



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: September 13, 2022

NAME OF PROJECT: Ameyalli Resort Development

NAME OF APPLICANT: Midway Mtn. Spa LLC

AUTHORIZED REPRESENTATIVE: Chuck Heath

AGENDA ITEM: Ameyalli Resort Phase 1 Preliminary

LOCATION OF ITEM: Approximately 800 North 200 East

ZONING DESIGNATION: Recreational and Resort Zone (RZ)

ITEM: 2

Chuck Heath, representative for Midway Mtn Spa LLC, has submitted a preliminary application for Phase 1 of Ameyalli Resort on 28.87-acres. The preliminary plan 24 duplex units and 2 family lodges, private road, 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 preliminary approval of Phase 1 of the Ameyalli Resort master plan (FKA Mt. Spa). The 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 to 600 North. Phase 1 includes approximately 16 acres. This phase includes 24 duplex units, two family lodges, private and public trails, open space, and other resort related amenity improvements. Phase 1 includes a major infrastructure improvement which is the road from 600 North to Burgi Lane. 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. The resort core is 28.87-acres in size and is being developed in four phases. All roads in the development will be private roads. There will be 15.95-acres (55.2%) of open space included in the development. There will also be a mix of public and private trails throughout the development.

The applicant has stated that the intent is that all units are rentable, including duplex units and family lodges in phase 1. The City has not yet received a preliminary plat, which is required for final approval, but it is expected the plat will be a planned unit development plat with building pads for each of the units. The applicant has stated that, through Ameyalli's Codes, Covenants, and Restrictions (CC&Rs), the units will not be lived in year-round 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. The total building square footage of the property is 212,445 square feet which limits the number of duplex units that could be lived in more than 30 days to about 16 units. The rest of the units in the resort which includes the eight other duplexes, two family lodges, all the cottages, hotels, and presidential suite would need to be rented on a less than 30-day basis.

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 to 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.

LAND USE SUMMARY:

- Resort Zone (RZ)
- Phase 1 approximately 16 acres (28.87 acres total)
- 11.87 acres of open space (15.95-acres of open space in entire master plan)
 - 8.81 acres are preserved in a conservation easement
- 12 duplexes (24 units), two family lodges, and amenities
- Public trails from 600 North to Burgi Lane, River Road to resort core, and crater loop trail. Trails will be 8' with a paved surface.

- 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.
- 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 of which 11.87 acres are in phase 1. 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 (Items in **bold** are in phase 1):

- 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 - 66,393 SF**
 - **Two Family Lodges - 10,542 SF**
 - Farm Kitchen - 2,500 SF
- Total: 212,445 SF
Total Bedrooms: 237 EA

Building Area –The proposed plan includes a gross building floor area of 212,445 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 (42,489 square feet). Of that 20%, 25% must be uses such as retail, restaurants, clubs/taverns, or art galleries/showrooms (10,622 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. The roads will be private except the existing public road of 200 East which extends about 650' north of 600 North.

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.

Public Trails – There is an 8’ paved public 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 an 8’ paved public 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 a public trail 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. This trail will be a soft surface trail. A log fence will also be built along the north side of the trail by funds already paid to the City by the developer.

Private Trails – There are many 6’ private trails in the development. These trails will be used by the guests to travel from lodging areas to amenity area. The plan does not specify the surface material for the trails but either a concrete or paved surface should be required and will be more feasible in the varied climate of Midway.

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 proposed a theme that some may interpret as a departure from the typical Swiss/European Alpine themes. With the approval of the master plan, the developer’s

proposed theming was approved for the resort. Individual buildings will be presented to the VAC for their review before building permits are submitted.

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). Internal road setbacks are as approved by the City Council. Most of the units are setback from the private road about 15-20 feet but there are two buildings that have a minimal setback of about 5' from the edge of the private road. The two-family lodges are setback about 12'.

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 212,445 square feet (4.88 acres) per acre which is 16.9% 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 in Phase 1 – 13 parking stalls will be built in front of the family pool area. Each of the duplex units and family lodges will include a 2-car garage. Because of the minimal setbacks for some of the structures, there will not be room to park in the driveway areas in front of the garages for some of the units.

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 5.06 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. The applicant is scheduled to present before the Water Board on October 3rd with more revised numbers that will determine the required water rights per phase.

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 311 trees. 15 more trees will need to be added to the final landscaping plan. One area of attention is in the north end of the resort where the private road makes a 90 degree turn next to Lacy Lane Estates. This area is of concern because of the potential light nuisance that is created by vehicles leaving the resort and heading to Burgi Lane. The lights from the vehicle will shine directly into the back of couple of Lacy Lane homes and will affect several others unless the nuisance is mitigated. The developer has proposed on the landscape plan to plant five evergreen trees in the area and to install a stone wall/entry sign to block the lights. There is no detail given regarding the height of the wall or its length to determine if it will be adequate to mitigate the nuisance.

Geotechnical Report – The City has received a geotechnical report for the property that was prepared by Earthtec which has been reviewed by Horrocks Engineers. The City has also received a report on ground penetrating radar of the site.

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. The applicant is scheduled to present before the Water Board on October 3rd with more revised numbers that will determine the required water rights per phase.

PROPOSED CONDITIONS:

1. A light plan must be submitted to the City, and agreeable to the City, that will mitigate the potential impact to the surrounding residents before the item is scheduled for City Council review.
2. More detail must be submitted to determine that the light nuisance from cars leaving the resort and shining on homes on Lacy Lane Estates has been properly mitigated before the item is scheduled for City Council review.
3. An updated water rights recommendation from the Water Board must be made before the item is reviewed by the City Council.

September 13, 2022

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

Subject: Ameyalli – Phase 1 Preliminary Review

Dear Michael:

Horrocks Engineers recently reviewed Phase 1 of the Ameyalli Resort for Preliminary approval. The proposed resort is located within the recently plated Mountain Spa Rural Preservation development and is located at approximately 800 North and 200 East. Phase 1 consists of 24 duplex units located within 12 structures and 2 family lodges located within 2 structures. Phase 1 has a total of 108 bedrooms. The proposed resort is located within 28.87 acres. The following issues should be addressed with Preliminary approval.

General Comments

- To allow Phase 1 to operate as a self-sustaining phase, the road must be constructed from 600 North to Burgi Lane.
- Snow removal and trash collection should be addressed.

Water

- Phase 1 will be served from the Gerber / Mahogany pressure zone.
- To provide the adequate fire flow, the proposed 8" water line will connect to the existing 10" Gerber zone water line within Burgi Lane, the existing 10" water line in Sunflower Lane, and the proposed upsized 8" water line in 200 East.
- The proposed 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.

Roads

- Roads within the proposed Phase 1 will connect to both Burgi Lane and 200 East at 600 North, with a third emergency access connecting to Sunflower Lane. Each road will be built to Rural City Street standard. The proposed cross-section is 22' of asphalt with two 2' concrete ribbon curbs, for a total width of 26'
- The roads within the resort will be private roads with a public easement.
- Each of the improvements within 200 East, road, water, irrigation, and any private improvements will be installed and paid for by the Ameyalli Resort.
- The existing power line along 200 East should be buried as part of the Ameyalli Phase 1 improvements.
- A traffic study has been submitted and reviewed and accepted.

Pressure Irrigation

- The resort will be serviced by Midway Irrigation. To date a design for the booster pump has not been provided to the developer.

- Prior to Phase 1 receiving Final approval the design for the irrigation pumping system should be submitted to and accepted by the Developer. This should be both the pump design and the pump and pipeline location.

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 proposed plans. This trail will provide connectivity from existing trails on Burgi Lane, and 600 North to the Valais Park. The trail will be a valuable link to the Midway City trails system. The trail is shown to be completed as part of Phase 1.

Storm Drain


- The storm drain system will be a private. The system will collect and retain all storm water onsite through catch basins and retention basins. The storm drain system will be a private system 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 Engine r

cc: Berg Engineering (Sent by Email)

