

Midway City Council
2 August 2022
Regular Meeting

Ameyalli Resort /
Master Plan



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: August 2, 2022

NAME OF PROJECT: Ameyalli Resort Development

NAME OF APPLICANT: Midway Mtn. Spa LLC

AUTHORIZED REPRESENTATIVE: Chuck Heath

AGENDA ITEM: Ameyalli Resort Master Plan

LOCATION OF ITEM: Approximately 800 North 200 East

ZONING DESIGNATION: RZ

ITEM: 6

Chuck Heath, representative for Midway Mtn Spa LLC, has submitted a master plan application for the proposed Ameyalli Resort (fka Mt. Spa) on 28.87-acres. The proposed master plan includes a resort, hotel, cottages, duplex units, public and private trails, and other resort related amenity improvements. The property is located at approximately 800 North 200 East in the Resort Zone.

BACKGROUND:

Chuck Heath of Midway Mtn Spa LLC is requesting master plan approval of Ameyalli Resort (FKA Mt. Spa). The proposed master plan includes a resort building, hotel rooms, cottage units, duplex units, family lodges, public and private trails, and other resort related amenities. The applicant will be bringing utilities into the property as well as constructing a connector road to Burgi Lane and also to 600 North.

The applicant has stated that the intent is that all units are rentable, including the cottages and duplex units. The applicant has not yet determined whether the cottages and duplexes will be owned by the resort or whether they will be sold to private individuals. The hope

of the developer is that if they do sell the duplex or cottages to private owners, the units will not be lived in year around, but will be vacation properties that are put into a rental pool when not being used by the owner. Because hotel rooms and nightly rentals are a benefit to the community in various ways (resort tax, transient room tax, patrons for restaurants and commercial businesses), the resort zone limits residential units that allow stays of 30 days or longer to 10% of the gross master plan floor area. Additionally, an HOA can include requirements in the CC&Rs that limit the ability of a property owner to either live in the home or rent it long term. The problem is, CC&Rs can be changed and there really is no way for the City to prevent a unit from being lived in. One thing that the City and developer can do to discourage long-term living is to build units without full kitchens making it difficult for individuals to live in a unit.

The Mountain Spa was established in the 1880s and operated as a resort focused on pools, using the geothermal water found on site, and as a gathering area for the community. The resort was active until the 1980s and then shut down. The site has gone into disrepair and the recreational facilities and buildings are now dilapidated.

There has been interest in developing the property since that time. One of the most recent proposals that received approvals from the City was in 2008 when a large resort was proposed on the property. The approved resort included hotels, promenade, bungalows, and the Old Mountain Spa Village. The approval also included a planned unit development (PUD) in the area zoned R-1-22 which was approved for 63 units. Since the approval, the entitlement for the resort has lapsed until in the past few years when a collaboration was formed between Chuck Heath, Summit Land Conservancy, Midway, and Wasatch County. The four entities all worked together and were able place conservation easements on roughly 46 acres (Lot 2 and Lot 4 of the Mountain Spa Rural Preservation Subdivision and an 8.81 parcel in the center of the resort core).

The Mountain Spa property itself is fascinating because of the natural environment features found on the property. The property has geothermal springs and craters filled with warm water. There is a large area of pot rock around the springs and craters which are considered a major geologic feature area by Midway City and protected as part of the sensitive lands code. There are also wetland areas on the property along with agricultural area that includes about 15 acres of irrigated field and a large pasture located on the north end of the property (now preserved with a conservation easement). Because of these features and because of the Mountain Spa's prominent location on the north end of Midway, the City has planned for trails to cross the property in two locations. There is a large linear park trail that is planned to connect from the Valais Park in the north to the Watts Remund Farms PUD in the south. This trail will connect the north end of the City down to Main Street and will create a trail that will generally not parallel roads and will create a safe environment for pedestrians to travel from one area of the Midway to another. 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 with this proposal a new trail will be constructed on the Mountain Spa property along the River Road right-of-way that will be farther from the road and will create a safer pedestrian experience for the trail. 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 across the southern boundary of Lacy Lane Estates.

The property fronts two of the busiest roads in Midway which includes River Road and Burgi Lane. These two roads act as the entry into Midway and by preserving the properties as open space, Midway has ensured a beautiful and natural entry corridor to the City that benefits residents and tourists alike.

The Mountain Spa resort is an important heritage landmark in Midway. The Mountain Spa can be an important economic driver in Midway for both economic activity that has a residual impact on other businesses but also an important tax revenue source for the City which, in turn, helps keep property taxes low which is a benefit to all residents of Midway.

Sensitive land area located on the property will be left undisturbed as required by the land use ordinance. These sensitive lands include 25% and greater slopes, hot pots and pot rock outcroppings. There is also a small section of the 25' wetland buffer from the wetlands located on the property that was part of the rural preservation subdivision that protrudes into this property. That will need to be accounted for and no building will be allowed within that buffer.

The resort core is 28.87-acres in size and according to the developer will be developed in four phases. The main road connecting Burgi Lane to 600 North will need to be constructed along with phase one to meet the access requirements for the phases. All roads in the development will be private roads. There will be 16.06-acres (55.6%) of open space included in the development. There will also be a mix of public and private trails throughout the development.

The Land Use Code requires that a Master Plan request must 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 proposed with the first phase to allow the project to function without the subsequent phase or phases. All water rights required will be held in escrow before the master plan agreement is recorded and then dedicated to the City as required per phase. Not every issue and detail will need to be resolved for master plan approval but any issue regarding the aforementioned items do need to be resolved before master plan approval is granted. Some items will be reviewed and resolved during the preliminary and final approval of each phase.

LAND USE SUMMARY:

- 28.87 acres
- 16.06-acres of open space (8.81 acres are preserved in a conservation easement)
- Resort Zone (RZ)
- Four phases
- Private roads and storm drain system will be maintained by the property owner
- New improvements will connect to the Midway Sanitation District sewer and to the City’s culinary water line.
- An 8’ paved public trail is planned to run north and south through the length of the property.
- Sensitive lands on the property include hot pots, rock outcroppings and 25% and greater slopes.

