW 2 - VIEW TOWARD EVENT CENTER



TOP OF SKYLIGHT + GREEN ROOF
+ PLANTING:
36' ABOVE EXISTING GRADE

3D VIEW - ILLUSTRATION

VIEW 3 - VIEW FROM ENTRY APPROACH



3D VIEW - ILLUSTRATION

VIEW 4 - VIEW FROM PEDESTRIAN PATH



TOP OF SKYLIGHT + GREEN ROOF
+ PLANTING:
36' ABOVE EXISTING GRADE

3D VIEW - ILLUSTRATION

VIEW 5 - VIEW FROM HOT POTS



3D VIEW - ILLUSTRATION

VIEW 6 - FROM 881 LACY LANE



3D VIEW - ILLUSTRATION

VIEW 7 - FROM 905 LACY LANE



3D VIEW - ILLUSTRATION

VIEW 8 - FROM 925 LACY LANE



3D VIEW - ILLUSTRATION

VIEW 9 - FROM 945 LACY LANE



3D VIEW - ILLUSTRATION

VIEW 10 - FROM 975 LACY LANE



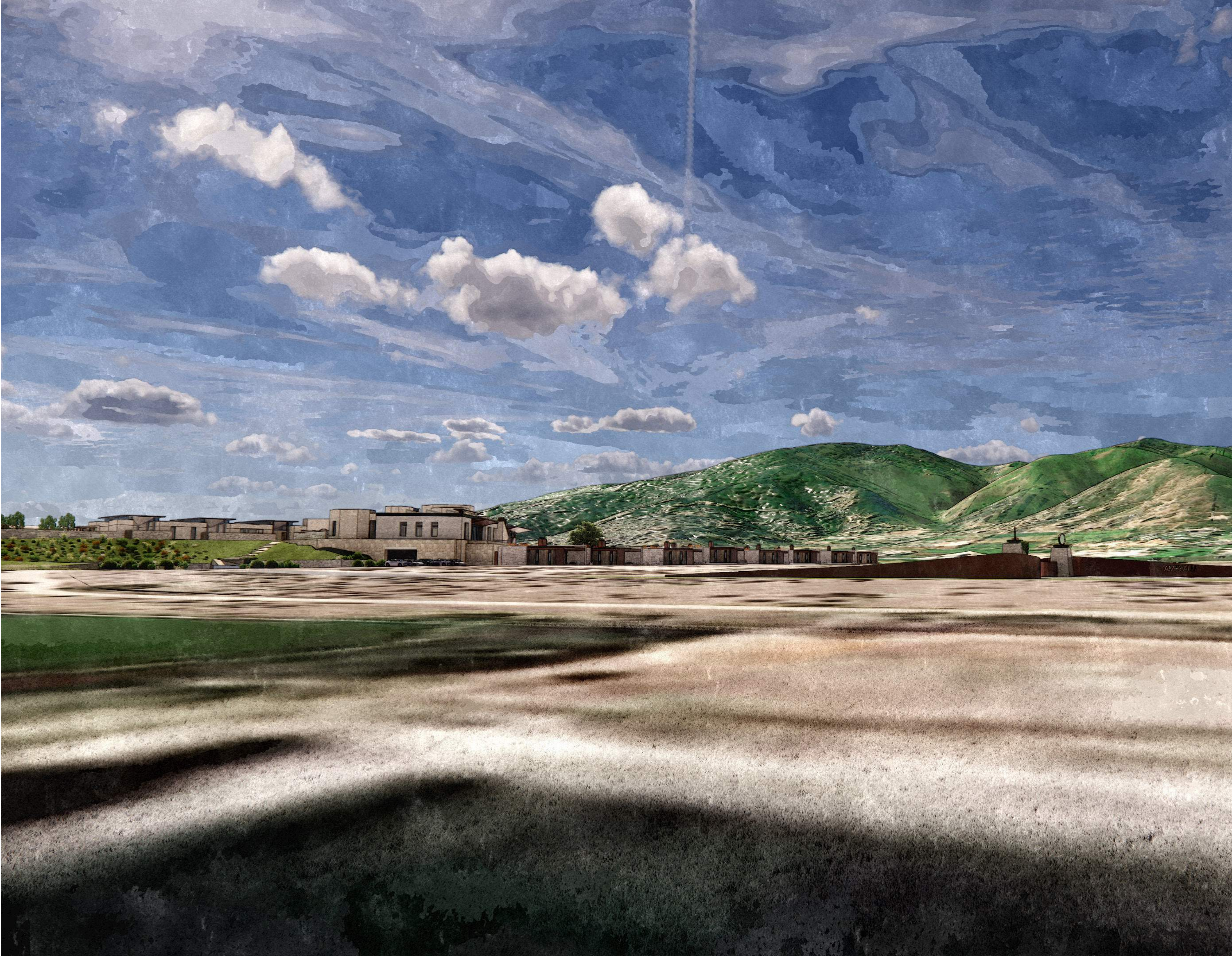
3D VIEW - ILLUSTRATION

VIEW 11 - FROM 995 LACY LANE



3D VIEW - ILLUSTRATION

VIEW 12 - FROM 1015 LACY LANE



3D VIEW - ILLUSTRATION

VIEW 13 - FROM 1035 LACY LANE



PARKING CALCULATIONS

PARKING COUNTS



PROGRAM | GROSS SF

80 Guestrooms:	42,020
23 Cottages:	37,444
Chopra House of Enlightenment:	3,210
Well-Being Center:	44,697
24 Residences:	66,393
2 Family Lodges:	10,542
Med Spa:	5,500
Farm Kitchen:	1,300

TOTAL: 213,030

TOTAL PHASE 2 134,171

PARKING | SURFACE / SUBGRADE

***RESORT TOTAL REQUIRED:** 287 spots

TOTAL PARKING SHOWN 318 spots
INCLUDING TANDEM VALET SPOTS
 AND 1 PER DUPLEX DRIVE

TOTAL PARKING SHOWN 305 spots
INCLUDING TANDEM VALET SPOTS

TOTAL PARKING SHOWN 290 spots
EXCLUDING TANDEM VALET SPOTS
 AND 1 PER DUPLEX DRIVE

**based on parking study - see page 26 of package*



PARKING CALCULATIONS

RESORT MASTERPLAN

Ameyalli

(formerly the Mountain Spa)

Resort Master Plan Parking Calculations

May 27, 2022 (original)

December 28, 2023 (amendment)

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

The parking for Ameyalli (formerly the Mountain Spa) needs to be able to support the peak day, peak hour demand for the various uses and businesses within the resort such as the hotels, spa, restaurants, retail shops, employees, 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 items need to be considered:

- Type of Facilities
- Seasonal Variations
- Peak Day Use
- Time of Day of Peak Use
- Shared Parking

Different facilities are known to have different peak parking accumulation patterns. When such uses are combined in a mixed use development, the total number of parking spaces required is less than the sum of the spaces required when the same facilities exist as stand-alone developments.

- Transportation and Land Development, Institute of Transportation Engineers

MIDWAY CITY ORDINANCE

Section 16.13.39 of the Midway City Zoning Ordinance provides the off-street parking standards for Midway City. Section 16.13.39.D 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 nationally recognized studies, the City Council may reduce the amount of parking."

Table 1 - Proposed Uses at Ameyalli

Use	Quantity	Unit
Hotel Units (1 bedroom)	80	unit
Cottage Units	23	unit
Cottage Lock Out Units	23	unit
Residential Units (3 bedrooms)	1	unit
Duplex units (6 - 7 bedrooms)	24	unit
Family Lodge (5 bedrooms)	2	unit
Yurt	4	unit
Restaurant	71	seats
Rooftop Bar	35	seats
Farm Kitchen	12	seats
Event Space / Conference Center	245	person
Swimming Pools	201	person
Spa - Main Full Service	102	person
Spa - Med Spa	73	person
Spa - Basement	51	person
Fitness Center	53	person
Hotel Staff and Employees	53	person
Kitchen Staff and Employees	18	person

RESORT PARKING DEMAND

- Seasonal Variations

Peak use of recreation facilities occurs during summer period

- Time of Peak Use

Time of Peak Hour Demand is 7:00 - 8:00 pm

Peak day demand factor for hotel room parking 0.84 (2)

Peak hour demand factor for hotel parking is 0.95 (3)

Conferences are mostly over in evening, 50% demand during peak hour period

Swimming pool demand is 75% during evening peak period.

Amenity and commercial/retail use drops to 75% during evening period.

- Shared Parking

60% of convention center attendees are hotel guests (1)

60% of the people at the restaurant are hotel guests (1)

Assume 60% of the recreational and amenity users are guests at the resort.

Sources:

(1) International Association of Conference Centers

(2) Parking Generation: A Summary of Parking Occupancy Data, Institute of Transportation Engineers

(3) Shared Parking, The Urban Land Institute & Barton-Aschman Associates, Inc.