Exhibits

Exhibit A – Location Maps

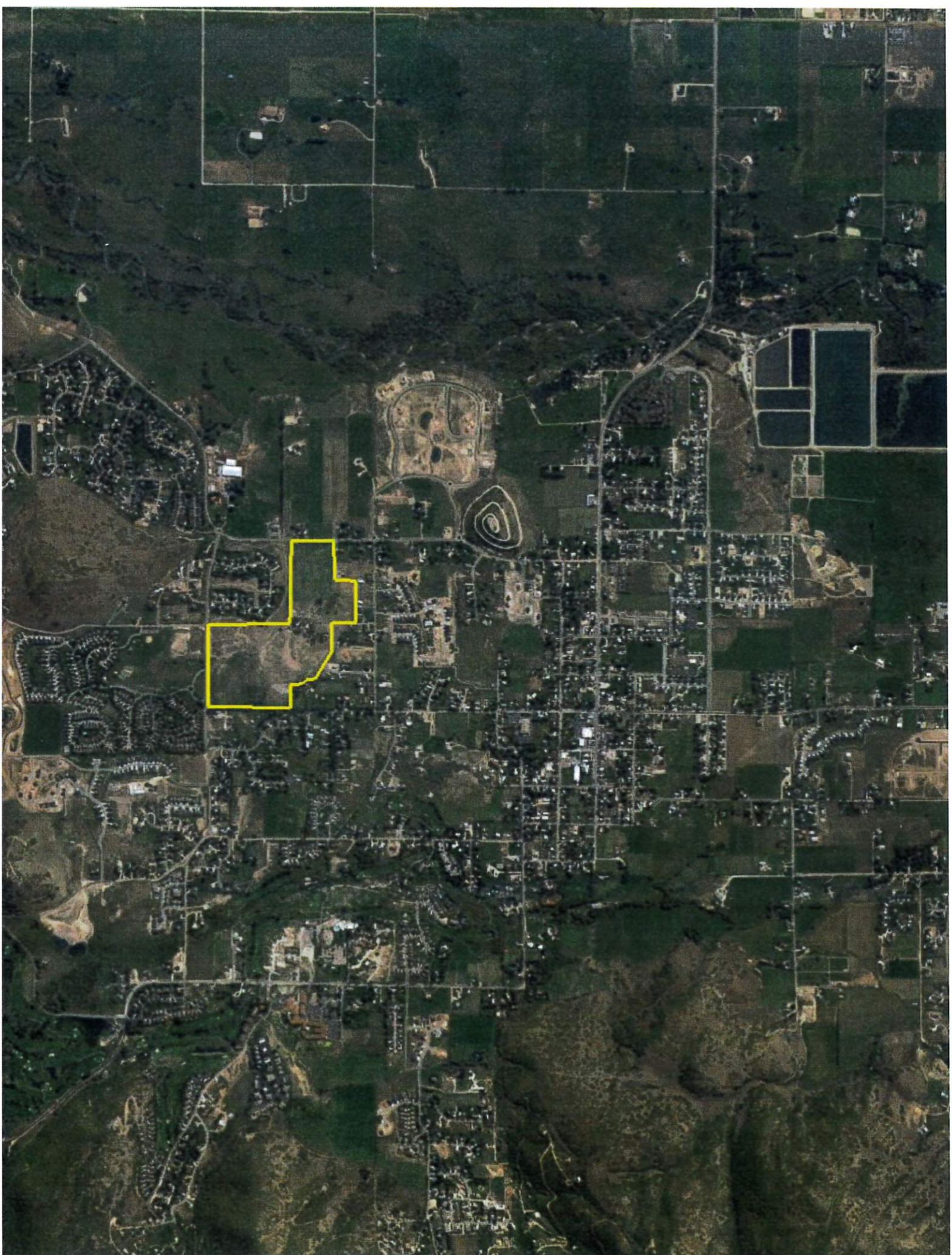
Exhibit B – Proposed Preliminary Plans

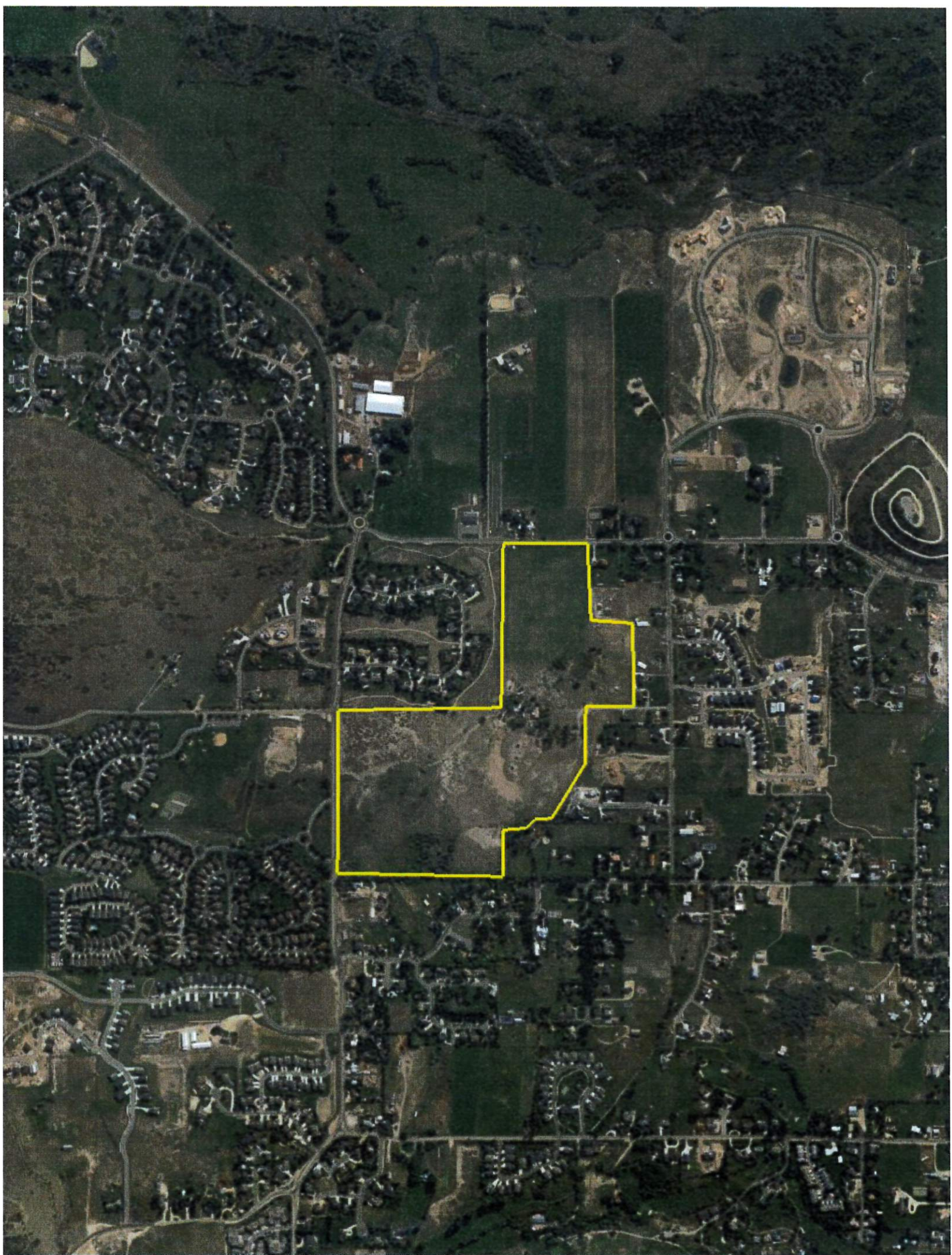
Exhibit C – Applicant’s Vision Statement

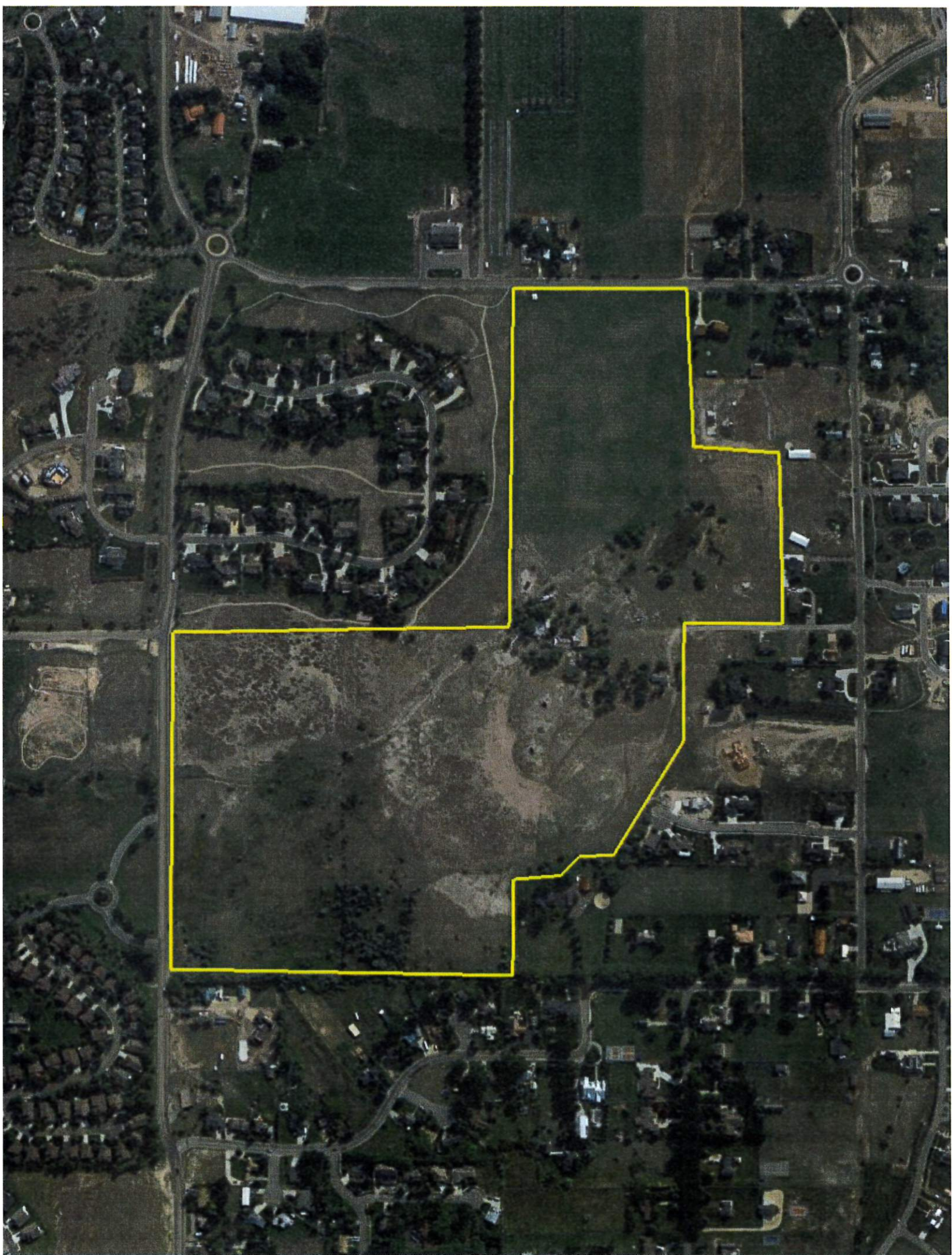
Exhibit D – Applicant’s Site Circulation Plan