ANALYSIS:

Open Space – The code requires 55% open space which is being met with 16.06 acres. Only areas that are a minimum of 100’ in width qualify as open space, 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’ setback area along the adjoining property boundaries.

Density – The proposed development includes the following types and quantities of density:

- 80 Hotel Rooms – 41,270 SF
 - 23 Cottages – 40,020 SF
 - One Presidential Suite - 3,210 SF
 - Resort Building/Spa - 48,510 SF
 - 24 Duplex Units - 81,756 SF
 - Two Family Lodges - 12,672 SF
 - Farm Kitchen - 2,500 SF
- Total: 229,938 SF
Total Bedrooms: 237 EA

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 uses such as retail, restaurants, clubs/taverns, or art galleries/showrooms (11,497 square feet).

Access – The development has three access points, two of which will be built to City standards, one from Burgi Lane, one from 600 North via 200 East. The third is an emergency access from Sunflower Lane.

Traffic Study – The developer has submitted a traffic study which Horrocks Engineers has reviewed. Please see the attached letter from Horrocks for their comments.

Public Participation Meeting – The developers held a public participation meeting on May 4, 2022, as required by the ordinance for master plan applications. This requirement is to give the developers an opportunity to present the development to the surrounding residents of the proposed development.

Sensitive Lands – The property does contain some sloped areas and geologic sensitive lands that cannot be disturbed through the development process. The craters are defined as a “major geologic feature” in the sensitive lands ordinance and cannot be developed or disturbed, although the Crater has been developed in several ways over the past century. The developer is limited in use of the area which basically means that the pot rock cannot be modified in any way. There is also an area of the property that contains “minor geologic features” which is an area that is developable except for pot rock outcroppings over three feet in height. A few trails are planned in the craters area which must be constructed within the guidelines of the sensitive land ordinance.

Trails – There is a trail that is planned to connect from the Burgi Hill Park in the north to the Watts Remund Farms PUD in the south. This trail will connect the north end of the City down to Main Street and will create a trail that will generally not parallel roads and will create a safe environment for pedestrians to travel from one area of the Midway to another. 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 the 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.

Architecture 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 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 applicant is proposing a theme that some may interpret as a departure from the typical Swiss/European Alpine themes. Because of the previously mentioned code, it is staff’s interpretation that the City Council has discretion on whether a departure is allowed. The applicant presented the theming to the VAC in their February meeting, which the committee was generally supportive of the proposed theming.

Setbacks – The proposed development is designed with the setbacks from the Resort Zone code. The code requires 100’ 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 that fronts Center Street, and along the boundary with the 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).

Height of structures – Structures cannot exceed 35’ in height measured from natural grade. The code does allow specific architectural elements to reach a maximum height of 52.5’.

Building Area Dimensional Limitations – The code requires that building coverage not exceed 12,000 square feet per acre or greater than 27.5% of an acre. The applicant has submitted a plan that states that the average building coverage 229,938 square feet (5.27 acres) per acre which is 18.3% per acre.

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:

- Restore and maintain the historic “Mountain Spa” pole sign.
- Construct the previously mentioned trails.
- Restore natural hot spring water to at least one of the craters in the protected pot rock area.
- 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.
- Provide for the preservation of wildlife habitat, particularly the wetland areas on the northwest of the property.

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 preliminary review of each phase. It is a possibility that buildings will need to be adjusted and possibly removed to meet the required parking requirements. Midway City code does allow for the reduction of parking stalls for mixed-use developments in Section 16.13.39 E which states the following:

If two (2) or more uses occupy the same zoning lot or parcel of land, the total requirements for off street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately. Nevertheless, if the applicant can show, by using recognized studies a lower parking requirement or parking need based on noncurrent use, the City Council may reduce the amount of parking. If any modification is proposed to the approval, then the combined parking will be reassessed, and additional parking may be required based on the proposed change or use.

Preliminary calculations show the required parking is 680 stalls for the resort. The applicant has submitted a parking analysis for the resort, using recognized studies, that reduces the required parking to 302 stalls. The resort site plan includes 335 stalls (must be reviewed when more detailed site plans are submitted). The City Council will need to decide if the provided analysis will be accepted to reduce the required parking.

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 which includes culinary connections and outside irrigation. Since that meeting, plans have been revised and updated so the current recommendation is no longer accurate. Per the plans, there are 5.4 acres that are irrigated for landscaping, but the Water Board has only calculated for 4.3 acres of outside landscaping. Also, the number of culinary connections has reduced since the recommendation, for example, yurts have been removed from the plans. Also, the water rights per phase must be calculated and approved by the City Council.

Landscaping Plan – A detailed landscaping plan has been submitted which shows irrigated areas, ground covers, and types and quantities of trees. The code requires 15 trees per acre for non-hard-surface common areas. Based on the plan, 326 trees are required, and the plan shows a total of 358 trees. The plan also shows the area that will be landscaped which will be used obtain a more accurate calculation for the water rights required for the project.

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.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Ream: I make a motion that we recommend approval a master plan application for the proposed Ameyalli Resort (fka Mt. Spa) on 28.87-acres. The proposed master plan includes a resort, hotel, cottages, duplex units, public and private trails, and other resort related amenity improvements. The property is located at approximately 800 North 200 East in the Resort Zone. We accept the staff findings and the three conditions in the staff report.

Seconded: Commissioner Garland

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: Ream, Bouwhuis, Wardle, Cliften, Garland and Simons

Nays: None

Motion: Passed

VISUAL AND ARCHITECTURAL COMMITTEE RECOMMENDATION:

The applicant presented the theming to the Visual and Architectural Committee (VAC) in their February meeting, which the committee was generally supportive of the proposed architecture. The applicant will need to return to the VAC for further approvals of the proposed theming and structures.

WATER BOARD RECOMMENDATION:

The Water Advisory Board reviewed the project on May 2, 2022, to preliminarily determine the water required for the proposal. They recommended that 119.62 acre feet (106.72 culinary and 12.97 outside irrigation) will be required for the entire project which includes culinary connections and outside irrigation. The plan has been modified since this recommendation was made, and the applicant will need to return to the Water Board with more accurate information based on current plans. Also, the water requirement must be accurate per phase, which currently has not been submitted to the City.