Table 2 - Required Parking Spaces for the Ameyalli Master Plan

Use	Quantity	Unit	Parking Standard		Parking Space Subtotal	Peak Day Factor	Peak Hour Factor	Factor for Hotel Parking	Required Spaces	
			Quantity	Unit						
Hotel Units (1 bedroom)	80	unit	1	per unit	80	0.84	0.95	1.00	64	Midway Code 16.13.39.A.4
Cottage Units (2 bedrooms)	23	unit	1	per unit	23	0.84	0.95	1.00	18	Midway Code 16.13.39.A.4
Cottage Lock Out Units	23	unit	1	per unit	23	0.84	0.95	1.00	18	Midway Code 16.13.39.A.4
Residential Units (3 bedrooms)	1	unit	2	per unit	2	0.84	0.95	1.00	2	Midway Code 16.13.39.A.1
Duplex units (6 - 7 bedrooms)	24	unit	2	per unit	48	0.84	0.95	1.00	38	Midway Code 16.13.39.A.1
Family Lodge (5 bedrooms)	2	unit	2	per unit	4	0.84	0.95	1.00	3	Midway Code 16.13.39.A.1
Yurt	4	unit	1	per unit	4	0.84	0.95	1.00	3	Midway Code 16.13.39.A.1
Restaurant	71	seats	1	per 2 people	36	1.00	1.00	0.40	14	See Note 1.
Rooftop Bar	35	seats	1	per 2 people	18	1.00	1.00	0.40	7	See Note 1.
Farm Kitchen	12	seats	1	per 2 people	6	1.00	1.00	0.40	2	See Note 1.
Event Space / Conference Center	245	person	1	per 2 people	123	1.00	0.50	0.40	25	Midway Code 16.13.39.A.5
Swimming Pools	201	person	1	per 2 people	101	1.00	0.75	0.40	30	Midway Code 16.13.39.A.5
Spa - Main Full Service	102	person	1	per 2 people	51	1.00	0.75	0.40	15	Midway Code 16.13.39.A.5
Spa - Med Spa	73	person	1	per 2 people	37	1.00	0.75	0.40	11	Midway Code 16.13.39.A.5
Spa - Basement	51	person	1	per 2 people	26	1.00	0.75	0.40	8	Midway Code 16.13.39.A.5
Fitness Center	53	person	1	per 2 people	27	1.00	0.75	0.40	8	Midway Code 16.13.39.A.5
Hotel Staff and Employees	53	person	1	per employee	53	1.00	0.33	1.00	17	Midway Code 16.13.39.A.4
Kitchen Staff and Employees	18	person	1	per employee	18	1.00	1.00	1.00	18	Midway Code 16.13.39.A.4
Total Parking Space Subtotal									302	
Reduction in Spaces Needed per Resort Owned Shuttle Vans									15	See Note 3.
Total Parking Spaces Required for the Resort									287	

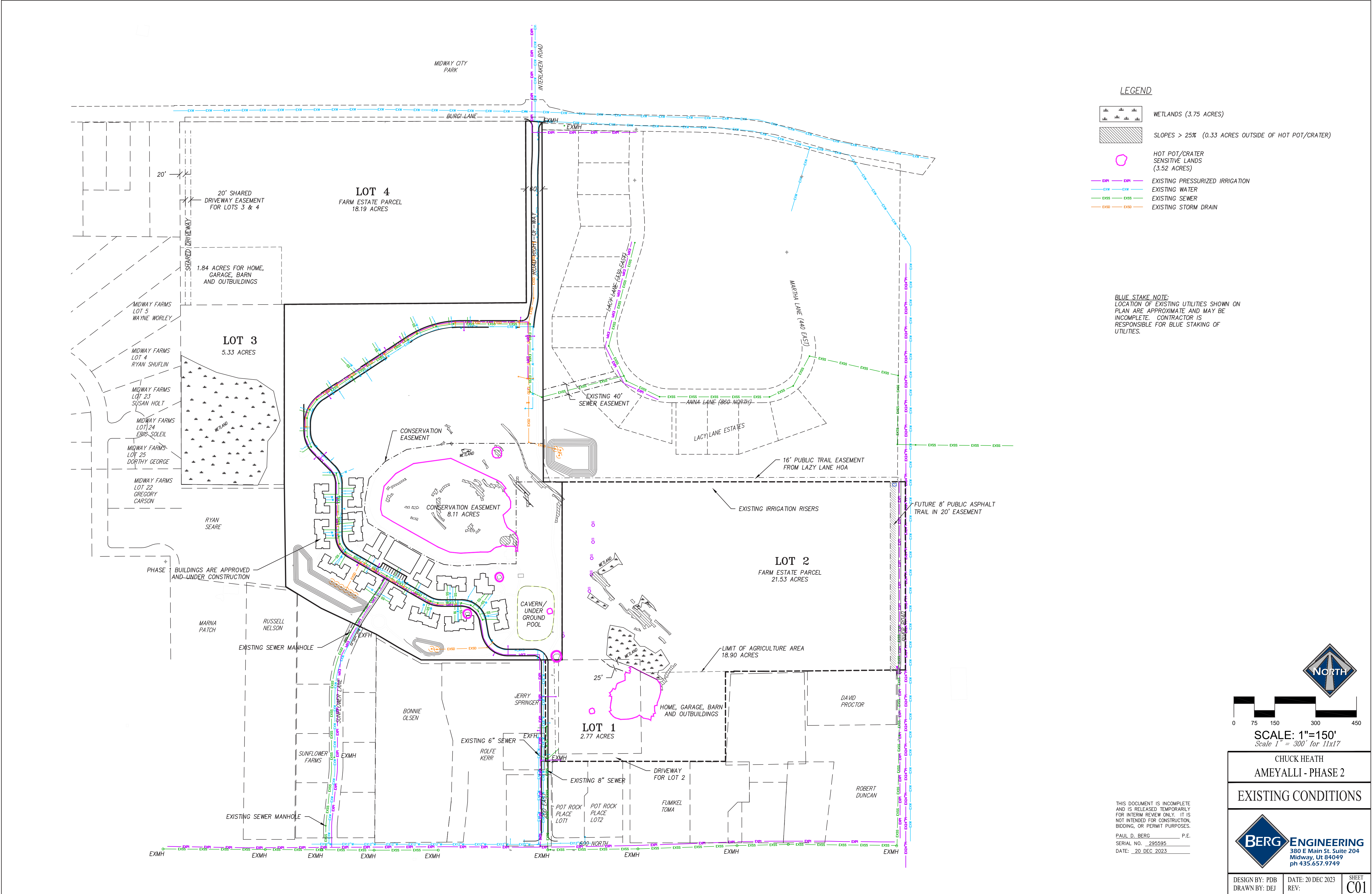
Total Parking Spaces in Master Plan (with tandem valet spots and 1 per duplex driveway) 318

Total Parking Spaces in Master Plan (with tandem valet spots) 305








Total Parking Spaces in Master Plan (without tandem valet or duplex driveways) 290

Notes:

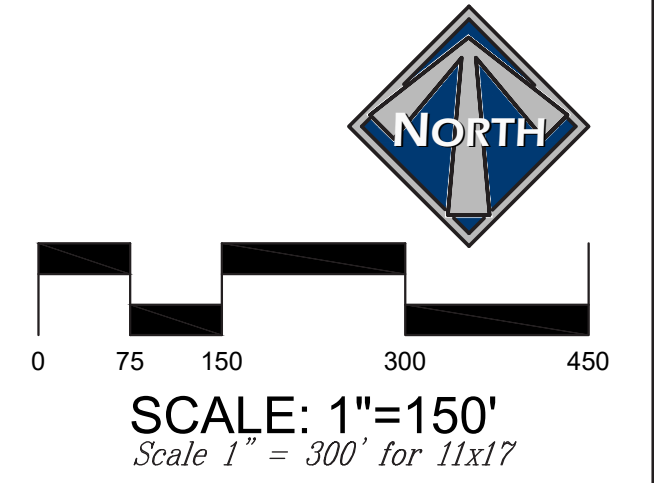
1. Section 16.13.39 of the Midway City Zoning Ordinance requires 1 parking space per 250 sq. feet for restaurants. This analysis uses seating capacity instead of square feet which is a more accurate method to estimate parking for restaurants.
2. Assumed that only a third of the hotel staff and employees is working during the evening peak hour. Cleaning, laundry and other maintenance employees are gone during the peak hour.
3. One 15 person resort owned passenger van is the equivalent of 5 cars or 5 parking spaces. Three (3) vans are proposed for the resort.



LEGEND

-  WETLANDS (3.75 ACRES)
-  SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRATER)
-  HOT POT/CRATER SENSITIVE LANDS (3.52 ACRES)
-  EXISTING PRESSURIZED IRRIGATION
-  EXISTING WATER
-  EXISTING SEWER
-  EXISTING STORM DRAIN