Exhibit E – Proposed Water Right Calculation

Exhibit A







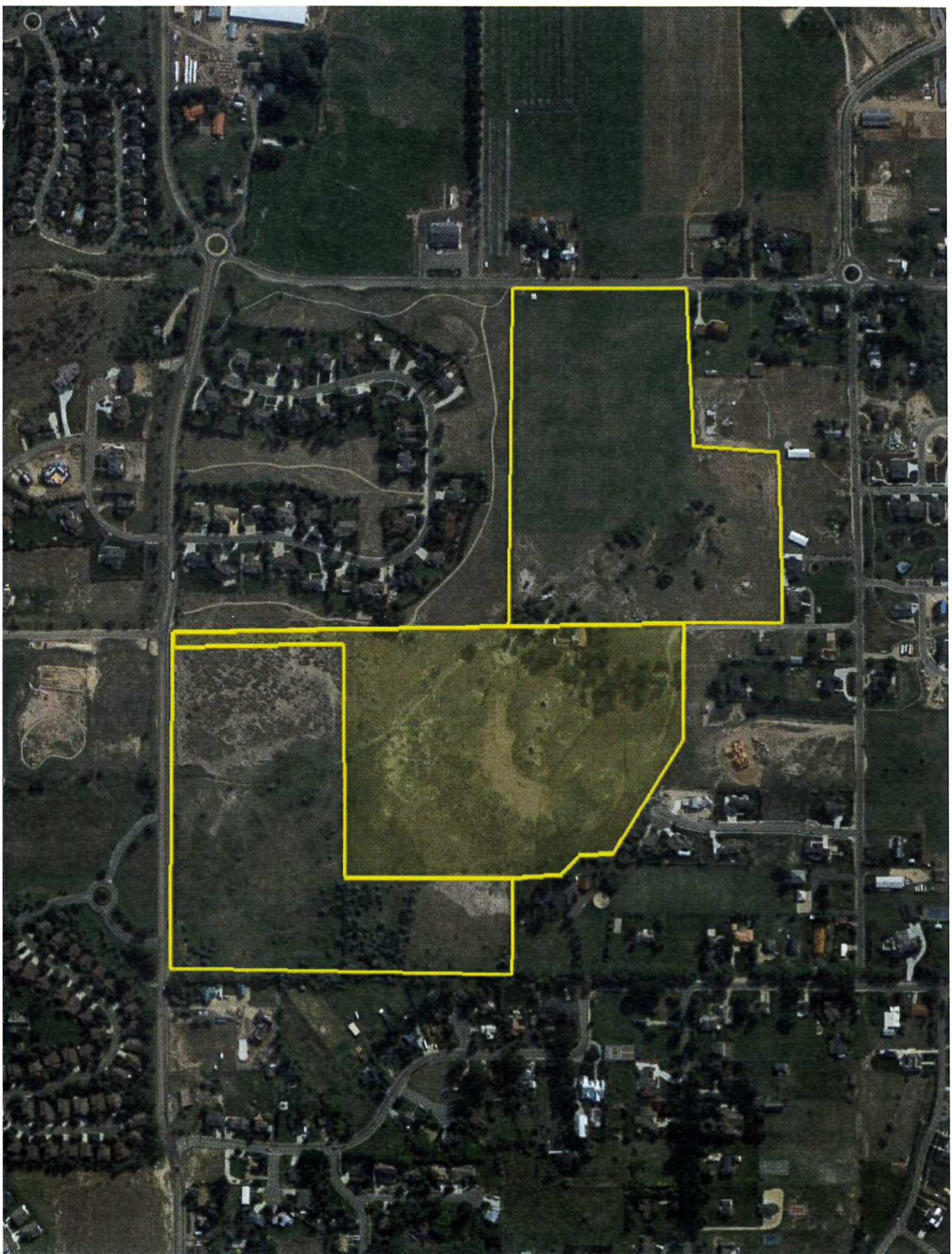


Exhibit B

AMEYALLI

MIDWAY CENTER FOR LIMITLESS LIFE

800 N 200 E MIDWAY, UTAH 84049



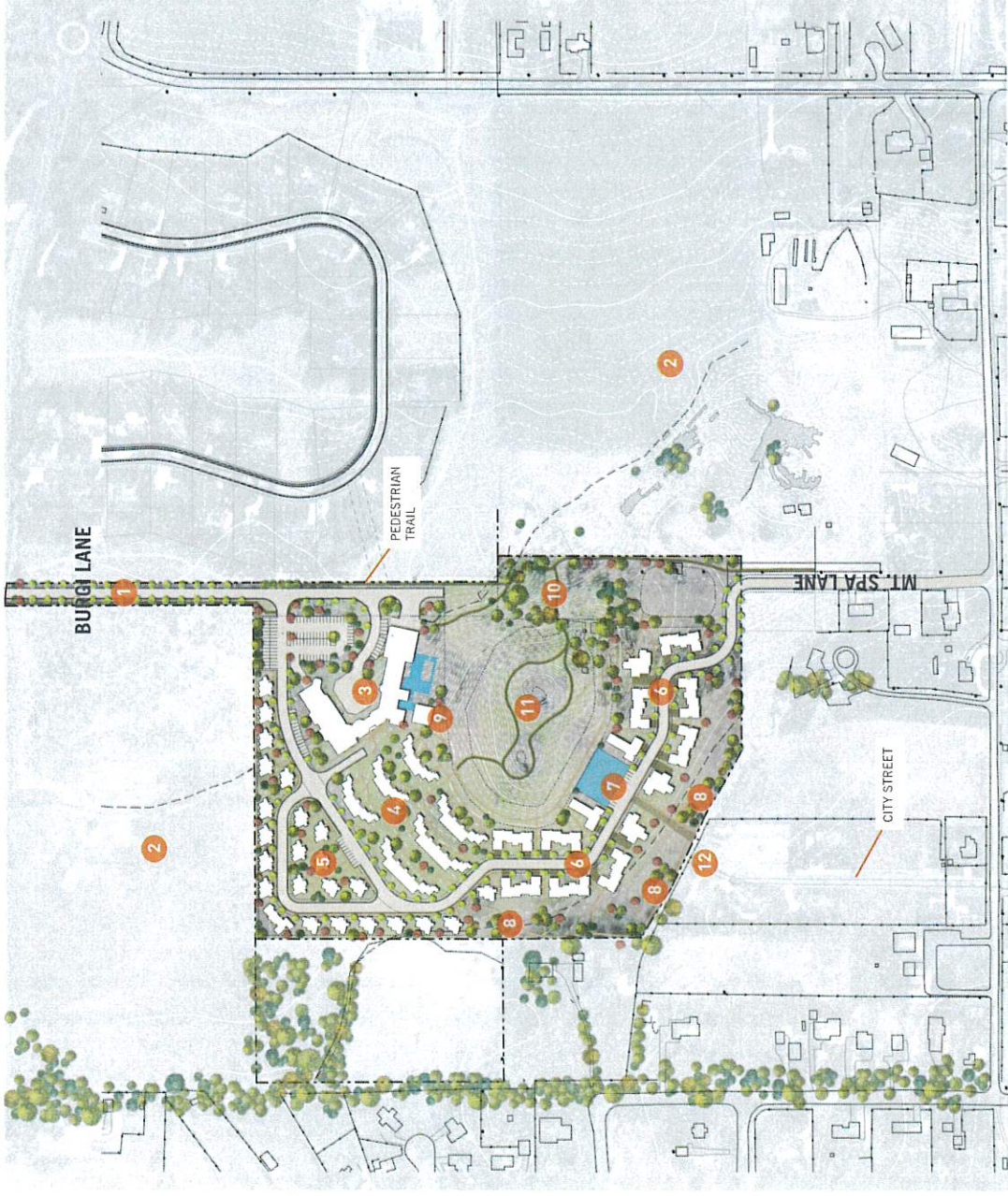
PRELIMINARY RESORT PLAN | 29 AUGUST 2022

OVERLAND

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MASTER SITE PLAN |
OVERALL RESORT



PROGRAM | LEGEND

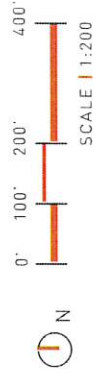
- 1 MAIN ENTRANCE
- 2 AGRICULTURAL PRESERVATION AREA
SEE RECORDED RURAL PRESERVATION SUBDIVISION PLAT.
- 3 CORE BUILDING
- 4 HOTEL
- 5 COTTAGES
- 6 DUPLEXES
- 7 FAMILY LODGE + FAMILY POOL AREA
- 8 RECREATION ZONE
- 9 FARM KITCHEN
- 10 RESTORED EXISTING POT ROCK STRUCTURE
- 11 HOT POTS
- 12 POTENTIAL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

MASTER SITE PLAN | SITE METRICS

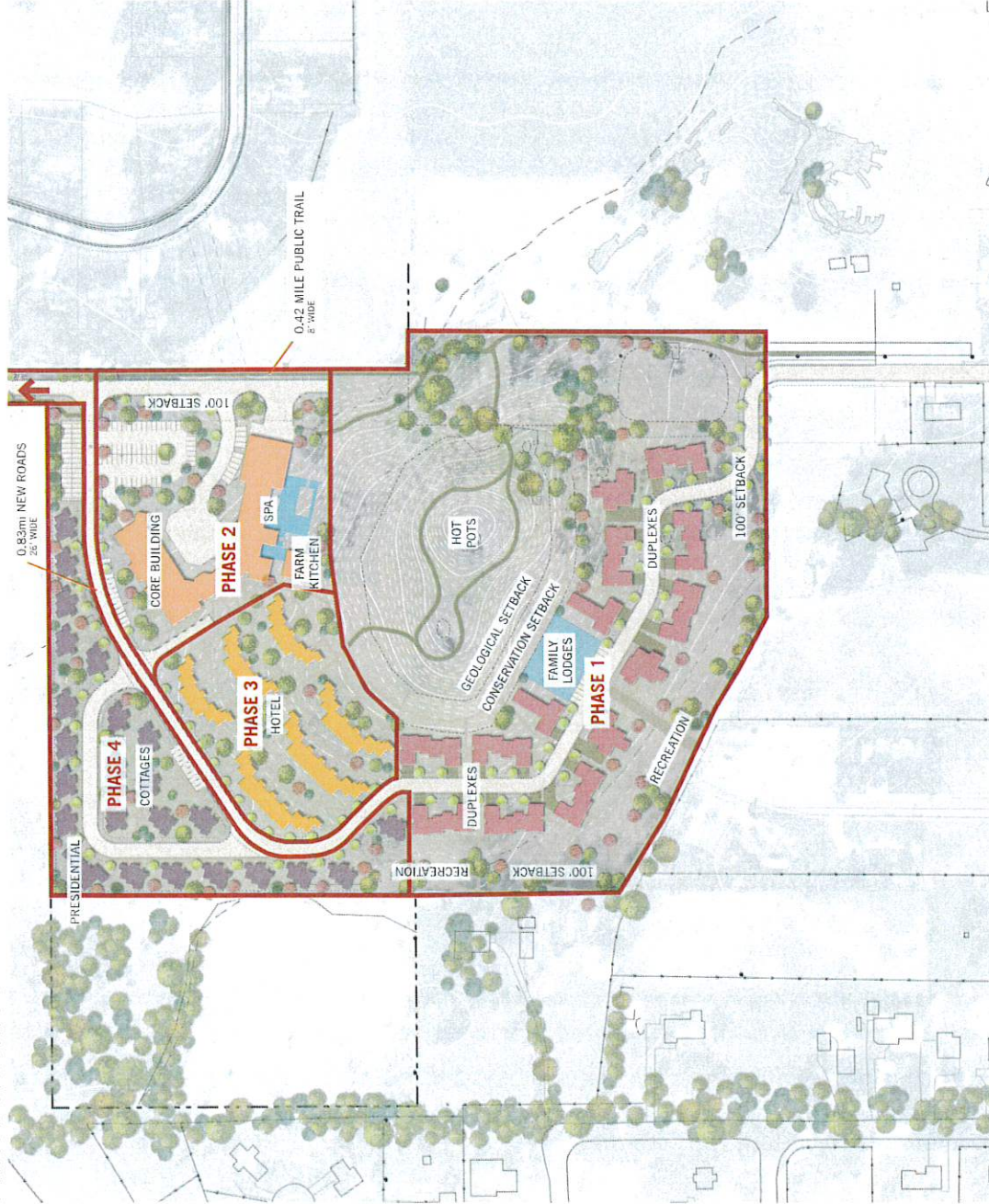


PROGRAM | GROSS SF

80 Hotel Rooms:	41,270
23 Cottages:	40,020
1 Presidential Suite:	3,210
Core Building:	48,510
24 Duplexes:	66,393
2 Family Lodges:	10,542
Farm Kitchen:	2,500
TOTAL:	212,445
TOTAL # of Bedrooms:	237



MASTER SITE PLAN | PHASE METRICS



PROGRAM | GROSS SF

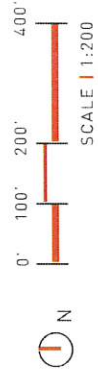
PHASE 1:
 24 Duplexes: 66,393
 2 Family Lodges: 10,542
76,935
108 Bedrooms

PHASE 2:
 Core Building: 48,510
 Farm Kitchen: 2,500
51,010

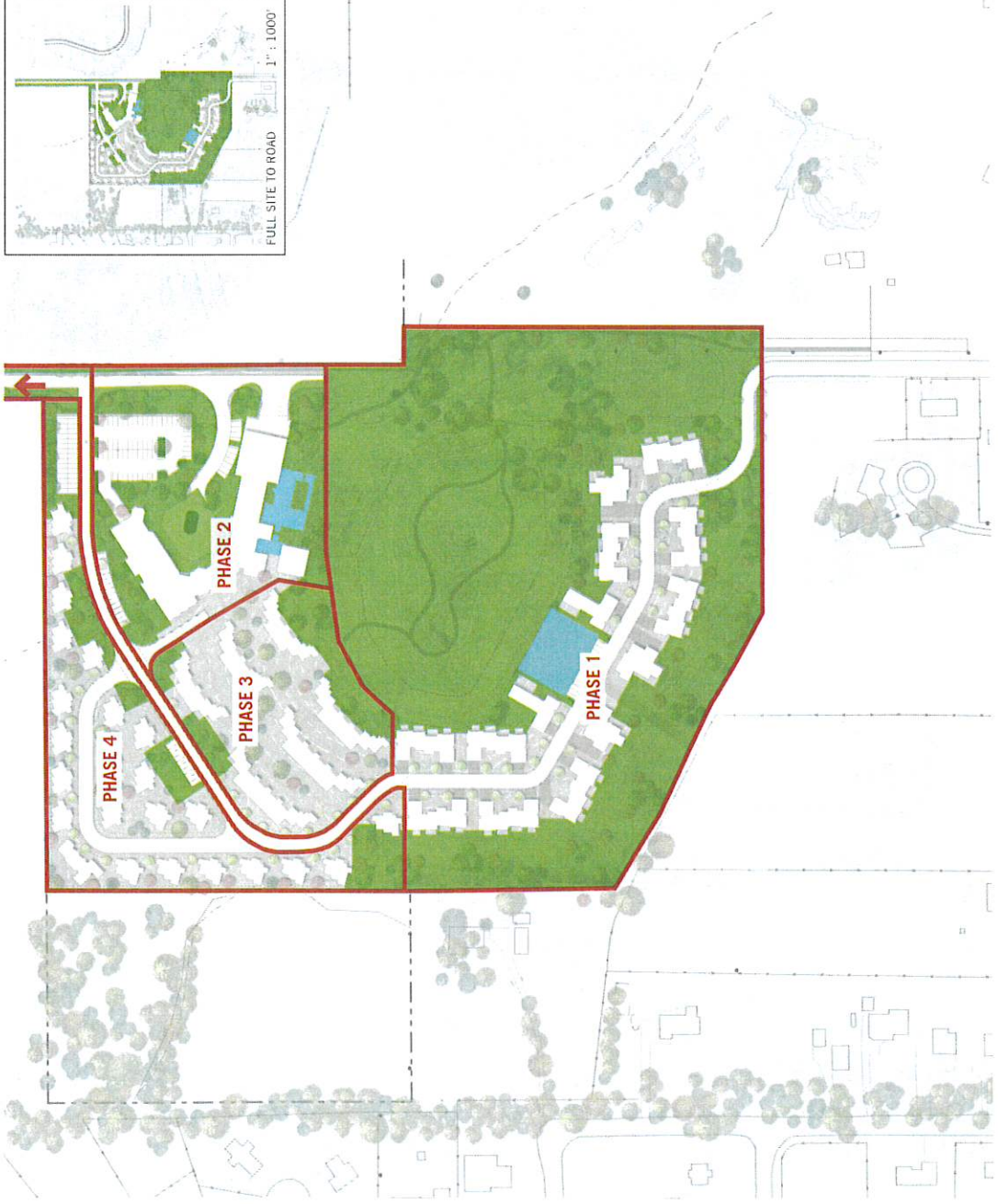
PHASE 3:
 80 Hotel Rooms: 41,270
41,270
80 Bedrooms

