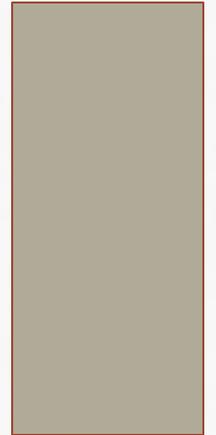


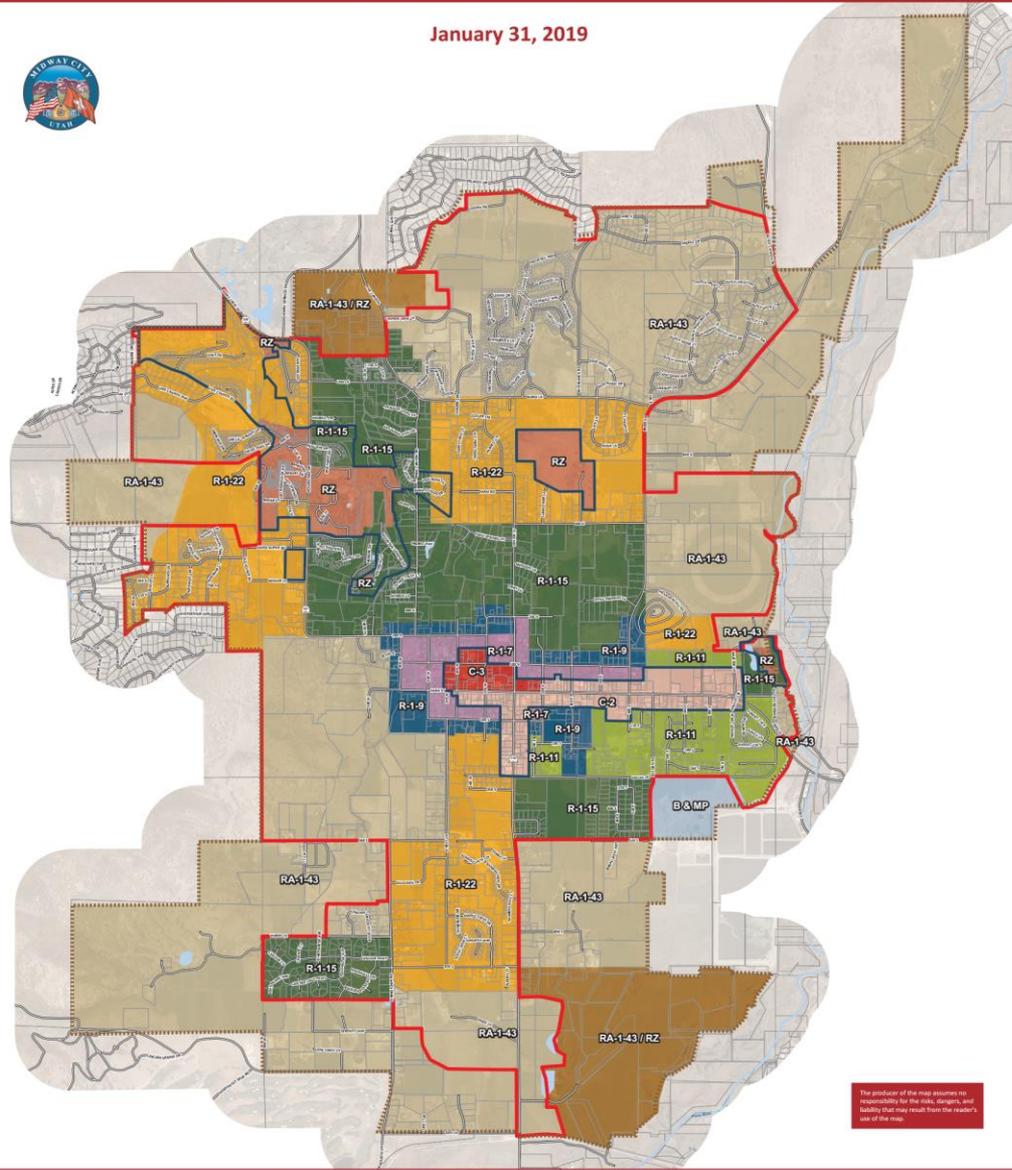
THE HOMESTEAD

MASTER PLAN



MIDWAY CITY - Land Use

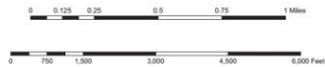
January 31, 2019



The producer of the map assumes no responsibility for the omissions and liability that may result from the reader's use of the map.

Legend

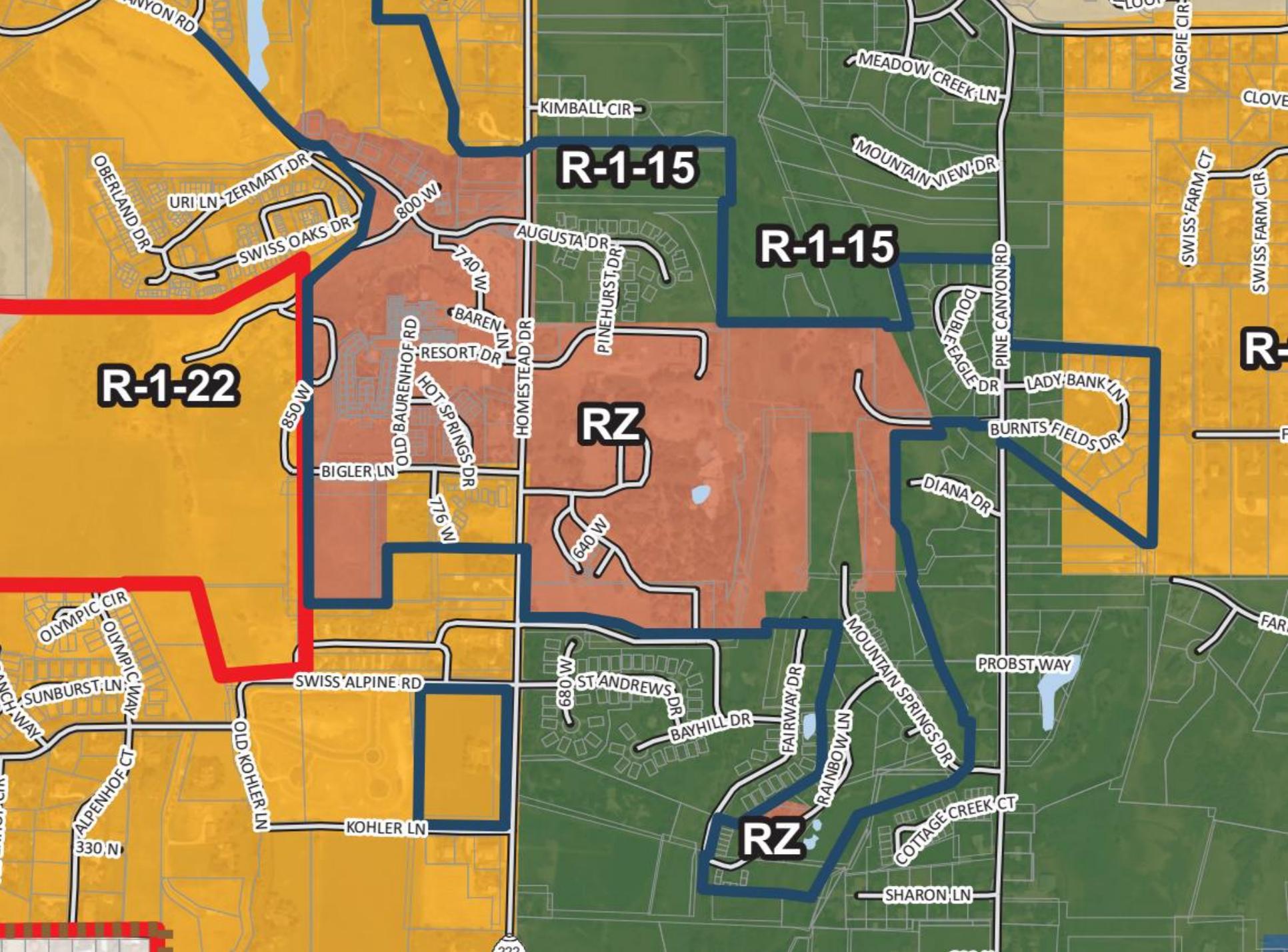
- | | | |
|------------------------|---------------|--------------|
| Midway Growth Boundary | Zoning | R-1-22 |
| TROD | B & MP | R-1-7 |
| Midway City Boundary | C-2 | R-1-9 |
| Rivers | C-3 | RA-1-43 |
| Roads | R-1-11 | RZ |
| Water Body | R-1-15 | RA-1-43 / RZ |



MOUNTAINLAND
ASSOCIATION OF GOVERNMENTS

Map Produced by Gary Hays, GISP / Data Compiler
Map Production Date: 01/31/2019
Map Projection: State Plane North Carolina NAD83, Feet
Data Source: Midway City & Mountain County