BLUE STAKE NOTE:
 LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

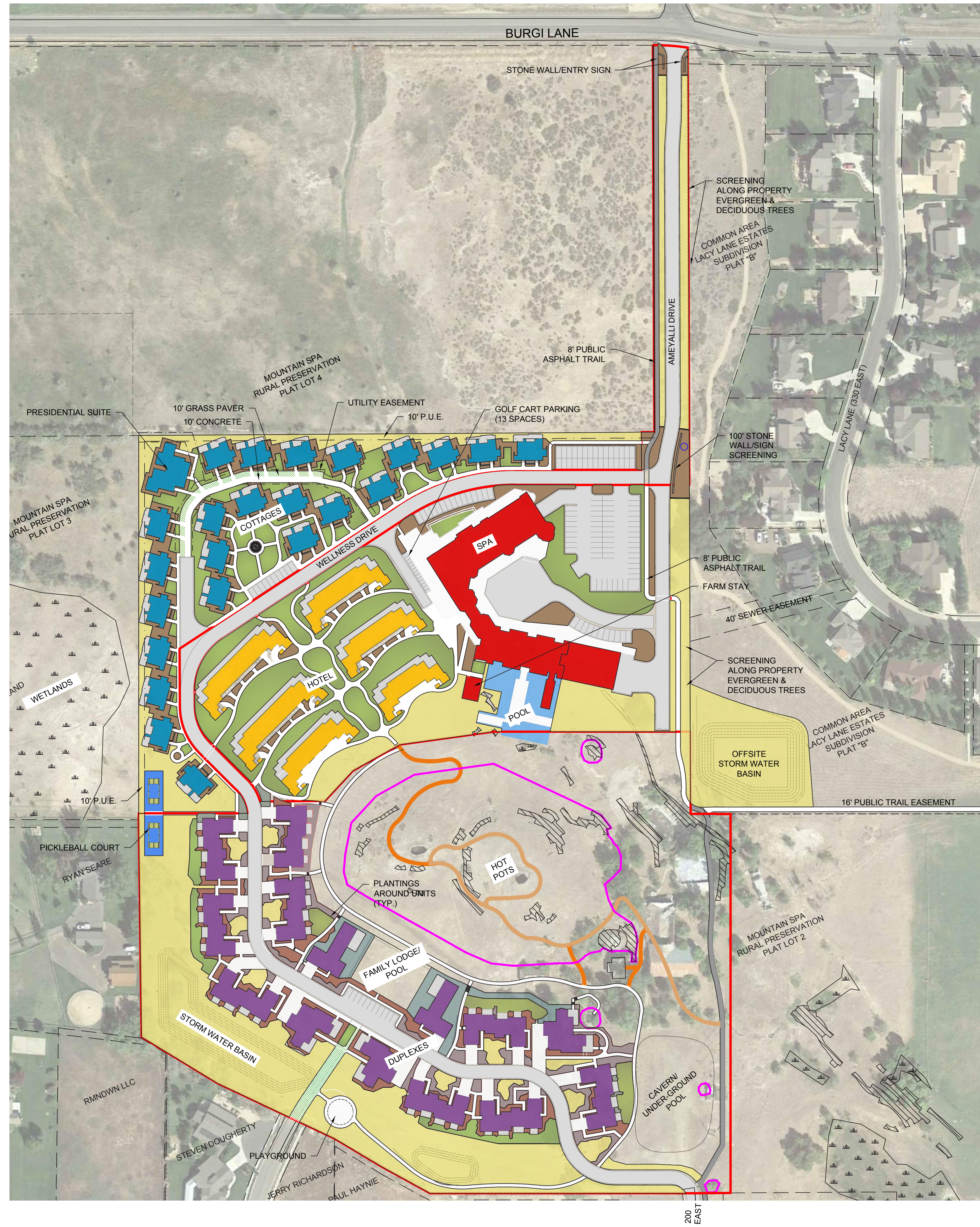


CHUCK HEATH
 AMEYALLI - PHASE 2
 EXISTING CONDITIONS

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
 PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 20 DEC 2023



DESIGN BY: PDB DATE: 20 DEC 2023 SHEET: C01
 DRAWN BY: DEJ REV: _____



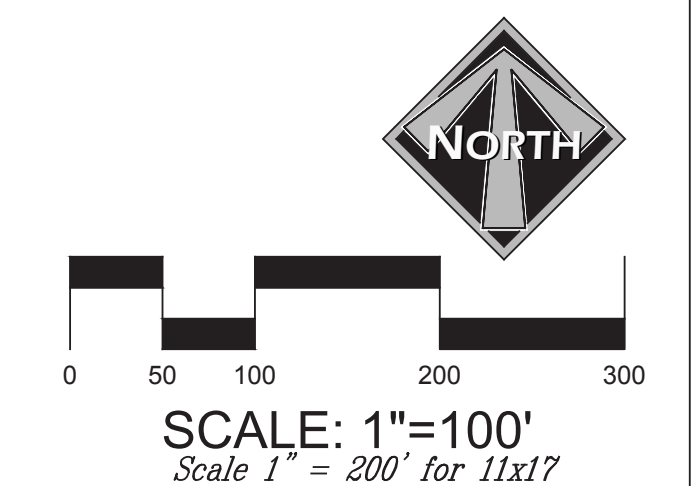
LAND USE CALCULATIONS

TOTAL AREA	28.87 ACRES
CONSERVATION EASEMENT	5.16 ACRES
BUILDINGS	3.83 ACRES
ROADS	2.78 ACRES
PARKING	0.76 ACRES
DRIVEWAYS	0.39 ACRES
AMENITIES	0.46 ACRES
PATIOS	0.77 ACRES
SIDEWALKS	4.34 ACRES
LANDSCAPED AREAS	4.98 ACRES
NATURAL AREAS (NON-IRRIGATED)	5.40 ACRES

PHASE	GRASS/NATIVE (IRRIGATED)	MULCH (IRRIGATED)	NATIVE/UNDISTURBED (NON-IRRIGATED)	TREES IN NATURAL AREA	TOTAL IRRIGATED (GRASS, MULCH AND TREES)
1	73,063 SF	52,960 SF	442,793 SF	400 SF (10 SF PER TREE, 40 TREES)	126,423 SF (2.90 AC)
2	235,023 SF	106,396 SF	468,730 SF	400 SF (10 SF PER TREE, 40 TREES)	125,963 SF (2.89 AC)
	5.40 AC	2.44 AC	10.76 AC	800 SF	0.02 AC

LEGEND

- WETLANDS (3.75 ACRES)
- SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRATER)
- HOT POT/CRATER SENSITIVE LANDS (3.52 ACRES)
- PHASE LINE
- 8' PUBLIC TRAIL (ASPHALT)
- 6' PUBLIC TRAIL (SOFT SURFACE)
- PRIVATE TRAILS (CONCRETE OR ASPHALT)
- PRIVATE TRAILS (SOFT SURFACE)
- LANDSCAPING - NATIVE GRASS/WILDFLOWER MIX
- LANDSCAPING - KENTUCKY BLUEGRASS
- LANDSCAPING - WOOD MULCH
- SPA BUILDING (PHASE 2)
- HOTEL BUILDINGS (PHASE 2)
- COTTAGE BUILDINGS (PHASE 2)
- PHASE 1 DUPLEX BUILDINGS UNDER CONSTRUCTION
- GRASS PAVERS FOR 20' EMERGENCY LANE/UTILITY ACCESS

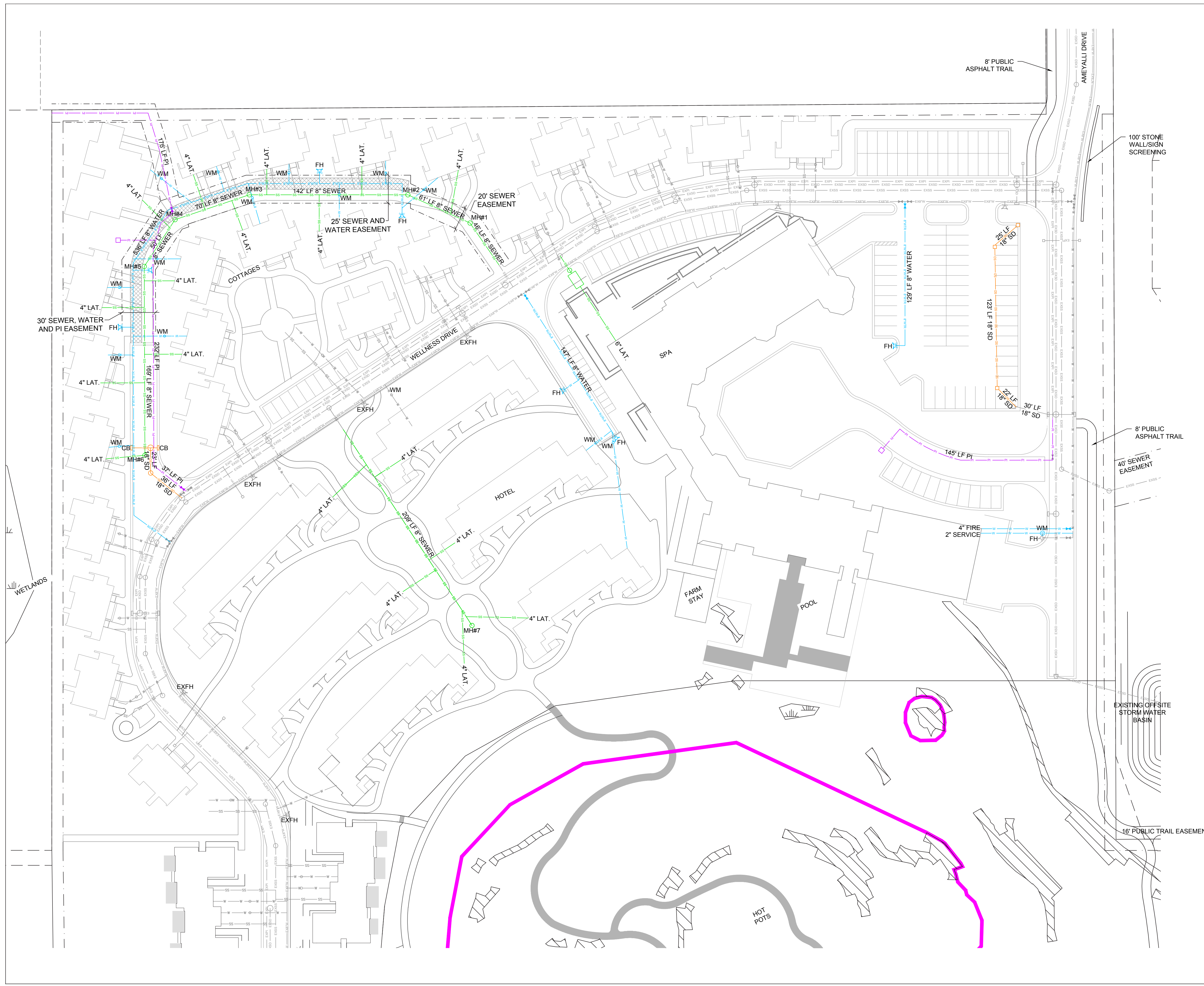


CHUCK HEATH
AMEYALLI - PHASE 2
PHASE 2 SITE PLAN

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

DESIGN BY: PDB DATE: 20 DEC 2023 SHEET C02
DRAWN BY: DEJ REV:

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 20 DEC 2023



LEGEND

- WETLANDS (3.75 ACRES)
- SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRATER)
- HOT POT/CRATER SENSITIVE LANDS (3.52 ACRES)
- PHASE LINE
- EXISTING PRESSURIZED IRRIGATION
- EXISTING WATER
- EXISTING SEWER
- EXISTING STORM DRAIN
- PROPOSED PRESSURIZED IRRIGATION
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- GRASS PAVERS FOR 20' EMERGENCY LANE/UTILITY ACCESS

- BLUE STAKE NOTE:**
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
- SEWER NOTES:**
- ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS & SPECIFICATIONS.
- WATER NOTES:**
- ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
 - ALL COTTAGES/DUPLEXES WILL HAVE A 1" WATER SERVICE.
 - WATER SERVICES TO FUTURE HOTEL BUILDINGS SHALL BE 2".
- PRESSURIZED IRRIGATION NOTES:**
- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS & SPECIFICATIONS.
 - ALL PRESSURIZED IRRIGATION MAIN SHALL BE C-900 DR-18 PURPLE PIPE.
- STORM DRAIN NOTES:**
- ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.