PHASE 4:
 23 Cottages: 40,020
 1 Presidential Suite: 3,210
43,230
49 Bedrooms

TOTAL: 212,445
TOTAL # of Bedrooms: 237



MASTER SITE PLAN | OPEN SPACE PLAN



TOTAL AREA OF RESORT | AC
 Building Footprint: **4.88** 16.9%
 Roads, Parking & Driveways: **4.03** 14.0%
 Green Space: **19.96** 69.1%
 Landscaped Areas: 4.02 13.9%
 Open Areas: 15.95 55.2%

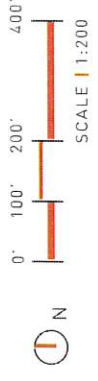
TOTAL Project Area: 28.87
OPEN SPACE | AC
 Proposed Open Space: **15.95** 55.2%

PHASE 1:
 Built Area: 1.77
 Open Space: 11.87
 % of Phases: 76.3%
 % of Project: 41.1%

PHASE 1+2:
 Built Area: 2.94
 Open Space: 14.57
 % of Phases: 69.5%
 % of Project: 50.5%

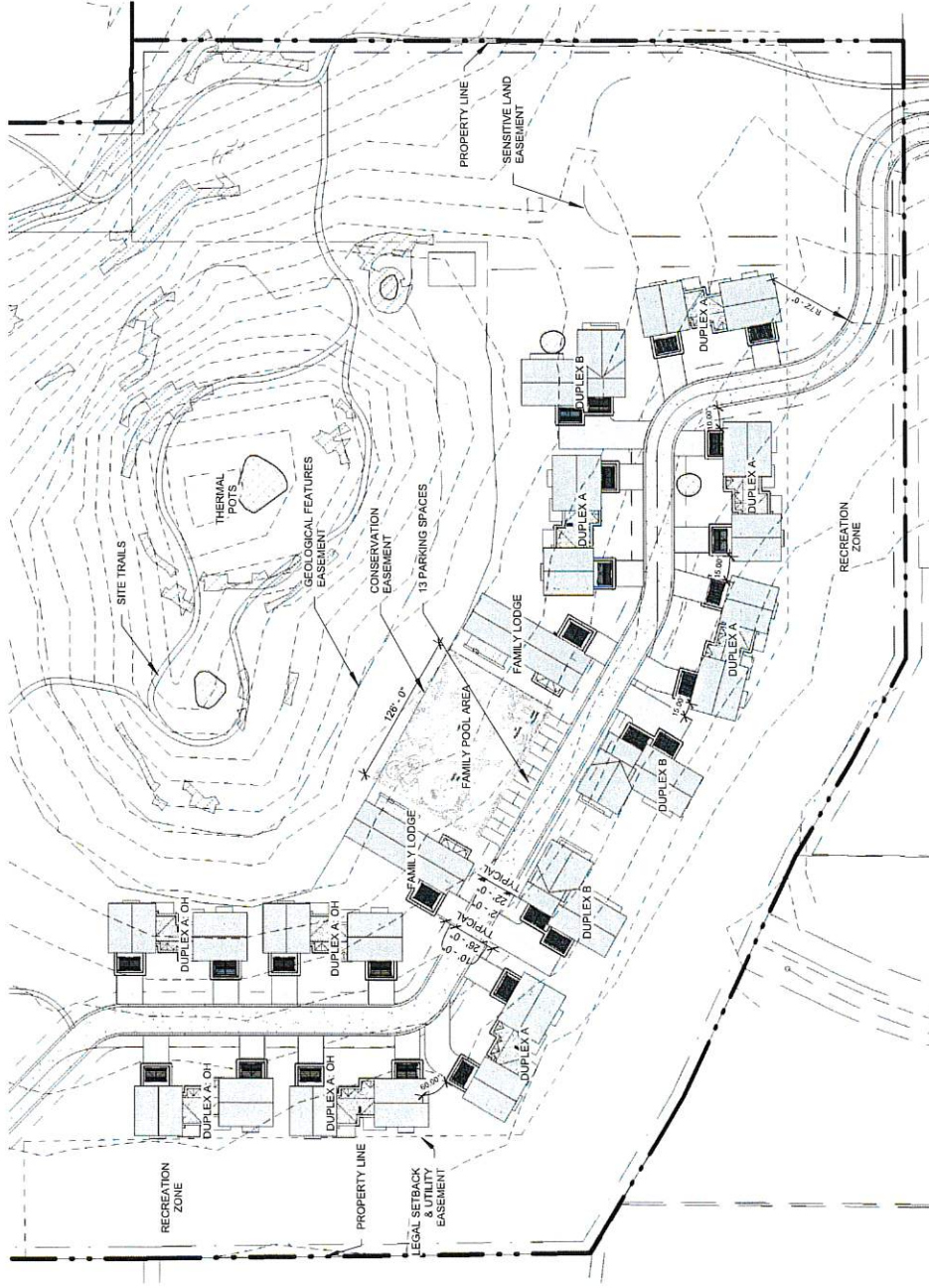
PHASE 1+2+3:
 Built Area: 3.88
 Open Space: 15.22
 % of Phases: 63.4%
 % of Project: 52.7%

PHASE 1+2+3+4:
 Built Area: 4.88
 Open Space: 15.95
 % for Phase: 55.2%
 % for Project: 55.2%



PHASED SITE PLAN |

PHASE 1 : DUPLEXES AND FAMILY LODGES



AREAS | GROSS SF

DUPLEX A:
 LEVEL 01: 3,117
 GROSS CONDITIONED
 GROSS UNCONDITIONED 1,264

LEVEL 02: 2,455
 GROSS UNCONDITIONED 873

TOTAL GRS CONDITIONED 5,415
TOTAL GRS UNCONDITIONED 2,137

DUPLEX B:
 LEVEL 01: 2,384
 GROSS UNCONDITIONED 1,076

LEVEL 02: 3,031
 GROSS UNCONDITIONED 897

TOTAL GRS CONDITIONED 5,415
TOTAL GRS UNCONDITIONED 1,973

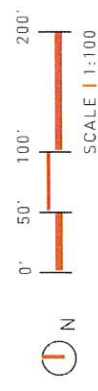
FAMILY LODGE:
 LEVEL 01: 2,636
 GROSS UNCONDITIONED 695

LEVEL 02: 2,635
 GROSS UNCONDITIONED 681

TOTAL GRS UNCONDITIONED 5,271
TOTAL GRS UNCONDITIONED 1,376

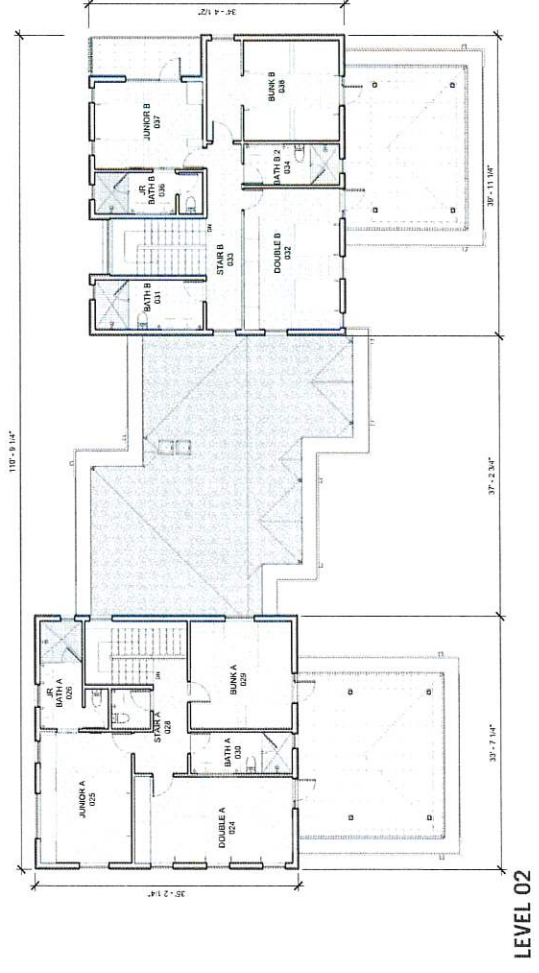
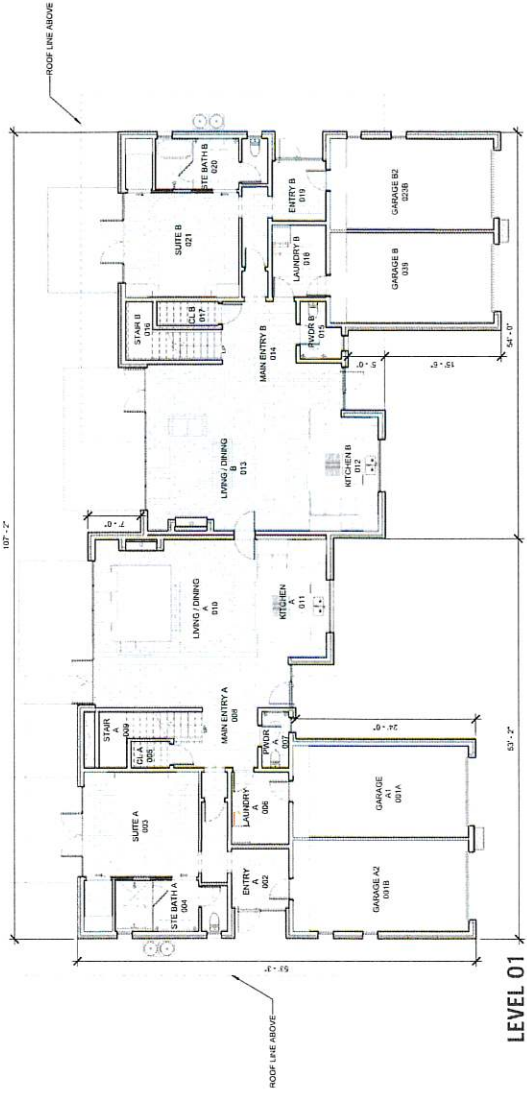
9 DUPLEX A BUILDINGS
 3 DUPLEX B BUILDINGS
 2 FAMILY LODGE BUILDINGS

