



**Midway**

**PLANNING COMMISSION MEETING STAFF REPORT**

**DATE OF MEETING:** May 10, 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: 5**

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, an event barn, yurts, 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 it 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 the City, 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.

The property fronts two of the busiest roads in Midway which include 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.

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 the phase one to meet the access requirements for the phases. All roads in the development will be private roads. There will be 20.53-acres (68.4%) of open space included in the development. There will also be a mix of public and private trails throughout the development.

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 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
- 20.53-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 20.53 acres of open space. The open space areas that will be noted on the plat will include the 100’ setback area along the adjoining property boundaries. Open space areas shall not be developed and will be noted on the plat. Only areas that are a minimum of 100’ qualify as open space. Staff will work with the applicant to assure only areas with 100’ in width area counted as required open space.

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

- 80 Hotel Rooms -- 41,920 SF
- 24 Cottages – 42,240 SF
- One Presidential Suite - 3,210 SF
- Resort Building/Spa - 55,705 SF
- 24 Duplex Units - 86,800 SF
- Two Family Lodges - 12,160 SF
- Yurts - 3,000 SF
- Event Barn - 4,000 SF

Total: 249,035 SF  
Total Bedrooms: 223 EA

*Building Area* –The proposed plan includes a gross building floor area of 249,035 square feet (250,000 square feet is the maximum allow by the Memorandum of Understanding). The resort zone requires 20% of the gross floor area to be designated as commercial. Of that 20%, 25% must be uses like retail, restaurants, clubs/taverns, or art galleries/showrooms.

*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 will hold 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 wetlands and geologic sensitive lands that cannot be disturbed through the development process. If any wetlands are proposed to be disturbed, approval must first be received from the Army Corp of Engineers. 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. 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 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 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 in the Lacy Lane subdivision.

*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.

*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 plan and 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.

*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 249,163 square feet (5.72 acres) per acre which is 19.8% 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 but to calculate the required parking more detail is required. A parking plan is not required at the master plan stage of the process, but it is helpful to assure building locations and numbers will all comply with requirements once the required

parking total is met. It is possible buildings will need to be adjusted and possibly removed to meet the required parking requirements.

*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 will review the project on May 2, 2022, to preliminarily determine the water required for the proposal.

*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.

#### **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 applicant will need to return to the VAC for further approvals of the proposed theming and structures,

#### **WATER BOARD RECOMMENDATION:**

The Water Advisory Board will review the project on May 2, 2022, to preliminarily determine the water required for the proposal.

#### **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.
- Open space calculations must be verified.
- The required parking must be verified.
- The amount of required water rights has yet to be determined.

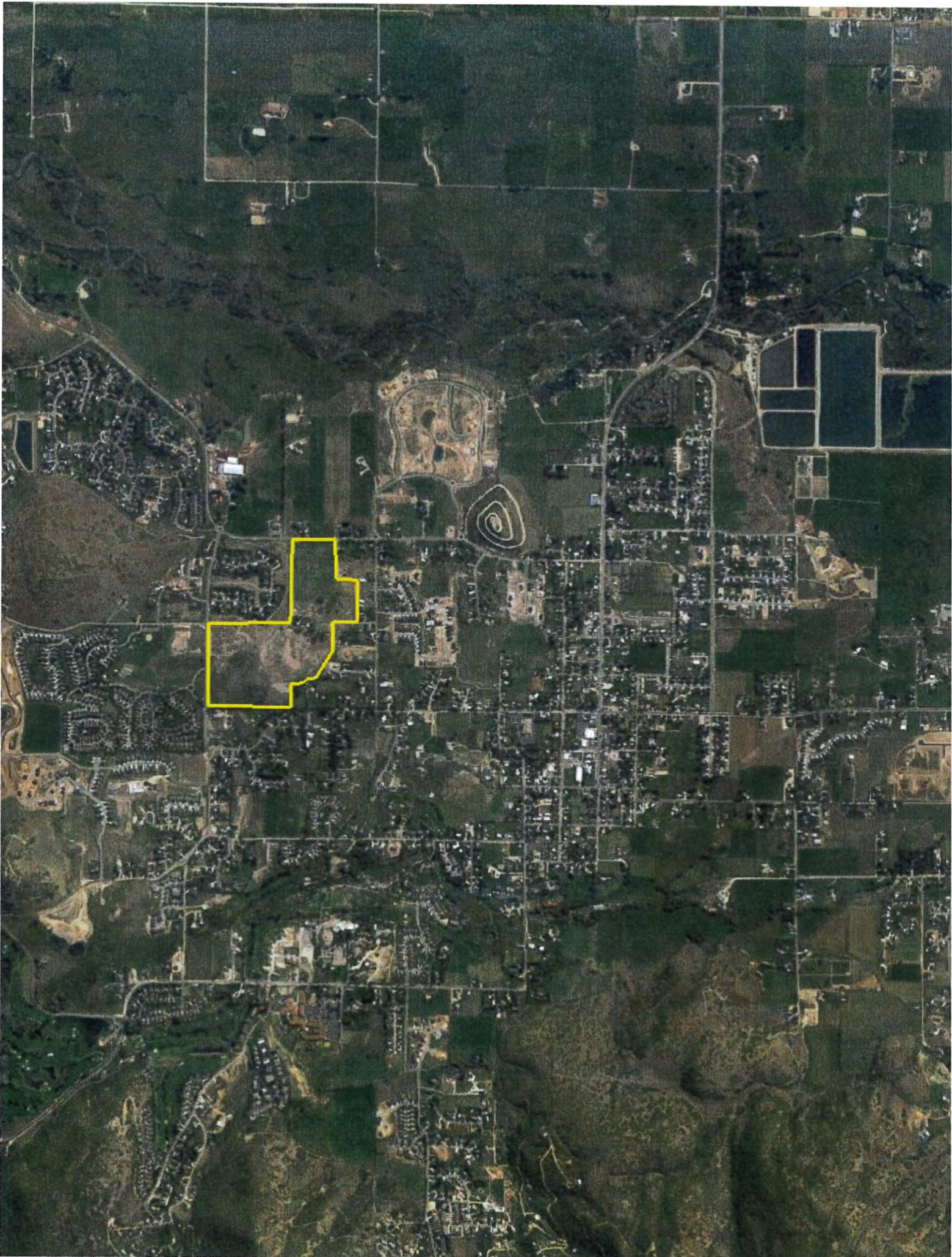
## **ALTERNATIVE ACTIONS:**

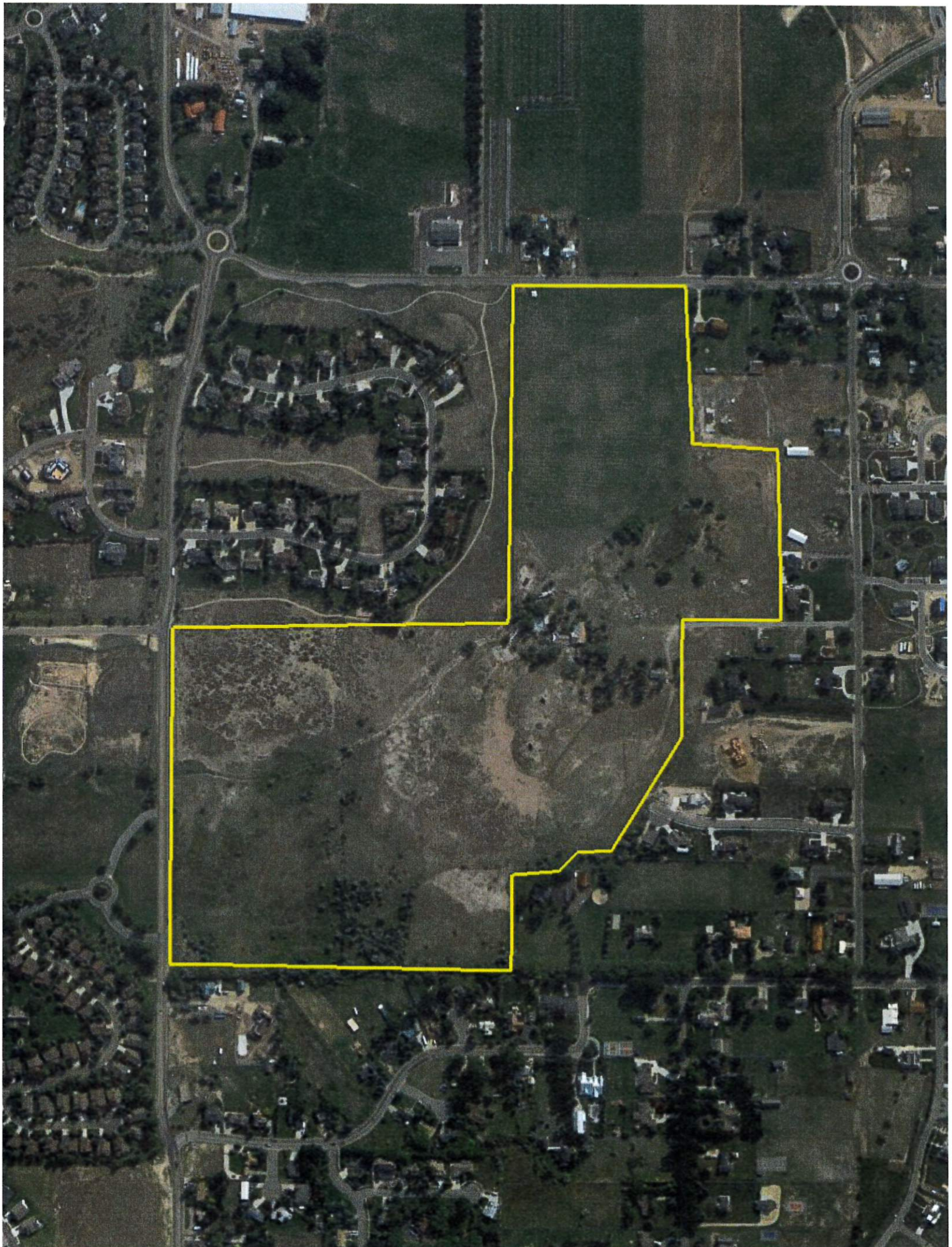
1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds the proposal complies with code and master plan requirements.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s) if needed
  
2. Continuance. This action can be taken if the Planning Commission 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. Recommendation of Denial. This action can be taken if the Planning Commission 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

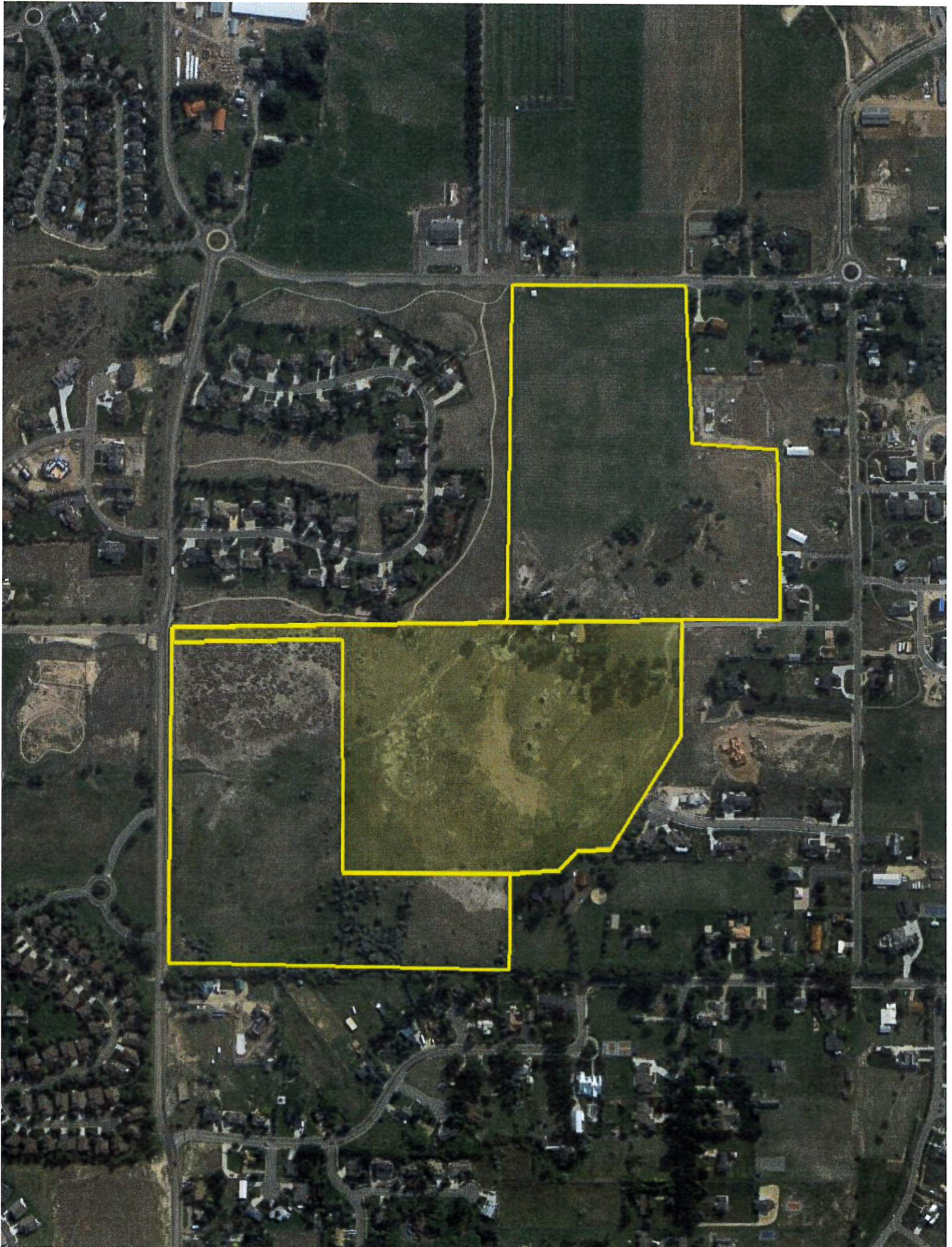
## **PROPOSED CONDITIONS:**

1. Open space must be calculated to assure that the 55% requirement has been met.
2. 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.
3. More detail must be submitted to determine the required parking has been met.
4. Landscape Design Plan must be submitted.





