

MOUNTAIN SPA PROPERTY / FINANCIAL SUPPORT

OPEN SPACE BOND



LAND USE SUMMARY

- 78.53 acres
 - Resort Zone (RZ)
 - 41.2 acres
 - R-1-22 zone
 - 36.82 acres
- Sensitive Lands
 - Major Geologic Feature Area – 3.52 acres
 - Wetlands – 3.75 acres
 - Sloped areas greater than 25% - 0.33 acres



Cari Ln

1050 N

E Cari Ln

Interlaken Dr

W Burgl Ln

M 09

Farm Rd

E 600 N

Rainbow Ln

350 W St

300 N

River Rd

Homestead Dr

W 200 N

N 400 W

N 300 W

W 100 N

N 100 E

E 1002 N

E 100 N

E Main St

113

N Center St

S 100 W

E 100 S

S 200 E

110 S

S 550 E

S 580 E

700 E

Hamlet Crv N

W 350 S

S 80 E

E 260 S

E 100 N

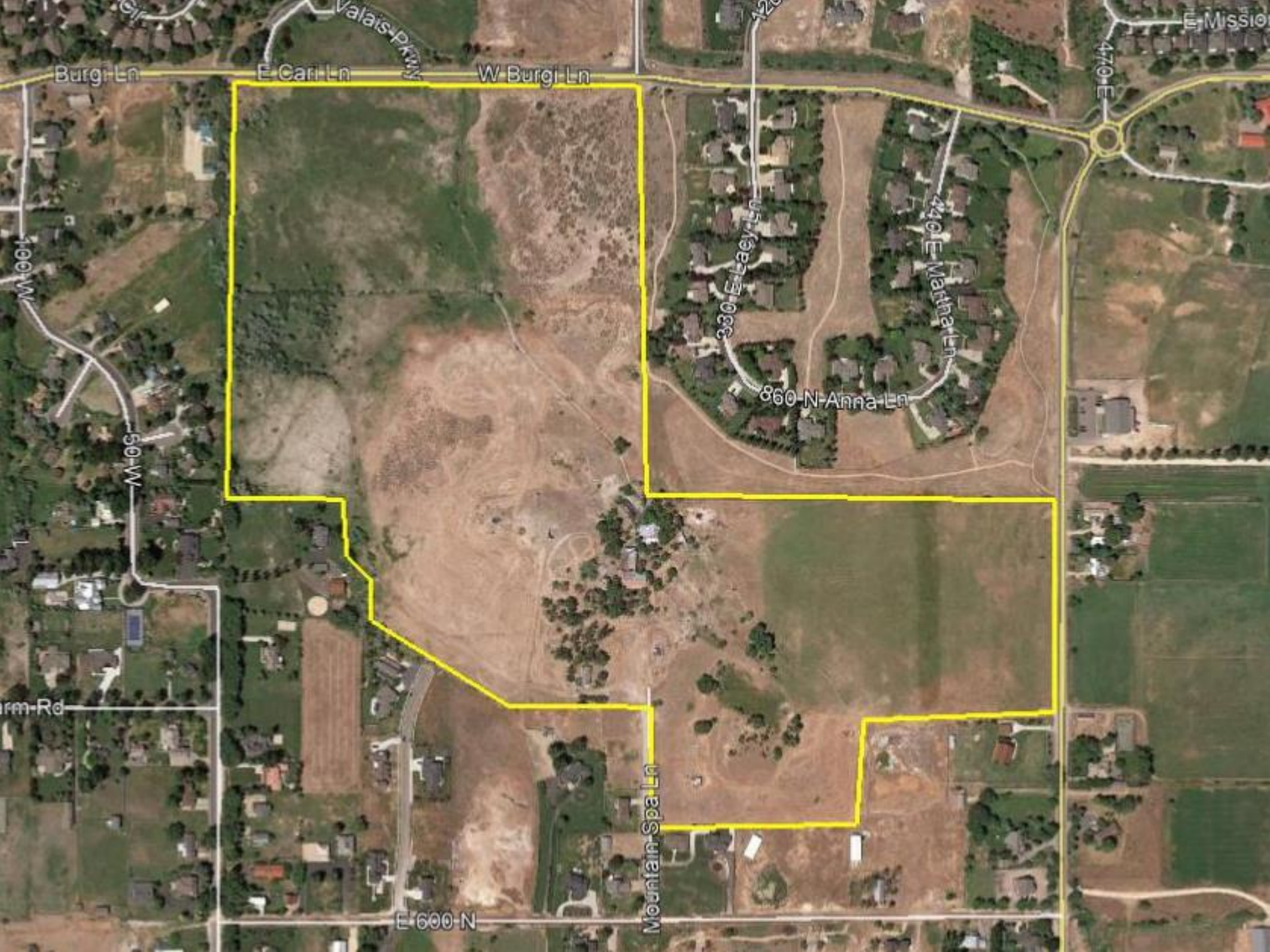
110 S

E 300 S

S Ryan Ln

N 1750 W St





Burgi Ln

E Carl Ln

W Burgi Ln

E Missio

470 E

100 W

50 W

arm Rd

E 600 N

Mountain Spa Ln

330 E Lacy Ln

490 E Martha Ln

860 N Anna Ln

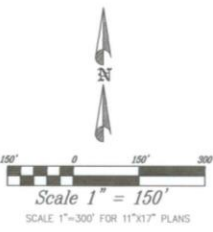
DEVELOPMENT HISTORY AND POTENTIAL

MOUNTAIN SPA PROPERTY



LEGEND

-  WETLANDS
-  SLOPES > 25%
-  SENSITIVE LANDS



NORTH 1/4 CORNER
SECTION 35 T35,
R4E, S134M

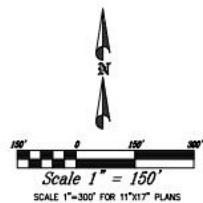
MIDWAY CITY, UT

MOUNTAIN SPA DEVELOPMENT GROUP, LLC
ADDRESS: 1170 S CENTER ST. MIDWAY UT, 84049
PHONE: (801) 651-1053

MOUNTAIN SPA RESORT - SITE PLAN

SOWBY & BERG CONSULTANTS
380 E MAIN ST. SUITE B, MIDWAY 84049
PHONE: (435) 657-9749

SCALE: 1"=150'
DESIGN BY: PDB
DRAWN BY: CNB
DATE: 24
REV:



LAND USE TABLE

CURRENT ZONE	R-1-22 & RZ
PROPOSED ZONE	R-1-22
TOTAL AREA	78.02 ACRES
ALLOWED DENSITY	2 UNITS PER ACRE