POSSIBLE FINDINGS:

- The proposal will benefit the City financially by creating a greater tax base.
- The proposal will help the City better comply with State requirements regarding the ability to collect resort tax.
- The public trail system in the development will benefit the entire community by creating public trails across the property.
- Amenities will be created that will be accessible year-round which will invite more tourists to visit the resort in all seasons.
- The required parking must be verified.
- The exact amount of required water rights has yet to be determined.

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council finds the proposal complies with code and master plan requirements.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed
2. Continuance. This action can be taken if the City Council finds that there are unresolved issues.
Accept staff report
 - a. List accepted findings
 - b. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - c. Date when the item will be heard again
3. Denial. This action can be taken if the City Council finds that the request does not comply with code and master plan requirements.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITIONS:

1. A preliminary light mitigation plan must be submitted to the City, and agreeable to the City, that will mitigate the potential impact to the surrounding residents.
2. More detail must be submitted to determine that the required parking has been met.
3. Water rights must be updated and calculated per phase.

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.

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.
Midway City Engineer

cc: Berg Engineering (Sent by Email)

Midway City Corporation

Mayor: Celeste T. Johnson
City Council Members
Lisa Christen • Jeffery Drury
J.C. Simonsen • Steve Dougherty
Kevin Payne



75 North 100 West
P.O. Box 277
Midway, Utah 84049
Phone: 435-654-3223
Fax: 435-654-4120
midwaycityut.org

Ameyalli Master Plan Approval

July 6, 2022

Michael Henke Midway City Planning Director,

I have reviewed the master plan proposal for Ameyalli for compliance with the 2018 International Fire Code (2018 IFC). The only concern I have with the current plan proposal, the main road going between Burgi Lane and 200 East be fully connected and be asphalted, or concrete prior to allowing combustible construction activities. I have no other fire code concerns currently. Once more detailed plans are available, I will review this development for 2018 IFC code compliance verify proper hydrant location & distances from structures, road widths, etc.

Tex R. Couch CBO/MCP
Midway City Building Official/Fire Marshal
75 West 100 North
Midway, Utah 84049
tcouch@midwaycityut.org
(435)654-3223 Ext. 107