0 20 40 80 120

SCALE: 1"=40'
Scale 1" = 80' for 11x17

CHUCK HEATH
AMEYALLI - PHASE 2
PHASE 2 UTILITY PLAN

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

DESIGN BY: PDB	DATE: 20 DEC 2023
DRAWN BY: DEJ	REV:

SHEET
C03

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

PAUL D. BERG P.E.
SERIAL NO. 285595
DATE: 20 DEC 2023

path: \\BERG\projects\AMEYALLI\Phase 2\AMEYALLI - Phase 2\11x17\11x17.dwg | plot date: January 15, 2024 | plotted by: Paul

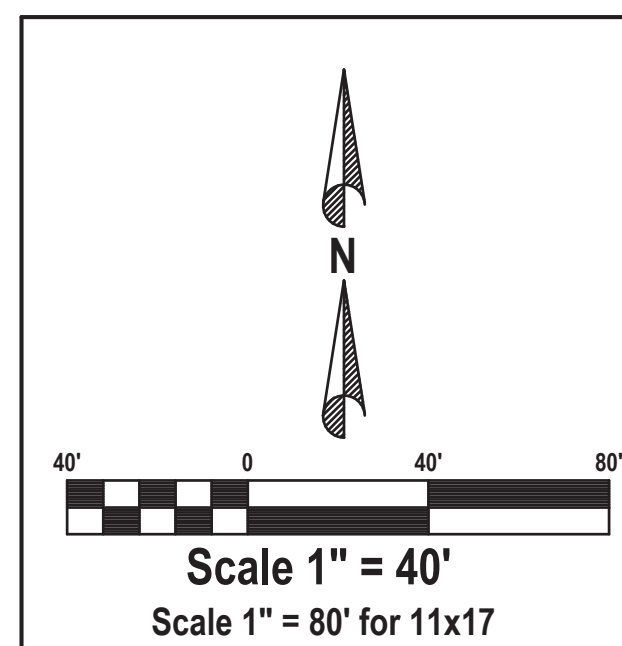


GROUND COVERS

59,983 sf	Native Grass & Wildflower Mix	Native Grass & Wildflower Mix	Hydroseed
85,535 sf	Poa pratensis	Kentucky Bluegrass	sod

MULCH

42,861 sf	4" Wood Mulch	4" Wood Mulch	Mulch
1,024 sf	Decorative Landscape Rock		Mulch
3,420 sf	Grass Pavers for 20' Emergency Lane/Utility Access		



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 BRYAN M. NICHOLAS P.L.A.
 SERIAL NO. 12902936-5301
 DATE: 20 DEC 2023

AMEYALLI RESORT
PHASE 2 OVERALL LANDSCAPE PLAN

berg
 LANDSCAPE ARCHITECTS
 380 E Main St, Suite 204
 Midway, UT 84049 ph. (801) 723-2000
 DESIGN BY: BMN DATE: 20 DEC 2023 SHEET
 DRAWN BY: DAA REV: 15 JAN 2024 L01

OVERLAND

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OVERLAND PARTNERS
203 East Jones Avenue, Suite 104
San Antonio, Texas 78215
P 210.829.7003
www.overlandpartners.com

THE EMBEDDED POTENTIAL™

A Strategic Approach to Solving Problems and Capturing Opportunities

**MASTER PLAN AGREEMENT FOR THE
AMEYALLI RESORT (fka MT. SPA)
MIDWAY CITY, UTAH**

AMENDMENT #1

This Master Plan Agreement (“Agreement”) is made and entered into by and between Midway City, a political subdivision of the State of Utah, (hereinafter referred to as the “City”), and Midway Mtn. Spa, LLC, (hereinafter referred to as the “Developer”). The property which is included in the Master Plan, and which is the subject of this Agreement, includes 28.87 acres, which are owned or controlled by the Developer. The Developer and the City are, from time to time, hereinafter referred to individually as a “Party” and collectively as the “Parties.”

RECITALS

- A. The City has authorized the negotiation of and adoption of master plan agreements under appropriate circumstances where proposed development contains outstanding features which advance the policies, goals and objectives of the Midway City General Plan, preserves and maintains the open and rural atmosphere desired by the citizens of Midway City, and contributes to capital improvements which substantially benefit the City.
- B. The Developer is the owner of certain real property legally described in Exhibit “A” of this Master Plan, attached hereto and incorporated herein by this reference. All of the real property described in Exhibit A is included and subject to this Master Plan Agreement. Hereinafter, the entire parcel described in the Master Plan is referred to as “Ameyalli Resort” or the “Property”.
- C. Each Phase shall be subject to a Development Agreement, entered into by the City and the developer of that Phase. All Phases, regardless of the developer, shall be subject to the terms, conditions and restrictions of this Master Plan Agreement, and the Development Agreement which applies to that specific Phase.
- D. The Midway City Land Use Code requires that a Master Plan 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 committed to in the first phase to allow the Project to function and meet Code requirements without subsequent phases. The City Council finds that this Master Plan meets that requirement.
- E. The Property is, and shall remain, subject to the Midway City Zoning Ordinance and other City Ordinances and Resolutions. The Developer and the

- City desire to allow Developer and others to make improvements to the Property pursuant to applicable ordinances, resolutions and the terms and conditions of this Agreement.
- F. The improvements and changes to be made to the Property shall be consistent with the current ordinances and standards of the City, the terms and conditions of this Agreement, any applicable Development Agreement, and any changes to international building codes or construction standards.
- G. The Developer and the City acknowledge and agree that the development and improvement of the Property pursuant to this Agreement will result in planning and economic benefits to the City and its residents.
- H. The City’s governing body has authorized the execution of ~~this~~ Agreement by Resolution 2022-24, attached hereto as Exhibit B.

the original

The amended agreement is by Resolution 2024-??.

AGREEMENT

Section 1. Effective Date and Term. The term of this Agreement shall commence upon the signing of this Agreement (the “Effective Date”) by both Parties, and shall run with the land. The terms and conditions contained herein shall inure to the benefit of, and be binding upon, the successors in interest, heirs or assigns, of the Developer.

Section 2. Definitions. Unless the context requires a different meaning, any term or phrase used in this Agreement that has its first letter capitalized shall have that meaning given to it by this Agreement. Certain terms and phrases are referenced below; others are defined where they appear in the text of this Agreement, including the Exhibits.

“Applicable Law” shall have that meaning set forth in Section 4.2 of this Agreement.

“Governing Body” shall mean the Midway City Council.

“City” shall mean the City of Midway, and shall include, unless otherwise provide, any and all of the City’s agencies, departments, officials, employees or agents.

Section 3. General Description of Project.

The Project consists of 28.87 acres.

The Project is located at approximately 800 North 200 East.


The Project is in the Resort Zone (RZ).

The Project contains 229,938 total square feet and 237 bedrooms, including:

- 80 hotel rooms

- 23 cottages
- Presidential suite
- Resort building/spa
- 24 duplex units
- 2 family lodges
- Farm kitchen

two (2)

The Project shall be built in  four Phases.

The Project contains 16.06 acres of open space (8.81 acres preserved in a conservation easement).

Section 4. Obligations of the Developer and the City.

A. Obligations of the Developer:

- i. **General Obligations:** The Parties acknowledge and agree that the City's agreement to perform and abide by the covenants and obligations of the City set forth herein is material consideration for the Developer's agreement to perform and abide by the covenants and obligations of the Developer set forth herein.
- ii. **Conditions for Master Plan Approval.** The Developer shall comply with all of the following Conditions:
 - a) ***Payment of Fees*** - Developer agrees to pay all applicable Midway City fees as a condition of developing the Project on the Property, including all engineering and attorney fees and other outside consultant fees incurred by the City in relation to the Project. All fees, including outstanding fees for prior plan checks (whether or not such checks are currently valid) shall be paid current prior to the recording of any plat or the issuance of any building permit for the Project or any portion thereof.
 - b) ***Water Rights*** – Master plans require that water rights be held in escrow with the City before the Master Plan Agreement can be recorded. The required water rights per phase are then dedicated to the City before the recording of each plat. The Water Advisory Board reviewed the project on May 2, 2022, to preliminarily determine the water required for the proposal. In that meeting, the Water Board recommended that 119.62 acre feet (106.72 culinary and 12.97 outside irrigation) will be required for the entire project. Since that meeting, plans have been revised and updated, making the current recommendation no longer accurate. Applicant must return to the Water Board with more accurate information based on current plans. The water

requirement must be accurate per phase, which currently has not been submitted to the City.