26 INDIVIDUAL UNITS TOTAL

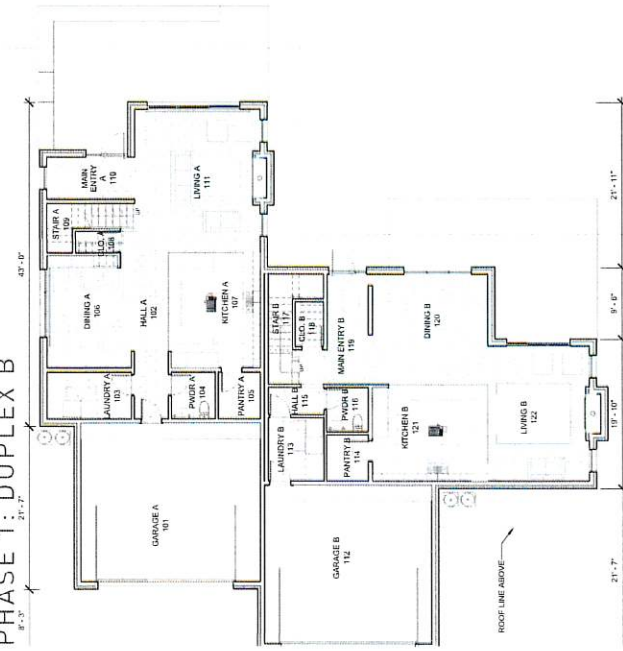


BUILDING AREA PLAN AND DESIGN ELEMENTS |

PHASE 1 : DUPLEX A



BUILDING AREA PLAN AND DESIGN ELEMENTS | PHASE 1: DUPLEX B



LEVEL 01

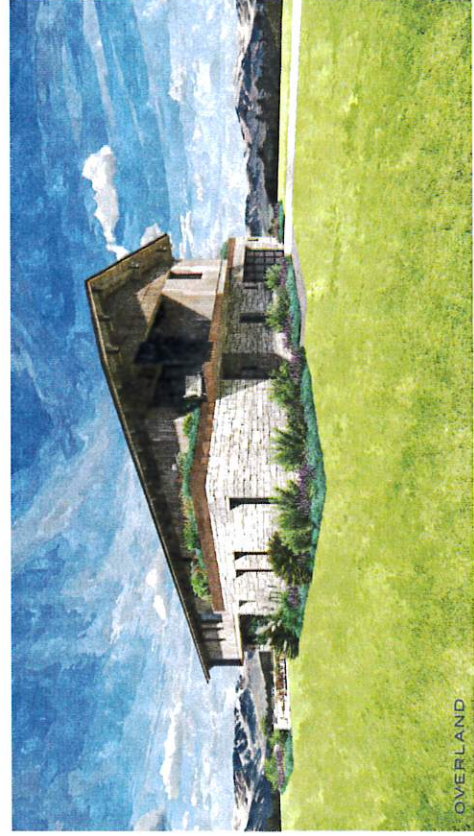
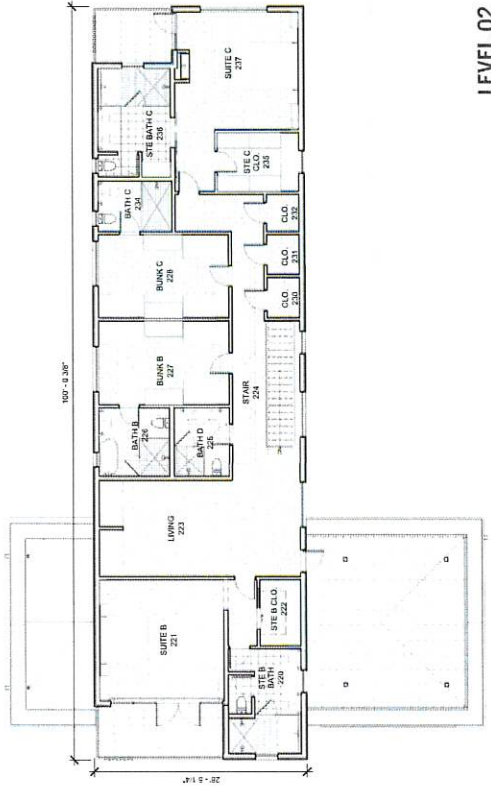
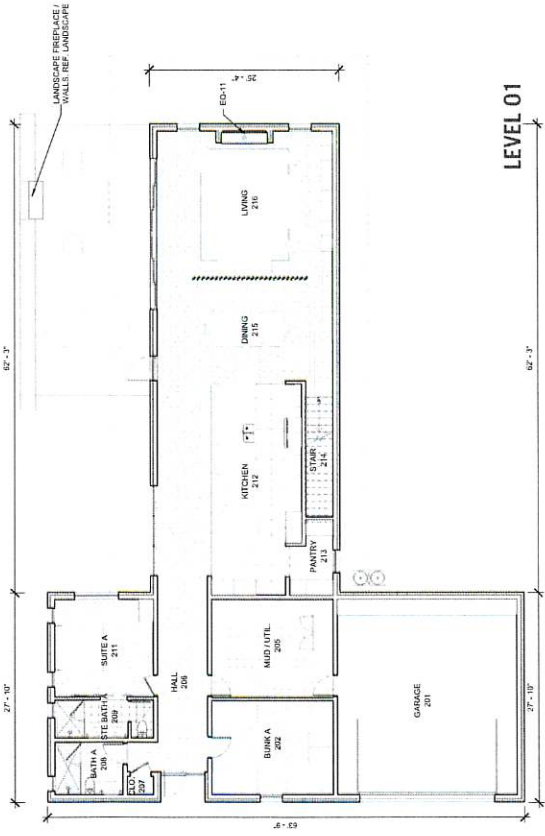


LEVEL 02



BUILDING AREA PLAN AND DESIGN ELEMENTS |

PHASE 1: FAMILY LODGE



PROPOSED LAND USE PLAN |
HIGHEST POINT



PROPOSED LAND USE PLAN | PARKING COUNTS



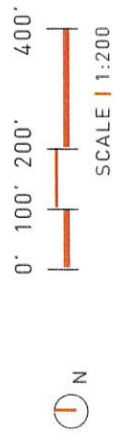
PROGRAM | GROSS SF

80 Hotel Rooms:	41,270
23 Cottages:	40,020
1 Presidential Suite:	3,210
Core Building:	48,510
24 Duplexes:	66,393
2 Family Lodges:	10,542
Farm Kitchen:	2,500
TOTAL:	212,445

PARKING | SURFACE / SUBGRADE

TOTAL PARKING SHOWN <small>EXCLUDING TANDEM VALET SPOTS</small>	304 spots
TOTAL PARKING SHOWN <small>INCLUDING TANDEM VALET SPOTS</small>	348 spots
*RESORT TOTAL REQUIRED:	302 spots

**based on parking study*



PARKING CALCULATIONS I RESORT MASTERPLAN

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 developed together, the peak parking accumulation pattern for the entire development should be 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."

Use	Quantity	Unit
Hotel Units (1 bedroom)	80	unit
Hotel Units (2 bedrooms)	23	unit
Corporate Lock-Out Units	23	unit
Presidential Units (2 bedrooms)	1	unit
Duplex units (6 - 7 bedrooms)	24	unit
Family Lodge (6 bedrooms)	2	unit
Yurt	4	unit
Restaurant	71	seats
Rooftop Bar	35	seats
Farm Kitchen	12	seats
Event Spaces / Conference Center	245	person
Swimming Pools	201	person
Spa - Main Full Service	102	person
Spa - Med Spa	62	person
Event Spaces	53	person
Fitness Center	53	person
Hotel Staff and Employees	53	person
Kitchen Staff and Employees	18	person

Table 1 - Proposed Uses at Ameyalli

Table 2 - Required Parking Spaces for the Ameyalli Master Plan

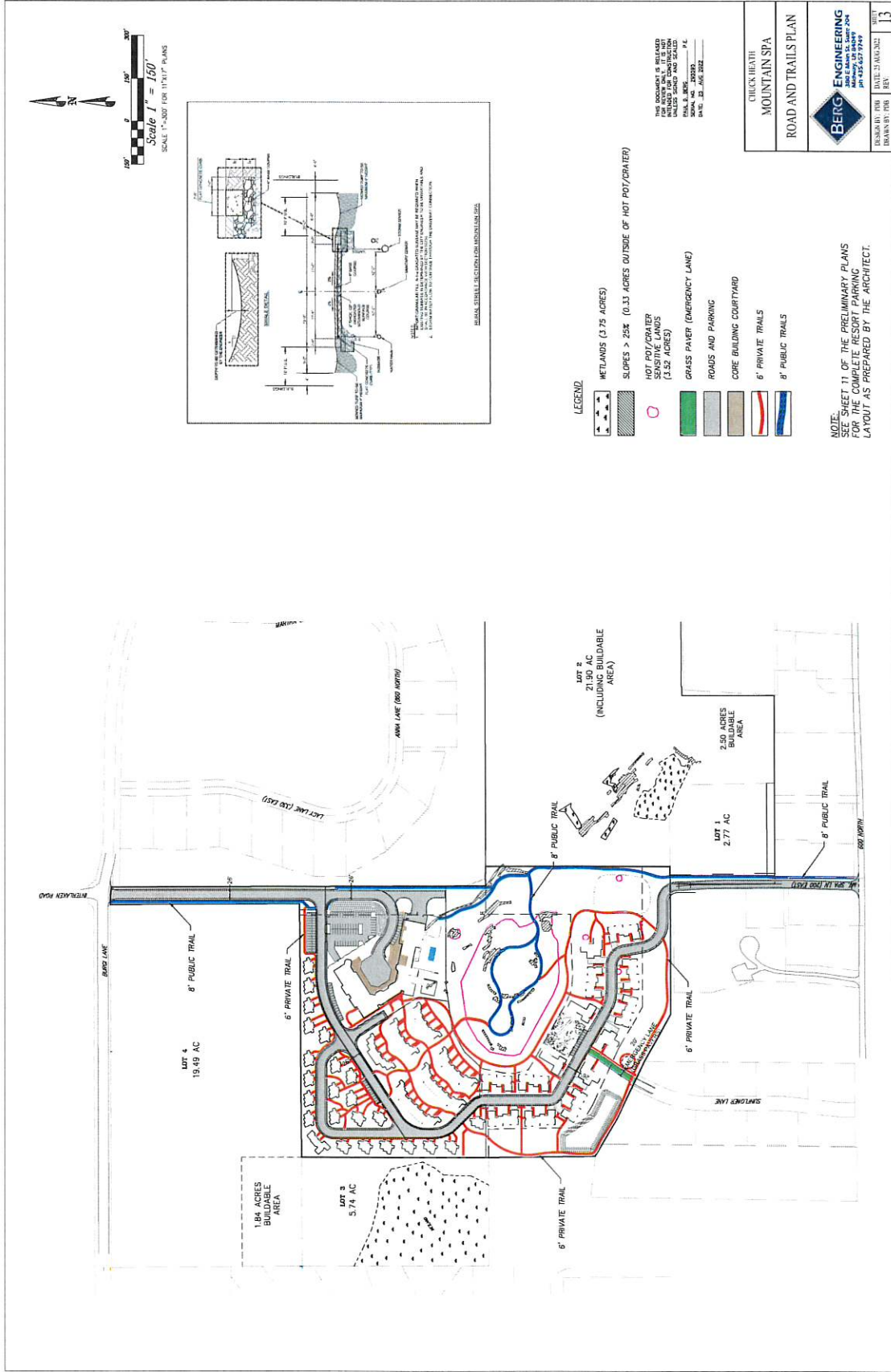
Use	Quantity	Unit	Parking Standard	Subtotal	Peak Day Factor	Peak Hour Factor	Factor for Hotel Parking	Required Spaces
Hotel Units (1 bedroom)	80	unit	1 per unit	80	0.84	0.95	1.00	64
Hotel Units (2 bedrooms)	23	unit	1 per unit	23	0.84	0.95	1.00	18
Corporate Lock-Out Units	23	unit	1 per unit	23	0.84	0.95	1.00	18
Presidential Units (2 bedrooms)	1	unit	2 per unit	2	0.84	0.95	1.00	2
Duplex units (6 - 7 bedrooms)	24	unit	2 per unit	48	0.84	0.95	1.00	39
Family Lodge (6 bedrooms)	2	unit	1 per unit	2	0.84	0.95	1.00	3
Yurt	4	unit	1 per unit	4	0.84	0.95	1.00	3
Restaurant	71	seats	1 per 2 people	35	1.00	1.00	0.40	14
Rooftop Bar	35	seats	1 per 2 people	18	1.00	1.00	0.40	7
Farm Kitchen	12	seats	1 per 2 people	6	1.00	1.00	0.40	2
Event Spaces / Conference Center	245	person	1 per 2 people	123	1.00	1.00	0.40	25
Swimming Pools	201	person	1 per 2 people	101	1.00	0.75	0.40	30
Spa - Main Full Service	102	person	1 per 2 people	51	1.00	0.75	0.40	13
Spa - Med Spa	62	person	1 per 2 people	31	1.00	0.75	0.40	8
Event Spaces	53	person	1 per 2 people	27	1.00	0.75	0.40	7
Fitness Center	53	person	1 per 2 people	27	1.00	0.75	0.40	7
Hotel Staff and Employees	53	person	1 per employee	53	1.00	0.33	1.00	17
Kitchen Staff and Employees	18	person	1 per employee	18	1.00	1.00	1.00	18
Total Parking Spaces Required for Resort								302