ALLOWED UNITS	156 UNITS
PROPOSED UNITS	156 UNITS
REQUIRED OPEN SPACE	39.01 ACRES (50.00%)
PROPOSED OPEN SPACE	48.41 ACRES (62.05%)

LEGEND

- WETLANDS
- SLOPES > 25%
- HOT POT/CRATER SENSITIVE LANDS
- CURRENT RESORT ZONE AND TRANSIENT RENTAL BOUNDARY
-ALL PROPERTY TO BE ZONED R-1-22
-TRANSIENT NIGHTLY RENTALS TO BE ALLOWED
- IRRIGATED LAWN AREAS 27.86 ACRES

WATER RIGHTS ESTIMATE

UNITS	156 X 0.80 ACRE-FEET = 124.80 ACRE-FEET
CLUBHOUSE	1 X 0.80 ACRE-FEET = 0.80 ACRE-FEET
IRRIGATED AREA	27.86 X 3.00 ACRE-FEET = 83.58 ACRE-FEET
	TOTAL = 209.18 ACRE-FEET
	OR 69.73 SHARES OF MIDWAY IRRIGATION

NOTES

- 130' SETBACK REQUIRED FROM RIVER ROAD
- 130' SETBACK REQUIRED FROM BURG LANE
- 60' SETBACK REQUIRED FROM PROPERTY LINE

BUILDING PADS



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. BERG, P.E.
 SERIAL NO. 202396
 DATE: 4 SEPT 2019

MOUNTAIN SPA INVESTORS, LLC
MOUNTAIN SPA
 PUD CONCEPT PLAN

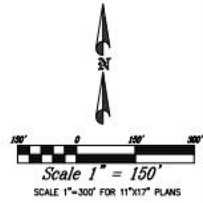
ENGINEERING
 380 E Main St, Suite 204
 Midway, UT 84049
 ph 435.637.7549

DESIGN BY: PDB DATE: 4 SEPT 2019
 DRAWN BY: CNB REV: _____



LAND USE SUMMARY

- 78.02 acres
 - Resort Zone (RZ)
 - 41.2 acres
 - R-1-22 zone
 - 36.82 acres
- Proposed plan
 - R-1-22 zone 5 estate lots – 50.4 acres
 - Conservation easement using open space bond – 34.6 acres
 - Does not include any sensitive land areas
 - Does not include the buildable area of the 2 large estate lots
 - RZ
 - Resort area - 19.51 acres
 - Hot Pot Conservation Easement - 8.11 acres