- c) *Building Area* – The proposed plan includes a gross building floor area of 229,938 square feet (250,000 square feet is the maximum allowed by the Memorandum of Understanding). The resort zone requires 20% of the gross floor area to be designated as commercial (45,988 square feet). Of that 20%, 25% must be for such uses as retail, restaurants, clubs/taverns, or art galleries/showrooms (11,497 square feet).
- d) *Density* – The proposed development includes the following types and quantities of density, totaling 229,938 square feet and 237 bedrooms:
 - a. 80 hotel rooms – 41,270 SF
 - b. 23 cottages – 40,020 SF
 - c. 1 presidential suite – 3,210 SF
 - d. 1 resort building/spa – 48,510 SF
 - e. 24 duplex units – 81,756 SF
 - f. 2 family lodges – 12,672 SF
 - g. 1 farm kitchen – 2,500 SF
- e) *Open Space* – The City Code requires 55% open space, which is being met by Developer with 16.06 acres of open space. Only areas that are a minimum of 100 feet wide qualify as open space, and these areas shall not be developed except for uses specifically permitted in the code. The open space areas that will be noted on the plat will include the 100-foot setback area along the adjoining property boundaries.
- f) *Access* – The development has three access points, two of which will be built to City standards: one from Burgi Lane and one from 600 North via 200 East. The third access is an emergency access from Sunflower Lane.
- g) *Traffic Study* – The Developer has submitted a traffic study to the City which has been reviewed by Horrocks Engineers. Horrocks’ recommendations for improvements are attached as Exhibit “C”.
- h) *Public Participation Meeting* – The Developer held a public participation meeting on May 4, 2022, as required by the ordinance for master plan applications. This requirement is designed to provide developers an opportunity to present the development to surrounding residents of the proposed development.

An additional meeting to review the master plan amendments was held on January ??, 2024.

- i) *Sensitive Lands* – The property contains some wetlands and geologically sensitive lands that cannot be disturbed through the development process. If any wetlands are proposed to be disturbed, approval must first be received from the Army Corps of Engineers. The craters on the property are defined as a “major geologic feature” in the sensitive lands ordinance and cannot be developed or disturbed. The Developer is limited in using the area because the pot rock essentially cannot be modified in any way. There is also an area of the property that contains “minor geologic features,” meaning an area that is developable except for pot rock outcroppings over three (3) feet in height. A few trails are planned in the cratered area that must be constructed within the guidelines of the sensitive land ordinance.
- j) *Trails* – There is a trail planned to connect from Valais Park to the north to the Watts Remund Farms PUD to the south. This trail will connect the north end of the City down to Main Street, and will create a trail that does not parallel roads, creating a safe environment for pedestrians to travel from one side of Midway to the other. The City has also planned a trail along River Road and has recently installed a temporary trail in the River Road right-of-way. It is anticipated that in the future, the City will rebuild the River Road trail in the public trail easement that has been dedicated to the City as part of the Mountain Spa Rural Preservation Subdivision with funds the Developer has already given to the City. The future River Road trail will be constructed in the trail easement along the River Road right-of-way that will be farther from the road and will create a safer pedestrian experience. The City has also secured an easement and funding to connect the River Road trail with the linear park trail on the property that would run east and west on an easement along the Lacy Lane Estates’ southern boundary.
- k) *Architectural Theme* – Typically, the architectural theming for new structures in the Resort Zone must comply with the Swiss-European guidelines outlined in Section 16.13.37 of the City Land Use Code. In Chapter 16.15 (Resort Zone), the building design guideline section (16.15.4(G)(3)) states that the building design 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 Visual Architectural Committee (VAC) and Planning Commission).” The Developer is proposing a theme that some may interpret as a departure from the typical Swiss/European Alpine themes. The City Council has discretion on whether a departure is allowed.

- l) *Setbacks* – The proposed development is designed with the setbacks found in the Resort Zone section of the City Land Use Code. The code requires 100-foot setbacks from all boundary lines surrounding the original Mountain Spa property. This includes the areas along the southern boundary, Sunflower Farms, property to the west fronting Center Street, and along the boundary with Lacy Lane Estates. The four Mountain Spa Rural Preservation lots that were developed by the Applicant and were part of the original Mountain Spa Resort property all have minimal setbacks because those properties are part of the master proposal and are considered part of the resort property as approved in the previous plan (2008 master plan approval).
- m) *Height of Structures* – Structures in the development cannot exceed 35 feet in height, measured from natural grade. **except for the core building which can be 48' in height above natural grade.**
- n) *Building Area Dimensional Limitations* – The City Land Use Code requires that building coverage may not exceed 12,000 square feet per acre or be greater than 27.5% of an acre. The Developer has submitted a plan that states the average building coverage within the proposed development is 18.3% per acre.
- o) *Memorandum of Understanding Requirements* – Summit Land Conservancy and Chuck Heath entered into a Memorandum of Understanding (MOU) regarding development of the Mountain Spa Property. The MOU dictates previously mentioned items such as building footprint area and height. It also requires the following:
- a. Restore and maintain the historic “Mountain Spa” pole sign;
 - b. Construct the previously mentioned trails;
 - c. Restore natural hot spring water to at least one of the craters in the protected hot pot area;
 - d. Demolish and clean up the old buildings and derelict swimming pools in and around the protected pot rock area, leaving the two-story historic stone building intact;
 - e. Provide for the preservation of wildlife habitat, particularly the wetland areas on the northwest of the property.
- p) *Parking Plan Proposal* – The Applicant has submitted a site plan with parking stalls included. A parking plan is required at the master plan stage of the process as part of the dimensional limitation plan. With the scale of the master plan, it is impossible to review every stall and access for code compliance. This will happen at the preliminary review of each phase. It is possible that buildings will need to be adjusted and/or removed to meet parking requirements. Midway City Code allows for the reduction of parking stalls for mixed-use developments. Preliminary calculations show that 680 parking stalls are required for the development. The Developer has submitted

287 parking spaces with 3 resort vans.

Ent 523582 Bk

290 spaces or 318 spaces with tandem valet spaces and 1 space allowed in each duplex driveway.

a parking analysis, using recognized studies, that reduces the required parking to 302 stalls. The resort site plan includes 355 stalls. The City Council ~~must decide if the provided analysis is acceptable to reduce the required parking~~ **approves the parking plan and parking analysis in Exhibit E.**

- q) *Landscaping Plan* – A detailed landscaping plan has been submitted showing irrigated areas, ground covers, and types and quantities of trees. City Code requires 15 trees per acre for non-hard-surface common areas. Based on the plan, 326 trees are required and the plan shows 358 total trees. The plan also shows the area that will be landscaped, which will be used to obtain a more accurate calculation for the water rights required for the project.
- r) *Geotechnical Report* – The City has received a geotechnical report for the property that was prepared by Earthtec which will be reviewed by Horrocks Engineers. The City has also received a report on ground penetrating radar of the site.
- s) *Construction and/or Dedication of Project Improvements* – The Developer agrees to construct and/or dedicate Project improvements as directed by the City, including, but not limited to, roads, driveways, amenities, landscaping, water, sewer, and other utilities as shown on the approved final plans and in accordance with current City standards. The Developer shall satisfactorily complete construction of all Project improvements no later than two (2) years after the recording of the plat for the particular Phase of the Project.
- t) *Storm Water Control System* – The Developer shall install, at its sole cost and according to plans and specifications approved by the City, a storm water control system. On dedicated public roads, the ownership, maintenance, repair and replacement of the storm water system shall be the responsibility of the City.
- u) *Weed Control/Overburden* – The Developer and its successors and assigns shall eradicate, mow or trim weeds and vegetation at all times in all areas of the Project.
- v) *Culinary/Sewer Connections* – The Project shall be connected to the City water and Midway Sanitation District's sewer lines as shown on the approved plans.
- w) *Secondary Water Connections* - The secondary water (outside irrigation) shall be provided by Midway Irrigation Company. Developer shall connect to

Midway Irrigation Company's secondary system, as shown on the approved plans, and shall comply with all applicable rules and regulations of Midway Irrigation Company. Secondary water laterals and meters shall be installed by Developer for all common landscaped areas, in a size and type approved by Midway Irrigation Company.

- x) *Public Amenities within Conservation Easement* – Multiple documents that predate this agreement, including without limitation the MOU between Summit Land Conservancy and Chuck Heath dated 8/4/2020, the Midway City Letter of Intent to Summit Land Conservancy dated 9/8/2020, the Midway City Letter of Commitment to Summit Land Conservancy dated 7/6/2021, and the Midway City Letter of Commitment to Summit Land Conservancy signed 9/7/2021, describe an area denoted on the Open Space Map attached as Exhibit D designated in yellow as "conservation easement". As established in Exhibit D, the northwest portion of the conservation easement which includes the hot pot hill and historic hot pots is reserved for conservation, with public use limited to trails. However, the southeast portion in Exhibit D (outlined in red) that includes the underground cavern/pool and the area where historic structures once stood is specifically available for public use that may include public amenities, including the further development of public swimming facilities. In accordance with those documents, the City and the Developer acknowledge that the City will determine the nature and timing of the development of these public amenities. Within the limits of the easement, the City has the right to design, develop, and manage the public amenities for the benefit of the public, including the erection of buildings and establishment of appropriate parking areas. The City can choose to partner with the Developer or with any third party to accomplish these tasks. As part of this development, the City and the Developer agree that the City may, at its own expense, increase the width of existing roads within the Development to accommodate perpendicular or parallel parking needed for these public amenities.
- y) *Additional Conditions* - This Master Plan Agreement also incorporates all other conditions officially adopted and imposed by the City Council at the time of approval of this Master Plan Agreement.

B. Obligations of the City:

- i. General Obligations: The Parties acknowledge and agree that the Developer's agreement to perform and abide by the covenants and obligations of the

- Developer set forth herein is material consideration for the City's agreement to perform and abide by the covenants and obligations of the City set forth herein.
- ii. **Conditions of Approval:** The City may impose additional conditions regarding the mitigation of the impacts of this development as it comes before the City Council for preliminary and final approval. Additional requirements not in conflict with the terms and conditions of this Agreement shall be contained in a specific Development Agreement for each Phase. The Developer shall remain bound by all legally adopted Ordinances, Resolutions and policies of the City unless specifically agreed to otherwise herein.
 - iii. **Acceptance of Improvements:** The City agrees to accept all Project improvements constructed by the Developer, or the Developer's contractors, subcontractors, agents or employees, provided that 1) the Midway City Planning and Engineering Departments review and approve the plans for any Project improvements prior to construction; 2) the Developer permits Midway City Planning and Engineering representatives to inspect upon request any and all of said Project improvements during the course of construction; 3) the Project improvements are inspected by a licensed engineer who certifies that the Project improvements have been constructed in accordance with the approved plans and specifications; 4) the Developer has warranted the Project improvements as required by the Midway City Planning and Engineering Departments; and 5) the Project improvements pass a final inspection by the Midway City Planning and Engineering Departments.