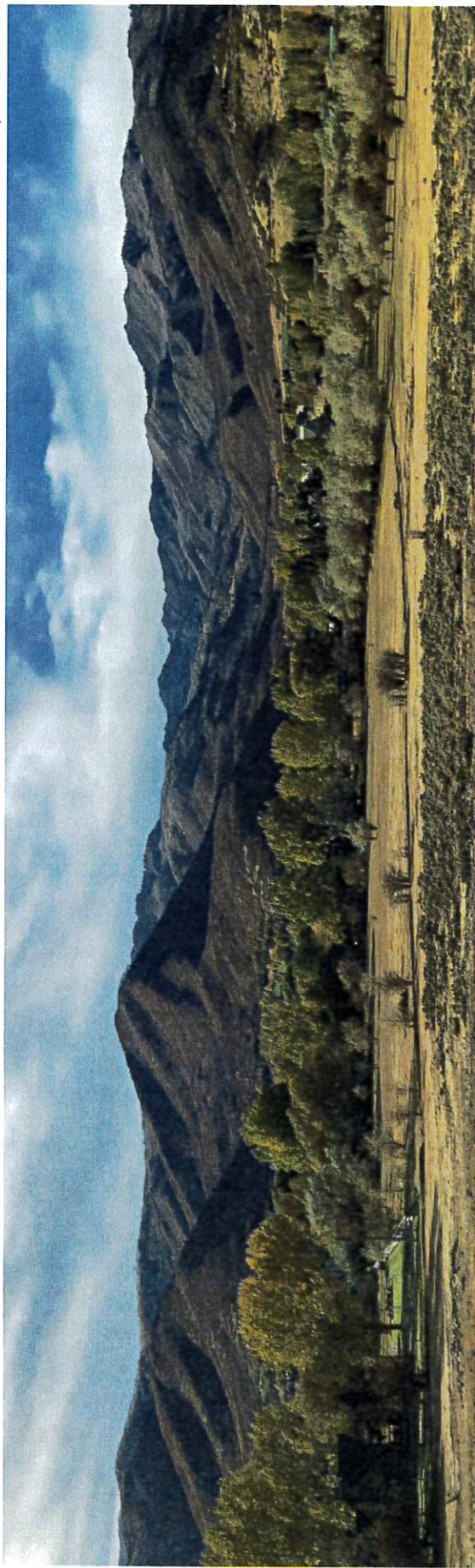




# AMEYALLI

## MIDWAY CENTER FOR LIMITLESS LIFE

800 N 200 E MIDWAY, UTAH 84049



RESORT MASTER PLAN | MARCH 2022

OVERLAND

# TABLE OF CONTENTS I

<b>INTRO</b>			
<b>SITE</b>		<b>HOTEL ROOMS</b>	<b>37</b>
PROPERTY BOUNDARY	4	SITE PLAN	37
PROPERTY MOUNTAIN CONTEXT	4	10 PACK - LEVEL 01 - FLOOR PLAN	38
	5	HOTEL ROOMS	39
<b>SITE ANALYSIS</b>		HOTEL ROOM ENTRY	40
SOLSTICE AND EQUINOX	6	HOTEL ROOM COURTYARD	42
SENSITIVE LANDS	7	HOT POT VIEW OVER HOTEL ROOMS	43
VIEW SHED	9		
SITE PHOTO	10	<b>COTTAGES</b>	<b>44</b>
		LEVEL 01 - FLOOR PLAN	44
<b>VISION</b>	<b>12</b>	1050 N STREET VIEW	45
		ELEVATIONS	46
<b>CONCEPT DESIGN / PROPOSED LAND USE</b>	<b>14</b>	<b>DUPLEXES AND LODGES</b>	<b>49</b>
OVERALL SITE PLAN	14	SITE PLAN	49
SITE METRICS	15	DUPLEX APPROACH	50
VEGETATION	15		
TOTAL ACRES	15	<b>DUPLEX A</b>	<b>51</b>
PROPOSED TRAIL PLAN	15	LEVEL 01 - LOCK OFF - FLOOR PLAN	51
ACCESS ROAD	15	LEVEL 02 - LOCK OFF - FLOOR PLAN	52
% OF BUILDINGS	15	ELEVATIONS	53
PHASE 1	16		
PHASE 2	17	<b>DUPLEX B</b>	<b>55</b>
PHASE 3	18	FLOOR PLAN LEVEL 01	55
PHASE 4	19	FLOOR PLAN LEVEL 02	56
		ELEVATIONS	57
<b>PRECEDENT</b>	<b>20</b>	<b>FAMILY LODGE</b>	<b>59</b>
PRECEDENT IMAGERY	20	FLOOR PLAN LEVEL 01 - STUDY OPTION	59
SWISS INSPIRATION	21	FLOOR PLAN LEVEL 02	60
<b>CORE BUILDING AND SPA</b>	<b>26</b>	<b>PROJECTED ERU</b>	<b>63</b>
SITE PLAN	26	REVISED GSF	63
OVERALL PLAN - LEVEL 00	27		
LEVEL 01 - FLOOR PLAN	28	<b>UTILITIES</b>	<b>65</b>
OVERALL PLAN - LEVEL 02	29	UTILITY MASTER PLAN	66
CORE BUILDING APPROACH	30	WATER MASTER PLAN	67
HOTEL LOBBY ENTRY	31	PRESSURIZED IRRIGATION MASTER PLAN	68
SPA LOBBY ENTRY	32	SEWER MASTER PLAN	69
HOT POT VIEW OVER SPA	33	STORM DRAIN MASTER PLAN	70
ELEVATIONS	34		