LAND USE TABLE

CURRENT ZONE	R-1-22 & R2
TOTAL AREA	78.02 ACRES
AREA IN RESORT ZONE	41.20 ACRES
AREA IN R-1-22 ZONE	36.82 ACRES
RESORT DEVELOPMENT PARCEL	19.51 ACRES
HOT POT CONSERVATION EASEMENT	8.11 ACRES

LEGEND

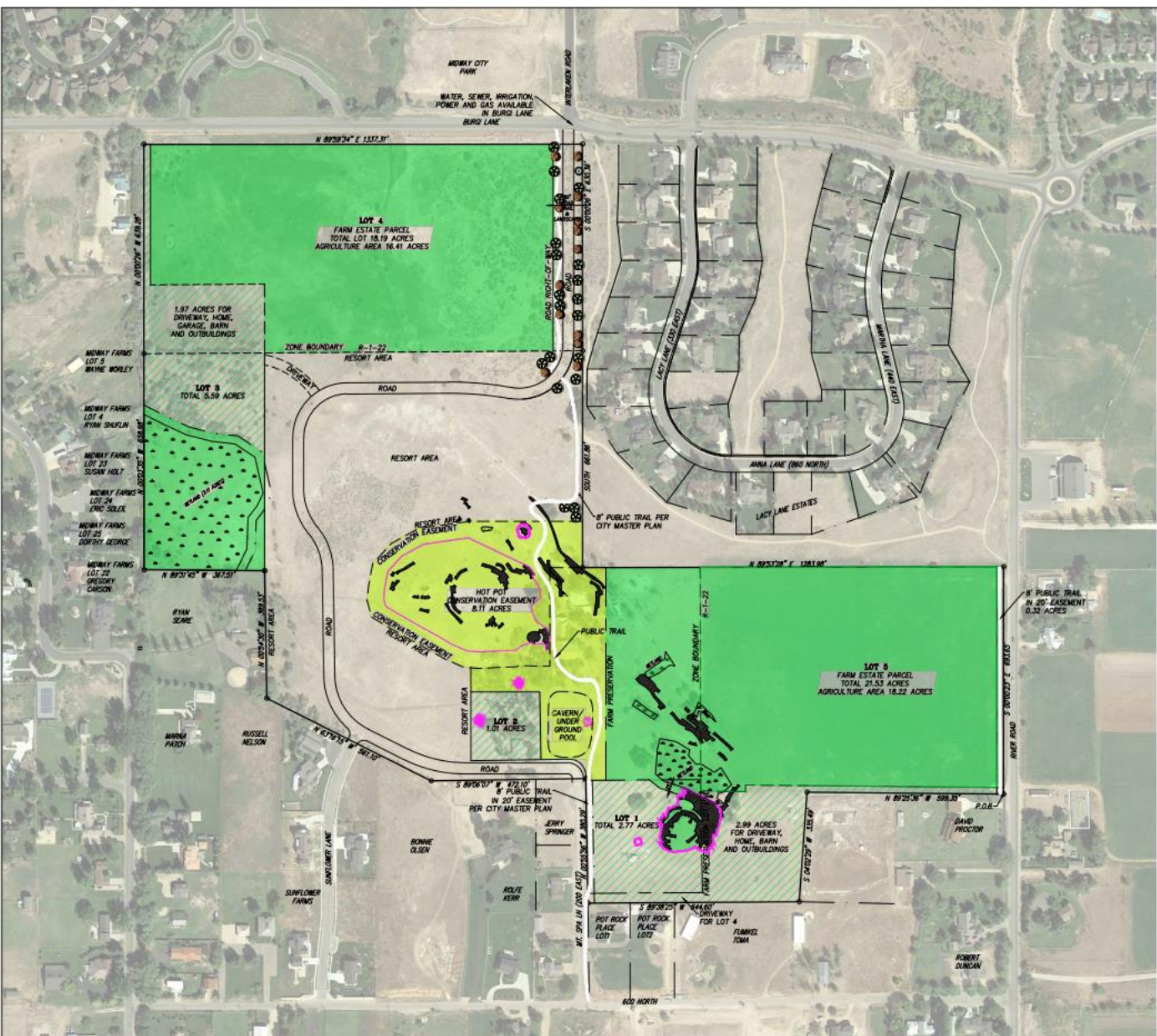
- WETLANDS (3.75 ACRES)
- SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRATER)
- HOT POT/CRATER SENSITIVE LANDS (3.52 ACRES)
- RESORT ZONE BOUNDARY
- PRESERVATION / NON-RESORT AREAS (HATCHED AREAS DENOTE AREAS WHERE BUILDING IS ALLOWED).
- HOT POT CONSERVATION EASEMENT (8.11 ACRES)
NOTE: AN ADDITIONAL 4.59 ACRES IS INCLUDED IN THE CONSERVATION EASEMENT.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL G. BERG P.E.
 SERIAL NO. 288386
 DATE 11 AUG 2020