Exhibits

Exhibit 1 – Location Maps

Exhibit 2 – Proposed Master Plan

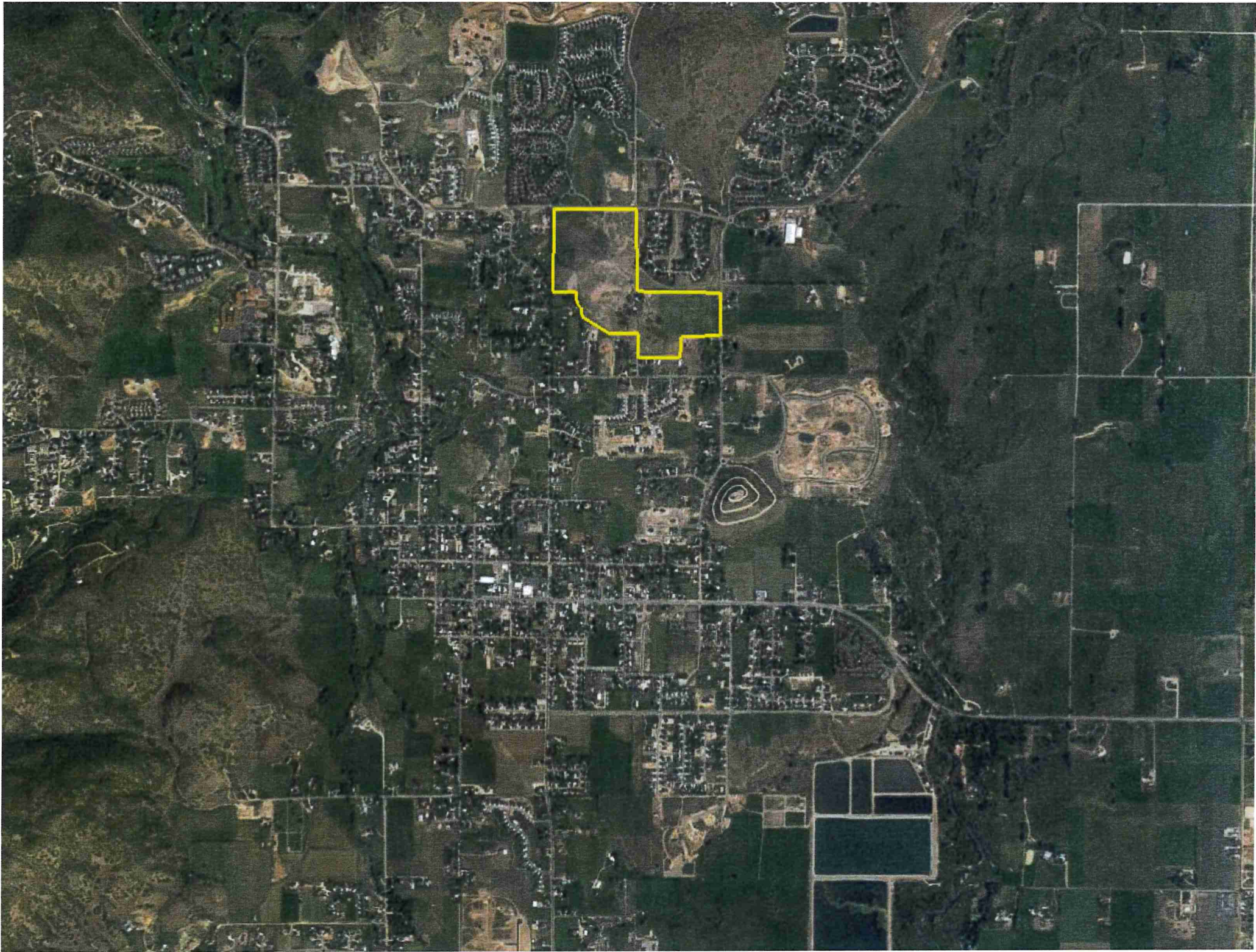
Exhibit 3 – Landscaping Plan

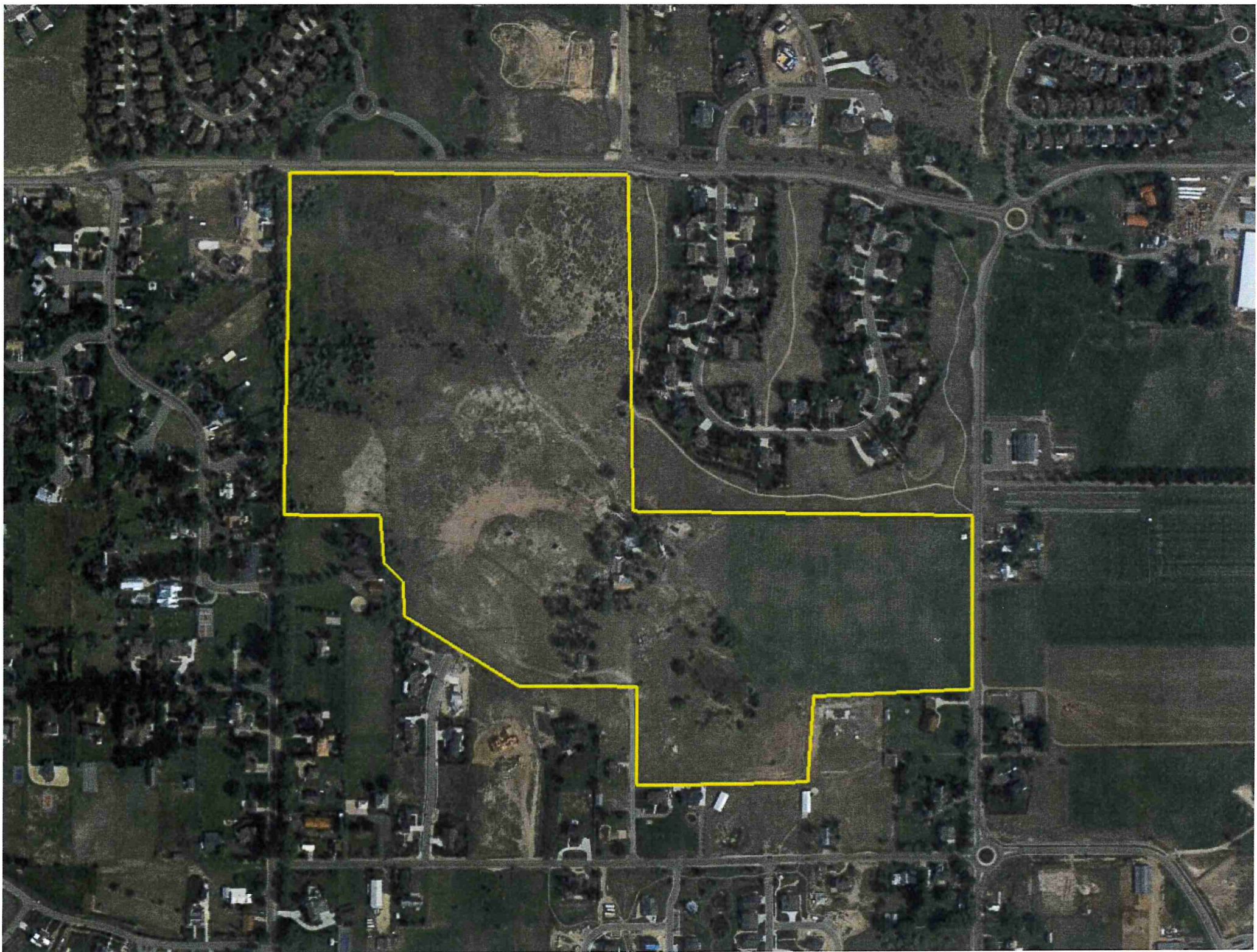
Exhibit 4 – Sensitive Lands Map

Exhibit 5 – Ameyalli Resort Traffic Impact Study

Exhibit 6 – Mixed-Use Parking Analysis

Exhibit 1





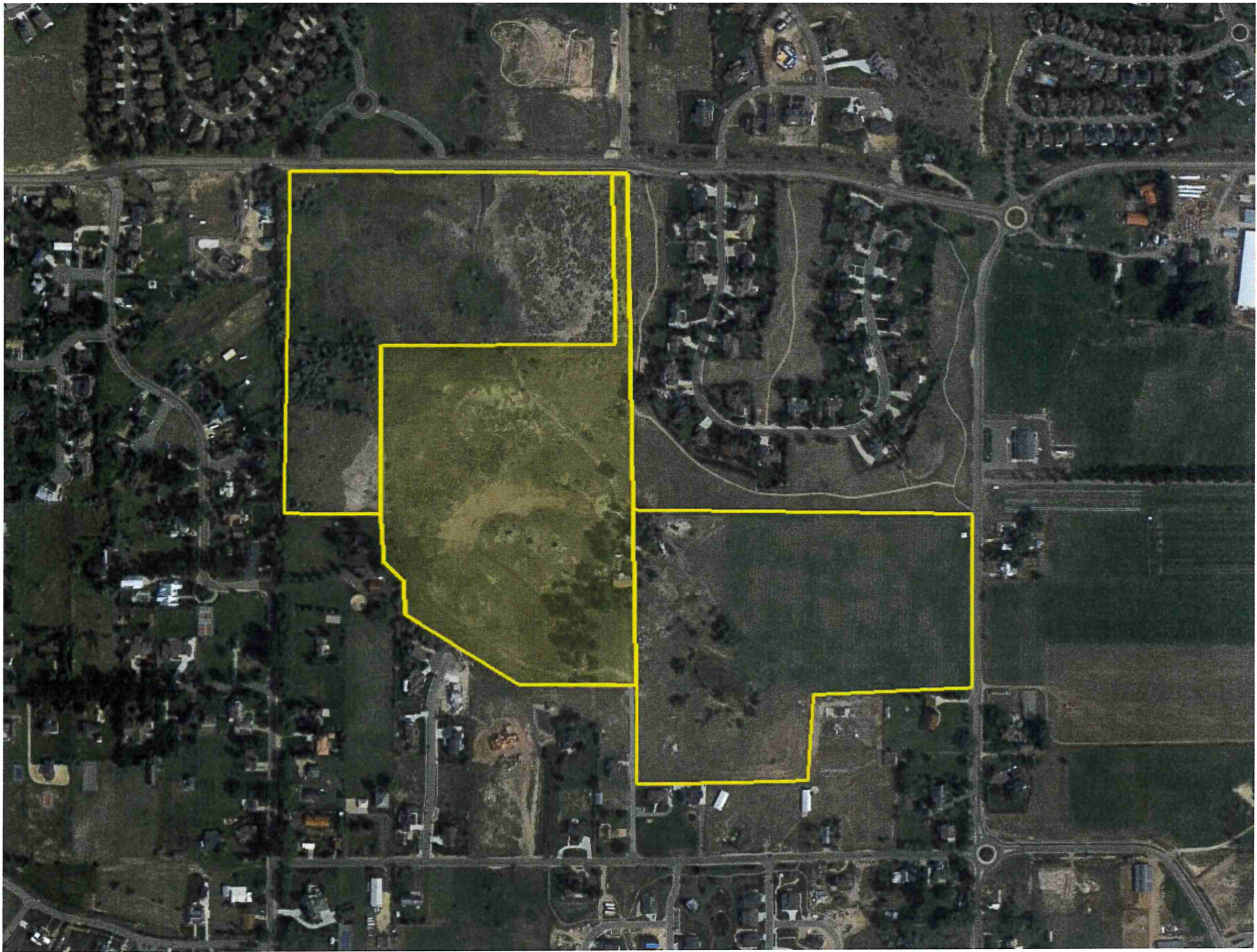


Exhibit 2

AMEYALLI

MIDWAY CENTER FOR LIMITLESS LIFE

800 N 200 E MIDWAY, UTAH 84049

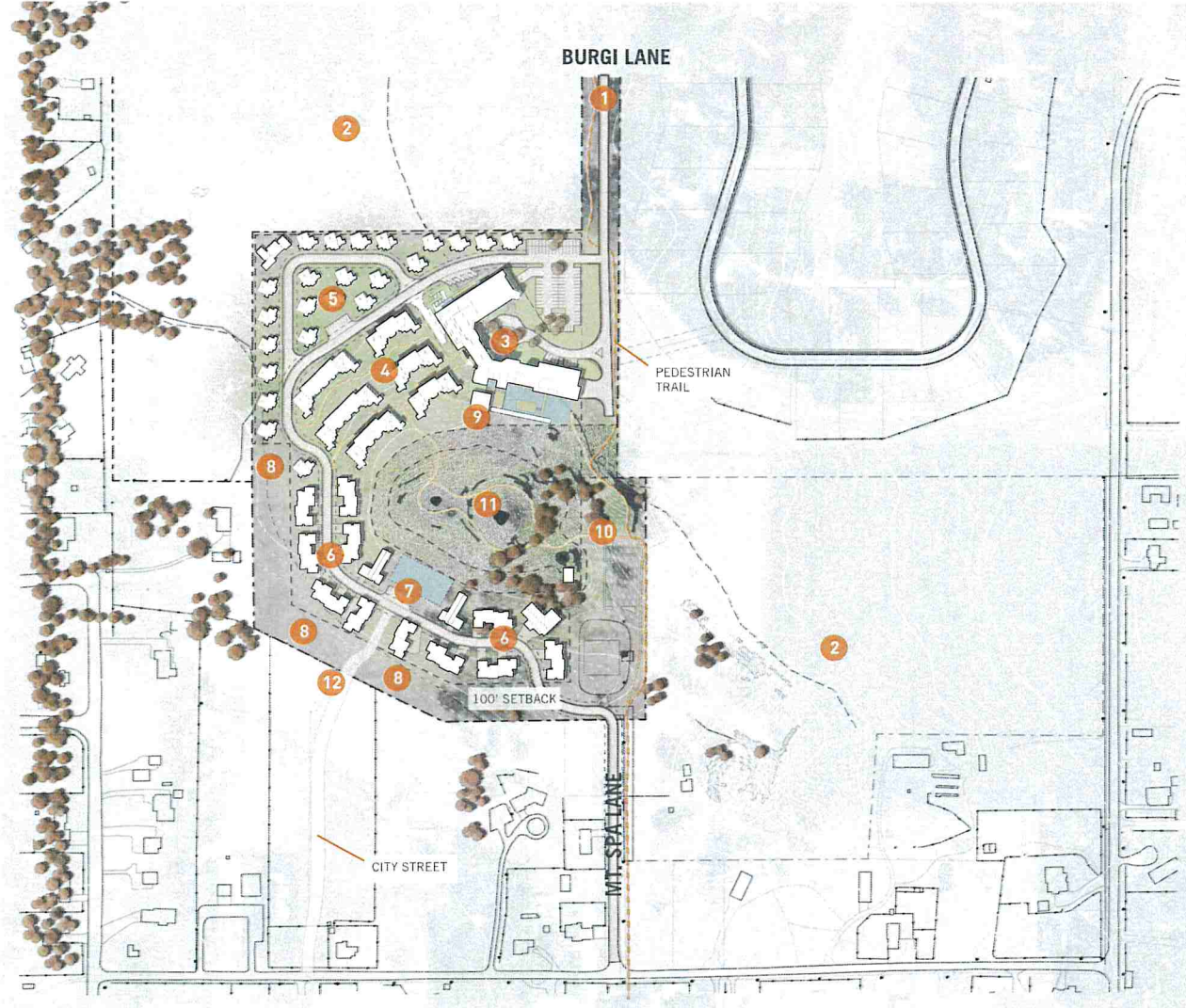


PLANNING COMMISSION UPDATE | 31 MAY 2022

OVERLAND

CONCEPT DESIGN / PROPOSED LAND USE I

OVERALL SITE PLAN



PROGRAM | LEGEND

- 1 MAIN ENTRANCE
- 2 AGRICULTURAL PRESERVATION AREA
SEE RECORDED RURAL PRESERVATION SUBDIVISION PLAT.
- 3 CORE BUILDING
- 4 HOTEL
- 5 COTTAGES
- 6 DUPLEXES
- 7 FAMILY LODGE + FAMILY POOL AREA
- 8 RECREATION ZONE
- 9 FARM KITCHEN
- 10 RESTORED EXISTING POT ROCK STRUCTURE
- 11 HOT POTS
- 12 POTENTIAL EMERGENCY ACCESS PATH