Section 5. Vested Rights and Applicable Law.

- A. **Applicable Law.** The Developer expressly acknowledges and agrees that nothing in this Agreement shall be deemed to relieve the Developer from the obligation to comply with all applicable requirements of the City necessary for approval and recordation of subdivision plats, including the payment of fees and compliance with all other applicable Ordinances, Resolutions, regulations, policies and procedures of the City.
- B. **State and Federal Law.** Notwithstanding any other provision of this Agreement, this Agreement shall not preclude the application of changes in laws, regulations, plans or policies, to the extent that such changes are specifically mandated and required by changes in State or Federal laws or regulations ("Changes in the Law") applicable to the Property. In the event the Changes in the Law prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of the Agreement shall be modified or suspended, or performance thereof delayed, as may be necessary, to comply with the Changes in the Law.

Section 6. Amendment. Unless otherwise stated in this Agreement, the Parties may amend this Agreement from time to time, in whole or in part, by mutual written consent. No amendment or

modification to this Agreement shall require the consent or approval of any person or entity having any interest in any specific lot, unit or other portion of the Project. Each person or entity (other than the City and the Developer) that holds any beneficial, equitable, or other interests or encumbrances in all or any portion of the Project at any time hereby automatically, and without the need for any further documentation or consent, subjects and subordinates such interests and encumbrances to this Agreement and all amendments thereof that otherwise comply with this Section 6. Each such person or entity agrees to provide written evidence of that subjection and subordination within fifteen (15) days following a written request for the same from, and in a form reasonably satisfactory to, the City and/or the Developer.

Section 7. Cooperation and Implementation.

- A. Processing of Subsequent Approvals. Upon submission by the Developer of all appropriate applications and processing fees for any Subsequent Approval to be granted by the City, the City shall promptly and diligently commence and complete all steps necessary to act on the Subsequent Approval application including, without limitation, 1) the notice and holding of all required public hearings, and 2) the granting of the Subsequent Approval as set forth herein.

The City's obligations under this Section 7 are conditioned on the Developer's provision to the City, in a timely manner, of all documents, applications, plans and other information necessary for the City to meet such obligations. It is the express intent of the Developer and the City to cooperate and work diligently and in good faith to obtain any and all Subsequent Approvals. The City may deny an application for a Subsequent Approval by the Developer only if the application is incomplete, does not comply with existing law, or violates a City Ordinance or Resolution. If the City denies an application for a Subsequent Approval by the Developer, the City must specify the modifications required to obtain such approval.

- B. Other Governmental Permits.
1. The Developer shall apply for such other permits and approvals as may be required by other governmental or quasi-governmental agencies in connection with the development of, or the provision of services to the Project.
 2. The City shall cooperate with the Developer in its efforts to obtain such permits and approvals, provided that such cooperation complies with Section 5.B of this Agreement. However, the City shall not be required by this Agreement to join, or become a party to any manner of litigation or administrative proceeding instituted to obtain a permit or approval from, or otherwise involving any other governmental or quasi-governmental agency.

Section 8. Default and Termination.**A. General Provisions.**

1. Defaults by Developer. Any failure by either Party to perform any term or provision of this Agreement, which failure continues uncured for a period of thirty (30) days following written notice of such failure from the other Party, unless such period is extended by written mutual agreement, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged failure and, where appropriate, the manner in which said failure may be satisfactorily cured. If the nature of the alleged failure is such that it cannot reasonably be cured within such thirty (30) day time period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such thirty (30) day period. Upon the occurrence of an uncured default under this Agreement, the non-defaulting Party may institute legal proceedings to enforce the terms of this Agreement or, in the event of a material default, terminate this Agreement. If the default is cured, then no default shall exist and the noticing Party shall take no further action.
2. Termination. If the City elects to consider terminating this Agreement due to a material default of the Developer, then the City shall give to the Developer a written notice of intent to terminate this Agreement and the matter shall be scheduled for consideration and review by the City Council at a duly notice public meeting. The Developer shall have the right to offer written and oral evidence prior to or at the time of said public meeting. If the City Council determines that a material default has occurred and is continuing and elects to terminate this Agreement, the City Council shall send written notice of termination of this Agreement to the Developer by certified mail and this Agreement shall thereby be terminated thirty (30) days thereafter. In addition, the City may thereafter pursue any and all remedies at law or equity. By presenting evidence at such public meeting, the Developer does not waive any and all remedies available to the Developer at law or in equity.
3. Review by the City. The City may, at any time and in its sole discretion, request that the Developer demonstrate that the Developer is in full compliance with the terms and conditions of this Agreement. The Developer shall provide any and all information reasonably requested by the City within thirty (30) days of the request, or at a later date as agreed between the Parties.
4. Determination of Non-Compliance. If the City Council finds and determines that the Developer has not complied with the terms of this Agreement, and non-compliance may amount to a default if not cured, then the City may deliver a Default Notice pursuant to section 8.A of this Agreement. IF the default is not

- cured in a timely manner by the Developer, the City may terminate this agreement as provided in Section 8 of this Agreement and as provided under Applicable Law.
- B. Default by the City. In the event the City defaults under the terms of this Agreement, the Developer shall have all rights and remedies provided in Section 8 of this Agreement, and as provided under Applicable Law.
- C. Enforced Delay; Extension of Time of Performance. Notwithstanding anything to the contrary contained herein, neither Party shall be deemed to be in default where delays in performance or failures to perform are due to, and a necessary outcome of, war, insurrection, strikes or other labor disturbances, walk-outs, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by other governmental entities, enactment of conflicting state or federal laws or regulations, new or supplemental environmental regulations, or similar basis for excused performance which is not within the reasonable control of the Party to be excused. Upon the request of either Party hereto, an extension of time for such cause shall be granted in writing for the period of the enforced delay, or longer as may be mutually agreed upon.

Section 9. Notice of Compliance.

- A. Timing and Content. Within fifteen (15) days following any written request which the Developer may make from time to time, and to the extent that it is true, the City shall execute and deliver to the Developer a written "Notice of Compliance," in recordable form, duly executed and acknowledged by the City, certifying that 1) this Agreement is unmodified and in full force and effect, or if there have been modifications hereto, that this Agreement is in full force and effect as modified and stating the date and nature of such modification; 2) there are no current uncured defaults under this Agreement or specifying the dates and nature of any such default; and 3) any other reasonable information requested by the Developer. The Developer shall be permitted to record the Notice of Compliance.
- B. Failure to Deliver. Failure to deliver a Notice of Compliance, or a written refusal to deliver a Notice of Compliance if the Developer is not in compliance, within the time set forth in Section 8.A shall constitute a presumption that as of fifteen (15) days from the date of the Developer's written request: 1) this Agreement was in full force and effect without modification except as represented by the Developer; and 2) there were no uncured defaults in the performance of the Developer. Nothing in this Section, however, shall preclude the City from conducting a review under Section 8, or issuing a notice of default, notice of intent to terminate or notice of termination under Section 8 for defaults which commence prior to the presumption created under this Section 9, and which have continued uncured.

Section 10. Change in Developer, Assignment, Transfer and Required Notice. The terms and conditions of this Master Plan Agreement shall run with the land, and be binding upon the

successors and assigns of the Developer. The rights of the Developer under this Agreement may be transferred or assigned, in whole or in part, with the written consent of the City, which shall not be unreasonably withheld. The Developer shall give notice to the City of any proposed transfer or assignment at least thirty (30) days prior to the proposed date of the transfer or assignment.

Section 11. Miscellaneous Terms.

- A. Incorporation of Recitals and Introductory Paragraph. The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.
- B. Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual written consent of the Parties. Notwithstanding the foregoing, if any material provision of this Agreement, or the application of such provision to a particular situation, is held to be invalid, void or unenforceable by the final order of a court of competent jurisdiction, either Party to this Agreement may, in its sole and absolute discretion, terminate this Agreement by providing written notice of such termination to the other Party.
- C. Other Necessary Acts. Each Party shall execute and deliver to the other Party any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement, the Conditions of Current Approvals, and Subsequent Approvals and to provide and secure to the other Party the full and complete enjoyment of its rights and privileges hereunder.
- D. Other Miscellaneous Terms. The singular shall be made plural; the masculine gender shall include the feminine; "shall" is mandatory; "may" is permissive.
- E. Covenants Running With the Land and Manner of Enforcement. The provisions of this Agreement shall constitute real covenants, contract and property rights and equitable servitudes, which shall run with all of the land subject to this Agreement. The burdens and benefits of this Agreement shall bind and inure to the benefit of each of the Parties, and to their respective successors, heirs, assigns and transferees. Notwithstanding anything in this Agreement to the contrary, the owners of individual units or lots in the Project shall 1) only be subject to the burdens of this Agreement to the extent applicable to their particular unit or lot; and 2) have no right to bring any action under this Agreement as a third-party beneficiary. The City may look to the Developer, its successors and/or assigns, an owners' association governing any portion of the Project, or other like association, or individual lot or unit owners in the Project for performance of the provisions of this Agreement relative to the portions of

the Projects owned or controlled by such party. The City may, but is not required to, perform any obligation of the Developer that the Developer fails adequately to perform. Any cost incurred by the City to perform or secure performance of the provisions of this Agreement shall constitute a valid lien on the Project, including prorated portions to the individual lots or units in the Project.