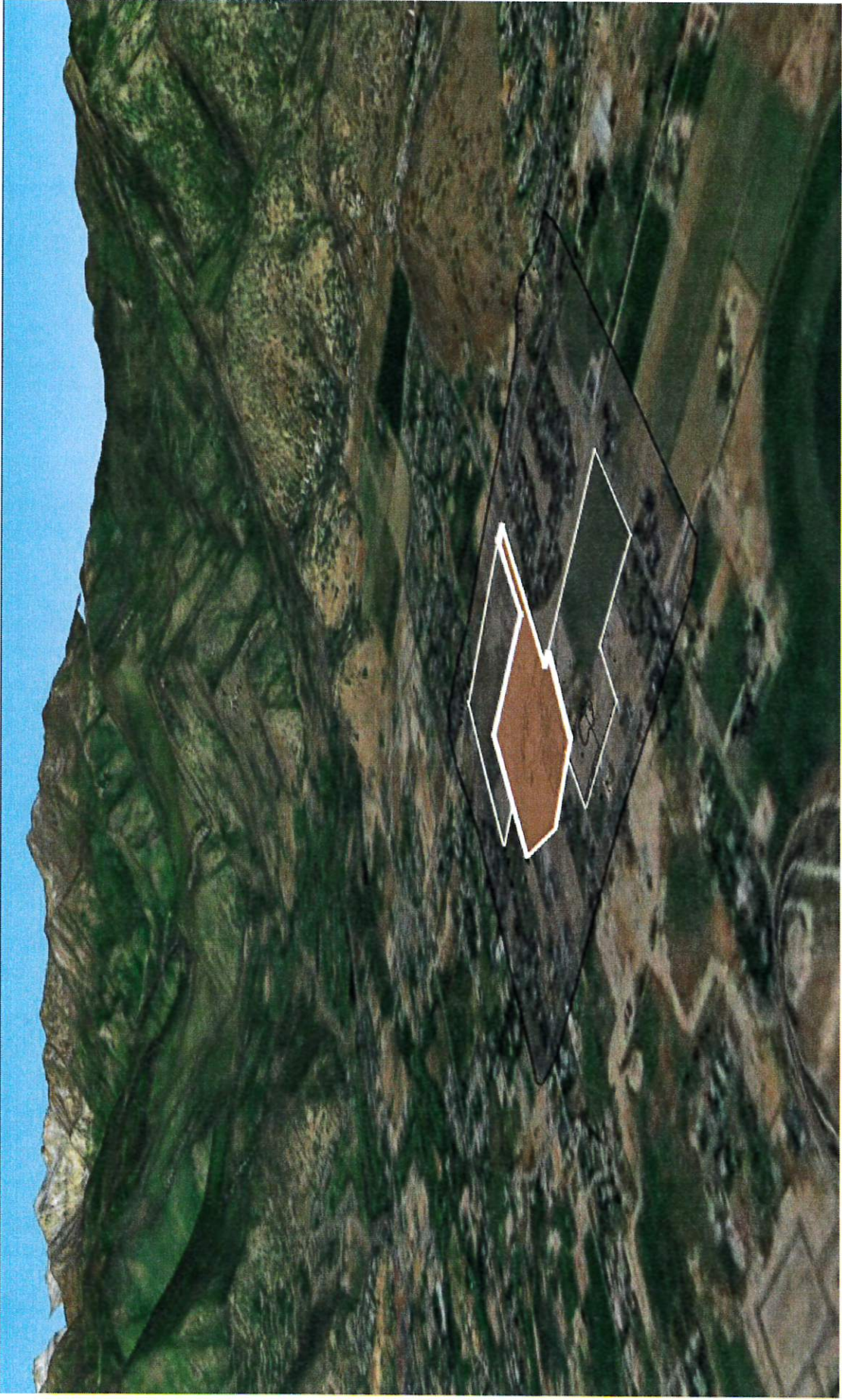


## INTRO

**SITE |**  
PROPERTY BOUNDARY



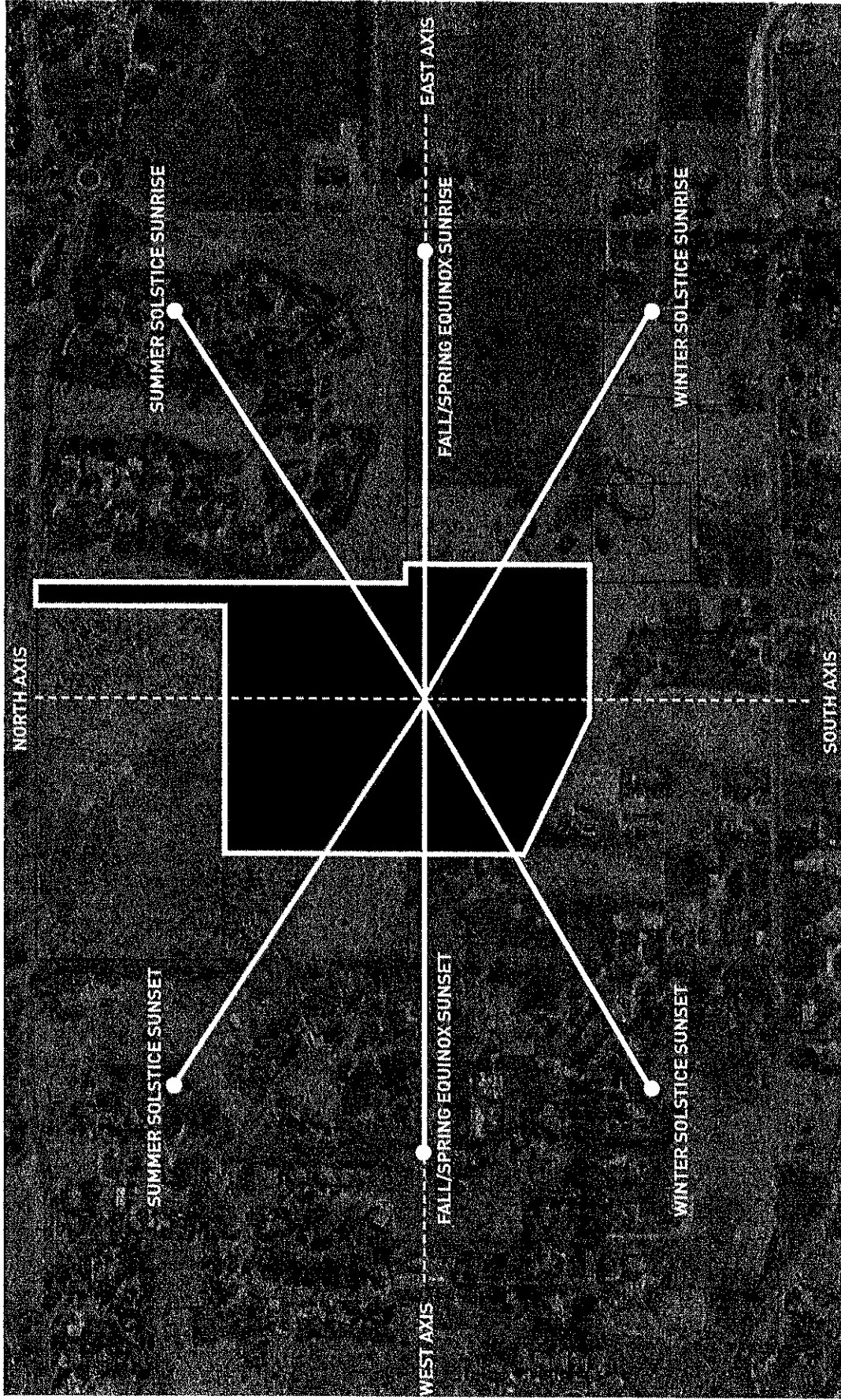
**SITE |**  
PROPERTY MOUNTAIN CONTEXT



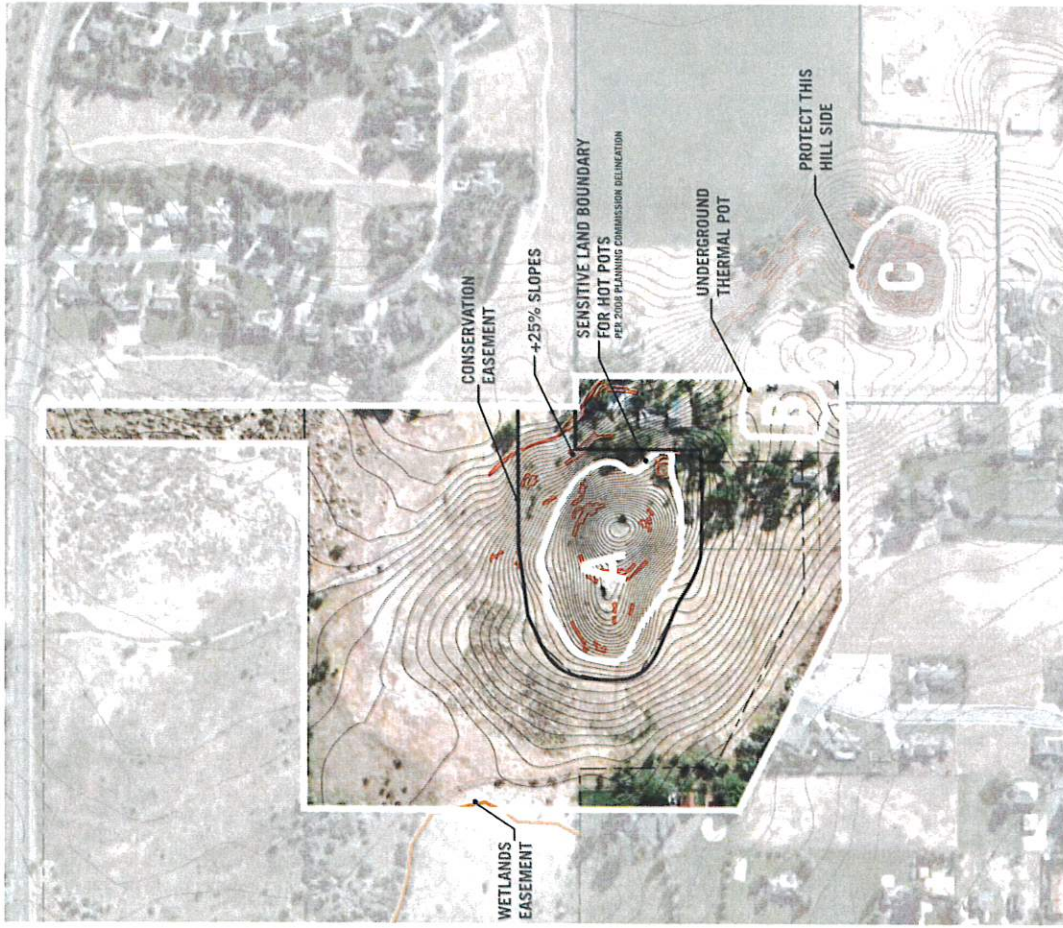


# SITE ANALYSIS I

SOLSTICE AND EQUINOX



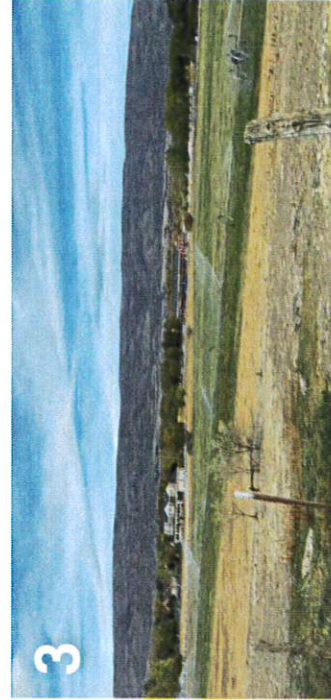
**SITE ANALYSIS |**  
SENSITIVE LANDS



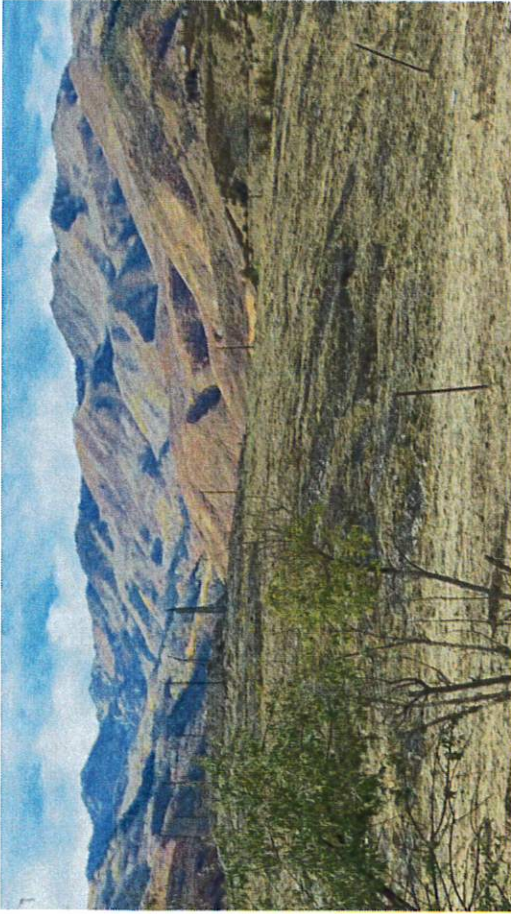
**SITE ANALYSIS |**  
THERMAL POTS



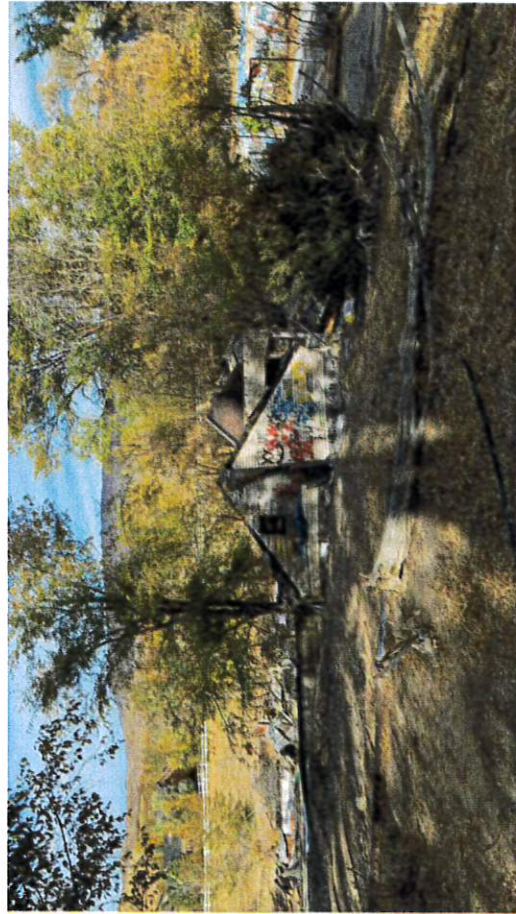
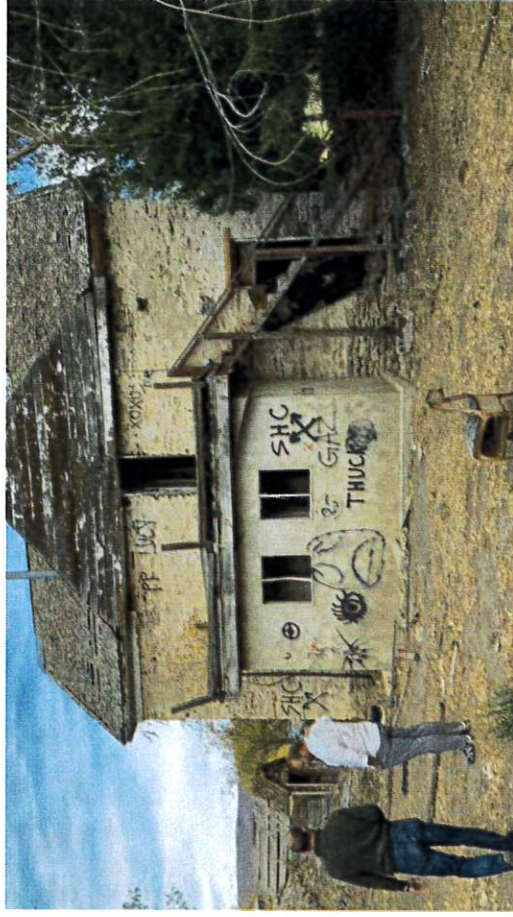
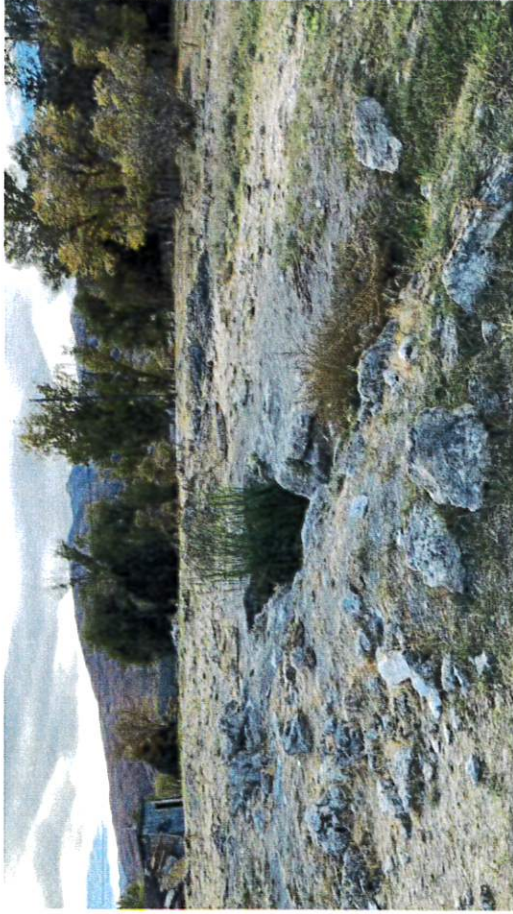
**SITE ANALYSIS |**  
VIEW SHED



**SITE ANALYSIS |**  
SITE PHOTO



**SITE ANALYSIS |**  
SITE PHOTO

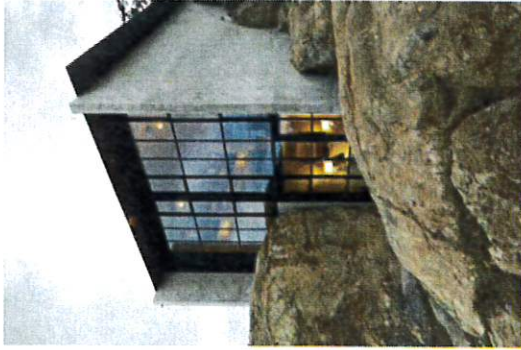




**VISION**

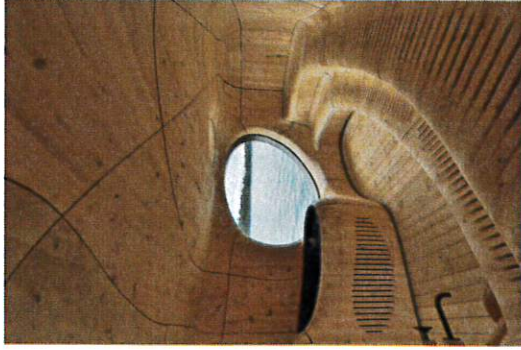
# VISION |

## GUIDING PRINCIPLES



### OF THE LAND

Simple in form, tones, texture and materials of the land.  
 Architecture should not distract from the views of the mountains



### INTIMATE SCALE

Spaces that promote connection and community - space that works for 10 as well as 50  
 Encourages gathering and lingering



### CELEBRATION OF SITE

Indoor/outdoor connections and flow.  
 Outdoor rooms



### HONEST + AUTHENTIC

Regional materials and textures  
 Warm, inviting, and cozy



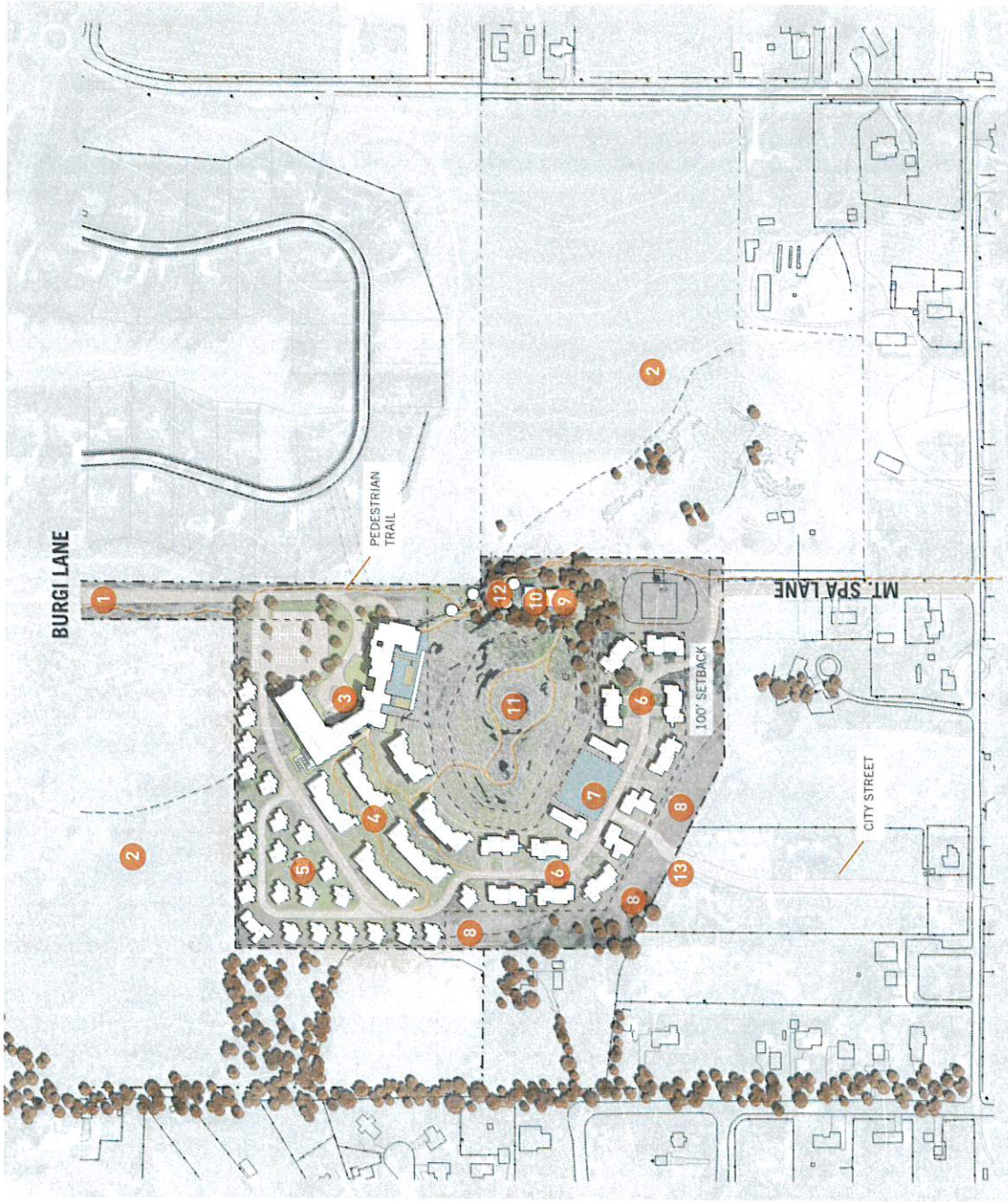
### PROGRESSIVE DESIGN

Forward-looking, unexpected  
 Simple, clean, and open  
 Mountain modern contemporary  
 Timeless  
 Utilizing advanced technologies