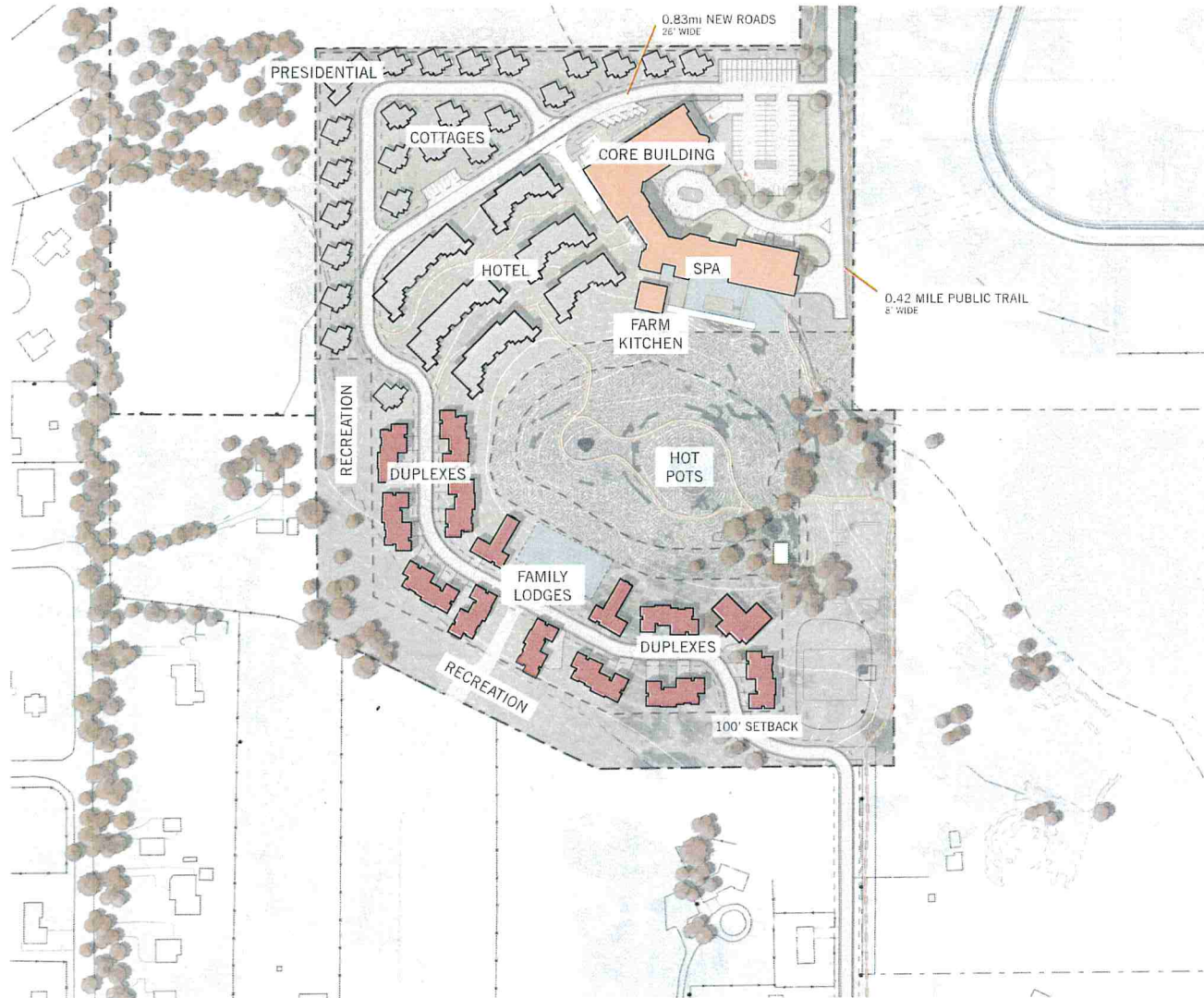
0' 150' 300' 600'



SCALE | 1:300

CONCEPT DESIGN / PROPOSED LAND USE PLAN |

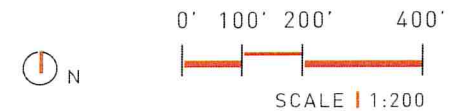
SITE METRICS



PROGRAM | GROSS SF

80 Hotel Rooms:	41,270
23 Cottages:	40,020
1 Presidential Suite:	3,210
Core Building:	48,510
24 Duplexes:	81,756
2 Family Lodges:	12,672
Farm Kitchen:	2,500
TOTAL:	229,938

TOTAL # of Bedrooms: 237



CONCEPT DESIGN / PROPOSED LAND USE PLAN |

OPEN SPACE METRICS: SITE



TOTAL AREA OF RESORT | AC

Building Footprint:	3.78	13.1%
Roads, Parking & Driveways:	3.36	11.6%
Green Space:	21.73	75.3%
Landscaped Areas:	5.67	19.7%
Open Areas:	16.06	55.6%

TOTAL Project Area: **28.87**

OPEN SPACE | AC

Proposed Open Space: **16.06** 55.6%



0' 100' 200' 400'



SCALE | 1:200

CONCEPT DESIGN / PROPOSED LAND USE PLAN |

OPEN SPACE METRICS: SITE WITH CONTEXT



TOTAL AREA OF RESORT | AC

Building Footprint:	3.78	13.1%
Roads, Parking & Driveways:	3.36	11.6%
Green Space:	21.73	75.3%
Landscaped Areas:	5.67	19.7%
Open Areas:	16.06	55.6%