R-1-15

R-1-15

R-1-22

RZ

RZ

KIMBALL CIR

AUGUSTA DR

PINEHURST DR

BAREN LN

RESORT DR

HOT SPRINGS DR

HOMESTEAD DR

BIGLER LN

OLD BAURENHOF RD

776 W

640 W

680 W

ST ANDREWS DR

BAYHILL DR

FAIRWAY DR

RAINBOW LN

MOUNTAIN SPRINGS DR

PROBST WAY

SHARON LN

COTTAGE CREEK CT

BURNTS FIELDS DR

DIANA DR

LADY BANK LN

DOUBTFEAGLE DR

PINE CANYON RD

MOUNTAIN VIEW DR

MEADOW CREEK LN

800 W

740 W

850 W

SWISS OAKS DR

URI LN

ZERMATT DR

OBERLAND DR

SWISS FARM CT

SWISS FARM CIR

R-

FAR

OLYMPIC CIR

OLYMPIC WAY

SUNBURST LN

FRANCH WAY

ALPENHOF CT

330 N

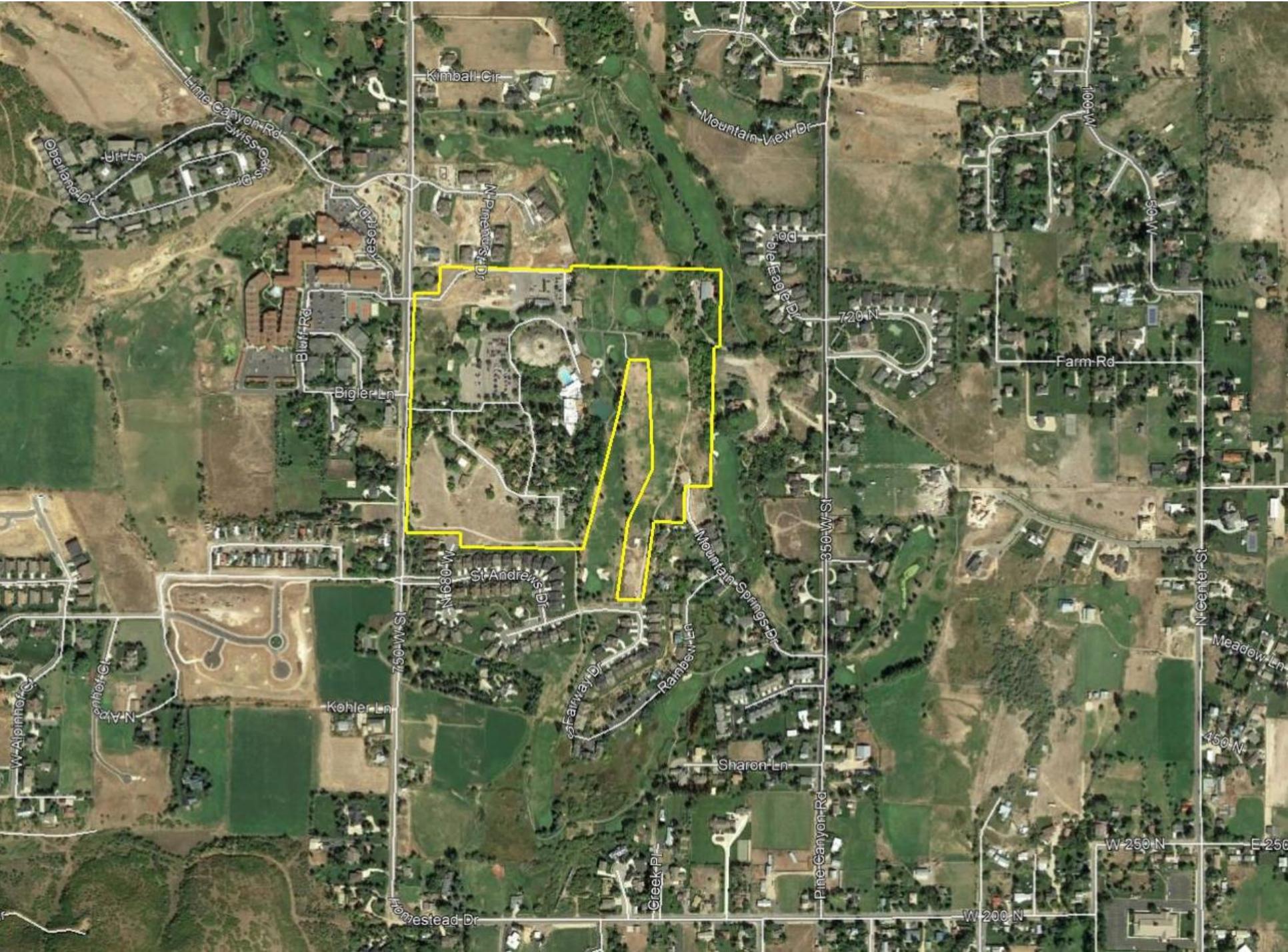
SWISS ALPINE RD

OLD KOHLER LN

KOHLER LN

MAGPIE CIR

CLOVE



Limie Canyon Rd
Swiss Canyon

Kimball Cir

Mountain View Dr

M-000

M-000

N-Pineview Dr

Doyle Eagle Dr

720 N

Bluff Rd

Bigler Ln

Farm Rd



N-1680 W

St Andrews Dr

Mountain Springs Dr

350 W St

N Center St

Meadow Ln

450 N

W-Alpinor Ct

N-Adolph Ct

Köhler Ln

Fairway Dr

Rainbow Ln

Sharon Ln

Pine Canyon Rd

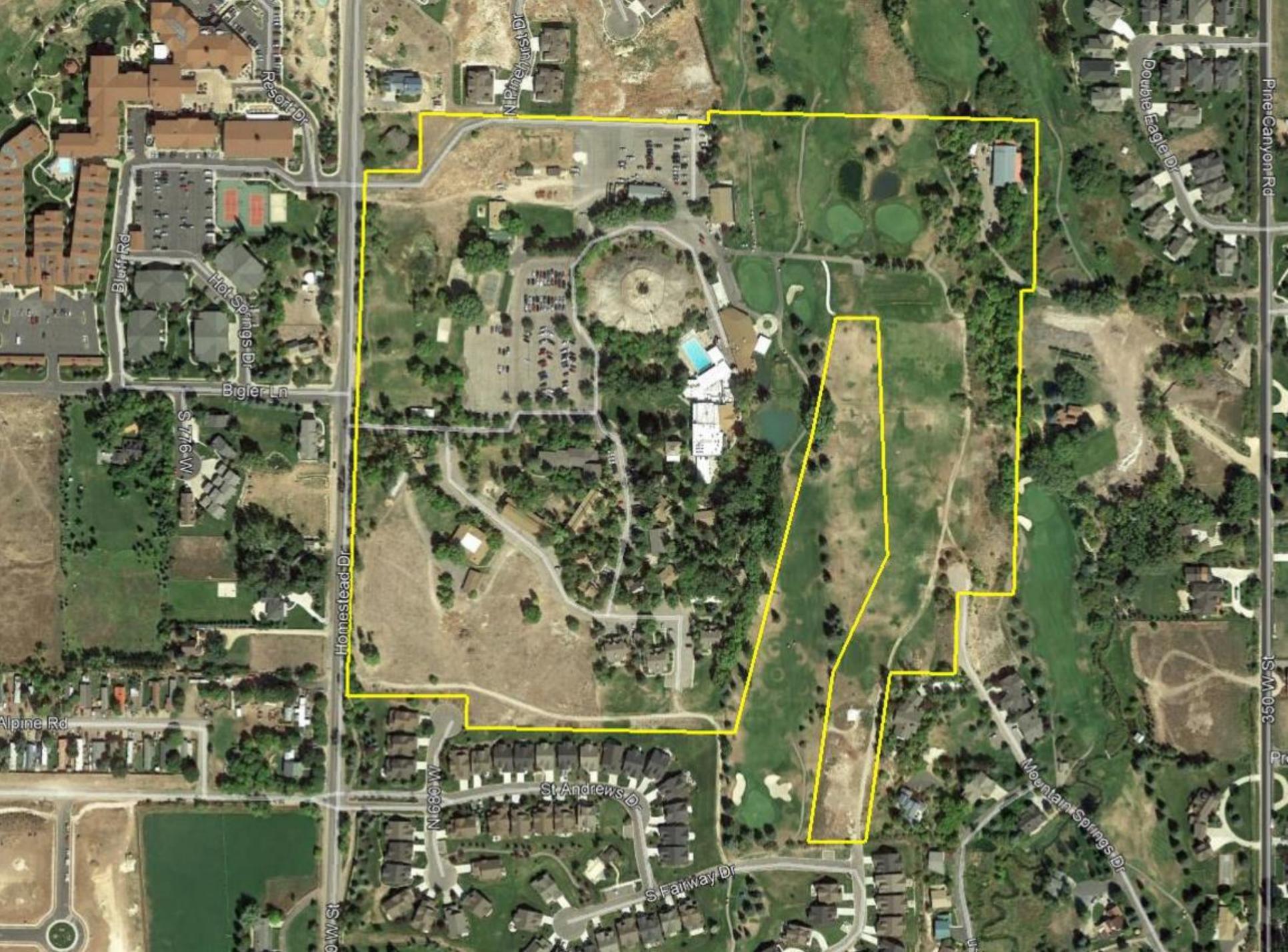
W-250 N

E-250

Weststead Dr

Creek Pl

W-200 N



N Pinehurst Dr

Double Eagle Dr

Pine Canyon Rd

Resort Dr

Bleff Rd

Hot Springs Dr

Bigler Ln

S 776 W

Homestead Dr

Alpine Rd

JS M 05c

W St

N 688 W

St Andrews Dr

S Fairway Dr

Mountain Springs Dr

HOMESTEAD DEVELOPMENT OPTIONS

The City is under no obligation to amend the existing master plan but does have the following options:

1. Not amend the approved plan so any development must conform to the 2008 agreement
2. Agree to amend the master plan based on the 2006 code though the City may impose conditions
3. Allow the developer to abandon the 2008 agreement and propose a development based on the current resort zone code

AMENDING THE 2008 MASTER PLAN

- Amending is possible if both the City and the developer agree to terms
- The City is under no obligation to amend the master plan
 - City should only amend if the proposal is more beneficial than the current plan
 - Impacts should be mitigated
 - Community benefits should be considered

2008 MASTER PLAN

- Approved on August 27, 2008
- Vested until August 27, 2058
- 72.01 total acres
 - Resort Core area – 35.37 acres
 - Open space and amenities – 55.46 acres
 - Resort core contains some open space
- 249 units
 - 453 keys
- Parking stalls - 868

2008 MASTER PLAN



Scale 1" = 60'
SCALE 1"=120' FOR 11"X17" PLANS

LAND USE TABLE

TOTAL AREA	72.01 ACRES
RESORT CORE	30.37 ACRES
EXISTING BUILDING FOOTPRINT	116,196 SF
BUILDINGS IN PLAN	294,200 SF
25% BUFFER	73,550 SF
TOTAL REQUESTED FOOTPRINT	367,740 SF
RESORT DENSITY REQUESTED	5,107 SF/ACRE (43% OF ALLOWED)
OPEN SPACE & AMENITIES	55.46 ACRES (77% OF PROJECT)

BUILDING	UNITS	KEYS
SMALL COTTAGES	20 UNITS	40 KEYS
LARGE COTTAGES	40 UNITS	80 KEYS
HOTEL 1	80 UNITS	160 KEYS
HOTEL 3	30 UNITS	60 KEYS
HOTEL 4	30 UNITS	60 KEYS
EXISTING	45 UNITS	45 KEYS
TOTAL UNITS	245 UNITS	453 KEYS

EXISTING BUILDINGS	UNITS	KEYS
COTTAGE 1	6 UNITS	6 KEYS
COTTAGE 2	6 UNITS	6 KEYS
COTTAGE 3	6 UNITS	6 KEYS
COTTAGE 4	6 UNITS	6 KEYS
COTTAGE 5	6 UNITS	6 KEYS
VIRGINIA HOUSE	8 UNITS	8 KEYS
MILK HOUSE	3 UNITS	3 KEYS
1ST HOMESTEAD	4 UNITS	4 KEYS
HOTEL 2	45 UNITS	45 KEYS

TOTAL UNITS	245 UNITS
TOTAL KEYS	453 KEYS
PARKING SPACES	868 SPACES

PHASING PLAN
 PHASE 1 - GOLF COURSE COTTAGES 1-4
 PHASE 2 - HOTEL BUILDING 1
 - AMENITY BUILDING & FEATURES
 PHASE 3 - COMMERCIAL AREA
 - HOTEL BUILDING 2 RENOVATION
 OTHER PHASES TO COMPLETE THE MASTER PLAN TO BE DETERMINED

NOTE:
 THE TRAIL ALONG HOMESTEAD DRIVE WILL BE CONSTRUCTED WITH THE FIRST PHASE OF THE RESORT CORE IMPROVEMENTS WHICH IS PHASE 2 OF THE OVERALL RESORT MASTER PLAN

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
 PAUL D. BERG P.E.
 SERIAL NO. 220295
 DATE: 5 MAY 2008



HOMESTEAD RESORT | EXISTING MASTER PLAN

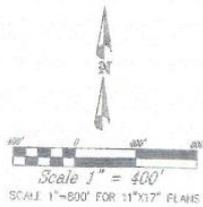
MAY 21, 2020

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2008 MASTER PLAN





- RESORT CORE
- GOLF COURSE COTTAGES
- OPEN SPACE INCLUDED IN HOMESTEAD RESORT MASTER PLAN (36.64 ACRES)

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED UNCLASSIFIED FOR HISTORIC RESEARCH ONLY. IT IS NOT INTENDED FOR OPERATIONAL, REVENUE, OR FISCAL PURPOSES.

PLAN 3.0163
 SHEET NO. 3 THROUGH 11
 DATE: 13 FEB 2006

MIDWAY CITY, UT

THE HOMESTEAD INC.
 ADDRESS: 700 NORTH HOMESTEAD DRIVE
 PHONE: (435) 854-1102

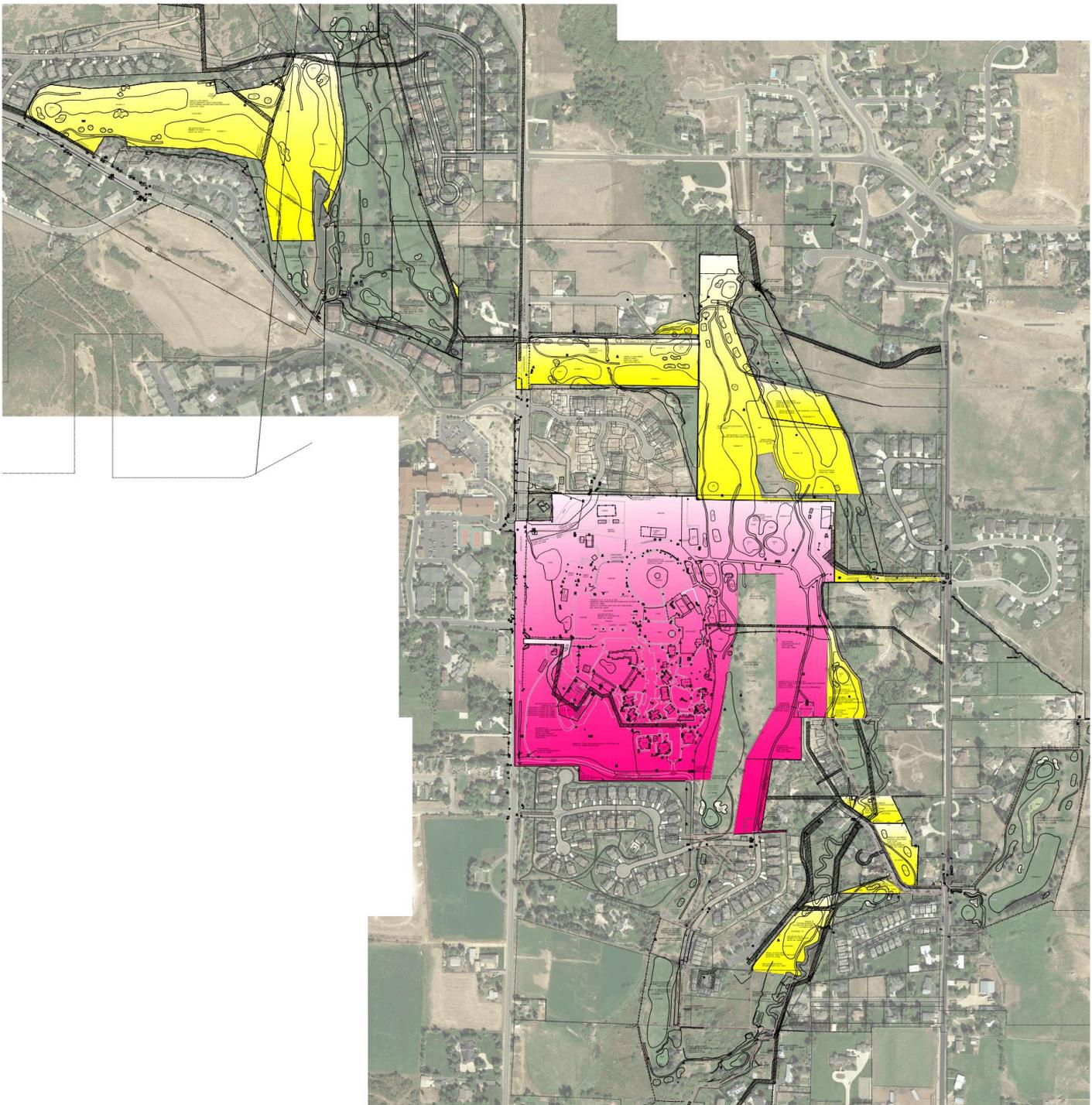
THE HOMESTEAD RESORT - MASTER SITE PLAN

BERG ENGINEERING RESOURCE GROUP
 380 E MAIN ST. SUITE B, MIDWAY, UT
 PHONE: (435) 657-8748

SCALE: 1"=400'
 DESIGN BY:
 DRAWN BY: CNB

DATE: 13 FEB 2006
 REV:

DRAWING NO.: HOMESTEAD
 SHEET NO.: 1



LAND USE SUMMARY

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



HOMESTEAD RESORT | PRELIMINARY SITE CONCEPT

JULY 30, 2020

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HOMESTEAD RESORT | SITE CONCEPT | TREES

JULY 30, 2020

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LEGEND:

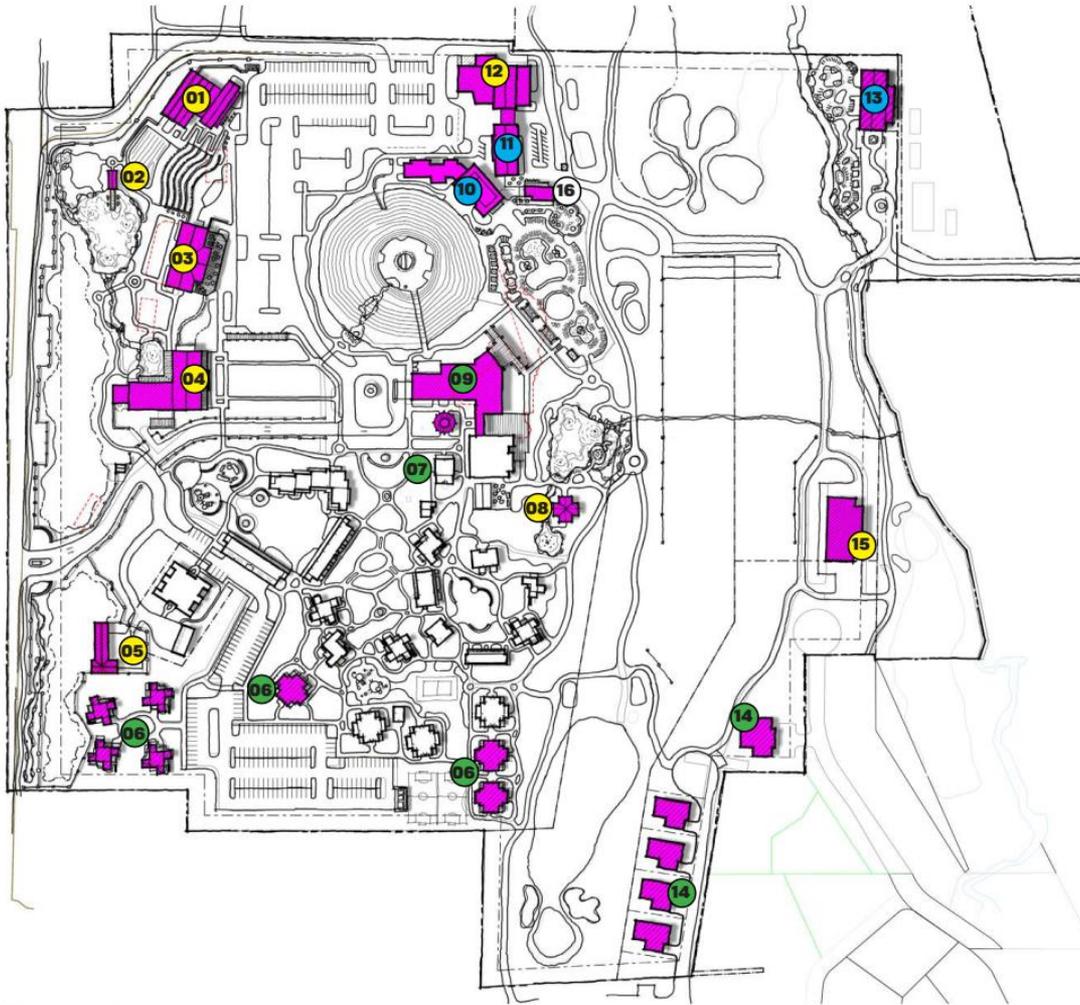
- 01 Secondary entrance to parking, golf, spa, and dive/activity center
- 02 Boat House with overwater deck
- 03 Pizza Farm Restaurant with Greenhouse and garden area support
- 04 Main parking area: +/- 258 stalls
- 05 Cart + maintenance barn
- 06 Golf Clubhouse and Spa arrival
- 07 Aqua Therapy Spa with Tennis and Pickleball Courts
- 08 Multi-level Conference Center
- 09 Crater with improved view/amenity area at the top
- 10 Pool Amenity area with upper adult pool area with indoor/outdoor pool, spas, infinity edge pool, cabanas, and a lower family pool area with zero-entry pool, waterfalls, toddler area with views of main pool area, slide, fire pits, cabanas, guest services access below fitness, and bar/grille that serves both pool and golf with outdoor dining
- 11 Pasture area along Homestead Drive
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- 15 Family Reunion units with open lawn, natural themed splash pad, playground area, and fire pits
- 16 Garden View units with multiple gardens with pathways, water features, and seating
- 17 Ballroom function lawn and Wedding Pavilion
- 18 Future unit development: 7 Buildings with 6 Units each = 42 Additional Units
- 19 Guest parking area: +/- 160 stalls
- 20 Activity View units with central activity area including playground and open lawn for soccer, volleyball, etc.
- 21 Future unit development area: 5 Home Lots
- 22 Horse stable and barn
- 23 Amenity lawn with fire pit, seat walls, and open lawn for bocce, horseshoes, etc.
- 24 Function lawn with rose arbor structure to provide shelter and separation between lawn and adjacent parking
- 25 Amphitheater and stage area
- 26 New Activity Center
- 27 Relocated tee boxes
- 28 Enhanced pond with terraces, water falls and bon fire location
- 29 Virginia House upgrades: = 6 new units
- 30 Golf Maintenance Barn

HOMESTEAD RESORT | SITE CONCEPT | NOTES

JULY 30, 2020

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LEGEND:

- 01 Pizza Farm Restaurant with Greenhouse support (8,563 ft²)
- 02 Boat House (525 ft²)
- 03 Conference Center (7,443 ft²)
- 04 Event Barn (9,676 ft²)
- 05 Stables (3,025 ft²)
- 06 New Development: (17,348 ft² total)
7 Buildings with 6 Rooms Each
= 42 New Units
- 07 Virginia House Upgrades:
6 New Rooms (1,677 ft²)
- 08 Gazebo (1,825 ft²)
- 09 Center House (New) with Guest Amenities and Back of House (31,106 ft²)
- 10 Activity Center (3,060 ft²)
- 11 Golf and Spa Club House (4,584 ft²)
- 12 Golf Cart and Maintenance Barn (7,017 ft²)
- 13 Aqua Therapy Spa (6,737 ft²)
- 14 New Development: (15,673 ft²)
5 Home Lots
- 15 Golf Maintenance Barn (7,017 ft²)
- 16 Golf/Pool Grille (1,035 ft²)

Same Use Similar Location (68,083 ft²)

Same Use New Location (15,416 ft²)

New Use Allowed per Recital D 25% Unplanned Buildings (45,091 ft²)

*2008 Master Plan Allows 73,550 ft² of Additional Buildings Not Shown in the 2008 Plan

Total Building Area in Preliminary Concept Plan: 244,786 ft²

Total Building Area Allowed per 2008 Master Plan: 367,750 ft²

Percentage of Building Area Used in Preliminary Concept: **67%**

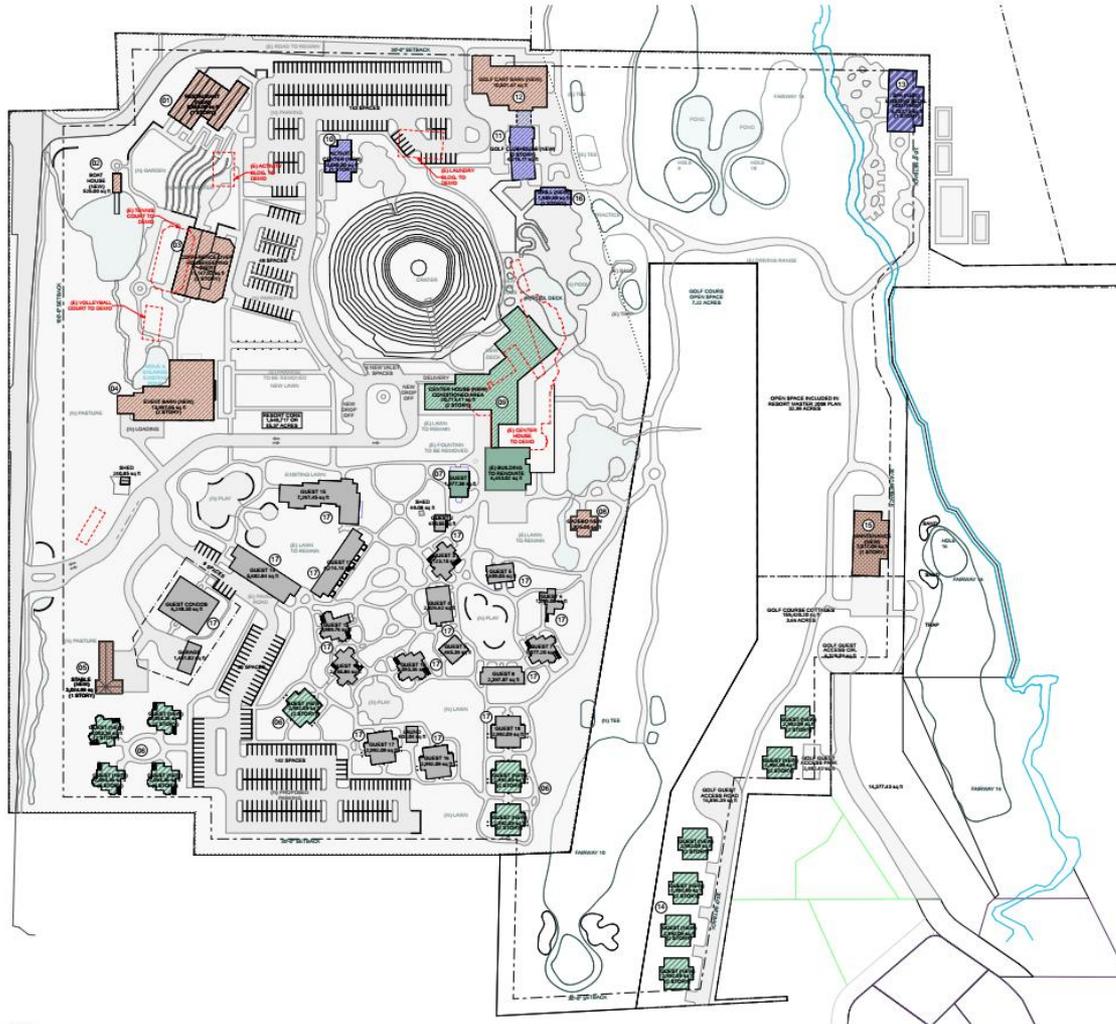


HOMESTEAD RESORT | NEW BUILDINGS

JULY 30, 2020

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LEGEND:

SITE PLAN LEGEND

- (N) ELEMENT
- - - DEMOLISHED ELEMENT
- SAME USE, SIMILAR LOCATION (64,133 SF)
- SAME USE, NEW LOCATION (16,139)
- NEW USE ALLOWED PER RECITAL D 25% UNPLANNED BUILDINGS (56,589 SF)
- EXISTING TO REMAIN EVENT/GUEST UNITS
- PROPOSED NEW GUEST UNITS
- PROPOSED NEW ACTIVITY/EVENT SPACE
- PROPOSED NEW SERVICE SPACE
- PROPOSED RENOVATED ACTIVITY SPACE
- ① PIZZA FARM RESTAURANT W/ GREENHOUSE SUPPORT (8,563 SF)
- ② BOAT HOUSE (525 SF)
- ③ CONFERENCE CENTER (11,147 SF)
- ④ EVENT BARN (13,998 SF)
- ⑤ STABLES (3,025 SF)
- ⑥ NEW DEVELOPMENT: (17,348 SF TOTAL)
7 BUILDINGS W 6 ROOMS EA.
=42 NEW UNITS
- ⑦ VIRGINIA HOUSE UPGRADES:
4 NEW ROOMS (1,877 SF)
- ⑧ GAZEBO (1,825 SF)
- ⑨ CENTER HOUSE (NEW & RENO)
3 NEW SUITES W 7 BEDROOMS TOTAL
(27,165 SF)
- ⑩ ACTIVITY CENTER (3,060 SF)
- ⑪ GOLF CLUBHOUSE (4,215 SF)
- ⑫ GOLF CART & MAINTENANCE BARN (10,902 SF)
- ⑬ AQUA THERAPY SPA (6,737 SF)
- ⑭ NEW DEVELOPMENT (17,952 SF)
6 NEW BUILDINGS W 5 ROOMS EA.
=36 NEW UNITS
- ⑮ GOLF MAINTENANCE BARN (7,017 SF)
- ⑯ GOLF/POOL GRILLE (1,960 SF)
- ⑰ EXISTING GUEST BUILDINGS

BUILDING FOOTPRINT AREAS

EXISTING BUILDINGS TO REMAIN	
GUEST SUITES	56,678 SF
BLDGS 1-18, CONDOS	310 SF
SHED	36,988 SF
EXISTING SUBTOTAL	93,976 SF
RENOVATED BUILDINGS TO REMAIN	
GOLF CLUBHOUSE	4,215 SF
CENTER HOUSE- SOUTH	6,443 SF
SPA	6,737 SF
RENO SUBTOTAL	17,395 SF
NEW PROPOSED BUILDINGS	
GUEST SUITES	35,302 SF
13 NEW GUEST BLDGS.	
CENTER HOUSE	20,713 SF
CENTER HOUSE (NEW)	13,298 SF
EVENT BARN	
CONFERENCE CENTER	
HOUSEKEEPING (BELOW)	11,147 SF
RESTAURANT/PIZZA FARM	8,563 SF
CART BARN	10,902 SF
STABLE	3,025 SF
MAINTENANCE	7,017 SF
ACTIVITY CENTER	3,060 SF
GRILL	1,960 SF
NEW PROPOSED SUBTOTAL:	115,287 SF
TOTAL BUILDING FOOTPRINT:	189,670 SF OR 4.35 AC

SITE AREAS

TOTAL AREA OF MASTER PLAN	72.01 ACRES
RESORT CORE AREA:	35.37 ACRES
RESORT CORE PAVING (NON-AMENITY)	5.09 ACRES
ROADWAY AND PARKING AREAS	
RESORT CORE OPEN SPACE & AMENITIES	26.25 ACRES
LANDSCAPED AREAS	0.38 ACRES
WALKING PATHS	0.82 ACRES
POOL DECKS	0.10 ACRES
AMENITY BUILDINGS	0.97 ACRES
CLUBHOUSE	
ACTIVITY CENTER	
CORE AMENITY SUB-TOTAL	27.62 ACRES
OPEN SPACE OUTSIDE RESORT CORE:	36.64 ACRES
OPEN SPACE AMENITIES	27 ACRES
SPA/POOL DECK	0.15 ACRES
SPA	1.4 ACRES
GOLF/GUEST PATHS	
OPEN SPACE AMENITIES SUB-TOTAL	1.82 ACRES



HOMESTEAD RESORT | ARCHITECTURAL SITE PLAN

JULY 2, 2020

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LEGEND:

- 01 Secondary entrance to parking, golf, spa, and dive/activity center
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- 03 Greenhouses and garden area with farmers market and pizza farm restaurant inside greenhouse closest to parking
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- 30 Golf Maintenance Barn



HOMESTEAD RESORT | SITE CONCEPT | PHASE 1

JULY 30, 2020

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LEGEND:

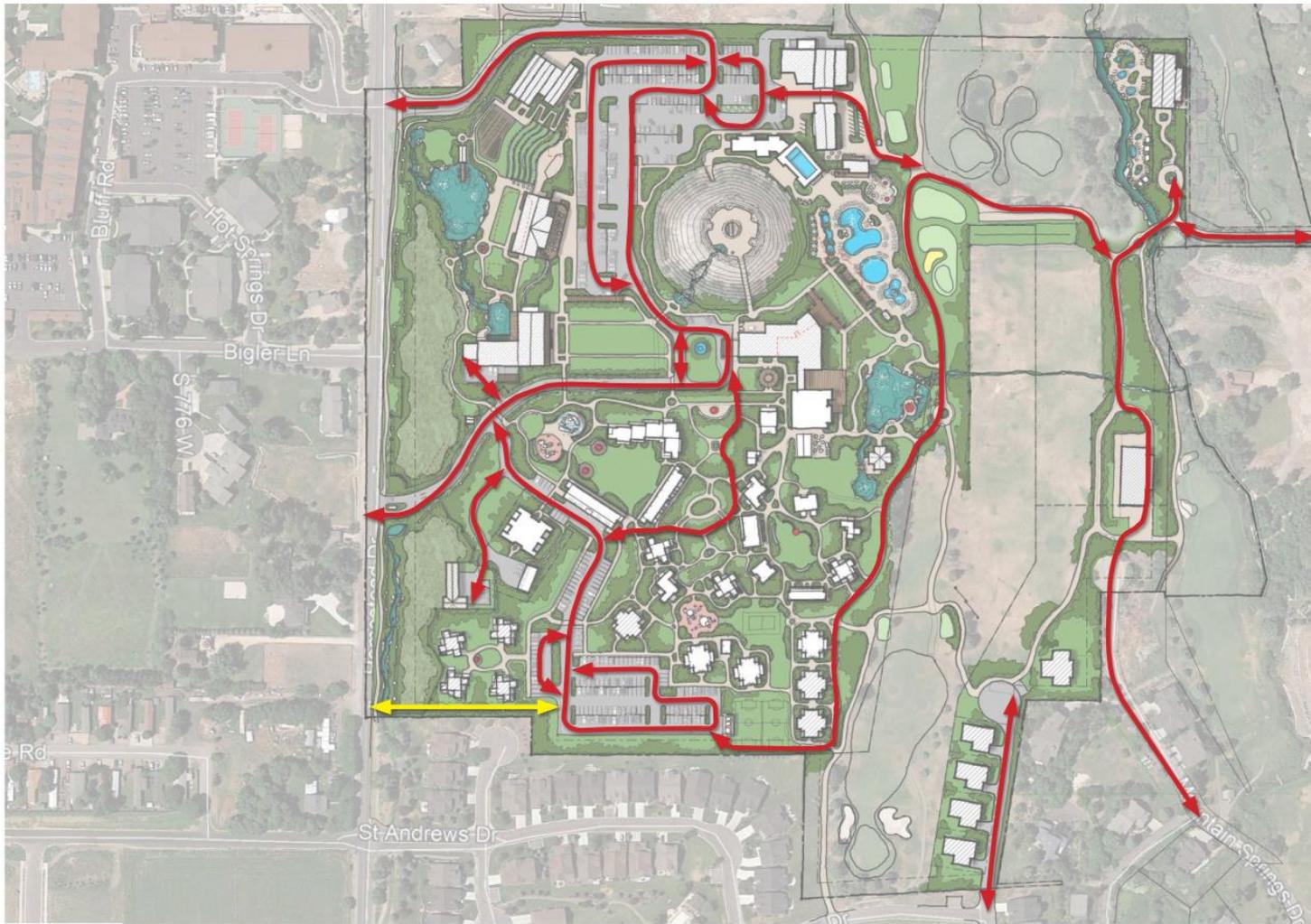
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HOMESTEAD RESORT | SITE CONCEPT | PHASE 2

JULY 30, 2020



LEGEND:

 Proposed Fire Access Connection

 Possible Future Fire Access Connection

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

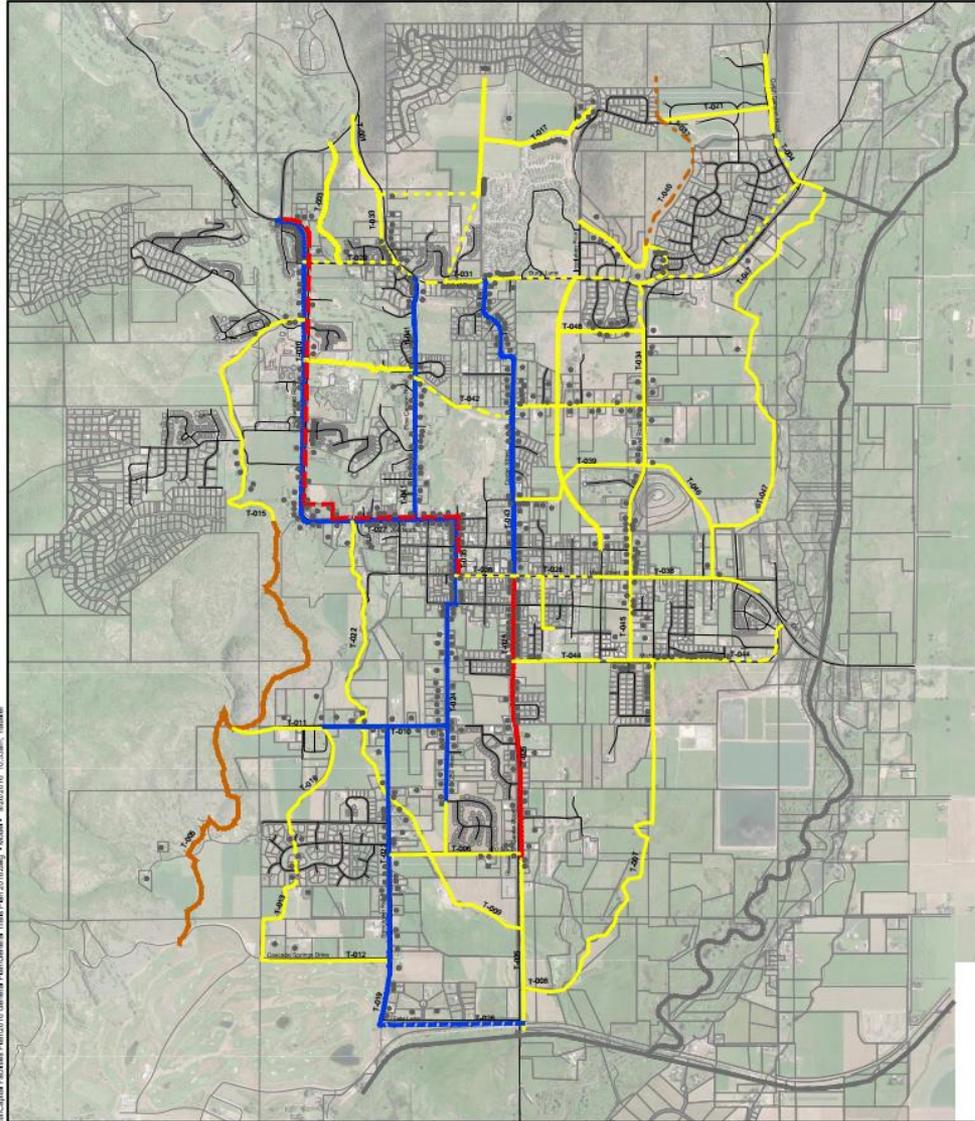


HOMESTEAD RESORT | FIRE ACCESS

JULY 30, 2020

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TRAIL SYSTEM MASTER PLAN

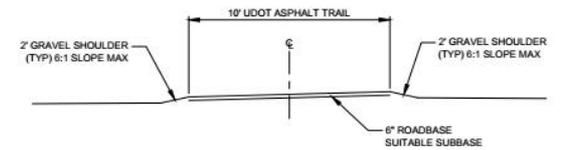
LEGEND

NON-IMPACT FEE ELIGIBLE

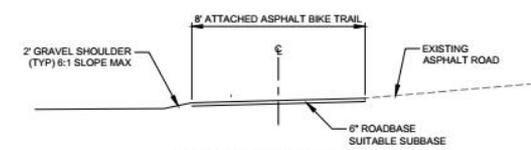
- 4' NATURAL BACK COUNTRY TRAIL
- 10' UDOT PAVED TRAIL
- 8' PAVED TRAIL
- 8' ATTACHED ASPHALT BIKE TRAIL

NOTE:
DASHED LINE DENOTES AN EXISTING TRAIL

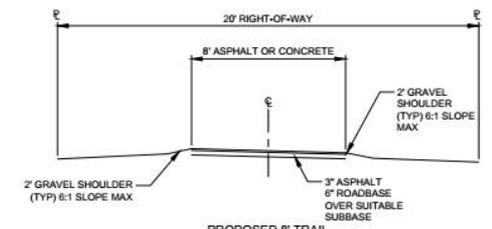
EXISTING HOUSE LOCATION (SEE SPREAD SHEET FOR MORE INFORMATION)



PROPOSED 10' UDOT TRAIL



PROPOSED ATTACHED BIKE TRAIL



PROPOSED 8' TRAIL

\P:\Midway_City\City_Engineering\Projects\Midway2016\General Plan\2016 Trail Master Plan 2016.dwg - Midway - 8/26/2016 10:53am - mshar