Total Parking Spaces in Master Plan 348

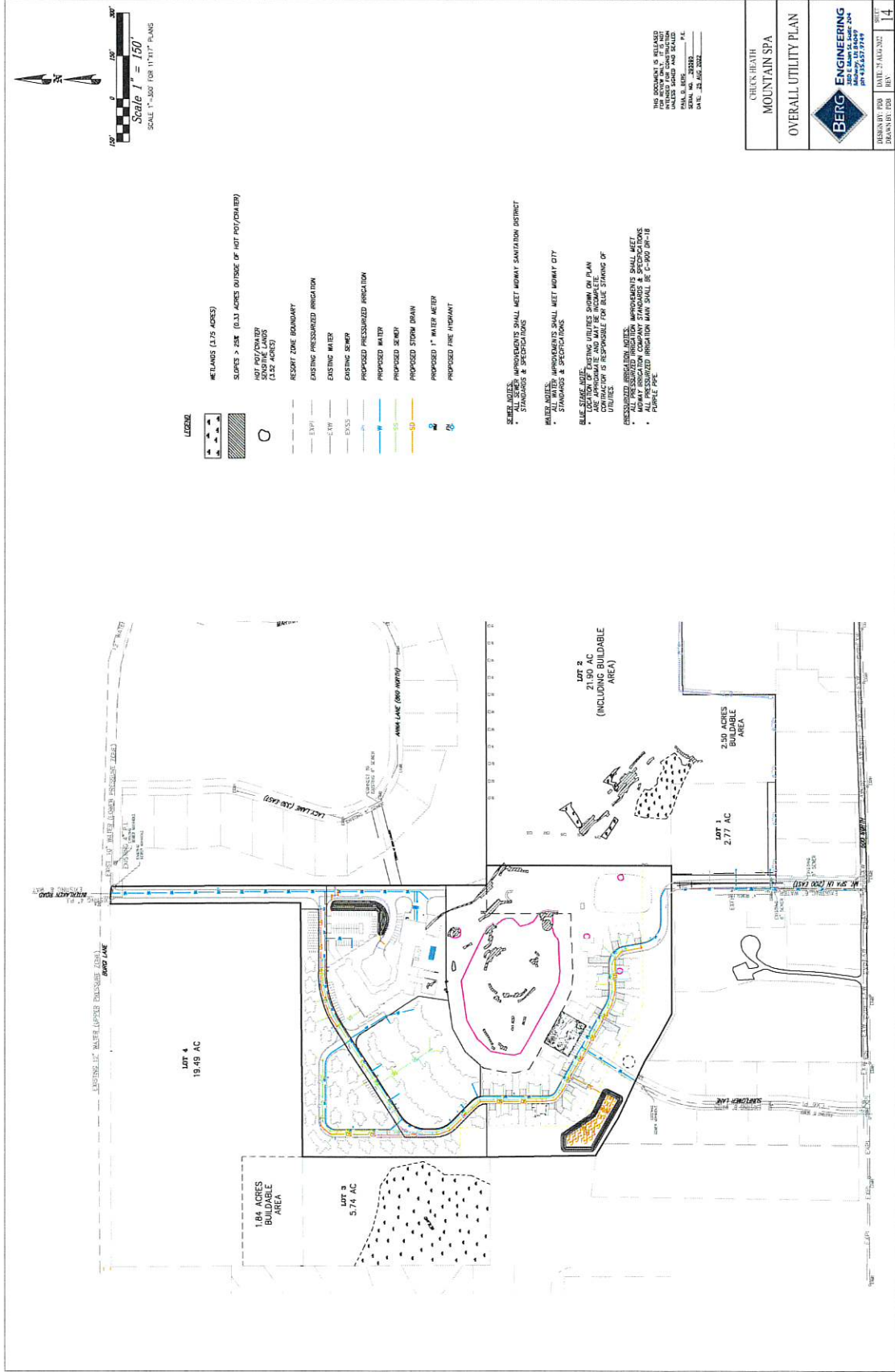
Notes:

- 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.

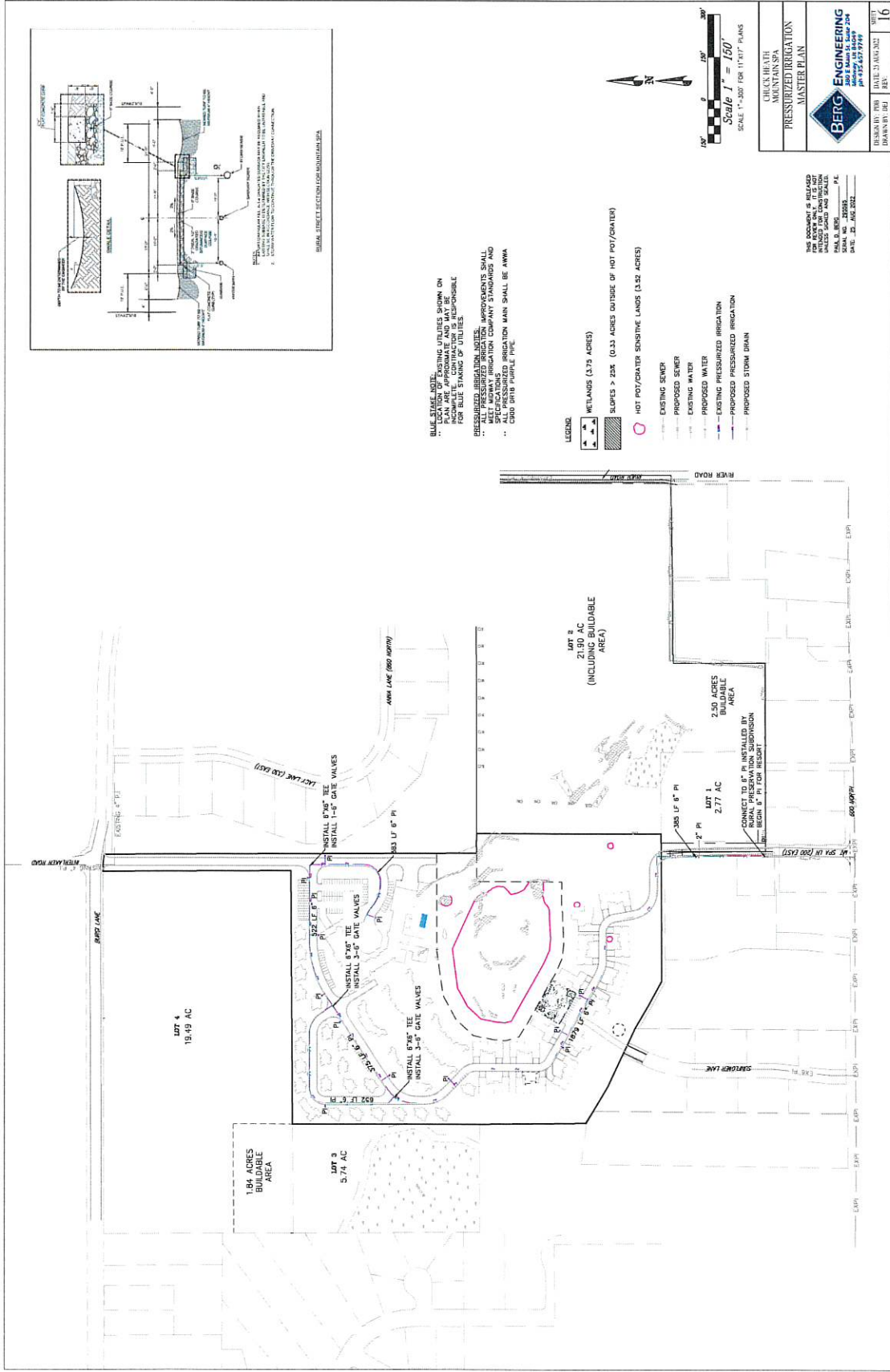
PROPOSED ROADS, PARKING AND TRAILS PLAN I