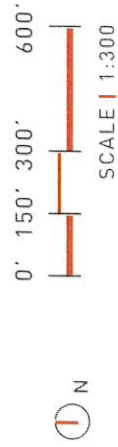
# CONCEPT DESIGN / PROPOSED LAND USE

## 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 + WATER PARK
- 8 RECREATION ZONE
- 9 EVENT BARN
- 10 RESTORED EXISTING POT ROCK STRUCTURE
- 11 HOT POTS
- 12 YURTS
- 13 POTENTIAL EMERGENCY ACCESS PATH



# CONCEPT DESIGN / PROPOSED LAND USE PLAN | SITE METRICS



## TOTAL AREA OF RESORT | AC

Building Footprint:	5.72	19.1%
Roads, Parking & Driveways:	3.75	12.5%
Open Space:	20.53	68.4%
Landscaped Areas:	4.30	14.3%
Natural Areas:	15.99	53.3%
Pool Areas:	0.23	0.8%

TOTAL Project Area: **30**

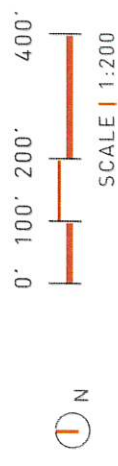
## PROGRAM | GROSS SF

80 Hotel Rooms:	41,920
24 Cottages:	42,240
1 Presidential Suite:	3,210
Core Building:	55,705
24 Duplexes:	86,800
2 Family Lodges:	12,160
Yurts:	3,000
Event Barn:	4,000
<b>TOTAL:</b>	<b>249,035</b>

TOTAL # of Bedrooms: **223**

## PARKING |

# of Units:	131
# of Parking Spaces: (Including Garages)	133



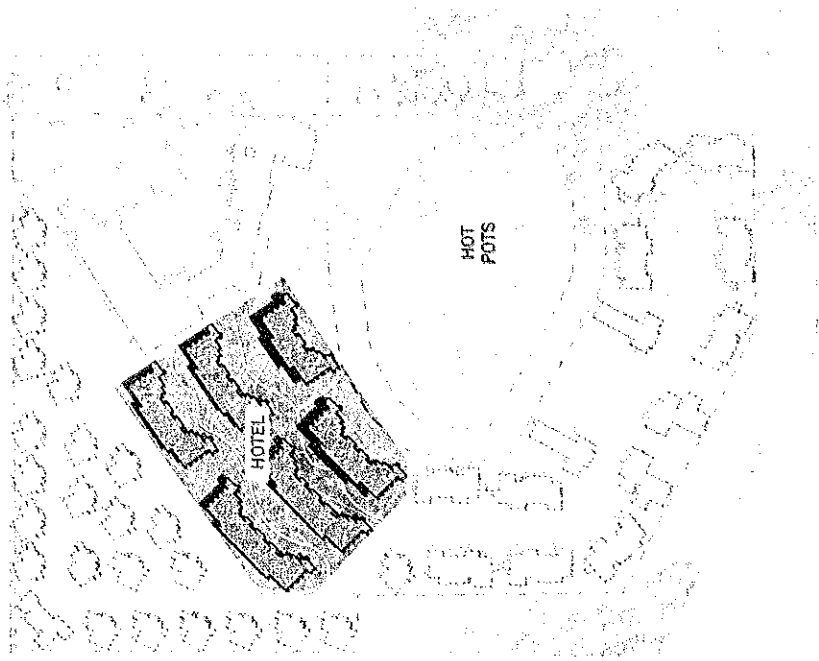
**CONCEPT DESIGN / PROPOSED LAND USE PLAN |**  
PHASE 1



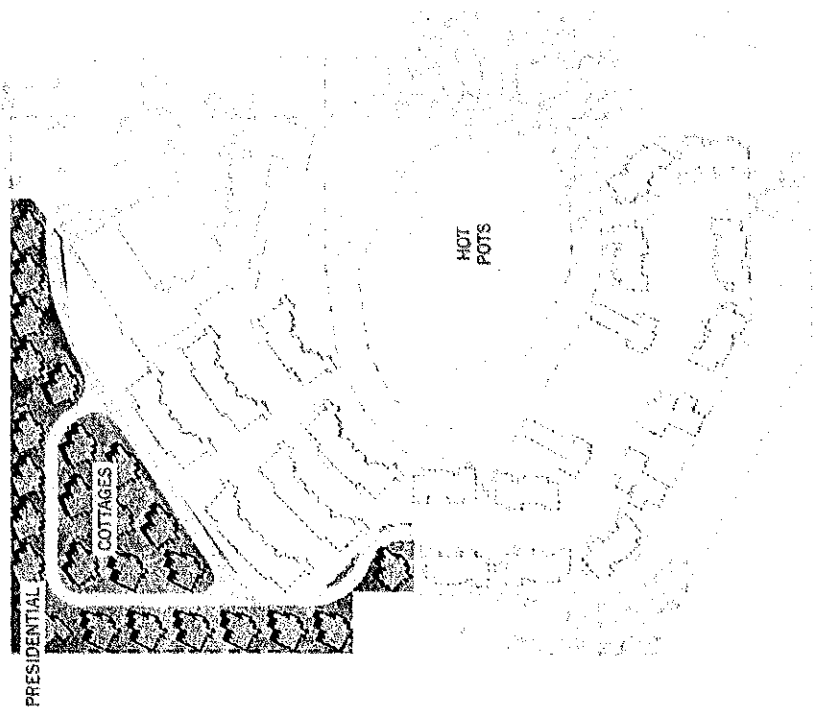
**CONCEPT DESIGN / PROPOSED LAND USE PLAN |**  
PHASE 2



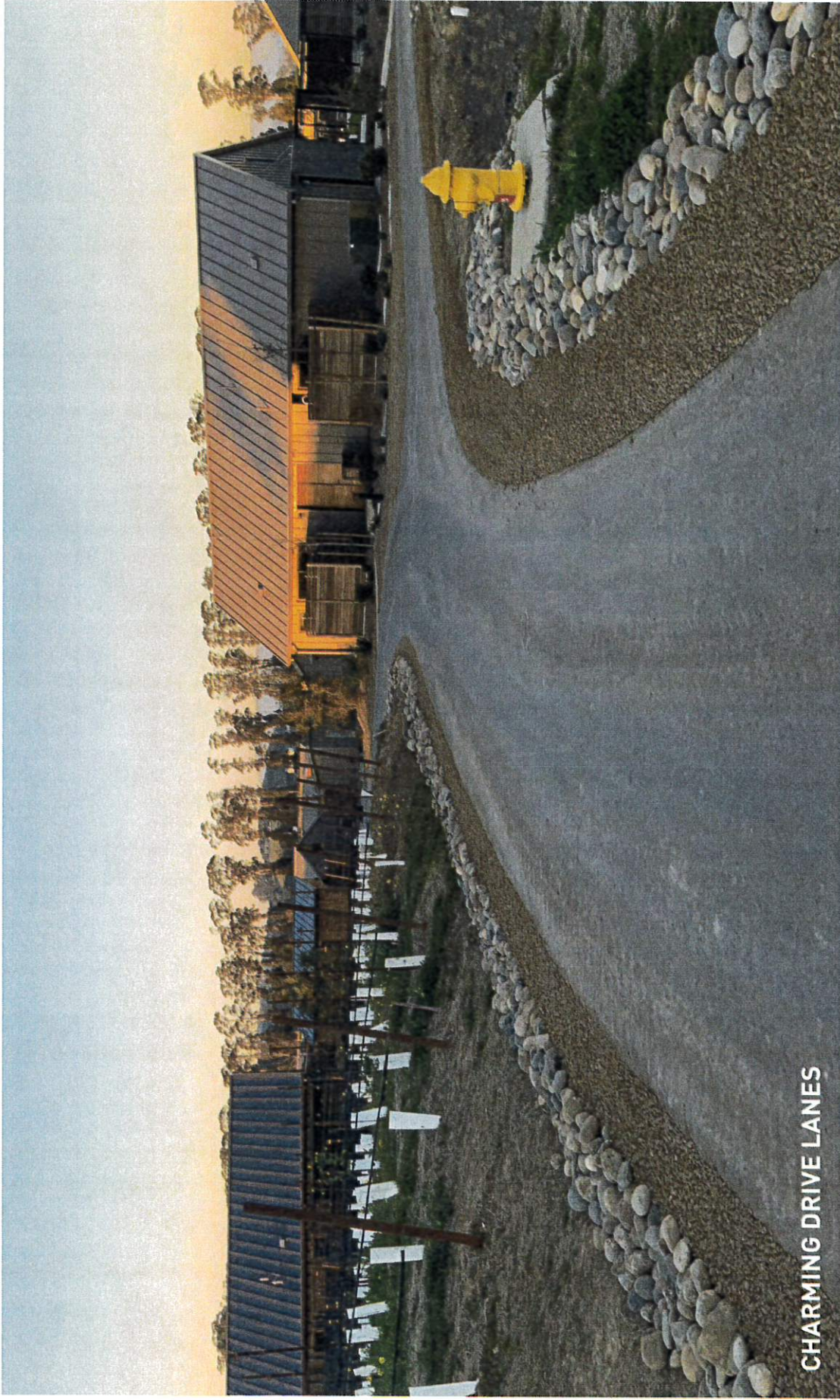
**CONCEPT DESIGN / PROPOSED LAND USE PLAN I**  
PHASE 3



**CONCEPT DESIGN / PROPOSED LAND USE PLAN I**  
PHASE 4

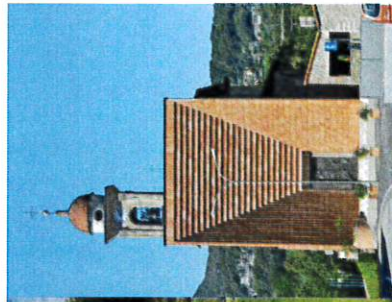
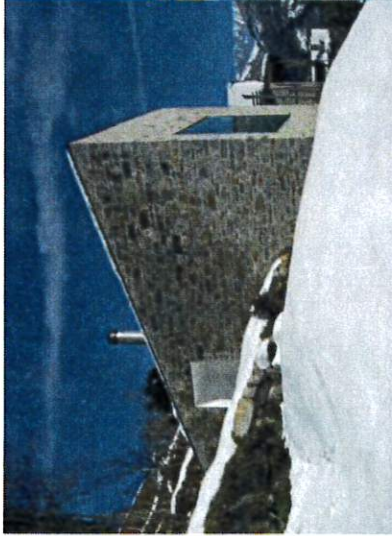


**PRECEDENT I**  
PRECEDENT IMAGERY



**CHARMING DRIVE LANES**

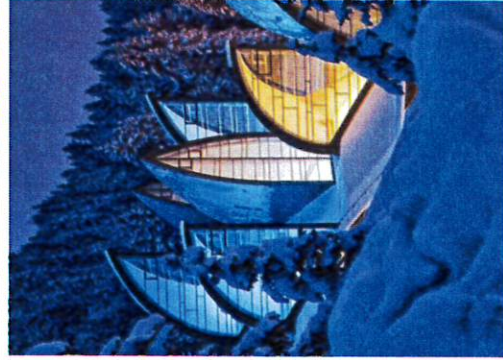
**PRECEDENT |**  
SWISS INSPIRATION



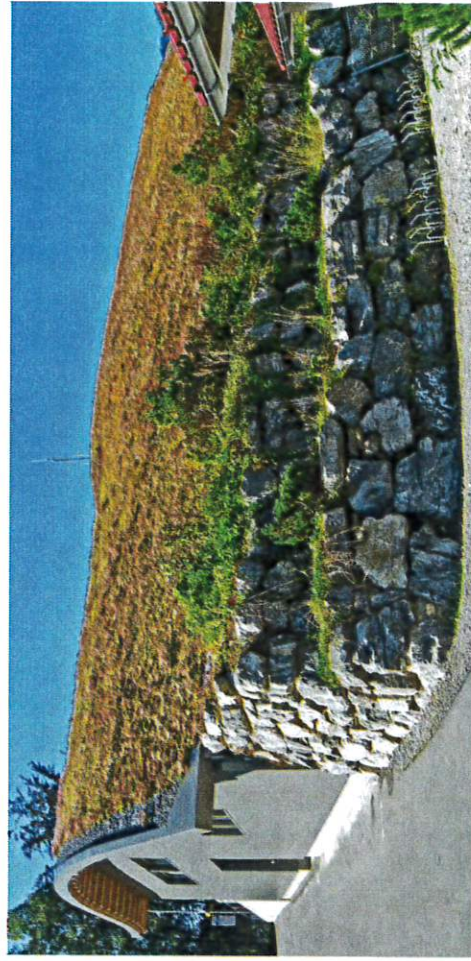
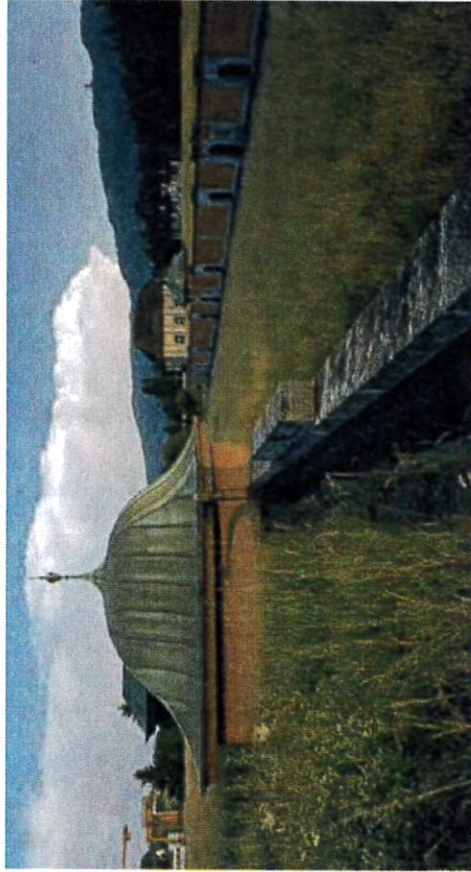
**DIVERSE   SOPHISTICATED   DYNAMIC   PICTURESQUE   SUSTAINABLE   INGENIOUS**