SCALE	
HORIZONTAL	NONE
VERTICAL	NONE

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

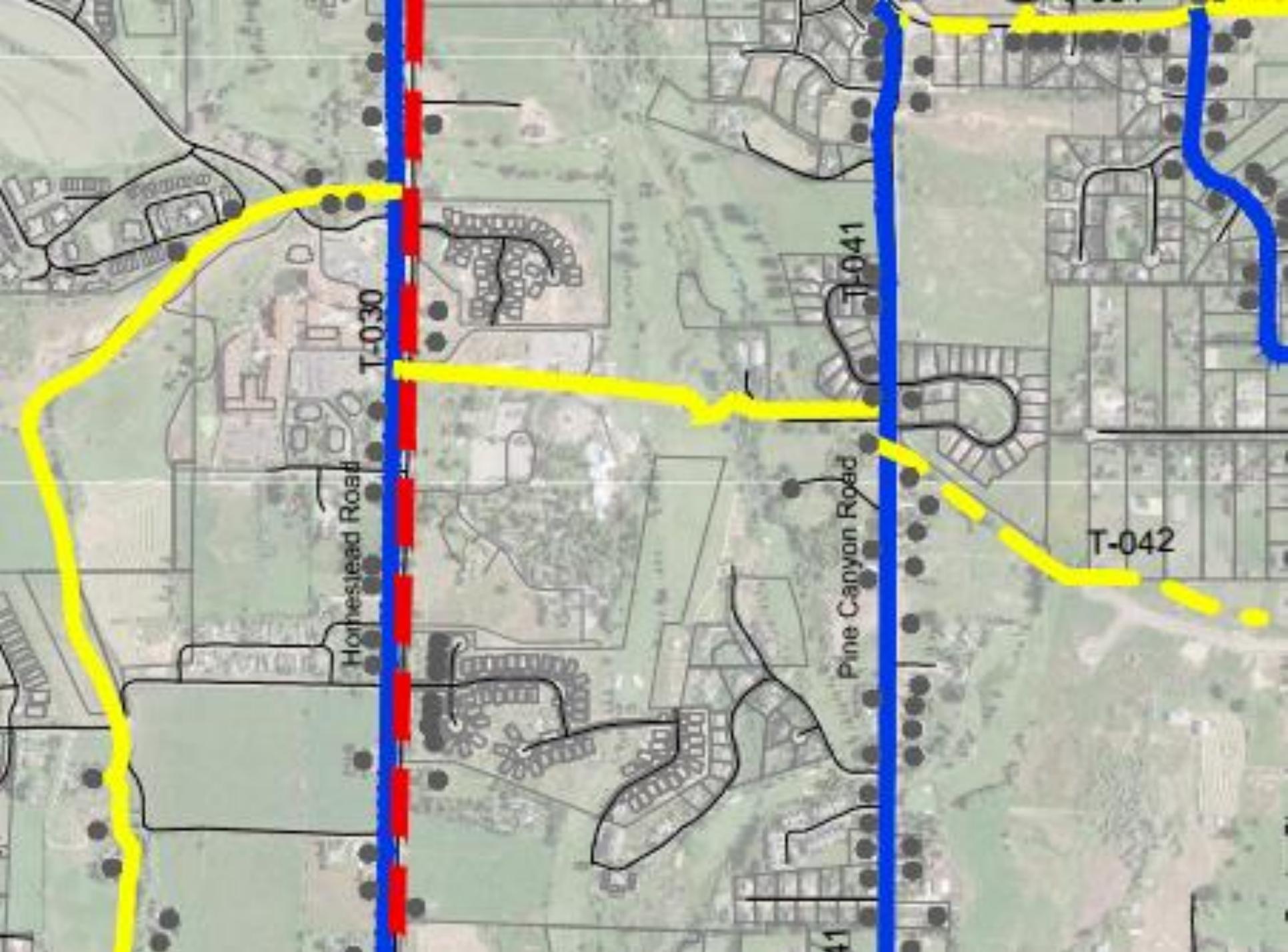
HORROCKS ENGINEERS

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

MIDWAY CITY

TRAIL SYSTEM MASTER PLAN

DESIGNED	DATE	PROJECT NO.
DRAWN	DATE	SHEET NO.
CHECKED	DATE	DRAWING NO.
WSJ	8/2016	P-2



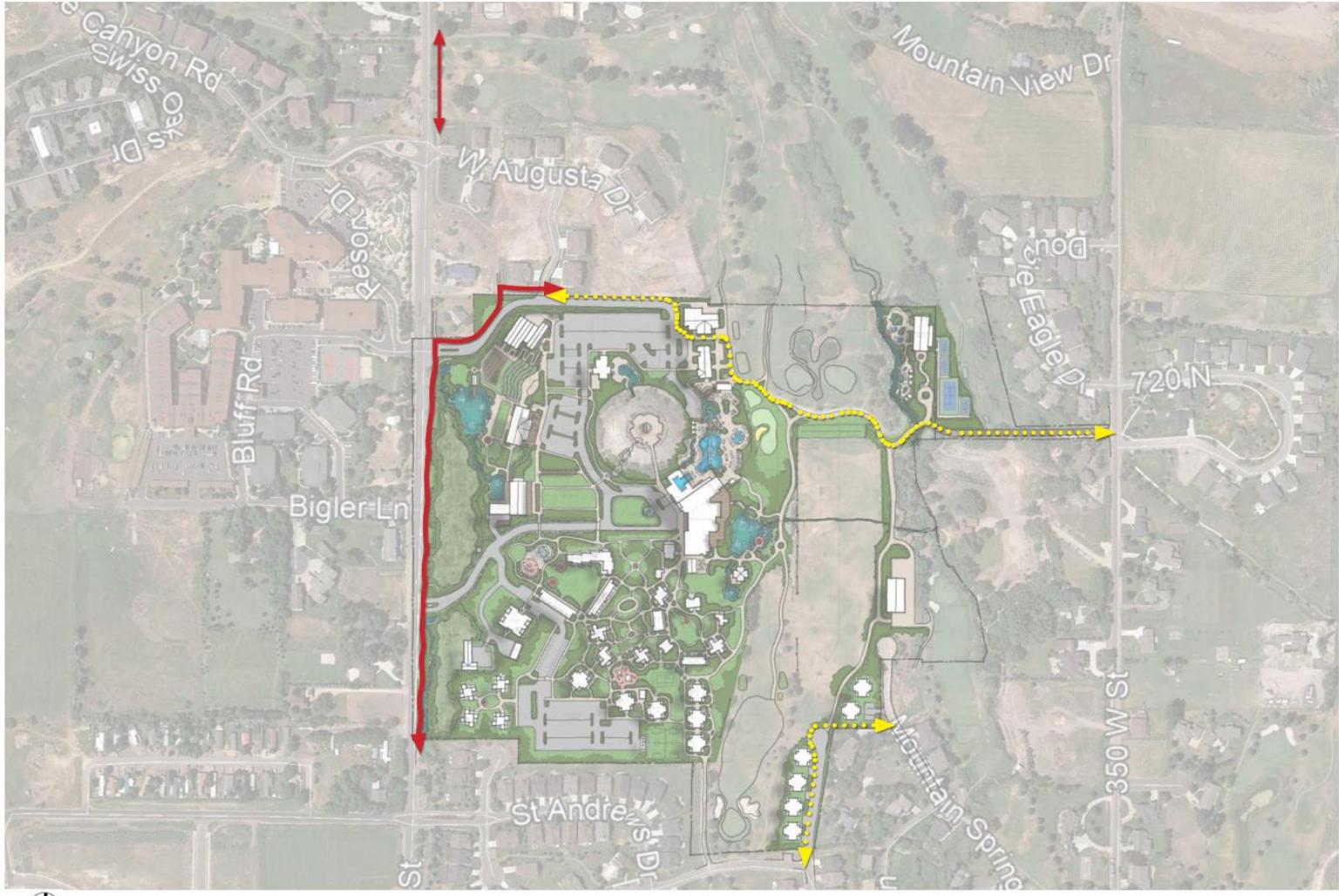
T-030

Homestead Road

T-041

Pine Canyon Road

T-042



LEGEND:

- City Trail Connector
- Potential East/West Pedestrian Access to be Determined



HOMESTEAD RESORT | TRAIL CONNECTIONS + POTENTIAL ACCESS

MAY 13, 2020

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LEGEND:

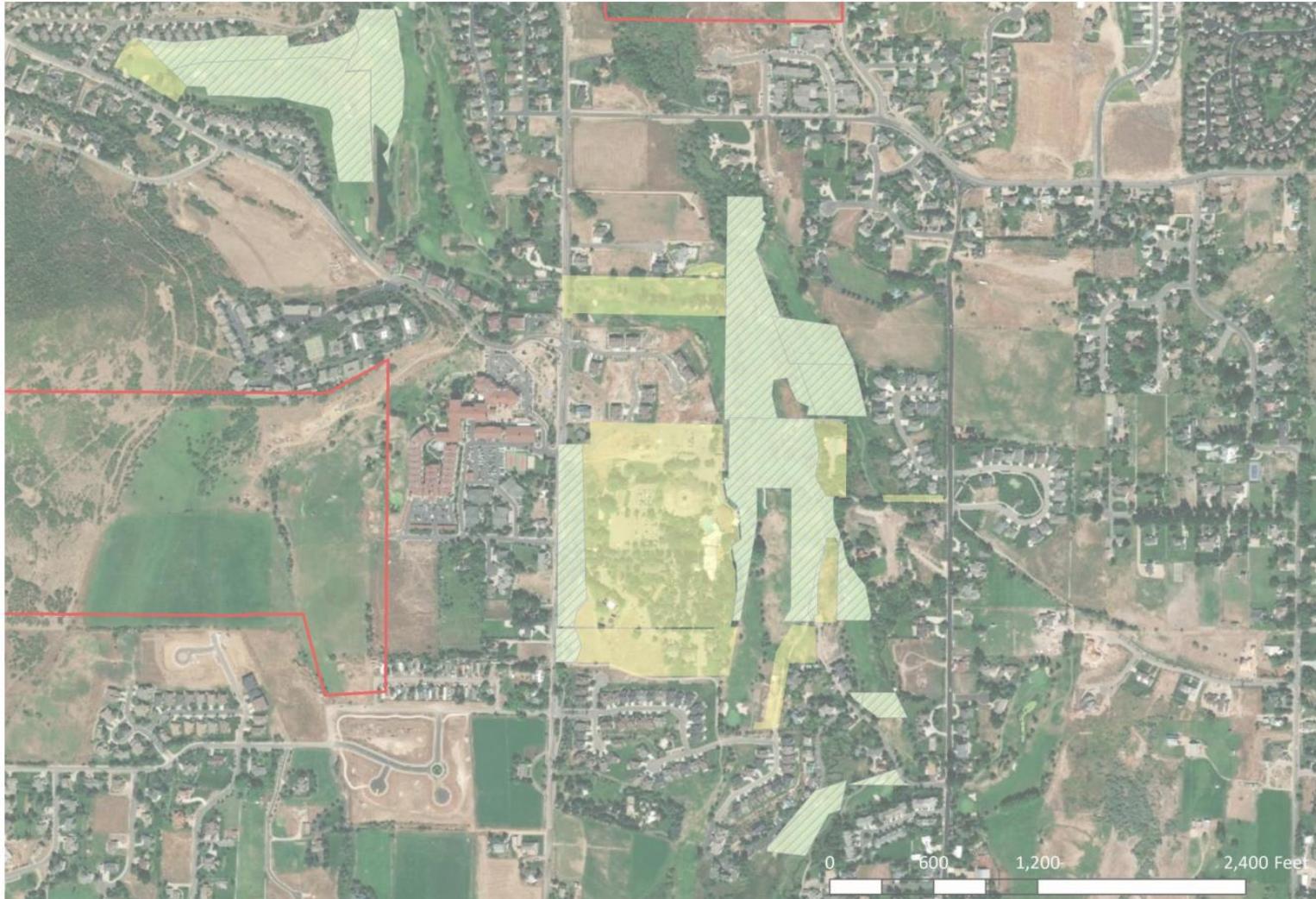


HOMESTEAD RESORT | TRAIL CONNECTIONS + POTENTIAL ACCESS

JULY 30, 2020

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LEGEND:



Proposed Open Space
47.77 Acres

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

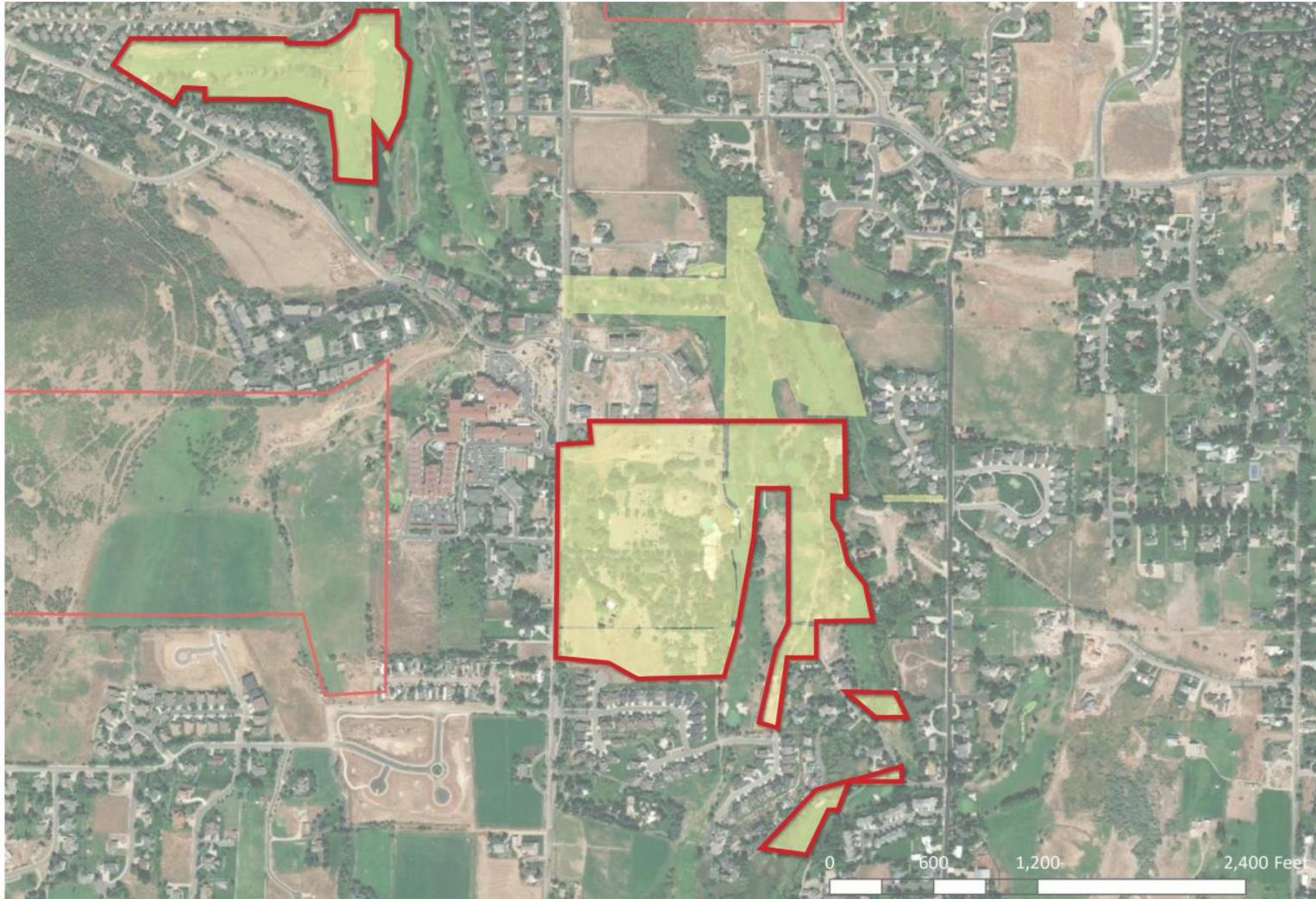
HOMESTEAD RESORT | PROPOSED OPEN SPACE

MAY 13, 2020



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LEGEND:

-  Fee Simple Land
-  Proposed Open Space
39.60 Acres

Total Project:
72.01 Acres (per 2008 Master Plan Agreement)

Open Space and Amenities Required:
55% of 72.01 = **39.60 Acres**

Open Space and Amenities Provided:
89% of 72.01 = **64.26 Acres**
Resort Core = 27.62 Acres
Golf Course = 36.64 Acres

Note: The 2008 Master Plan had 55.46 Acres (77%) of Open Space and Amenities

HOMESTEAD RESORT | FEE SIMPLE LAND

JULY 30, 2020



Homestead Resort

2008 and 2020 Master Plan Comparison

Flexibility in the Master Plan

Recital D of the Master Plan Agreement states:

"Developer has approval to increase the building footprint up to 367,750 square feet. In order to increase the building footprint greater than 294,200 square feet or the number of keys included in the Master Site Plan, the Developer shall seek approval from the City as it seeks final approval for particular phases."

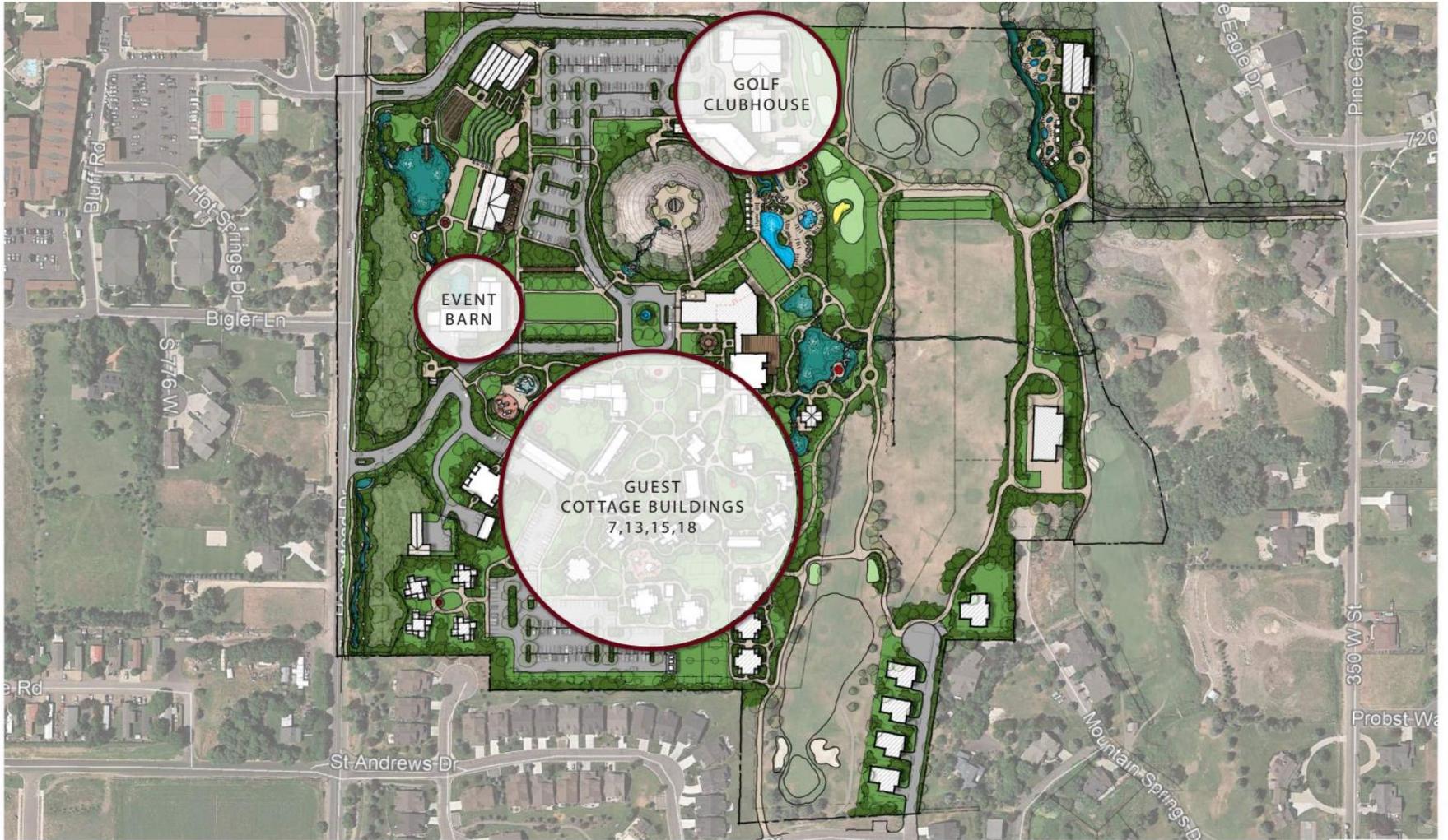
Can the Uses in the Plan Be Moved Around

Section 3.1(b)(9) - Project Plans of the 2008 Master Plan Agreement states:

"Developer hereby agrees to plan, reserve and build the project substantially as shown on the Project Plans, attached hereto as follows, unless a departure there from is agreed to by the City during the approval process for a particular phase."

Master Plan Comparison

Item	2008 Approved Plan	2020 Master Plan
Total Area	72.01 acres	72.01 acres
Open Space & Amenities	55.46 acres	64.26 acres
Building Area - approved	367,750 square feet	189,724 square feet
Building Area - shown	294,200 square feet	189,724 square feet
Density	5,107 sf/acre	2,635 sf/acre
% of Allowed Density	43%	22%
Existing Units to Remain	45	125
Proposed New Units	200	75
Total Units	245	200
Bedrooms	453	218
Total Beds	453	305
Existing pool	Yes	Yes - with renovation
New Swimming Pools	Yes - near Homestead Drive	Yes - near east side of Crater
New Spa Building	Yes - near tennis courts	Yes - near Snake Creek
New Golf Pro-Shop	Yes - near Hole #1	Yes - near Hole #1
New Cart Storage Building	Yes - part of new proshop	Yes - part of new proshop
New Maintenance Building	Not shown on master plan Part of 25% allowance	Yes - east side of driving range
Wedding Barn	Not shown on master plan Part of 25% allowance	Yes
New Access Road	Yes - at Bigler Lane	Yes - Further South



HOMESTEAD FARM | SITE CONCEPT AERIAL

EVENT BARN

AERIAL VIEW

ELEVATIONS

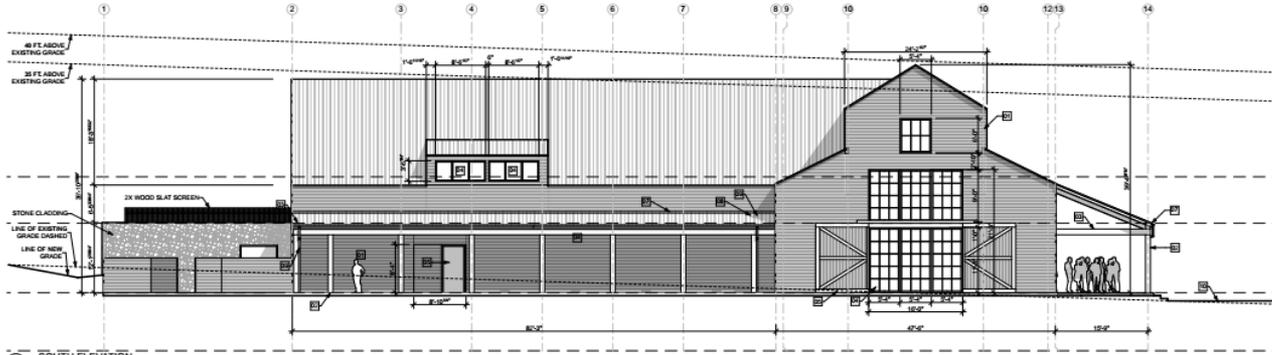
PERSPECTIVE AERIAL

PERSPECTIVE VIEW

MATERIAL BOARD

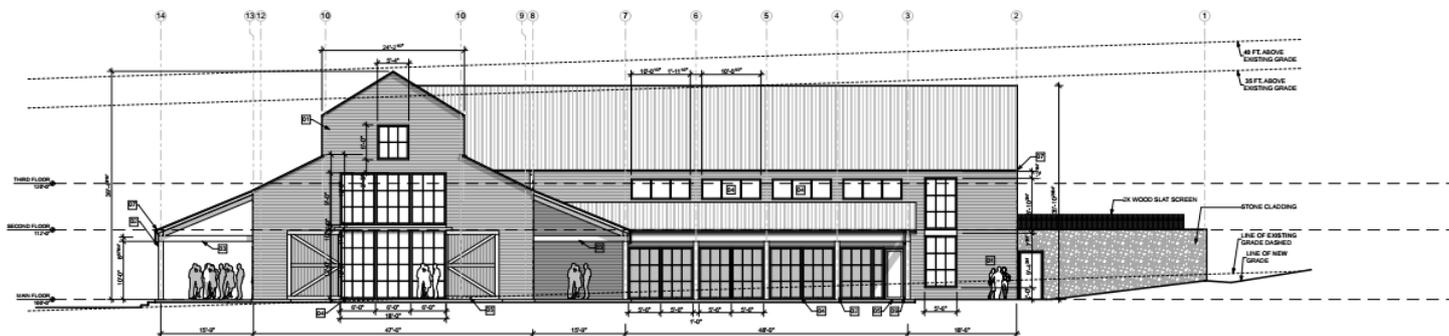


HOMESTEAD FARM | SITE CONCEPT AERIAL: EVENT BARN



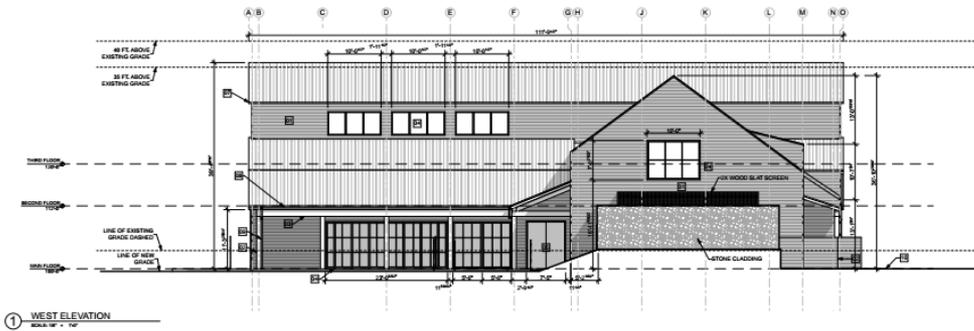
1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