PROPOSED OVERALL UTILITIES PLAN I



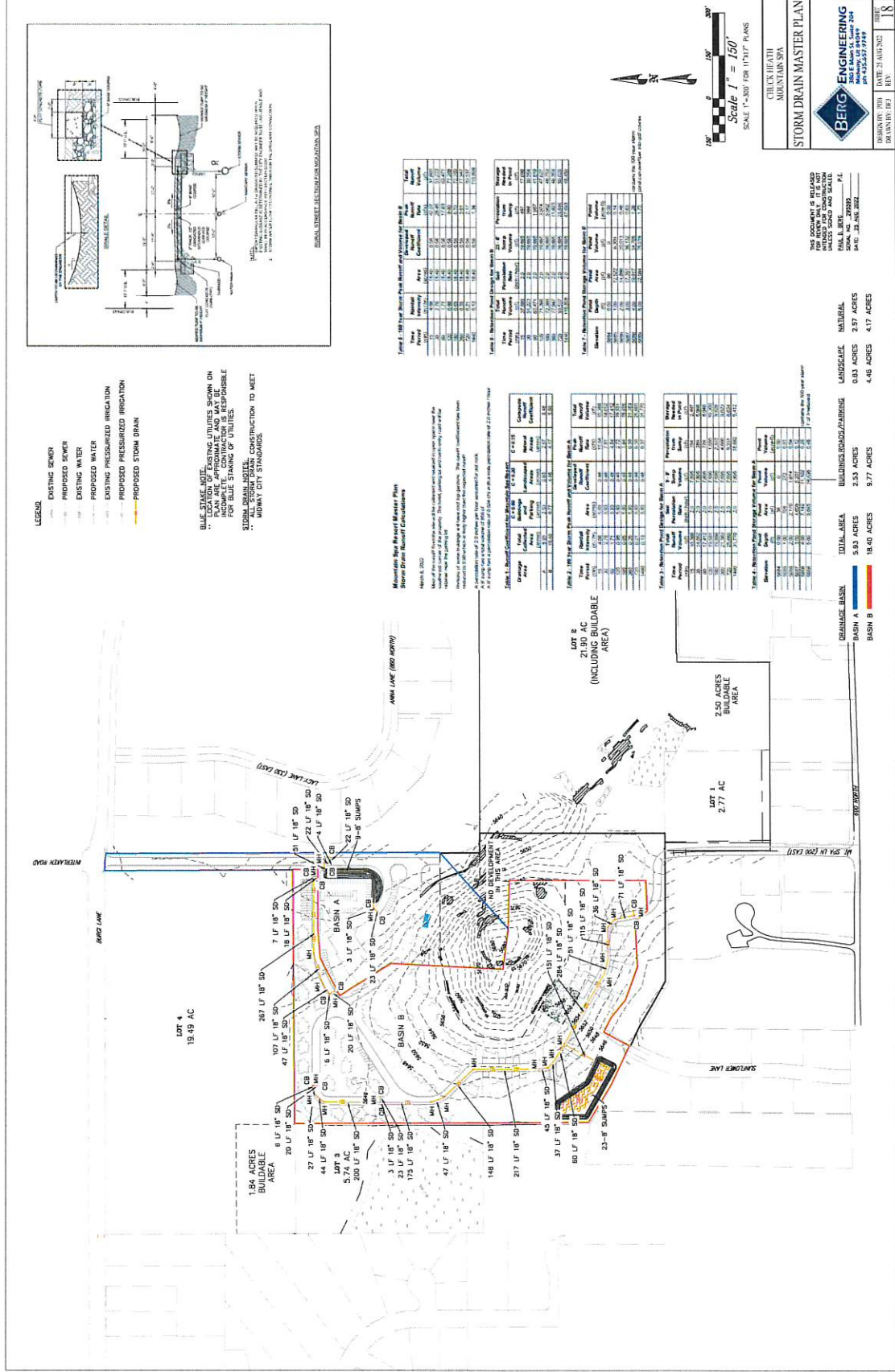
PROPOSED PRESSURIZED IRRIGATION PLAN I



PROPOSED SEWER MASTER PLAN



PROPOSED STORM DRAIN MASTER PLAN I



- LEGEND**
- EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - PROPOSED STORM DRAIN

BLUE LINES WITH 'X' MARKS INDICATE EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE AS MUCH AS POSSIBLE FOR BLUE STAKING OF UTILITIES.

STORM DRAIN LINES SHALL BE CONSTRUCTED TO MEET MIDWAY CITY STANDARDS.

Table 1. 100 Year Storm Peak Runoff and Volume for Basin A

Time Period	Runoff (cfs)	Volume (cu ft)
15 min	150	1,350,000
30 min	180	2,700,000
45 min	200	3,150,000
1 hr	220	3,500,000
1.5 hr	240	3,780,000
2 hr	250	3,900,000
3 hr	260	3,960,000
4 hr	265	4,000,000
5 hr	268	4,020,000
6 hr	270	4,032,000
7 hr	272	4,044,000
8 hr	274	4,056,000
9 hr	276	4,068,000
10 hr	278	4,080,000
12 hr	282	4,116,000
15 hr	288	4,188,000
18 hr	294	4,254,000
21 hr	298	4,284,000
24 hr	300	4,300,000
30 hr	305	4,365,000
36 hr	308	4,392,000
42 hr	310	4,410,000
48 hr	312	4,428,000
54 hr	314	4,446,000
60 hr	316	4,464,000
72 hr	320	4,512,000
84 hr	324	4,560,000
96 hr	328	4,608,000
108 hr	332	4,656,000
120 hr	336	4,704,000

Table 2. 100 Year Storm Peak Runoff and Volume for Basin B

Time Period	Runoff (cfs)	Volume (cu ft)
15 min	100	900,000
30 min	120	1,800,000
45 min	140	2,700,000
1 hr	160	3,600,000
1.5 hr	180	4,500,000
2 hr	200	5,400,000
3 hr	220	6,300,000
4 hr	240	7,200,000
5 hr	250	7,500,000
6 hr	260	7,800,000
7 hr	270	8,100,000
8 hr	280	8,400,000
9 hr	290	8,700,000
10 hr	300	9,000,000
12 hr	320	9,900,000
15 hr	340	10,800,000
18 hr	360	11,700,000
21 hr	380	12,600,000
24 hr	400	13,500,000
30 hr	420	14,400,000
36 hr	440	15,300,000
42 hr	460	16,200,000
48 hr	480	17,100,000
54 hr	500	18,000,000
60 hr	520	18,900,000
72 hr	540	19,800,000
84 hr	560	20,700,000
96 hr	580	21,600,000
108 hr	600	22,500,000
120 hr	620	23,400,000

Table 3. 100 Year Storm Peak Runoff and Volume for Basin C

Time Period	Runoff (cfs)	Volume (cu ft)
15 min	80	720,000
30 min	100	1,440,000
45 min	120	2,160,000
1 hr	140	2,880,000
1.5 hr	160	3,600,000
2 hr	180	4,320,000
3 hr	200	5,040,000
4 hr	220	5,760,000
5 hr	240	6,480,000
6 hr	260	7,200,000
7 hr	280	7,920,000
8 hr	300	8,640,000
9 hr	320	9,360,000
10 hr	340	10,080,000
12 hr	360	10,800,000
15 hr	380	11,520,000
18 hr	400	12,240,000
21 hr	420	12,960,000
24 hr	440	13,680,000
30 hr	460	14,400,000
36 hr	480	15,120,000
42 hr	500	15,840,000
48 hr	520	16,560,000
54 hr	540	17,280,000
60 hr	560	18,000,000
72 hr	580	18,720,000
84 hr	600	19,440,000
96 hr	620	20,160,000
108 hr	640	20,880,000
120 hr	660	21,600,000

Table 4. 100 Year Storm Peak Runoff and Volume for Basin D

Time Period	Runoff (cfs)	Volume (cu ft)
15 min	60	540,000
30 min	80	1,080,000
45 min	100	1,620,000
1 hr	120	2,160,000
1.5 hr	140	2,700,000
2 hr	160	3,240,000
3 hr	180	3,780,000
4 hr	200	4,320,000
5 hr	220	4,860,000
6 hr	240	5,400,000
7 hr	260	5,940,000
8 hr	280	6,480,000
9 hr	300	7,020,000
10 hr	320	7,560,000
12 hr	340	8,100,000
15 hr	360	8,640,000
18 hr	380	9,180,000
21 hr	400	9,720,000
24 hr	420	10,260,000
30 hr	440	10,800,000
36 hr	460	11,340,000
42 hr	480	11,880,000
48 hr	500	12,420,000
54 hr	520	12,960,000
60 hr	540	13,500,000
72 hr	560	14,040,000
84 hr	580	14,580,000
96 hr	600	15,120,000
108 hr	620	15,660,000
120 hr	640	16,200,000

Table 5. 100 Year Storm Peak Runoff and Volume for Basin E

Time Period	Runoff (cfs)	Volume (cu ft)
15 min	40	360,000
30 min	60	720,000
45 min	80	1,080,000
1 hr	100	1,440,000
1.5 hr	120	1,800,000
2 hr	140	2,160,000
3 hr	160	2,520,000
4 hr	180	2,880,000
5 hr	200	3,240,000
6 hr	220	3,600,000
7 hr	240	3,960,000
8 hr	260	4,320,000
9 hr	280	4,680,000
10 hr	300	5,040,000
12 hr	320	5,400,000
15 hr	340	5,760,000
18 hr	360	6,120,000
21 hr	380	6,480,000
24 hr	400	6,840,000
30 hr	420	7,200,000
36 hr	440	7,560,000
42 hr	460	7,920,000
48 hr	480	8,280,000
54 hr	500	8,640,000
60 hr	520	9,000,000
72 hr	540	9,360,000
84 hr	560	9,720,000
96 hr	580	10,080,000
108 hr	600	10,440,000
120 hr	620	10,800,000

Table 6. 100 Year Storm Peak Runoff and Volume for Basin F

Time Period	Runoff (cfs)	Volume (cu ft)
15 min	20	180,000
30 min	40	360,000
45 min	60	540,000
1 hr	80	720,000
1.5 hr	100	900,000
2 hr	120	1,080,000
3 hr	140	1,260,000
4 hr	160	1,440,000
5 hr	180	1,620,000
6 hr	200	1,800,000
7 hr	220	1,980,000
8 hr	240	2,160,000
9 hr	260	2,340,000
10 hr	280	2,520,000
12 hr	300	2,700,000
15 hr	320	2,880,000
18 hr	340	3,060,000
21 hr	360	3,240,000
24 hr	380	3,420,000
30 hr	400	3,600,000
36 hr	420	3,780,000
42 hr	440	3,960,000
48 hr	460	4,140,000
54 hr	480	4,320,000
60 hr	500	4,500,000
72 hr	520	4,680,000
84 hr	540	4,860,000
96 hr	560	5,040,000
108 hr	580	5,220,000
120 hr	600	5,400,000

Table 7. 100 Year Storm Peak Runoff and Volume for Basin G

Time Period	Runoff (cfs)	Volume (cu ft)
15 min	10	90,000
30 min	20	180,000
45 min	30	270,000
1 hr	40	360,000
1.5 hr	50	450,000
2 hr	60	540,000
3 hr	80	720,000
4 hr	100	900,000
5 hr	120	1,080,000
6 hr	140	1,260,000
7 hr	160	1,440,000
8 hr	180	1,620,000
9 hr	200	1,800,000
10 hr	220	1,980,000
12 hr	240	2,160,000
15 hr	260	2,340,000
18 hr	280	2,520,000
21 hr	300	2,700,000
24 hr	320	2,880,000
30 hr	340	3,060,000
36 hr	360	3,240,000
42 hr	380	3,420,000
48 hr	400	3,600,000
54 hr	420	3,780,000
60 hr	440	3,960,000
72 hr	460	4,140,000
84 hr	480	4,320,000
96 hr	500	4,500,000
108 hr	520	4,680,000
120 hr	540	4,860,000

Table 8. 100 Year Storm Peak Runoff and Volume for Basin H

Time Period	Runoff (cfs)	Volume (cu ft)
15 min	5	45,000
30 min	10	90,000
45 min	15	135,000
1 hr	20	180,000
1.5 hr	25	225,000
2 hr	30	270,000
3 hr	40	360,000
4 hr	50	450,000
5 hr	60	540,000
6 hr	80	720,000
7 hr	100	900,000
8 hr	120	1,080,000
9 hr	140	1,260,000
10 hr	160	1,440,000
12 hr	180	1,620,000
15 hr	200	1,800,000
18 hr	220	1,980,000
21 hr	240	2,160,000
24 hr	260	2,340,000
30 hr	280	2,520,000
36 hr	300	2,700,000
42 hr	320	2,880,000
48 hr	340	3,060,000
54 hr	360	3,240,000
60 hr	380	3,420,000
72 hr	400	3,600,000
84 hr	420	3,780,000
96 hr	440	3,960,000
108 hr	460	4,140,000
120 hr	480	4,320,000

Table 9. 100 Year Storm Peak Runoff and Volume for Basin I

Time Period	Runoff (cfs)	Volume (cu ft)
15 min	2	18,000
30 min	4	36,000
45 min	6	54,000
1 hr	8	72,000
1.5 hr	10	90,000
2 hr	12	108,000
3 hr	16	144,000
4 hr	20	180,000
5 hr	24	216,000
6 hr	28	252,000
7 hr	32	288,000
8 hr	36	324,000
9 hr	40	360,000
10 hr	44	396,000
12 hr	48	432,000
15 hr	52	468,000
18 hr	56	504,000
21 hr	60	540,000
24 hr	64	576,000
30 hr	68	612,000
36 hr	72	648,000
42 hr	76	684,000
48 hr	80	720,000
54 hr	84	756,000
60 hr	88	792,000
72 hr	92	828,000
84 hr	96	864,000
96 hr	100	900,000
108 hr	104	936,000
120 hr	108	972,000

Table 10. 100 Year Storm Peak Runoff and Volume for Basin J

Time Period	Runoff (cfs)	Volume (cu ft)
15 min	1	9,000
30 min	2	18,000
45 min	3	27,000
1 hr	4	36,000
1.5 hr	5	45,000
2 hr		

Exhibit C

Ameyalli Vision Statement

Ameyalli's main goal is to bring Mountain Spaa and Luke's Hot Pots back to life. Historically, this land was a stronghold for both visitors and residents, but it has since been reduced to rubble. With the creation of Ameyalli, this sanctuary will be illuminated in a fresh, but connective and reminiscent way.