**PRECEDENT |**  
SWISS INSPIRATION

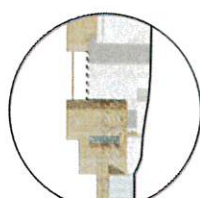
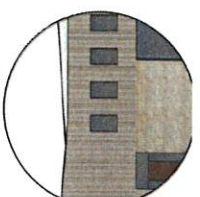
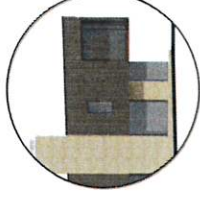
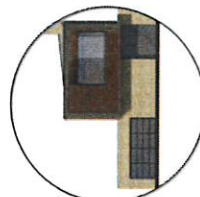
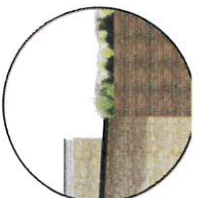
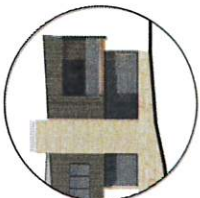
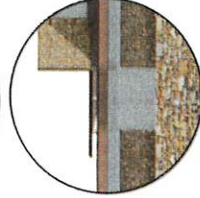
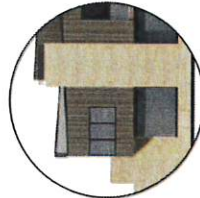
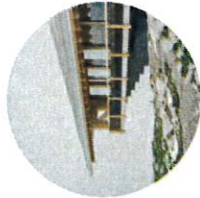


**PRECEDENT |**  
SWISS INSPIRATION



**SWISS HISTORY of GREEN ROOFS**

# PRECEDENT | SWISS INSPIRATION



-----

LOWER LEVEL IS  
'HEAVIER' OF STONE.  
UPPER LEVELS ARE  
'LIGHTER' OF WOOD.  
DISTINCT COLOR  
DIFFERENCE BETWEEN  
LEVELS

-----

-----

USE OF STACKED STONE  
FOR LANDSCAPE AND  
BUILDING WALLS

-----

-----

BUILD FOLLOWING  
TOPOGRAPHY.  
INTEGRATE INTO THE  
LANDSCAPE

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UPPER STORY  
OVERHANGS FIRST  
LEVEL

-----

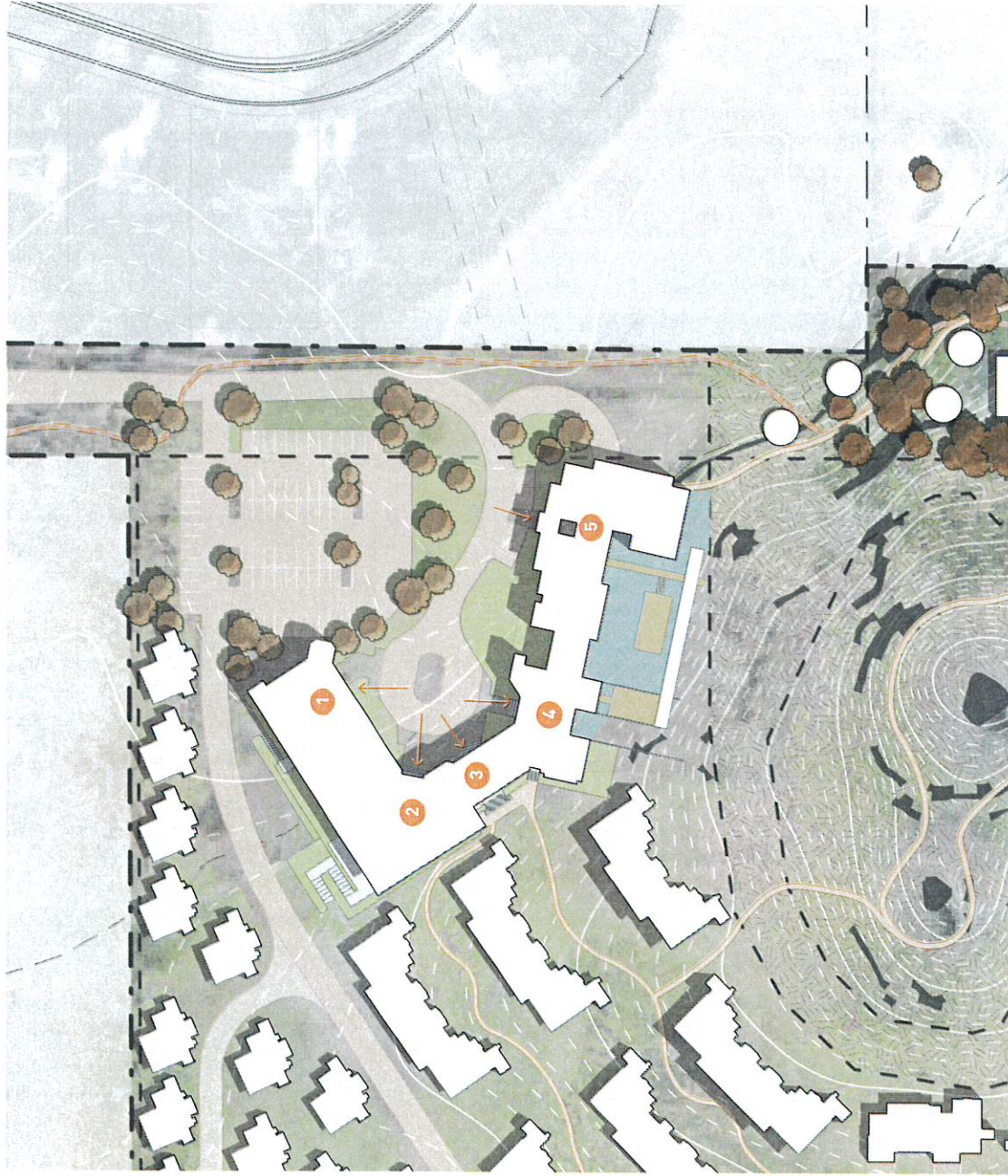
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NATURAL MATERIALS  
WITH NEUTRAL TONES /  
PALETTE

-----



# CORE BUILDING AND SPA | SITE PLAN



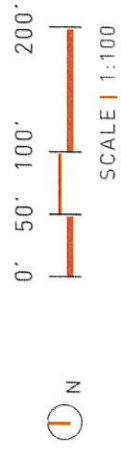
## PROGRAM | LEGEND

- 1 EVENT ENTRY
- 2 RESTAURANT ENTRY
- 3 HOTEL LOBBY ENTRY
- 4 SPA ENTRY
- 5 MEDICAL SPA ENTRY

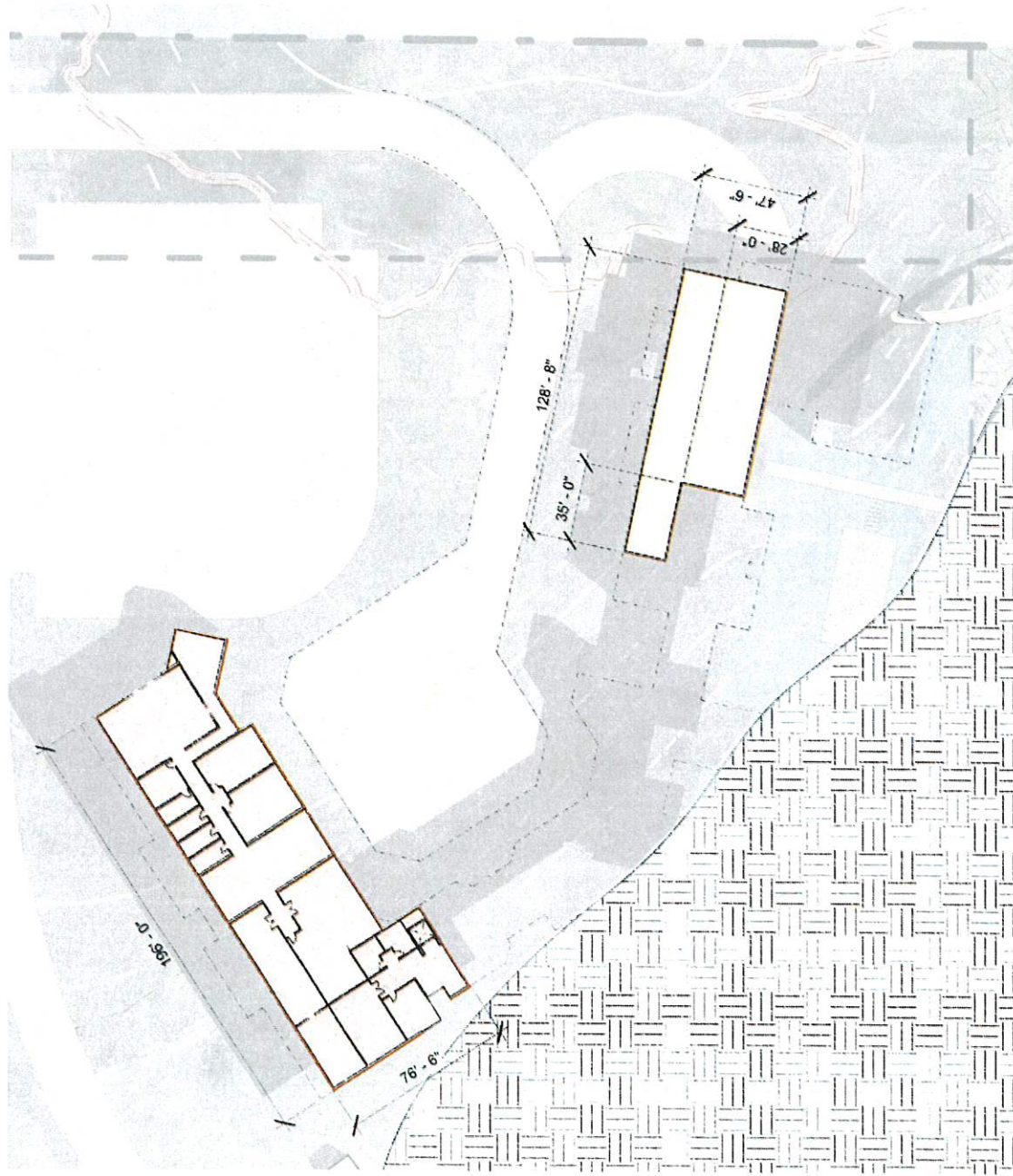
## PROGRAM | TYPE LEGEND

Full service/Multi-dimensional spa:	10,220 GSF
Med Spa Addition:	7,300 GSF
Basement Spa:	5,140 GSF
Hotel-lobby/Admin/Support/Fitness:	5,310 GSF
Basement Hotel/Event/Restaurant:	12,165 GSF
Event/Prefunction/Support:	7,050 GSF
Kitchen/Food prep/Support:	6,520 GSF
Rooftop Bar:	2,000 GSF

**TOTAL: 55,705 GSF**



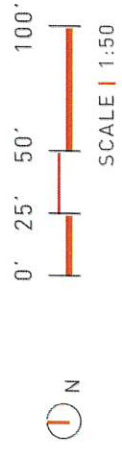
**CORE BUILDING AND SPA |**  
 OVERALL PLAN - LEVEL 00