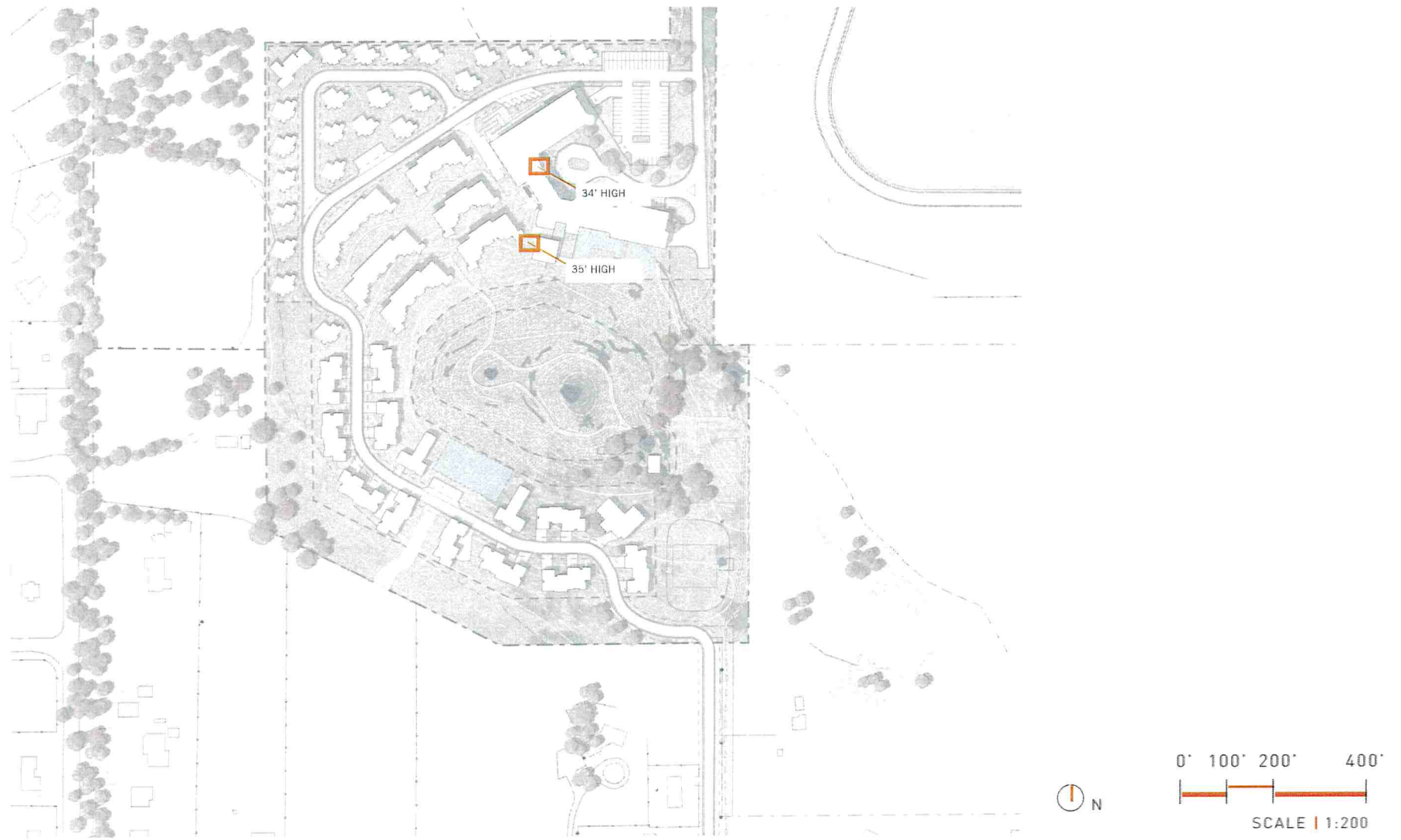
TOTAL Project Area: **28.87**

OPEN SPACE | AC

Proposed Open Space: **16.06** 55.6%

CONCEPT DESIGN / PROPOSED LAND USE PLAN |

HIGHEST POINT



CONCEPT DESIGN / PROPOSED LAND USE PLAN |

PARKING COUNTS



PROGRAM | GROSS SF

76 Hotel Rooms:	41,270
23 Cottages:	40,020
1 Presidential Suite:	3,210
Core Building:	48,510
24 Duplexes:	81,756
2 Family Lodges:	12,672
Farm Kitchen:	2,500
TOTAL:	229,938

TOTAL # of Bedrooms: 237

PARKING | SURFACE / SUBGRADE

80 Hotel Rooms:	[1 : guestroom = 80 spots]
23 Cottages:	[2 : guestroom = 46 spots]
1 Presidential Suite:	[1 : guestroom = 2 spots]
Restaurant:	[3,180 sf / 250 = 13 spots]
Event Space:	[3,670 sf / 15 = 245 / 4 = 61 spots]
Spa:	[10,220 sf / 250 = 41 spots]
Med Spa:	[4,300 sf / 250 = 17 spots]
24 Duplexes:	[2 : duplex = 48 spots]
2 Lodge:	[2 : lodge = 4 spots]

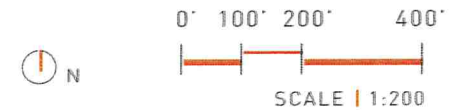
***RESORT TOTAL (REQUIRED): 312 spots**

ADDITIONAL PARKING:

24 Duplexes:	[1 : driveway = 24 spots total]
2 Family Lodges:	[1 : driveway = 2 spots]
Family Pool:	[2,000 sf / 250 = 8 spots]

TOTAL PARKING SHOWN 335 spots

**does not reflect overlap of occupants from resort, spa, restaurant*



OVERLAND

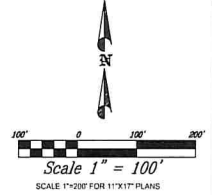
©Copyright Overland Partners, Inc. 2022

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

Exhibit 3



SHADE TREES	QTY	CAL
	65	2" Cal
	87	2" Cal
STREET TREES	QTY	CAL
	137	2" Cal
ORNAMENTAL TREES	QTY	CAL
	48	2" Cal
EVERGREEN TREES	QTY	SIZE
	41	18" min.
GROUND COVERS	QTY	COMMON / BOTANICAL NAME
	132,780 sf	Bark Mulch / Bark Mulch
	118,184 sf	Kentucky Bluegrass / Poa pratensis