- GENERAL NOTES**
- SEE ALSO OTHER GENERAL NOTES
1. ALL KEYNOTES MAY BE USED ON THIS SHEET
 2. SEE STRUCTURAL, MECHANICAL, ELECTRICAL DETAIL FOR ADDITIONAL INFO.
 3. CONTRACTOR TO VERIFY CONDITIONS ON SITE
 4. CONTRACTOR TO VERIFY DIMENSIONS IN FIELD
 5. SEE SELECTION SHEET ANNEXARY FOR APPLIANCES, LIGHTING, & ADDITIONAL SELECTIONS
- KEY NOTES**
01. 1x WOOD CLADDING
 02. WOOD COLUMN, SEE STRUCT.
 03. WOOD BEAM, SEE STRUCT.
 04. WINDOW SYSTEM, TYPE, SEE SCHEDULE
 05. DOOR, TYPE, SEE SCHEDULE
 06. (NOT USED - FOR FUTURE)
 07. METAL FLASHING, SEE DETAIL
 08. METAL GUTTERS
 09. METAL DOWNSPOUT
 10. GRADE, SEE CIVIL.
 11. WOOD SLAT FENCE.



2 NORTH ELEVATION
SCALE 1/8" = 1'-0"

HOMESTEAD FARM | ELEVATIONS: EVENT BARN



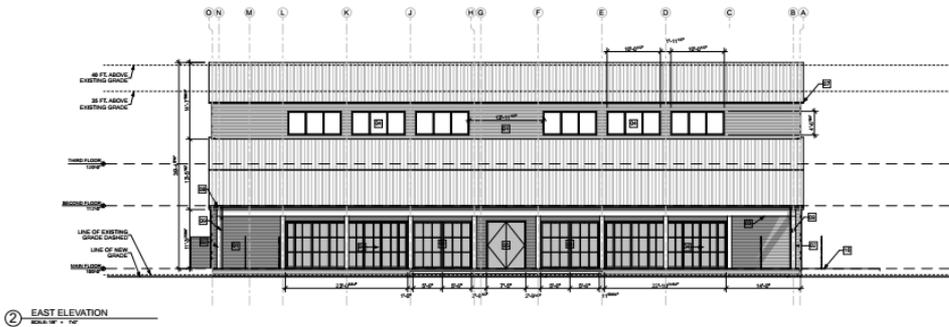
**EXTERIOR ELEVATION
GENERAL NOTES**

SEE ALSO 0189 GENERAL NOTES

1. ALL KEYNOTES MAY BE USED ON THIS SHEET
2. SEE STRUCTURAL, MECHANICAL, ELECTRICAL DIVISION FOR ADDITIONAL INFO.
3. CONTRACTOR TO VERIFY CONDITIONS ON SITE
4. CONTRACTOR TO VERIFY DIMENSIONS IN FIELD
5. SEE SELECTION SHEET AND KEY FOR FINISHES, LIGHTING, & ADDITIONAL SELECTIONS

KEY NOTES

- 01. 1X WOOD CLADDING
- 02. WOOD COLUMN SEE STRUCT.
- 03. WOOD BEAM SEE STRUCT.
- 04. WINDOW SYSTEM TYP SEE SCHEDULE
- 05. DOOR TYP SEE SCHEDULE
- 06. MET USED FOR FINISH
- 07. METAL FLASHING SEE DETAIL
- 08. METAL GUTTER
- 09. METAL DOWNPOUT
- 10. GRADE SEE CIVIL
- 11. WOOD SLAT FENCE



HOMESTEAD FARM | ELEVATIONS: EVENT BARN



HOMESTEAD FARM | PERSPECTIVE VIEW: EVENT BARN



HOMESTEAD FARM | PERSPECTIVE VIEW: EVENT BARN

GOLF CLUBHOUSE

- AERIAL VIEW
- PERSPECTIVE AERIAL
- PERSPECTIVE VIEW
- MATERIAL BOARD



HOMESTEAD FARM | SITE CONCEPT AERIAL: GOLF CLUBHOUSE



HOMESTEAD FARM | AERIAL PERSPECTIVE: GOLF CLUBHOUSE



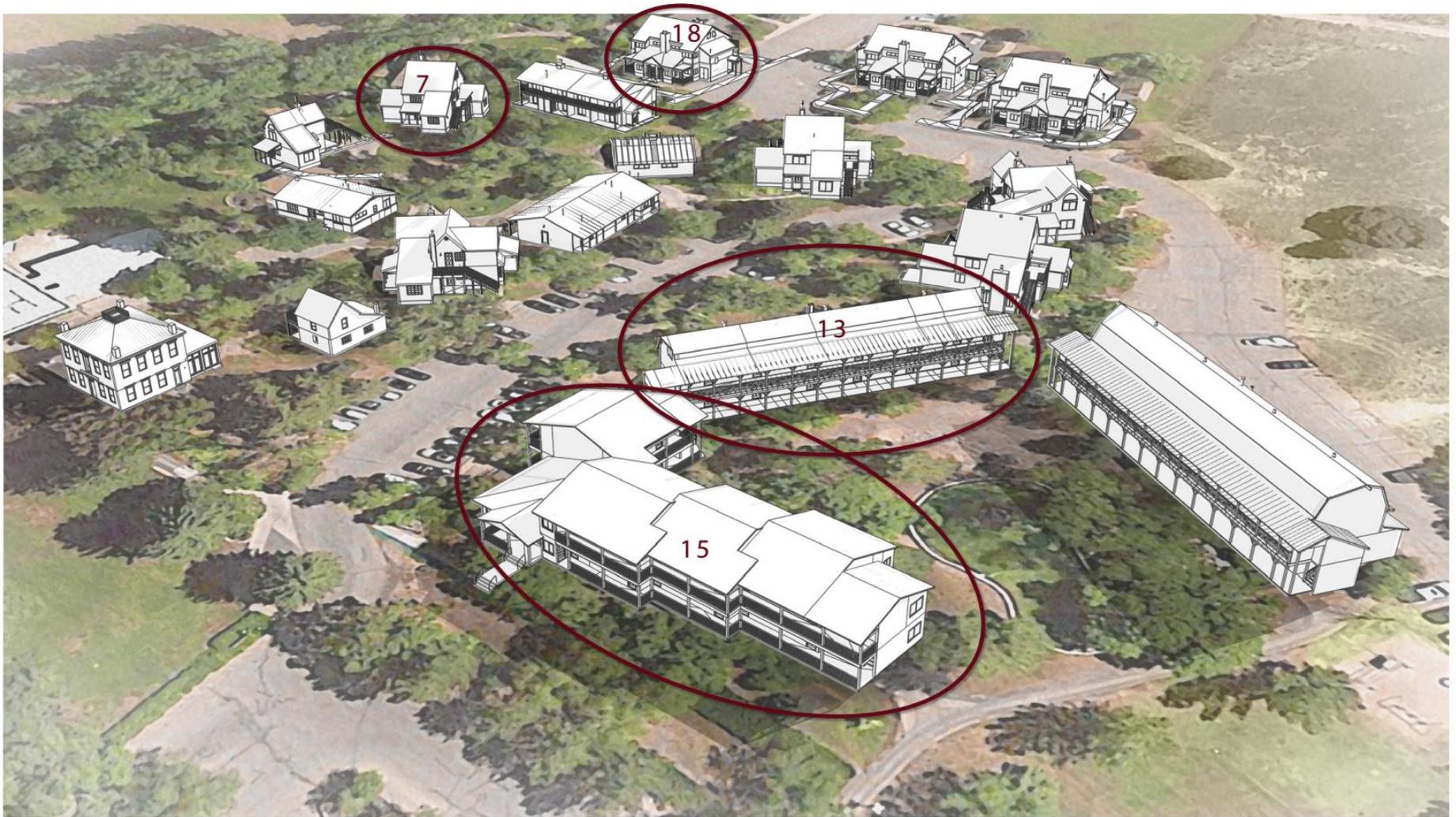
HOMESTEAD FARM | PERSPECTIVE VIEW: GOLF CLUBHOUSE

GUEST COTTAGES

AERIAL VIEW
PERSPECTIVE AERIAL
ELEVATIONS
MATERIAL BOARD



HOMESTEAD FARM | SITE CONCEPT AERIAL: GUEST COTTAGES BLDG. 7, 13, 15, & 18



HOMESTEAD FARM | AERIAL PERSPECTIVE: GUEST COTTAGES BLDG. 7, 13, 15, & 18



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

HOMESTEAD FARM | EXISTING: GUEST COTTAGE 7



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

HOMESTEAD FARM | ELEVATIONS: GUEST COTTAGE 7



NORTH ELEVATION



SOUTH ELEVATION

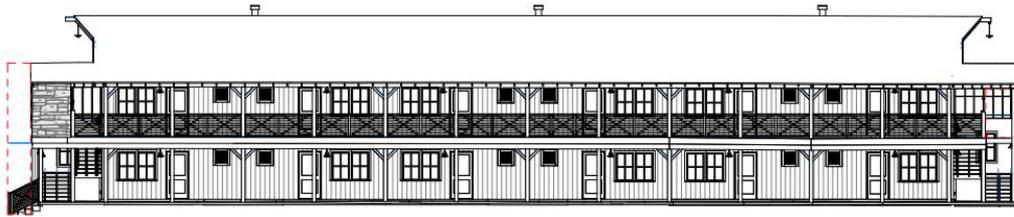


WEST ELEVATION

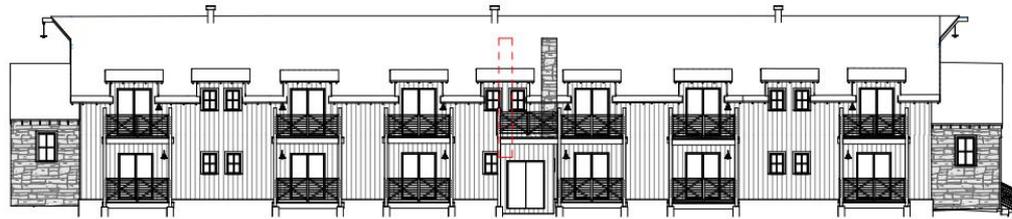


EAST ELEVATION

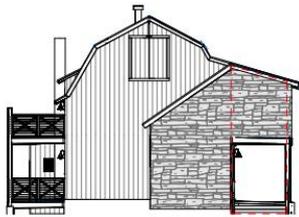
HOMESTEAD FARM | EXISTING: GUEST COTTAGE 13



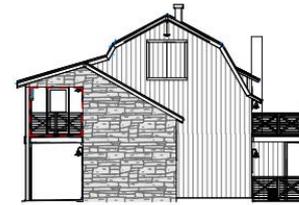
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

HOMESTEAD FARM | ELEVATIONS: GUEST COTTAGE 13



NORTH ELEVATION



SOUTH ELEVATION

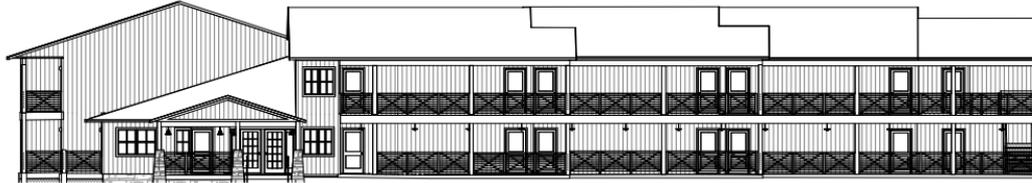


WEST ELEVATION



SOUTH ELEVATION

HOMESTEAD FARM | EXISTING: GUEST COTTAGE 15



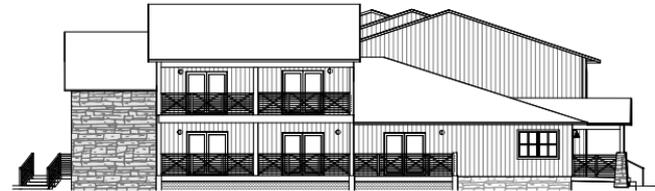
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