- F. Waiver. No action taken by any Party shall be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement. Any waiver by any Party of a breach or default of any condition of this Agreement shall not operate or be construed as a waiver by such Party of any subsequent breach or default.
- G. Remedies. Either Party may institute an equitable action to cure, correct or remedy any default, enforce any covenant or agreement herein, enjoin any threatened or attempted violation thereof, enforce by specific performance the obligations and rights of the Parties hereto, or to obtain any remedies consistent with the foregoing and the purpose of this Agreement; provided, however, that no action for monetary damages may be maintained by either Party against the other Party for any act or failure to act relating to any subject covered by this Agreement (with the exception of actions secured by liens against real property), notwithstanding any other language contained elsewhere in this Agreement. In no event shall either Party be entitled to recover from the other Party either directly or indirectly, legal costs or attorney's fees in any action instituted to enforce the terms of this Agreement (with the exception of actions secured by liens against real property).
- H. Utah Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Utah.
- I. Attorney's Fees. In the event of litigation or arbitration between the Parties regarding an alleged breach of this Agreement, neither Party shall be entitled to any award of attorney's fees.
- J. Covenant of Good Faith and Fair Dealing. Each Party shall use its best efforts and take and employ all necessary actions in good faith consistent with this Agreement and Applicable Law to ensure that the rights secured to the other Party through this Agreement can be enjoyed.
- K. Representations. Each Party hereby represents and warrants to each other Party that the following statements are true, complete and not misleading as regards the representing and warranting Party:
 - 1. Such Party is duly organized, validly existing and in good standing under the laws of the state of its organization.
 - 2. Such Party has full authority to enter into this Agreement and to perform all of its obligations hereunder. The individual(s) executing this Agreement on behalf of such Party do so with the full authority of the Party that those individuals represent.

3. This Agreement constitutes the legal, valid and binding obligation of such Party, enforceable in accordance with its terms, subject to the rules of bankruptcy, moratorium, and equitable principles.
- L. No Third-Party Beneficiaries. This Agreement is between the City and the Developer. No other party shall be deemed a third-party beneficiary or have any rights under this Agreement.

Section 12. Notices.

Any notice or communication required hereunder between the City and the Developer must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United State mail. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address to which notices or communications shall be given. Such notices or communications shall be given to the Parties at their addresses as set forth below:

If to the City of Midway:

Director
Planning Department
Midway City
P.O. Box 277
Midway, Utah 84049

With Copies to:

Corbin B. Gordon
Midway City Attorney
322 E. Gateway Dr., #201
Heber City, Utah 84032

If to Developer:

Midway Mtn. Spa, LLC:
c/o Chuck Heath
2348 Red Pine Road
Park City, UT 84098

Section 13. Entire Agreement, Counterparts and Exhibits. Unless otherwise noted herein, this Agreement, including its Exhibits, is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement must be in writing, and signed by the appropriate authorities of the City and of the Developer.

Section 14. Signing and Recordation of Agreement. Unless the City and the Developer mutually agree otherwise, this Agreement must be signed by both the Developer and the City no later than ninety (90) days after the Agreement is approved by a vote of the Midway City Council, or else the City's approval of the Project will be rescinded. The City Recorder shall cause to be recorded, at the Developer's expense, a fully executed copy of this Agreement in the Official Records of the County of Wasatch no later than the date on which the first plat for the Project is recorded.

///

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[Signature Page Follows]

IN WITNESS HEREOF, this Agreement has been entered into by and between the Developer and the City as of the date and year first above written.

CITY OF MIDWAY

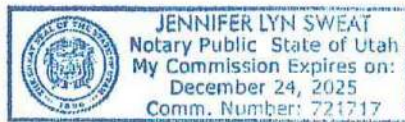
Attest:

Celeste Johnson
Celeste Johnson, Mayor

Brad Wilson
Brad Wilson, City Recorder

STATE OF UTAH)
) :SS
COUNTY OF WASATCH)

The foregoing instrument was acknowledged before me this 17 day of August, 2022, by Celeste Johnson, who executed the foregoing instrument in her capacity as the Mayor of Midway City, Utah, and by Brad Wilson, who executed the foregoing instrument in his capacity as Midway City Recorder.



Jennifer Lyn Sweat
NOTARY PUBLIC

THE DEVELOPER OF AMEYALLI RESORT

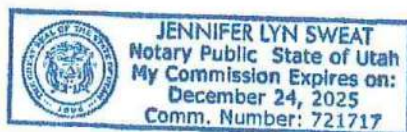
Midway Mtn. Spa, LLC
Charles V. Heath

By: Charles V. Heath

Its: manager

STATE OF UTAH)
) :SS
COUNTY OF WASATCH)

The foregoing instrument was acknowledged before me this 16 day of August, 2022, by Charles V. Heath, who executed the foregoing instrument in his capacity as the manager of the Developer, Midway Mtn. Spa, LLC.



Jennifer Lyn Sweat
NOTARY PUBLIC

Exhibit A

Property Description

BEGINNING NORTH 671.18 FEET AND WEST 1259.12 FEET FROM THE SOUTH ONE-QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN RUNNING THENCE SOUTH 89°35'25" WEST 60.88 FEET; THENCE WEST 456.28 FEET; THENCE NORTH 61°20'05" WEST 93.60 FEET; NORTH 59°13'45" WEST 96.31 FEET; THENCE NORTH 64°41'20" WEST 222.93 FEET, THENCE NORTH 58°41'00" WEST 152.57 FEET, THENCE NORTH 00°46'36" WEST 374.35 FEET; THENCE NORTH 660.92 FEET, THENCE NORTH 89°36'52" EAST 887.88 FEET; THENCE NORTH 00°12'33" WEST 655.84 FEET; THENCE NORTH 89°53'33" EAST 1.91 FEET; THENCE ALONG THE ARC OF 389.00 FOOT RADIUS TO THE RIGHT 58.31 FEET (CENTRAL ANGLE OF 08°35'20" AND A CHORD BEARING SOUTH 85°48'47" EAST 55.26 FEET); THENCE SOUTH 00°12'33" EAST 654.06 FEET; THENCE SOUTH 00°03'13" EAST 7.12 FEET; THENCE SOUTH 00°12'33" EAST 657.62 FEET; THENCE NORTH 89°39'54" EAST 44.83 FEET; THENCE SOUTH 11°05'47" EAST 0.49 FEET; THENCE NORTH 89°57'21" EAST 24.02 FEET; THENCE SOUTH 857.29 FEET TO THE POINT OF BEGINNING.

AREA = 26.87 ACRES

Tax Parcel: 00-0006-1577

Exhibit B



RESOLUTION
2022-24

A RESOLUTION OF THE MIDWAY CITY COUNCIL
APPROVING A MASTER PLAN AGREEMENT FOR THE
AMEYALLI RESORT

WHEREAS, the Midway City Council is granted authority under Utah law to make agreements in the public interest and to further the business of Midway City; and

WHEREAS, the City Council deems it appropriate to adopt a master plan agreement for the Ameyalli Resort.

NOW THEREFORE, be it hereby **RESOLVED** by the City Council of Midway City, Utah, as follows:

Section 1: The attached Master Plan Agreement for the Ameyalli Resort (Exhibit A) is hereby approved and adopted.

Section 2: The Mayor is authorized to sign the document on behalf of Midway City.

PASSED AND ADOPTED by the Midway City Council on the 2nd day of August 2022.

MIDWAY CITY


Celeste Johnson, Mayor

ATTEST:


Brad Wilson, Recorder



Exhibit A

Exhibit C



770 West 100 South
Heter 17 4032
435-654-2226
www.horrocks.com

June 14, 2022

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049
(Sent by Email)

Subject: Ameyalli – Master Plan Review

Dear Michael:

Horrocks Engineers recently reviewed the Ameyalli Resort for Master Plan approval. The proposed resort is located within the recently plated Mountain Spa Rural Preservation development and is located approximately 800 North and 200 East. The master plan consists of a core building, hotel, cottages, duplex units, family lodges and other amenities. The proposed resort is located within 28.87 acres. The following issues should be addressed.

General Comments

- The Master Plan currently shows four phases. The first phase, and each continuous phase within the Master Plan resort must operate as though no future phases are built.
- Snow removal and trash collection should be addressed.
- The property does contain some geologic sensitive lands that cannot be disturbed, and approval must first be received for development in any of those areas.

Water

- The proposed development will be served from the Gerber / Mahogany pressure zone.
- The proposed development will connect to the following existing water lines:
 - 10" water line within Burgi Lane.
 - The existing 6" water line in 200 East (Mtn. Spa Lane) will need to be replaced with a new 8" water line and connected to the stubbed 12" water line at 600 North and 200 East.
 - 10" water line within Sunflower Lane.
- Onsite water improvements of 8" water lines within the development will provide fire flows of approximately 2,000 gpm. To provide these fire flows all water lines should be installed with phase one. If offsite improvements are also installed for the looping of the water system, fire flows of approximately 2,500 gpm can be provided.

Roads

- Roads within the proposed resort will connect to both Burgi Lane and 200 East (Mtn. Spa Lane) at 600 North, with a third emergency access connecting to Sunflower Lane. Each road will be built to City standards.
- The roads within the resort will be private roads with a public easement.
- Each of the improvements within 200 East: road improvements, water, storm drain, irrigation, etc. will be installed and paid for by the Ameyalli Resort.
- A traffic study has been submitted and reviewed.

H:\Midway City\City Developments\Ameyalli (Mountain Spa) 3.2022\Planning\Review Letters\Ameyalli Master Plan Review Letter 6-14-22.docx

Pressure Irrigation

- The resort will be serviced by Midway Irrigation.
- As the resort moves forward in the design process, irrigation design must be submitted to and approved by Midway Irrigation Company.

Trails

- An 8' paved public trail running north to south from Burgi Lane through the development and connecting to 600 North is shown on the master plan. This trail will provide connectivity from existing trails on Burgi Lane, 600 North, and to the Valais Park. The trail will be a valuable link to the Midway City trails system.

Storm Drain


- The storm drain will be a private system and will collect and retain all storm water onsite and will be maintained by the owner.

Sewer

- All units within this development will be serviced by Midway Sanitary District.