LEGEND

	WETLANDS (3.75 ACRES)
	SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRATER)

LANDSCAPE NOTES:

- RESEED ANY DISTURBED AREAS WITH NATIVE GRASS HYDROSEED.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 CARL N. BERG L.L.C.
 SERIAL NO. 2162780
 DATE: 31 MAY 2022

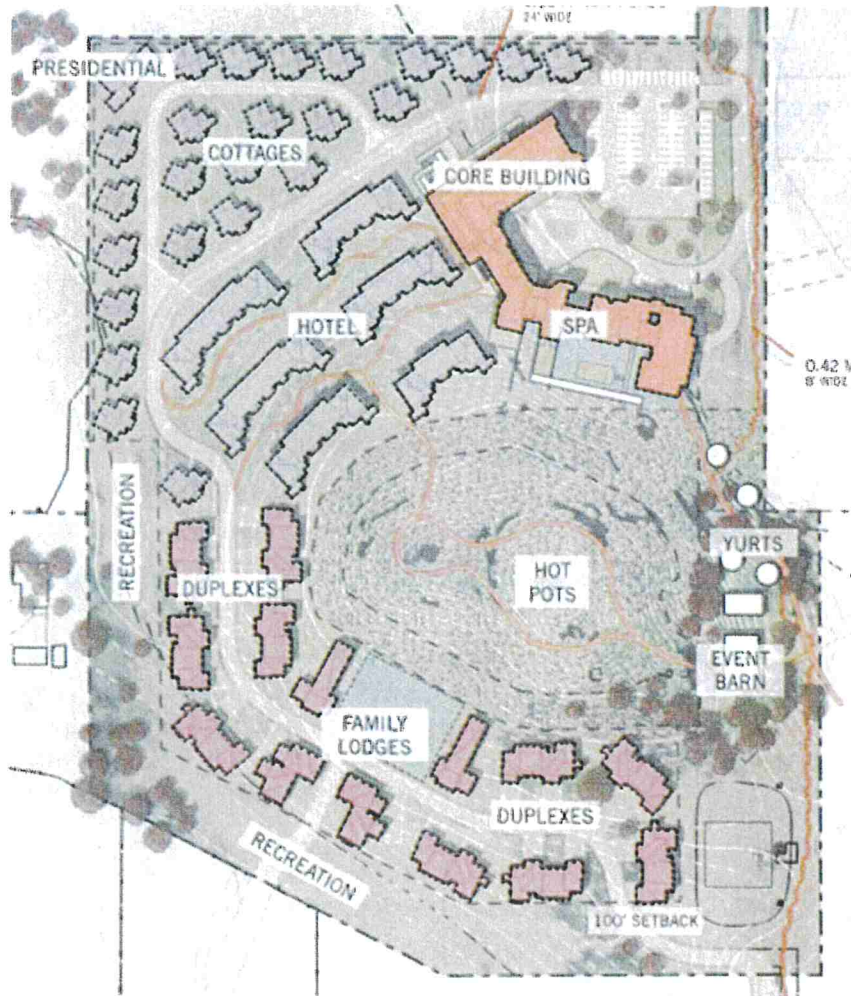
CHUCK HEATH MOUNTAIN SPA		
PRELIMINARY LANDSCAPE PLAN		
380 E Main St, Suite 204 Murfreesboro, TN 37049 ph. (601) 723-2000		
DESIGN BY: CSB	DATE: 31 MAY 2022	SHEET
DRAWN BY: EAW	REV.	3

Exhibit 4

Exhibit 5

Amyalli Resort

Traffic Impact Study



Midway, Utah

April 13, 2022

UT22-2185



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Amyalli Resort development located in Midway, Utah. The development is located between 600 North and Burgi Lane, to the west of River Road.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022) and future (2027) conditions with and without the proposed project and to recommend mitigation measures as needed. The peak hour level of service (LOS) results are shown in Table ES-1. A site plan of the project is provided in Appendix A.

Table ES-1: Peak Hour Level of Service Results

Intersection	Level of Service									
	Existing (2022)				Future (2027)					
	Background		Plus Project		Background		Plus Project			
	AM	PM	AM	PM	AM	PM	AM	PM		
1	Interlaken Drive / Burgi Lane		a	a	a	a	a	a	a	a
2	Burgi Lane / River Road		A	A	A	A	A	A	A	A
3	600 North / River Road		A	A	A	A	A	A	A	A
4	200 East / 600 North		a	a	a	a	a	a	a	a
5	Sunflower Lane / 600 North		a	a	a	a	a	a	a	a
6	600 North / Center Street		A	A	A	A	A	A	A	A

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

2. BG = Background (without project traffic), PP = Plus Project (with project traffic)

Source: Hales Engineering, April 2022

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of a resort that includes vacation homes, a hotel, a spa, a restaurant, an event center, and an event barn
- The project is anticipated to generate approximately 53 new trips in the morning peak hour and 171 new trips in the evening peak hour

2022	Background	Plus Project
Assumptions	<ul style="list-style-type: none"> • Trips from other planned developments in Midway included • River Road south of 600 North was closed due to construction during data collection- traffic was rerouted in analyses to reflect normal conditions 	<ul style="list-style-type: none"> • None
Findings	<ul style="list-style-type: none"> • Acceptable LOS 	<ul style="list-style-type: none"> • Acceptable LOS
2027	Background	Plus Project
Findings	<ul style="list-style-type: none"> • Acceptable LOS 	<ul style="list-style-type: none"> • Acceptable LOS

Exhibit 6

Ameyalli

(formerly the Mountain Spa)
Resort Master Plan Parking Calculations

May 27, 2022

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.
Fam 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 Spaces Required for Resort									302	

Total Parking Spaces in Master Plan 335

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.