CHUCK HEATH
 MOUNTAIN SPA
 OPEN SPACE EXHIBIT

ENGINEERING
 380 E Main St, Suite 204
 Midway, UT 84049
 ph 435.622.7749

DESIGN BY: PFB DATE: 14 AUG 2020 SHEET: 1
 DRAWN BY: PFB REV:



GENERAL PLAN

- Preserve scenic viewsheds
- Entry corridor on 2 collector roads
- Preserve agricultural land
- Adjacent to other potential open space
- Wildlife habitat
- Sensitive lands in immediate vicinity
- Create openness within Midway

PROPOSED PLAN

- Open Space Bond of \$1.5 Million
 - City would contribute to a conservation easement to be held by Summit Land Conservancy
 - Conservation easement agreement would be created between the City, Summit Land Conservancy, and the landowner
 - 34.6 acres in the 2 estate lots would be encumbered with the conservation easement
 - 50.1 acres would be limited to 5 lots
 - RZ would be developed using the RZ code and subject to the MOU and any conditions set by the City Council

POSSIBLE CONDITIONS

- Plat must be recorded with conservation easement as per concept plan with 5 lots on 50.4 acres before any funds are transferred from the City
- Reduce density in RZ by 50% from 2008 plan
- 35' height limit from natural grade for all structures in the RZ
- 250,000 square foot building footprint limit in the RZ
- Public trail access easements and construction
- Establish term limit for open space bond funds
 - This will limit the amount of time funds are committed to this project so the City will not forego on other future opportunities