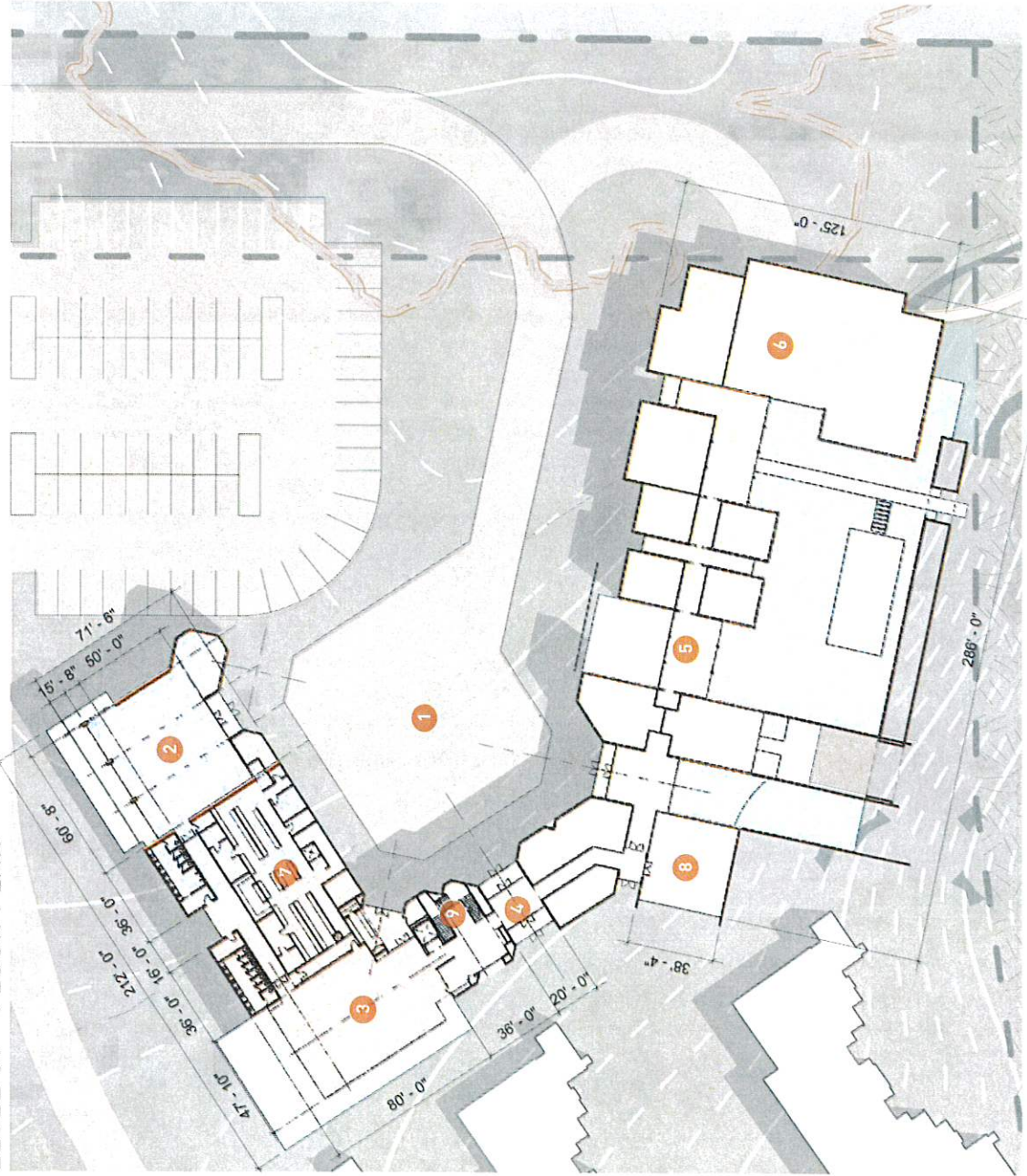
**PROGRAM | TYPE LEGEND**

- Basement Spa: 5,140 GSF
- Basement Hotel/Event/Restaurant: 12,165 GSF

**TOTAL: 17,305 GSF**

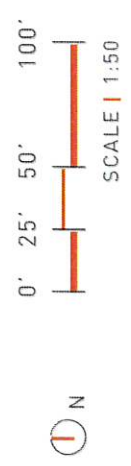


**CORE BUILDING AND SPA |**  
LEVEL 01 - FLOOR PLAN

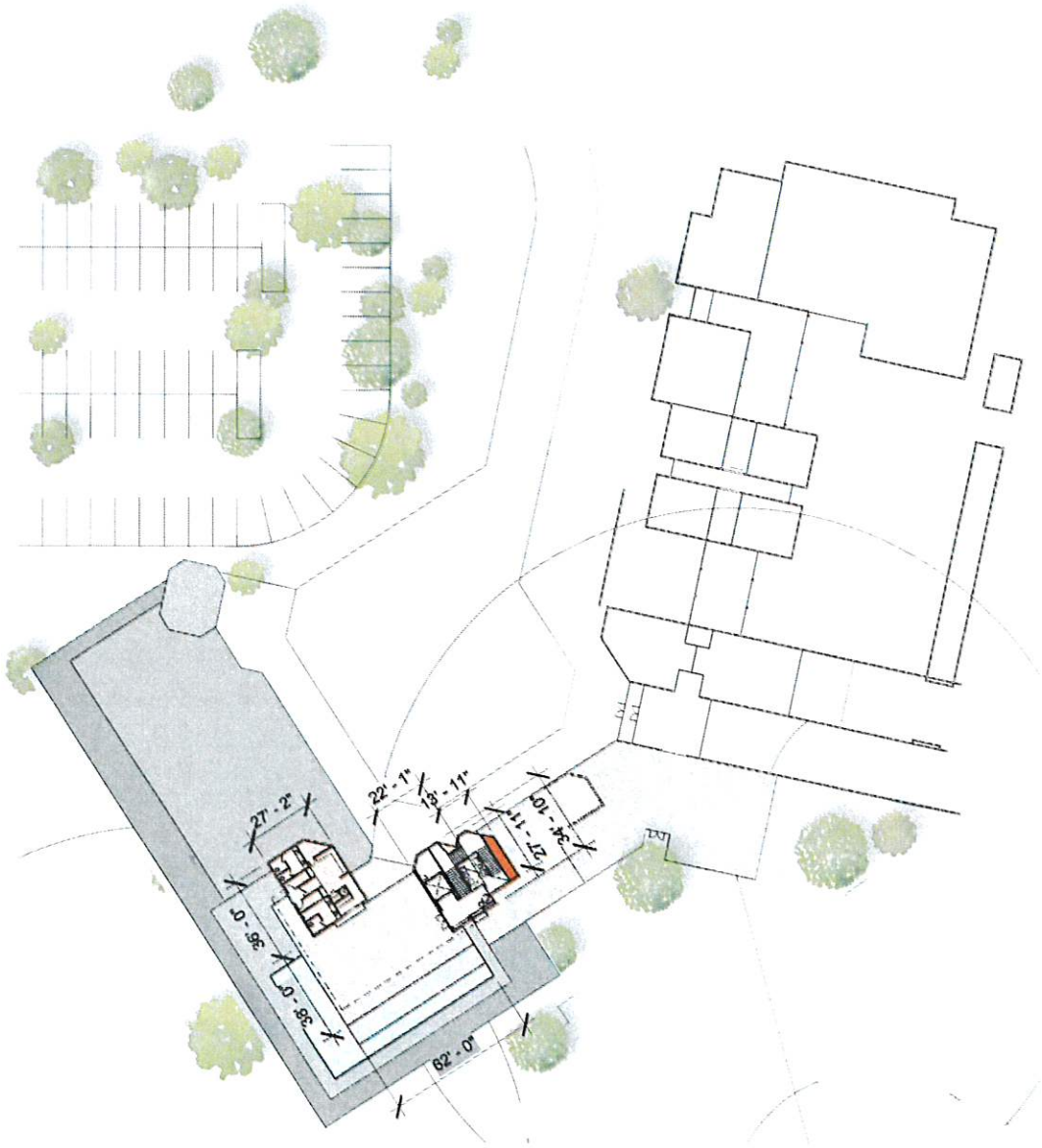


**PROGRAM | LEGEND**

- 1 ARRIVAL COURT
- 2 EVENT
- 3 RESTAURANT
- 4 HOTEL LOBBY
- 5 SPA
- 6 MEDICAL SPA
- 7 KITCHEN
- 8 FITNESS
- 9 CORE

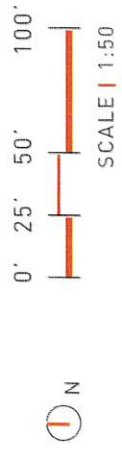


**CORE BUILDING AND SPA |**  
 OVERALL PLAN - LEVEL 02



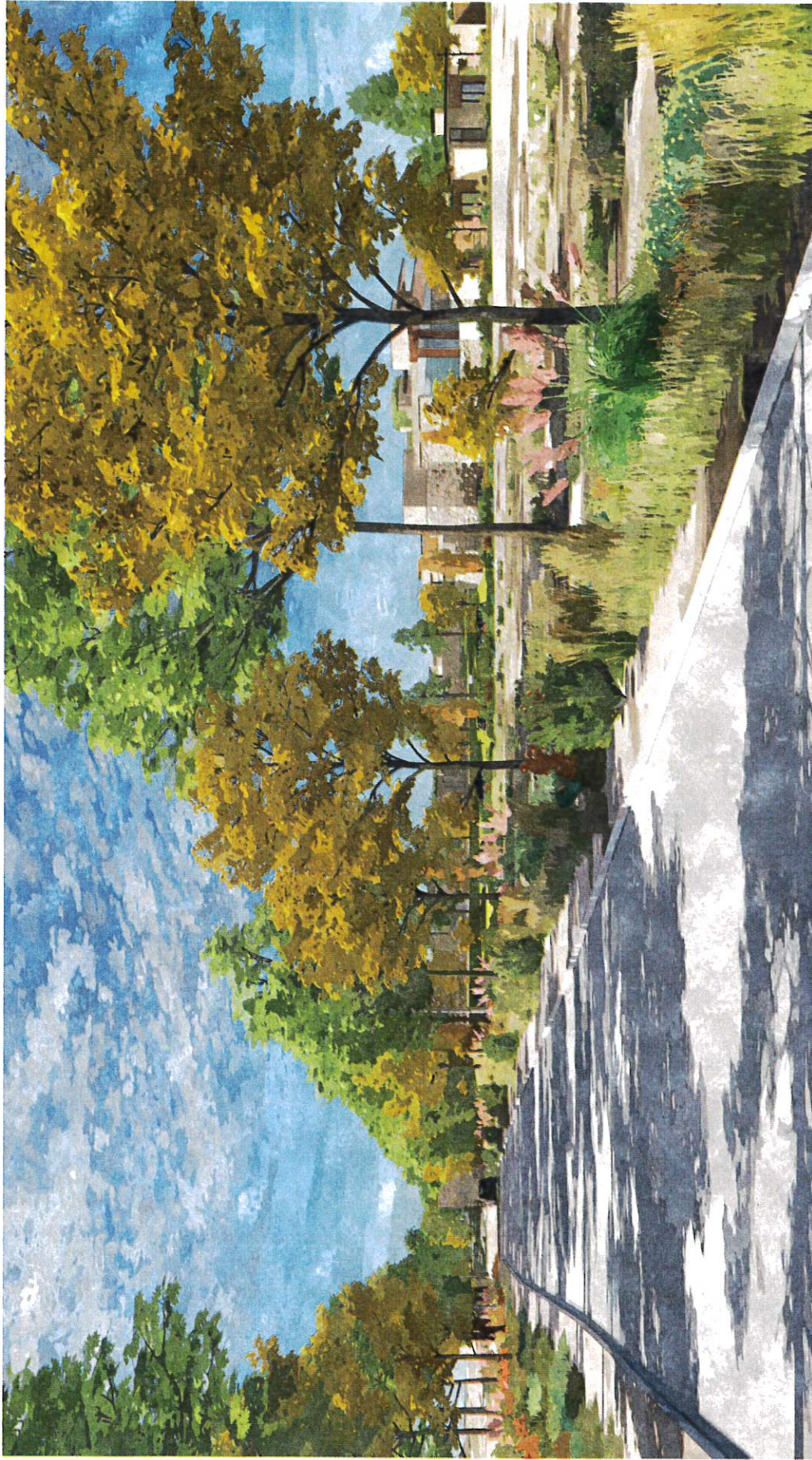
**PROGRAM | TYPE LEGEND**

	Rooftop Bar:	2,000 GSF
	TOTAL:	2,000 GSF





**CONCEPT PERSPECTIVE |**  
CORE BUILDING APPROACH



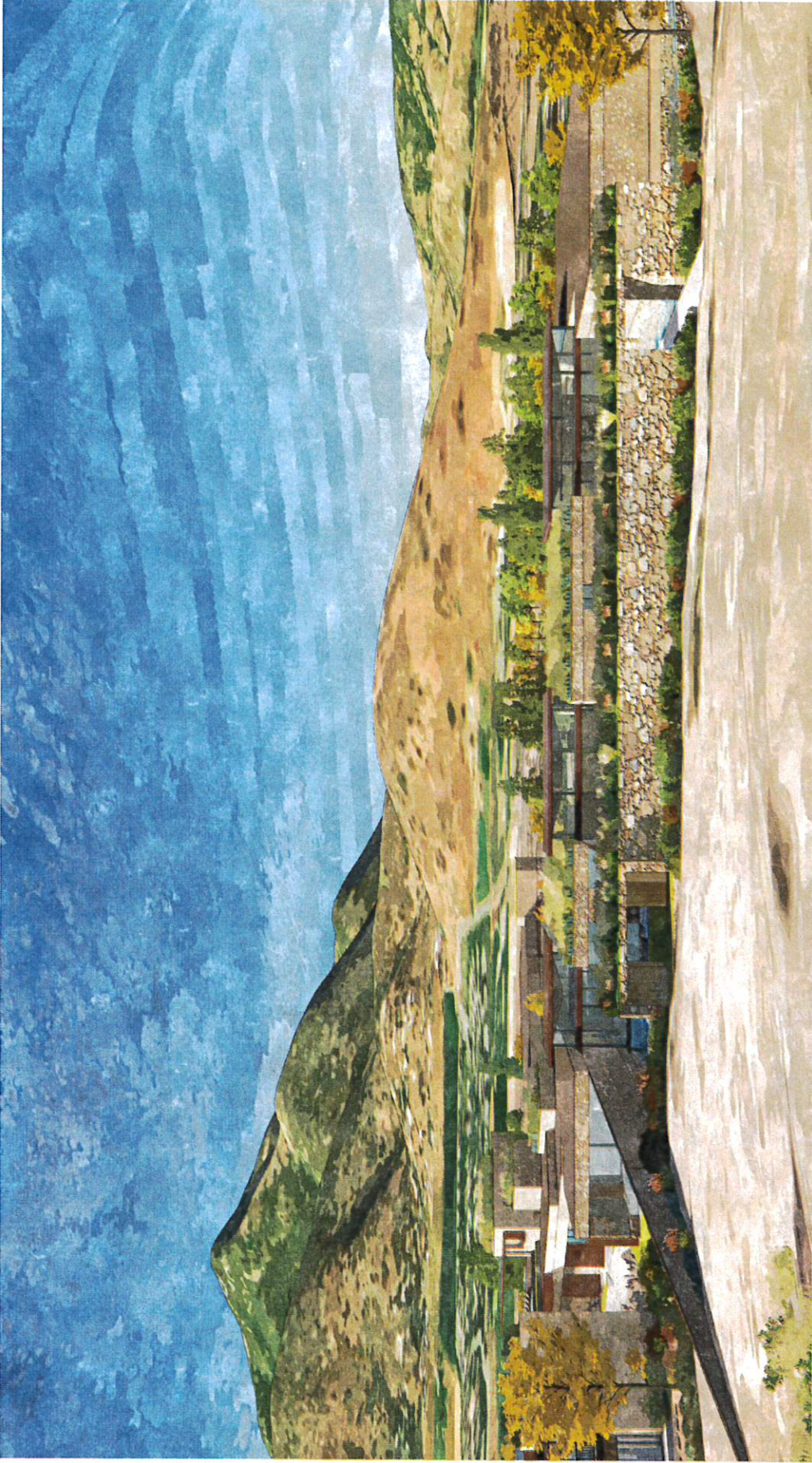
**CONCEPT PERSPECTIVE |**  
HOTEL LOBBY ENTRY



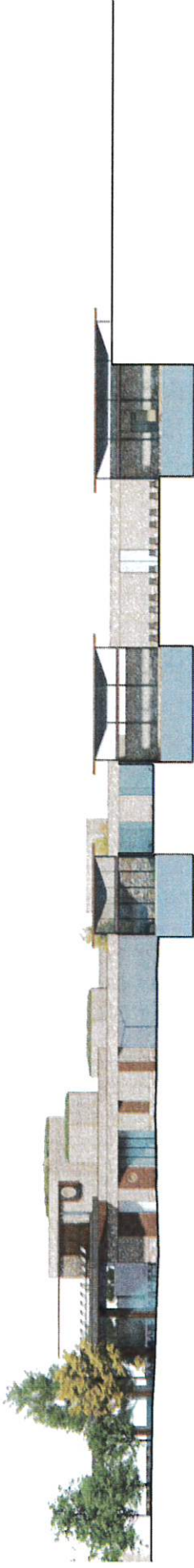
**CONCEPT PERSPECTIVE |**  
SPA LOBBY ENTRY