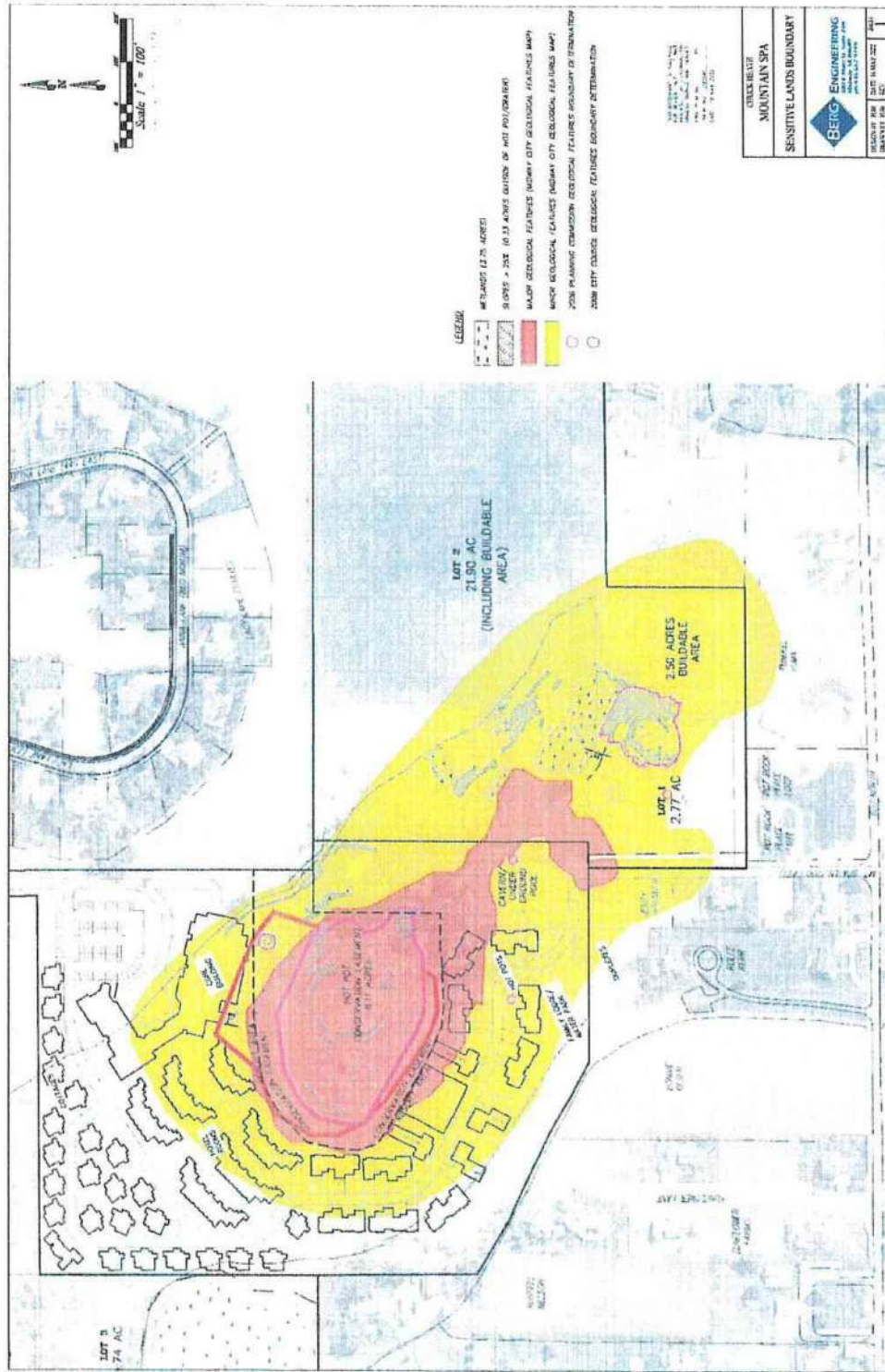
Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS


Wesley Johnson, P.E.
Midway City Engineer

cc: Berg Engineering (Sent by Email)

Exhibit D



Ameyalli

(formerly the Mountain Spa)

Resort Master Plan Parking Calculations

May 27, 2022 (original)

December 28, 2023 (amendment)

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

The parking for Ameyalli (formerly the Mountain Spa) needs to be able to support the peak day, peak hour demand for the various uses and businesses within the resort such as the hotels, spa, restaurants, retail shops, employees, 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 items need to be considered:

- Type of Facilities
- Seasonal Variations
- Peak Day Use
- Time of Day of Peak Use
- Shared Parking

Different facilities are known to have different peak parking accumulation patterns. When such uses are combined in a mixed use development, the total number of parking spaces required is less than the sum of the spaces required when the same facilities exist as stand-alone developments.

- Transportation and Land Development, Institute of Transportation Engineers

MIDWAY CITY ORDINANCE

Section 16.13.39 of the Midway City Zoning Ordinance provides the off-street parking standards for Midway City. Section 16.13.39.D 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 nationally recognized studies, the City Council may reduce the amount of parking."

Table 1 - Proposed Uses at Ameyalli

Use	Quantity	Unit
Hotel Units (1 bedroom)	80	unit
Cottage Units	23	unit
Cottage Lock Out Units	23	unit
Presidential Units (3 bedrooms)	1	unit
Duplex units (6 - 7 bedrooms)	24	unit
Family Lodge (5 bedrooms)	2	unit
Yurt	4	unit
Restaurant	71	seats
Rooftop Bar	35	seats
Farm Kitchen	12	seats
Event Space / Conference Center	245	person
Swimming Pools	201	person
Spa - Main Full Service	102	person
Spa - Med Spa	73	person
Spa - Basement	51	person
Fitness Center	53	person
Hotel Staff and Employees	53	person
Kitchen Staff and Employees	18	person

RESORT PARKING DEMAND

- Seasonal Variations

Peak use of recreation facilities occurs during summer period

- Time of Peak Use

Time of Peak Hour Demand is 7:00 - 8:00 pm

Peak day demand factor for hotel room parking 0.84 (2)

Peak hour demand factor for hotel parking is 0.95 (3)

Conferences are mostly over in evening, 50% demand during peak hour period

Swimming pool demand is 75% during evening peak period.

Amenity and commercial/retail use drops to 75% during evening period.

- Shared Parking

60% of convention center attendees are hotel guests (1)

60% of the people at the restaurant are hotel guests (1)

Assume 60% of the recreational and amenity users are guests at the resort.

Sources:

(1) International Association of Conference Centers

(2) Parking Generation: A Summary of Parking Occupancy Data, Institute of Transportation Engineers

(3) Shared Parking, The Urban Land Institute & Barton-Aschman Associates, Inc.

Table 2 - Required Parking Spaces for the Ameyalli Master Plan

Use	Quantity	Unit	Parking Standard		Parking Space Subtotal	Peak Day Factor	Peak Hour Factor	Factor for Hotel Parking	Required Spaces	
			Quantity	Unit						
Hotel Units (1 bedroom)	80	unit	1	per unit	80	0.84	0.95	1.00	64	Midway Code 16.13.39.A.4
Cottage Units (2 bedrooms)	23	unit	1	per unit	23	0.84	0.95	1.00	18	Midway Code 16.13.39.A.4
Cottage Lock Out Units	23	unit	1	per unit	23	0.84	0.95	1.00	18	Midway Code 16.13.39.A.4
Presidential Units (3 bedrooms)	1	unit	2	per unit	2	0.84	0.95	1.00	2	Midway Code 16.13.39.A.1
Duplex units (6 - 7 bedrooms)	24	unit	2	per unit	48	0.84	0.95	1.00	38	Midway Code 16.13.39.A.1
Family Lodge (5 bedrooms)	2	unit	2	per unit	4	0.84	0.95	1.00	3	Midway Code 16.13.39.A.1
Yurt	4	unit	1	per unit	4	0.84	0.95	1.00	3	Midway Code 16.13.39.A.1
Restaurant	71	seats	1	per 2 people	36	1.00	1.00	0.40	14	See Note 1.
Rooftop Bar	35	seats	1	per 2 people	18	1.00	1.00	0.40	7	See Note 1.
Farm Kitchen	12	seats	1	per 2 people	6	1.00	1.00	0.40	2	See Note 1.
Event Space / Conference Center	245	person	1	per 2 people	123	1.00	0.50	0.40	25	Midway Code 16.13.39.A.5
Swimming Pools	201	person	1	per 2 people	101	1.00	0.75	0.40	30	Midway Code 16.13.39.A.5
Spa - Main Full Service	102	person	1	per 2 people	51	1.00	0.75	0.40	15	Midway Code 16.13.39.A.5
Spa - Med Spa	73	person	1	per 2 people	37	1.00	0.75	0.40	11	Midway Code 16.13.39.A.5
Spa - Basement	51	person	1	per 2 people	26	1.00	0.75	0.40	8	Midway Code 16.13.39.A.5
Fitness Center	53	person	1	per 2 people	27	1.00	0.75	0.40	8	Midway Code 16.13.39.A.5
Hotel Staff and Employees	53	person	1	per employee	53	1.00	0.33	1.00	17	Midway Code 16.13.39.A.4
Kitchen Staff and Employees	18	person	1	per employee	18	1.00	1.00	1.00	18	Midway Code 16.13.39.A.4
Total Parking Space Subtotal									302	
Reduction in Spaces Needed per Resort Owned Shuttle Vans									15	See Note 3.
Total Parking Spaces Required for the Resort									287	

Total Parking Spaces in Master Plan (with tandem valet spots and 1 per duplex driveway) 318

Total Parking Spaces in Master Plan (with tandem valet spots) 305

Total Parking Spaces in Master Plan (without tandem valet or duplex driveways) 290

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.
- Assumed that only a third of the hotel staff and employees is working during the evening peak hour. Cleaning, laundry and other maintenance employees are gone during the peak hour.
- One 15 person resort owned passenger van is the equivalent of 5 cars or 5 parking spaces. Three (3) vans are proposed for the resort.