Jumping in to save open space



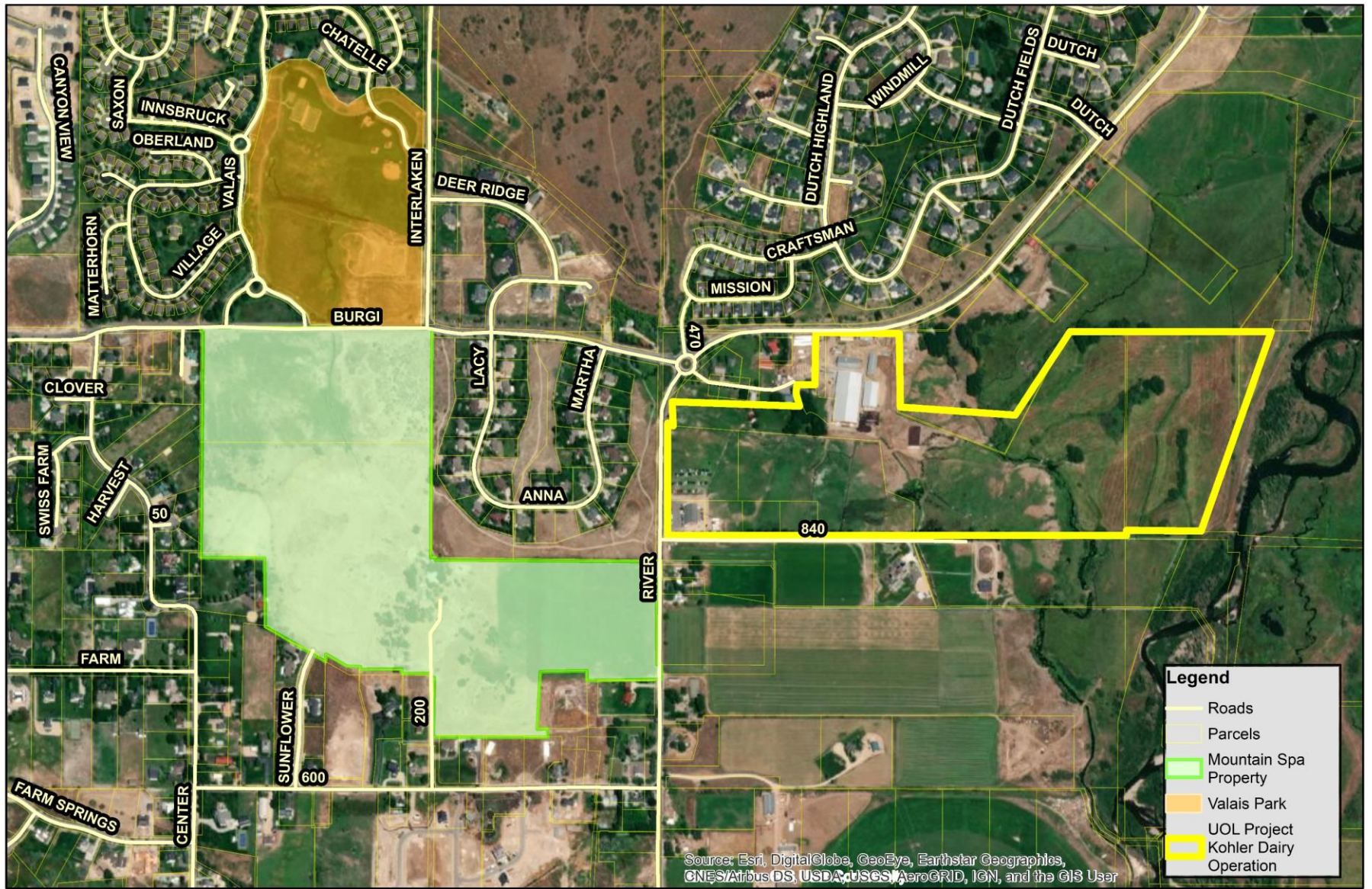


The Homestead
what a beautiful day

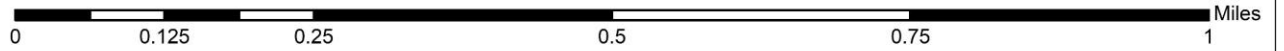


DEVELOPMENT OPPORTUNITY
**78.5 ACRES
FOR SALE**
THOM EWRIGHT
435.671.2743
Summit Sotheby's
INTERNATIONAL REALTY





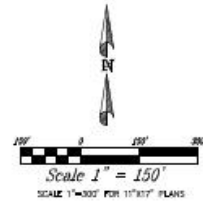
Mountain Spa Map



Cartographer: Brett Denney, Land Protection Specialist, Summit Land Conservancy.

Date: 7/13/2020





LAND USE TABLE

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NOTE: AN ADDITIONAL 4.59 ACRES IS INCLUDED IN THE CONSERVATION EASEMENT.

THIS DOCUMENT IS PREPARED FOR CHECK ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNDER BIDDING AND REACH.
 DATE: 3/18/2020 P/E
 SERIAL NO.: 2020000
 DRAWN: 3/18/2020

CHUCK HEATH
 MOUNTAIN SPA
 OPEN SPACE EXHIBIT



ENGINEERING
 2610 E. Main St. Suite 200
 Steamboat, CO 80567
 PH: 970.876.0700

DESIGN BY: PER
 DRAWN BY: PER
 DATE: 18 AUG 2020
 REV: 1



Mountain Spa 78 acres

Transaction Costs

In House Expenses		
subtotal	\$	20,000
Outsourced Expenses		
subtotal	\$	15,000
Total Transaction costs	\$	35,000

Stewardship Costs (from Stewardship Cost Form)

Annual Stewardship Endowment:	\$	62,460
Legal Defence donation	\$	6,000
Total Stewardship costs	\$	68,460

Purchase Price \$10,250,000

Total Project Costs \$10,353,460

Inflows

Sale of spa property: 19 acres + 9 acres	\$ 3,000,000	subject to easement
Sale of two 3-acre lots	\$ 1,500,000	subject to deed restrictions
Sale of one 1-acre lot	\$ 250,000	
Sale of 2 farm estate: 44 acres	\$ 3,500,000	subject to easement & trails

Funding Sources

City Funding	\$ 1,500,000	
Community Fundraising	\$ 250,000	
Wasatch County Open Space	\$ 300,000	3% of total budget
Private Foundations	\$ 40,000	

Total Funds Committed \$10,340,000

\$ 13,460 Funds still needed