**CONCEPT PERSPECTIVE I**  
HOT POT VIEW OVER SPA



# CORE BUILDING AND SPA | ELEVATIONS



SOUTHWEST SPA ELEVATION



NORTHEAST SPA ELEVATION



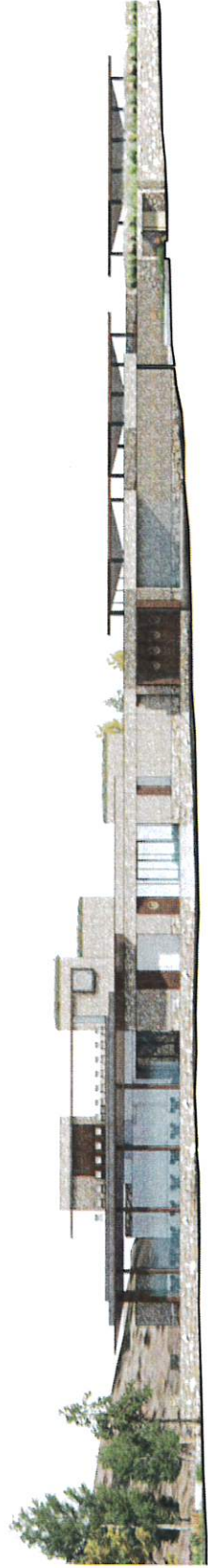
SOUTHEAST SPA ELEVATION

0' 16' 32' 64'  
SCALE | 1/32ND

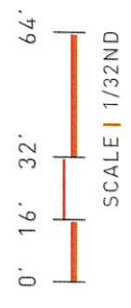
# CORE BUILDING AND SPA | ELEVATIONS

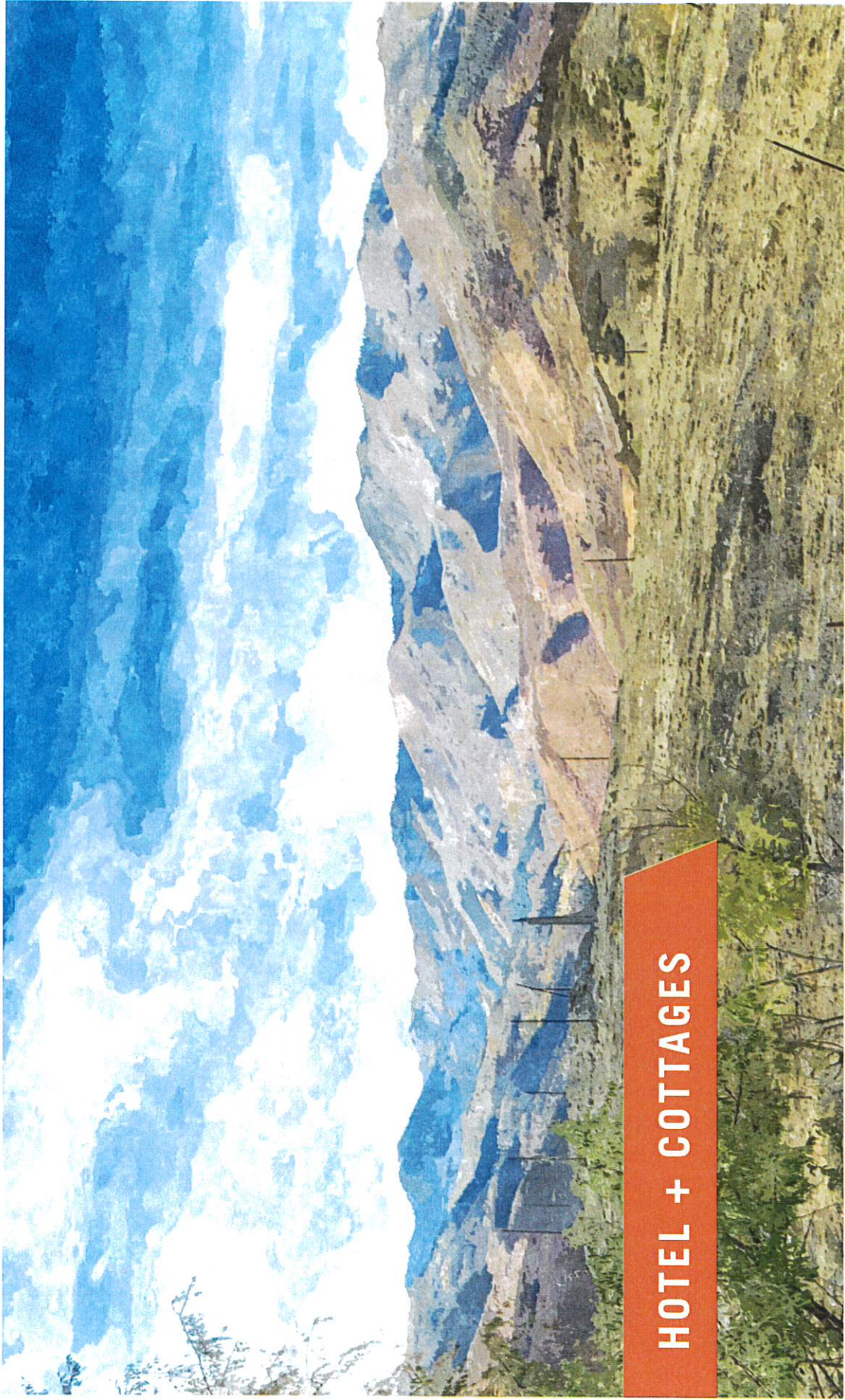


NORTHEAST ENTRY ELEVATION



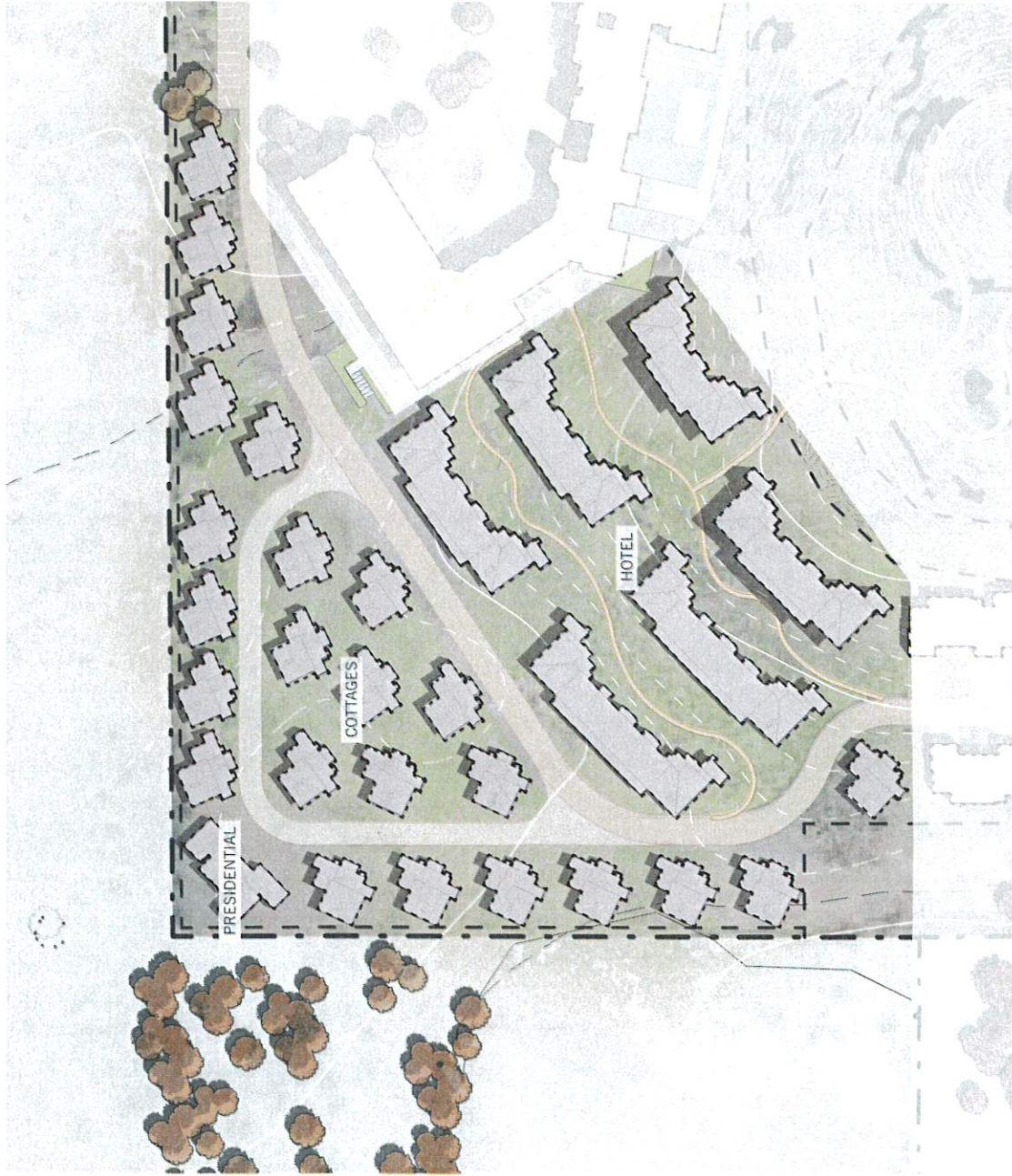
SOUTHWEST RESTAURANT ELEVATION





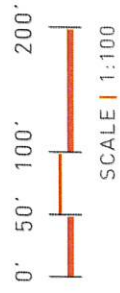
**HOTEL + COTTAGES**

# HOTEL ROOMS | SITE PLAN



## PROGRAM | TYPE LEGEND

■ 80 Hotel Rooms:	41,920 GSF
■ 24 Cottages:	42,240 GSF
■ 1 Presidential Suite:	3,210 GSF
<b>TOTAL:</b>	<b>87,370 GSF</b>



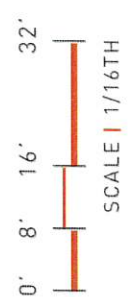
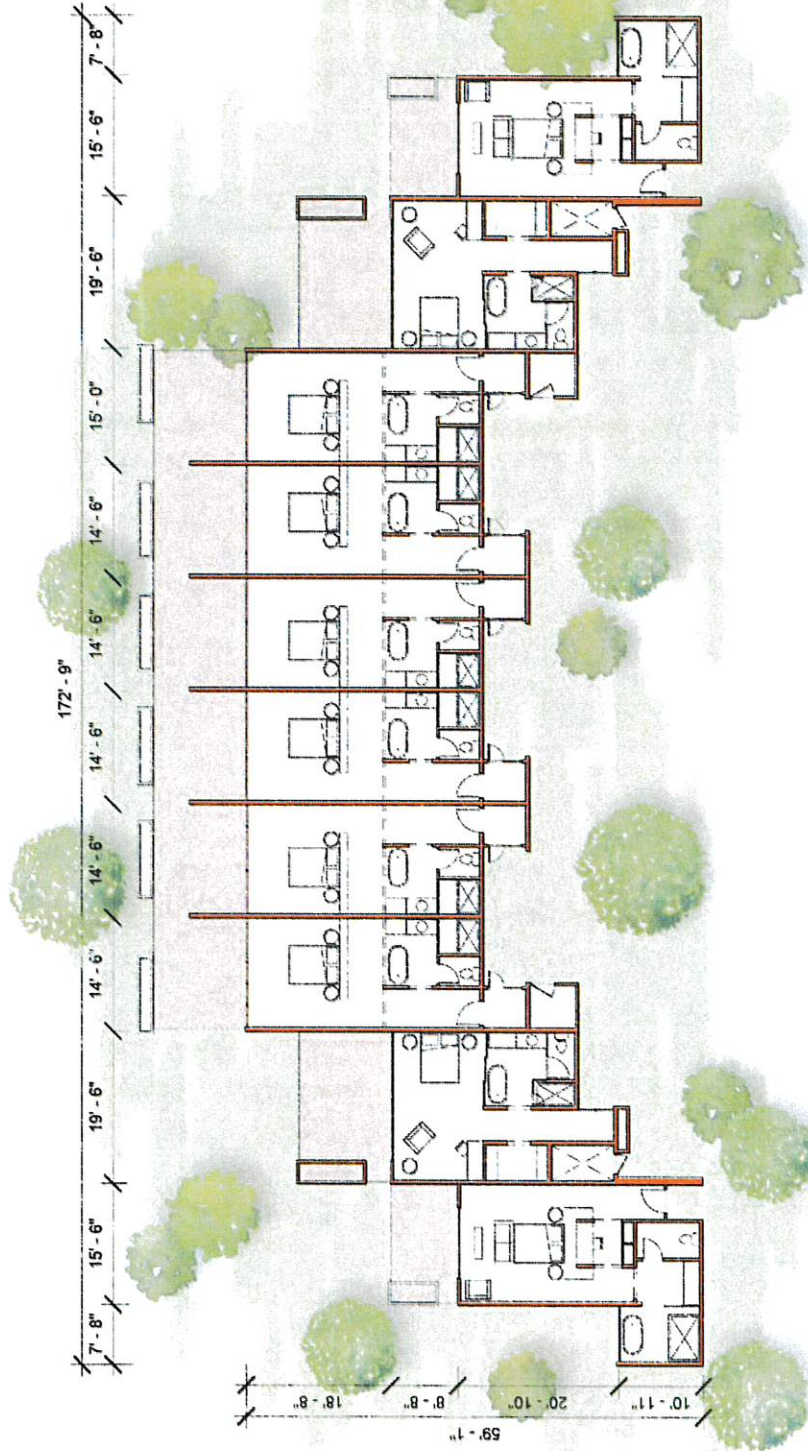