HOMESTEAD FARM | ELEVATIONS: GUEST COTTAGE 15



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

HOMESTEAD FARM | EXISTING: GUEST COTTAGE 18



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

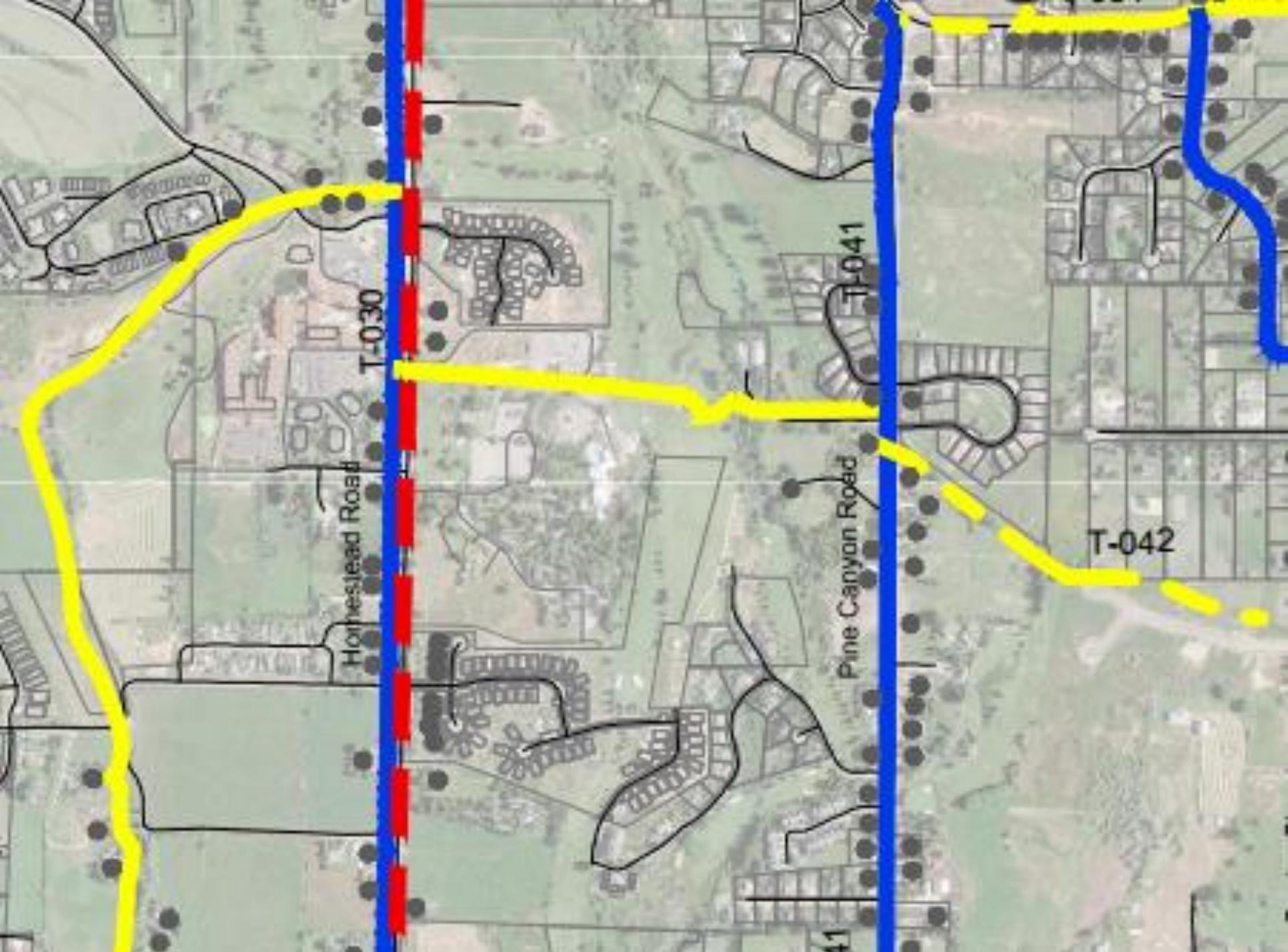


EAST ELEVATION

HOMESTEAD FARM | ELEVATIONS: GUEST COTTAGE 18

DISCUSSION ITEMS

- **East-west trail connection**
- Open space configuration change
- The Links letter of concerns



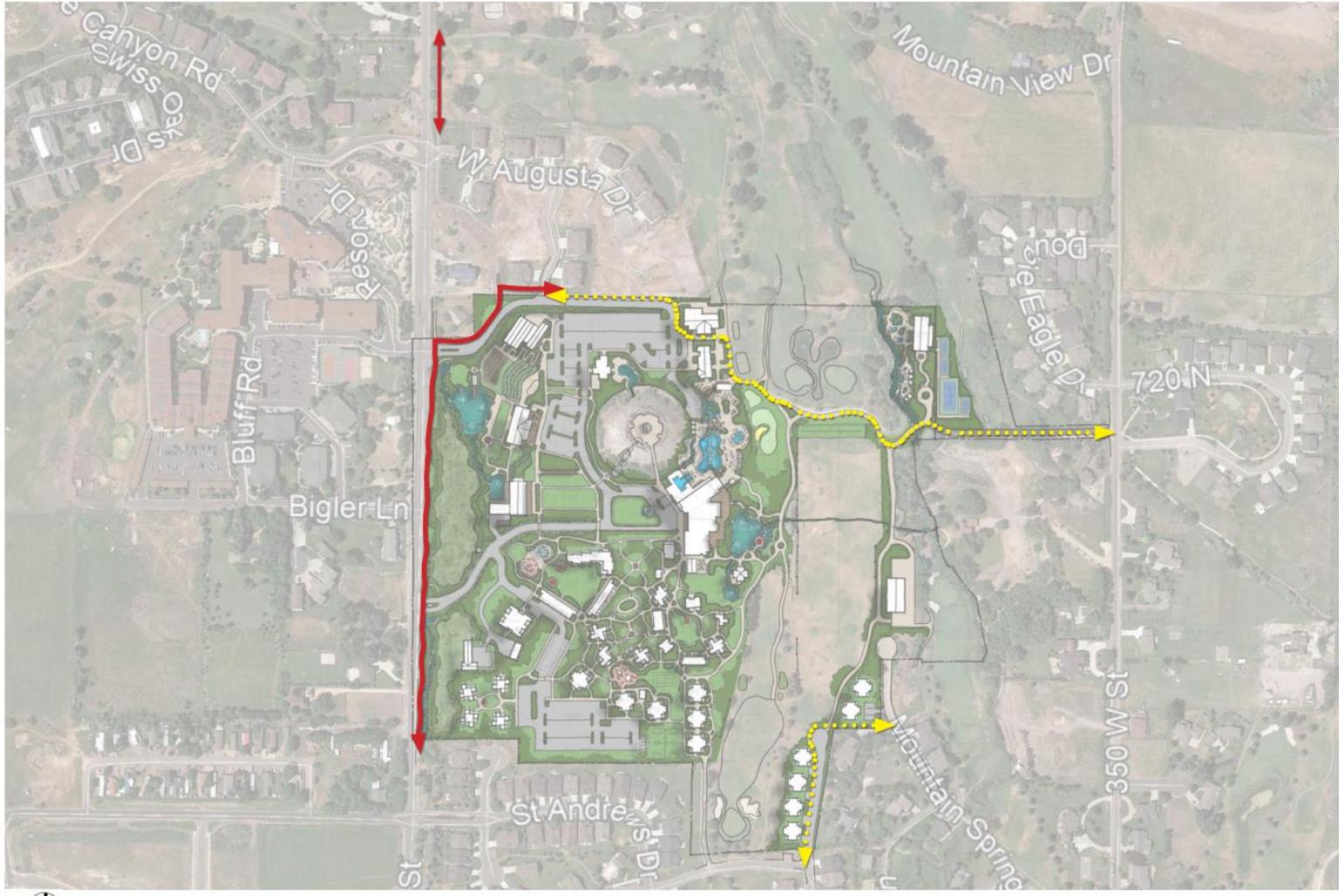
T-030

Homestead Road

T-041

Pine Canyon Road

T-042



LEGEND:

 City Trail Connector

 Potential East/West Pedestrian Access to be Determined



HOMESTEAD RESORT | TRAIL CONNECTIONS + POTENTIAL ACCESS

MAY 13, 2020

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LEGEND:



City Trail Connector



HOMESTEAD RESORT | TRAIL CONNECTIONS + POTENTIAL ACCESS

JULY 30, 2020

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DISCUSSION ITEMS

- East-west trail connection
- **Open space acreage and configuration change**
- The Links letter of concerns



LEGEND:



Proposed Open Space
47.77 Acres

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

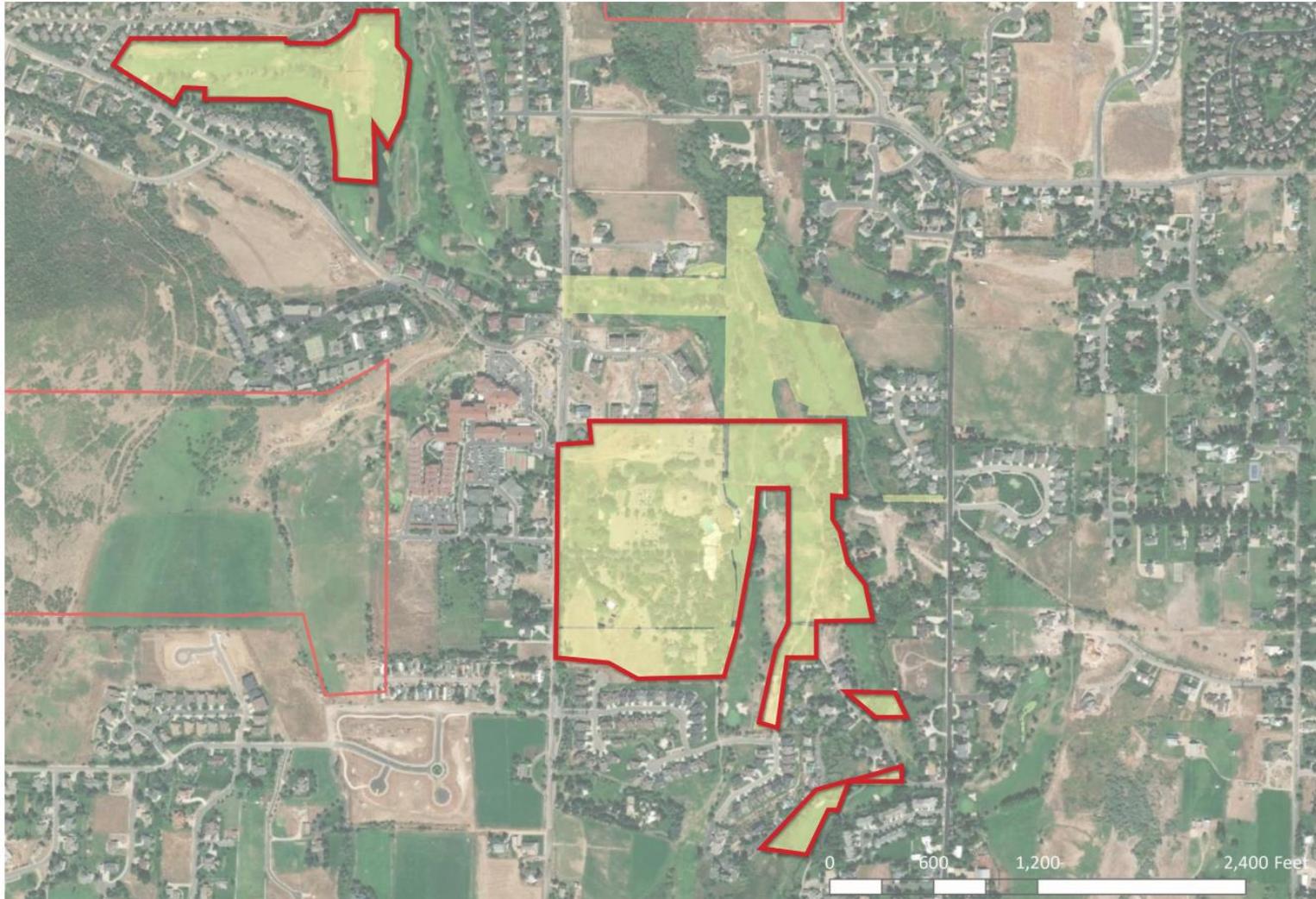
HOMESTEAD RESORT | PROPOSED OPEN SPACE

MAY 13, 2020



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LEGEND:

 Fee Simple Land

 Proposed Open Space
39.60 Acres

Total Project:
72.01 Acres (per 2008
Master Plan Agreement)

Open Space and Amenities
Required:
55% of 72.01 = **39.60 Acres**

Open Space and Amenities
Provided:
89% of 72.01 = **64.26 Acres**
Resort Core = 27.62 Acres
Golf Course = 36.64 Acres

Note: The 2008 Master Plan
had 55.46 Acres (77%) of
Open Space and Amenities

HOMESTEAD RESORT | FEE SIMPLE LAND

JULY 30, 2020



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DISCUSSION ITEMS

- East-west trail connection
- Open space configuration change
- **The Links letter of concerns**