Another intention is that we hope to bridge the site's distinctive history and beauty simultaneously. We have taken inspiration from famous Swiss Architects like Peter Zumthor for our design, and it is important that we incorporate Midway's Swiss design while respecting the site's noteworthy topography. Our buildings will amalgamate the natural Hot Pot stone layering the area, thus having a very natural and refreshing look. Moreover, the earth-like tones and grass roofs make the development nearly disguised from the road or aerial views to enhance the site's individual landscape, instead of covering it. The 45-acres of land donated to the Summit Land Conservancy also creates a charming buffer between resident and resort property.

We hope to do justice to the site's history by paying our utmost respect to those who have used the site; from residents in recent years to Indigenous Peoples using the waters as a sacred meeting point—we want to remind everyone of its important history. We will be restoring the old Mountain Spaa sign and hopefully restoring one of the original stone buildings. We also plan to educate visitors on the site's history by posting stories, information, and experiences on our website, menus, and brochures.

A significant benefit is that Ameyalli Resort will bring in visitors from across the globe. With five-star spa amenities, mountain views, healing hot spring minerals, and an exceptional location, Ameyalli will create a world-class destination for the city of Midway. The development will have 131 units that visitors can have the opportunity to rent, ranging from large family lodges to hotel rooms perfect for couples.

Along with bringing in new tourism, Ameyalli will also be an oasis for residents of Midway. Anyone will be able to come in for the day to enjoy a spa treatment, swim in the mineral water, hike through the trail system, or have dinner at the restaurant overlooking the Wasatch Mountain Range. We've had communications with some residents of Midway, and many individuals spent their childhood at Mountain Spaa. We would love to bring this space back for them and their families to enjoy as well.

We have put extensive research into what will make this project a reality. We've divided our financials into three phases and have already raised the money needed to start developing. We raised our money through private equity to keep control and flexibility, and we have estimated the project to cost around \$89 million and take five years' time. We have additionally divided up the building into four phases: 1) Family Duplexes 2) Spa/Core Building 3) Hotel Rooms and 4) Cottages.

Our dream is for Ameyalli to become a staple of Midway. We are excited to work with Midway's city, residents, and businesses to create the best project possible. We want to bring this site back to life after being abandoned for so long. This site is very special to us, and we can't wait to open it back up to the public.

Exhibit D

Ameyalli's Site Circulation Plan

A comprehensive and appropriate site circulation plan is necessary to provide safe and efficient access to lodging and recreation opportunities within the Ameyalli Resort. The strategy for reducing vehicle trips within the resort is based on the guest "parking once," leaving their vehicle behind, or arriving by other means, such as an airport shuttle service from Salt Lake City Airport and entering a pedestrian-dominant environment of walking and bicycling use.

After the completion of all phases, the circulation and parking concept plan is designed to reduce reliance on the use of private vehicles within Ameyalli. All guests will be entering through the main entrance, off Burgi Lane, experiencing a quick and efficient parking experience as they approach the core building. A friendly valet team member will be ready to greet each guest with a smooth and comfortable exchange of car keys and direction toward the check-in area.

Once checked in, guests staying at the hotels, cottages, or yurts will embrace the beautiful surrounding by walking on one of the many multiuse trails provided throughout the resort and maintained year-round (including snow removal) as they proceed to their staying accommodations. Golf courts will also be available if guests prefer to have extra assistance. For example, transporting their luggage.

Only guests staying at the Duplexes will have the option of driving to the duplexes; and only if they can park one or two of their vehicles in the garage, never in the driveways or alongside any streets, thus helping maintain and encourage the pedestrian-dominant surroundings.

Exhibit E

Mountain Spa Resort Master Plan Water Right Calculations

September 1, 2022

Prepared by: Paul Berg, P.E., Berg Engineering

Project Information

Tables 1 and 2 provide the water right requirements and water uses for The Mountain Spa Resort Master Plan. Tables 1 and 2 were previously approved by the Midway Water Board and Midway City Council as part of the Resort Master Plan. Updates to Tables 1 and 2 have been made to reflect changes between the master plan and the preliminary plan. Table 3 provides the water rights needed for each phase of the development.

Table 1 - Water Use Requirements

Use	Water Requirement		Source of Requirement	Return Flow Requirement	Total Required	
	Quantity	Unit			Quantity	Unit
Irrigated / landscaped area	3.00	acre-feet/acre	Midway Water Board	—	3.00	acre-feet/acre
Hotel units (1 bedroom)	150	gpd/unit	Table 1, Utah Code R309-510	1.77	0.30	acre-feet/unit
Cottage units (2 hotel units with lockout)	300	gpd/unit	Table 1, Utah Code R309-510	1.77	0.60	acre-feet/unit
Presidential units (3 bedrooms)	0.80	acre-feet/acre	Midway Water Board	—	0.80	acre-feet/unit
Duplex units (6 - 7 bedrooms)	0.80	acre-feet/acre	Midway Water Board	—	0.80	acre-feet/unit
Family lodge (5 bedrooms)	0.80	acre-feet/acre	Midway Water Board	—	0.80	acre-feet/unit
Yurt	150.00	gpd/unit	Same as Hotel Unit	1.77	0.30	acre-feet/unit
Restaurant	35	gpd/seat	Table 2, Utah Code R309-510	1.77	0.07	acre-feet/seat
Bar	20	gpd/seat	Table 2, Utah Code R309-510	1.77	0.04	acre-feet/seat
Swimming pools	10	gpd/person	Table 2, Utah Code R309-510	1.77	0.02	acre-feet/person
Spa / gym	25	gpd/person	Table 2, Utah Code R309-510	1.77	0.05	acre-feet/person
Event space / conference center	5	gpd/person	Table 2, Utah Code R309-510	1.77	0.01	acre-feet/person
Hotel staff and employees	15	gpd/person	Table 2, Utah Code R309-510	1.77	0.03	acre-feet/person
Kitchen staff and employees	15	gpd/person	Table 2, Utah Code R309-510	1.77	0.03	acre-feet/person
Laundry	580	gpd/washer	Table 2, Utah Code R309-510	1.77	1.15	acre-feet/washer

Table 2 - Water Right Needs for the Mountain Spa Resort

Use	Project Quantity	Unit	Water Requirement with Return Flow	Unit	Total (acre-feet)
					Total (acre-feet)
Irrigated area (more added to plan)	8.54	acres	3.00	acre-feet/acre	25.62
Hotel units (1 bedroom)	80	units	0.30	acre-feet/unit	24.00
Cottage units (2 bedrooms)	23	units	0.60	acre-feet/unit	13.80
Presidential units (3 bedrooms)	1	units	0.80	acre-feet/unit	0.80
Duplex units (6 - 7 bedrooms)	24	units	0.80	acre-feet/unit	19.20
Family lodge (5 bedrooms)	2	units	0.80	acre-feet/unit	1.60
Yurt (have been removed from the plan)	0	units	0.30	acre-feet/unit	0.00

Restaurants	71	seats	0.07	acre-feet/person	4.97
Roof top bar	35	seats	0.04	acre-feet/person	1.40
Event space / conference center	245	person	0.01	acre-feet/person	2.45
Swimming pools	201	person	0.02	acre-feet/person	4.02
Spa - Main Full Service	102	person	0.05	acre-feet/person	5.10
Spa - Med Spa	73	person	0.05	acre-feet/person	3.65
Spa - Basement	51	person	0.05	acre-feet/person	2.55
Fitness Center	53	person	0.05	acre-feet/person	2.65
Hotel staff and employees	53	person	0.03	acre-feet/person	1.59
Kitchen staff and employees	18	person	0.03	acre-feet/person	0.54
Laundry	4	washers	1.15	acre-feet/washer	4.60
					118.54 acre-feet

Table 3 - Water Right Needs per Phase for the Mountain Spa Resort

Use	Project Quantity	Unit	Water Requirement with Return Flow	Unit	Total (acre-feet)
Phase 1					
Duplex units (6 - 7 bedrooms)	24	units	0.80	acre-feet/unit	19.20
Family lodge (5 bedrooms)	2	units	0.80	acre-feet/unit	1.60
Irrigated area	3.16	acres	3.00	acre-feet/acre	9.48
					Phase 1 Total 30.28

Phase 2					
Restaurants	71	seats	0.07	acre-feet/person	4.97
Roof top bar	35	seats	0.04	acre-feet/person	1.40
Event space / conference center	245	person	0.01	acre-feet/person	2.45
Swimming pools	201	person	0.02	acre-feet/person	4.02
Spa - Main Full Service	102	person	0.05	acre-feet/person	5.10
Spa - Med Spa	73	person	0.05	acre-feet/person	3.65
Spa - Basement	51	person	0.05	acre-feet/person	2.55
Fitness Center	53	person	0.05	acre-feet/person	2.65
Hotel staff and employees	53	person	0.03	acre-feet/person	1.59
Kitchen staff and employees	18	person	0.03	acre-feet/person	0.54
Laundry	4	washers	1.15	acre-feet/washer	4.60
Irrigated area	1.28	acres	3.00	acre-feet/acre	3.84
					Phase 2 Total 37.36

Phase 3					
Hotel units (1 bedroom)	80	units	0.30	acre-feet/unit	24.00
Irrigated area	2.11	acres	3.00	acre-feet/acre	6.33
					Phase 3 Total 30.33

Phase 4					
Cottage units (2 bedrooms)	23	units	0.60	acre-feet/unit	13.80
Residential units (3 bedrooms)	1	units	0.80	acre-feet/unit	0.80
Irrigated area	1.99	acres	3.00	acre-feet/acre	5.97
Phase 4 Total					20.57

Notes:

- 1 acre-foot per year = 892 gallons per day
- Return Flow Factor = State Indoor Requirement / Midway City Indoor Requirement = $0.45 / 0.80 = 1.77$
- The preliminary landscape plan shows 8.54 acres of irrigated area for the resort property.
- A cottage has been removed from the master plan.
- The yurts have been removed from the master plan.