# HOTEL ROOMS |

10 PACK - LEVEL 01 - FLOOR PLAN

**PROGRAM | TYPE LEGEND**

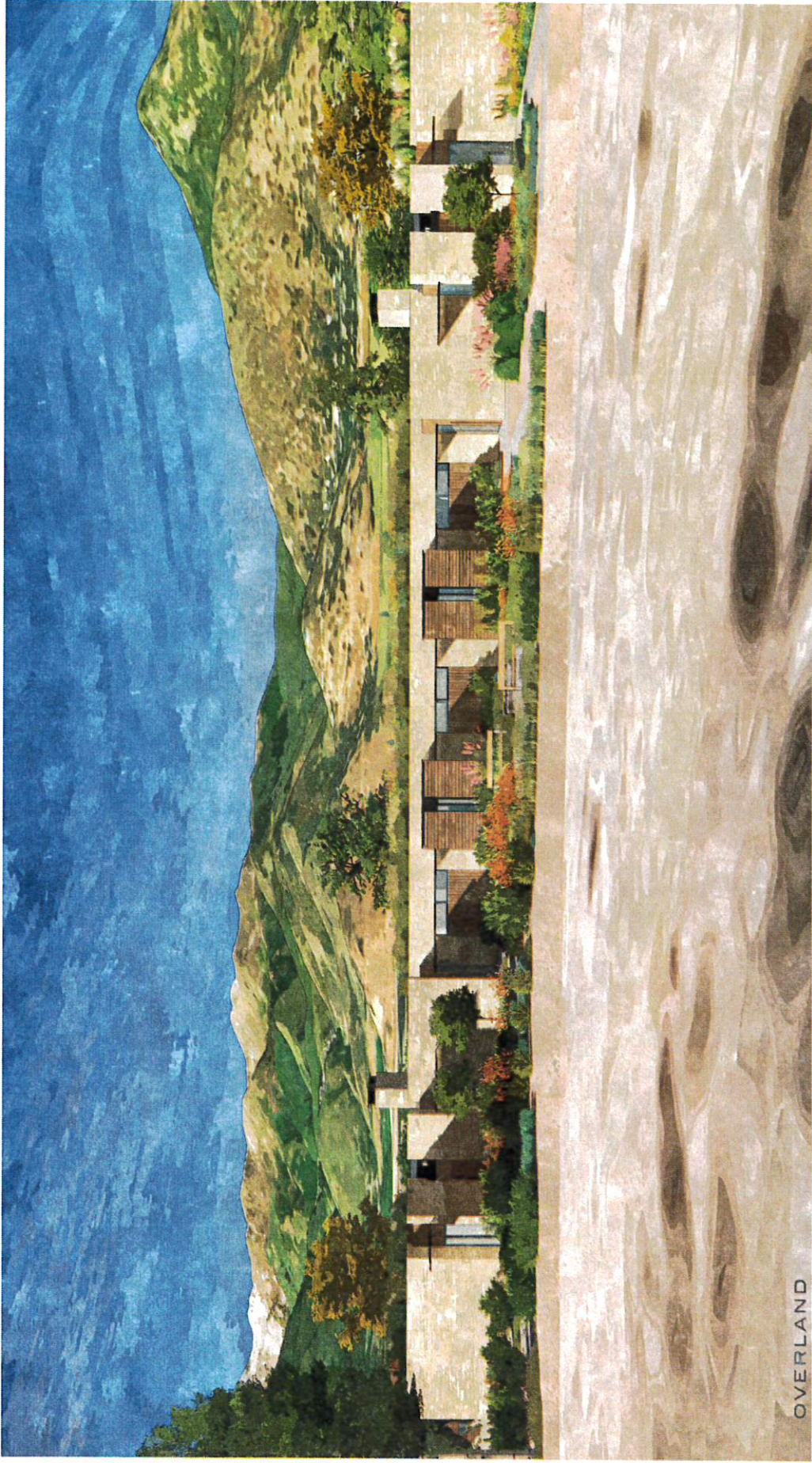
Standard Room:	(6)	500 GSF
Junior Suite:	(2)	540 GSF
Large Suite:	(2)	580 GSF
<b>TOTAL:</b>		<b>5,240GSF</b>
<b>2 Story TOTAL:</b>		<b>10,480 GSF</b>



**CONCEPT PERSPECTIVE I**  
HOTEL ROOMS



**CONCEPT PERSPECTIVE |**  
HOTEL ROOM ENTRY



OVERLAND

# HOTEL ROOMS | ELEVATIONS



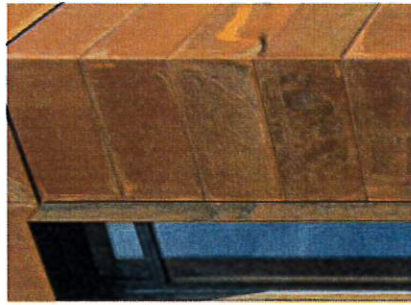
STONE 1



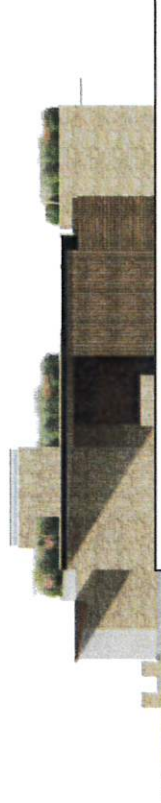
WOOD 1



GREEN ROOF



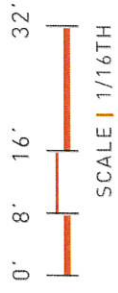
CORTEN



WEST ELEVATION



EAST ELEVATION



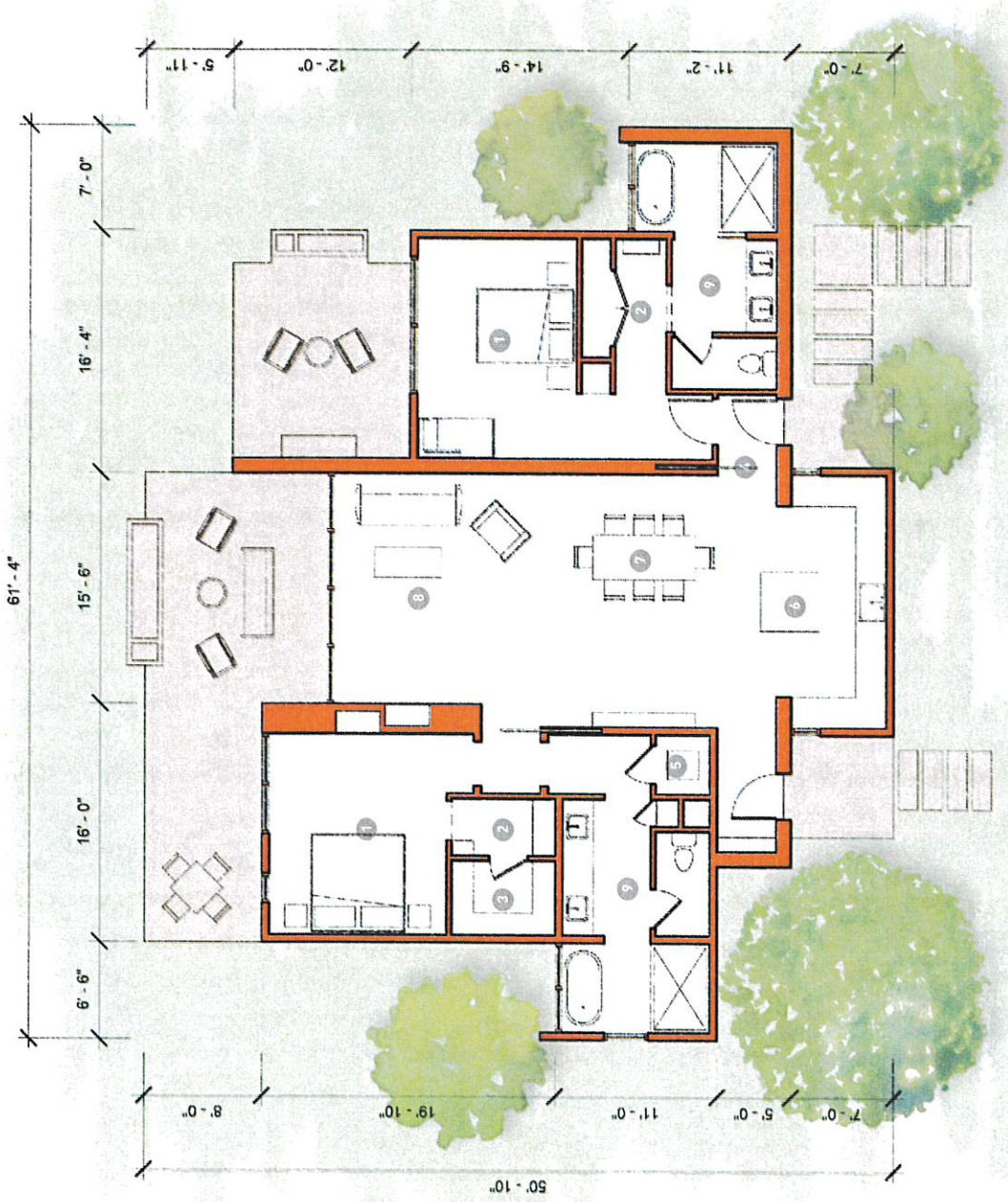
**CONCEPT PERSPECTIVE I**  
HOTEL ROOM COURTYARD



**CONCEPT PERSPECTIVE |**  
HOT POT VIEW OVER HOTEL ROOMS



**COTTAGES |**  
LEVEL 01 - FLOOR PLAN



**PROGRAM | ROOM LEGEND**

- 1. Bedroom
- 2. Closet
- 3. Owner Closet
- 4. Lock - Off
- 5. Laundry
- 6. Kitchen
- 7. Dining
- 8. Living
- 9. Bathroom

**PROGRAM | TYPE LEGEND**

- Junior Suite: 525 GSF
- Large Suite: 1,235 GSF
- TOTAL: 1,760 GSF**



**CONCEPT PERSPECTIVE |**  
1050 N STREET VIEW





# COTTAGES | ELEVATIONS



STONE 2



WOOD 2



GREEN ROOF



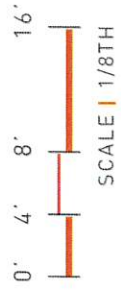
CORTEN + STONE 3



NORTH ELEVATION



EAST ELEVATION



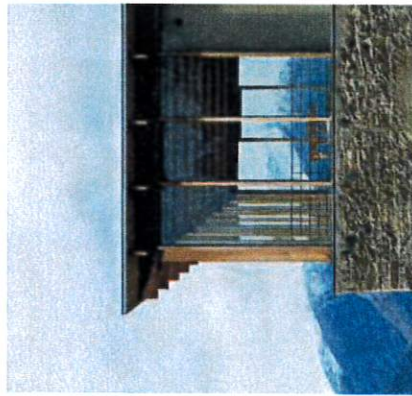
**COTTAGES |**  
ELEVATIONS



STONE 4



WOOD 2



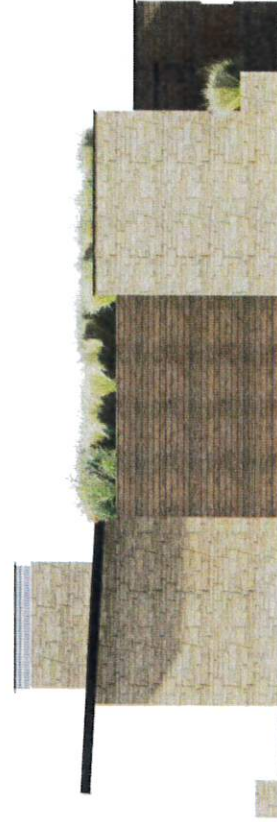
WOOD CEILING



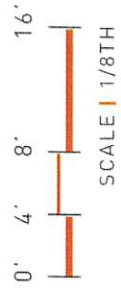
CORTEN + STONE 3

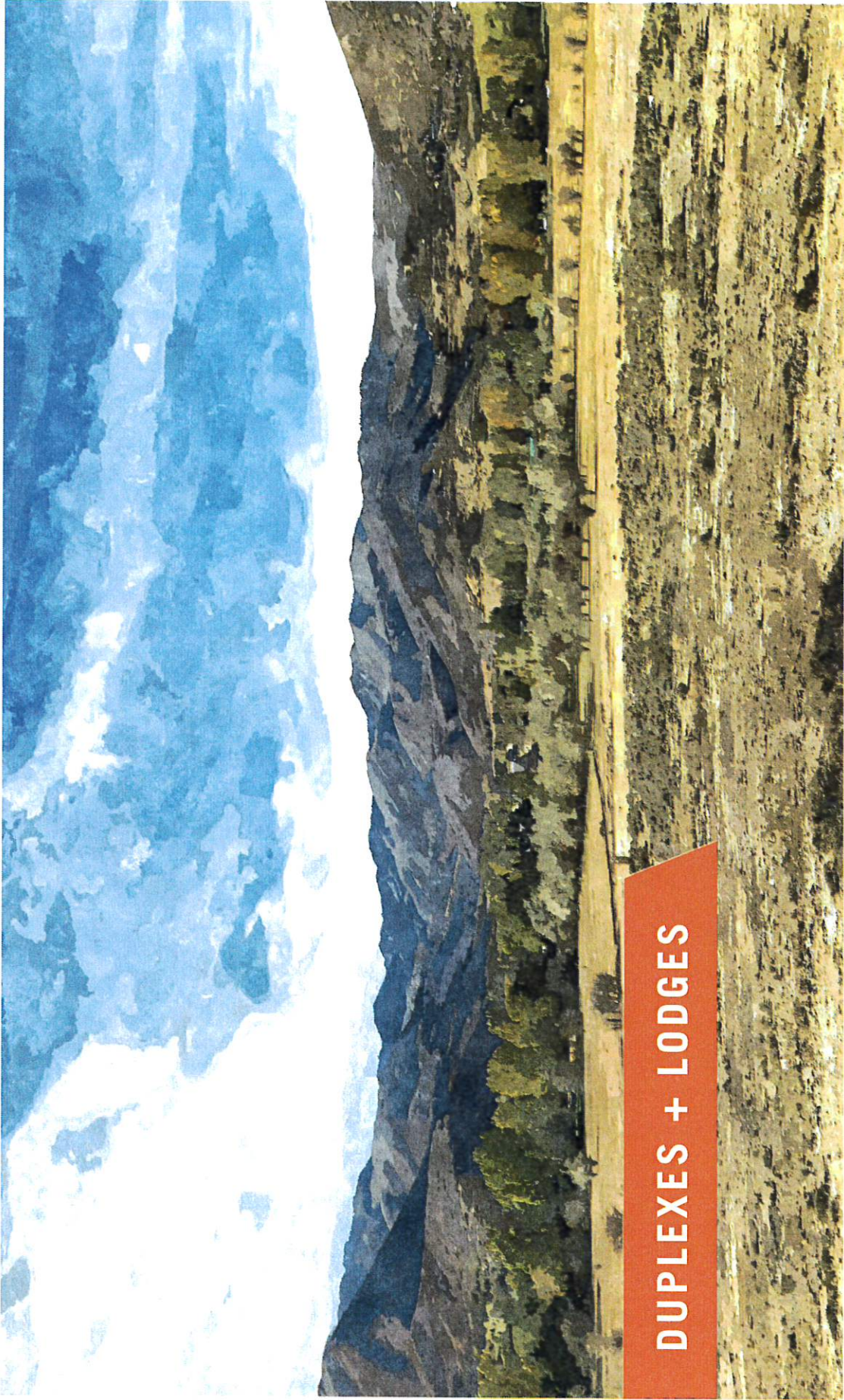


SOUTH ELEVATION



WEST ELEVATION





# DUPLEXES AND LODGES | SITE PLAN

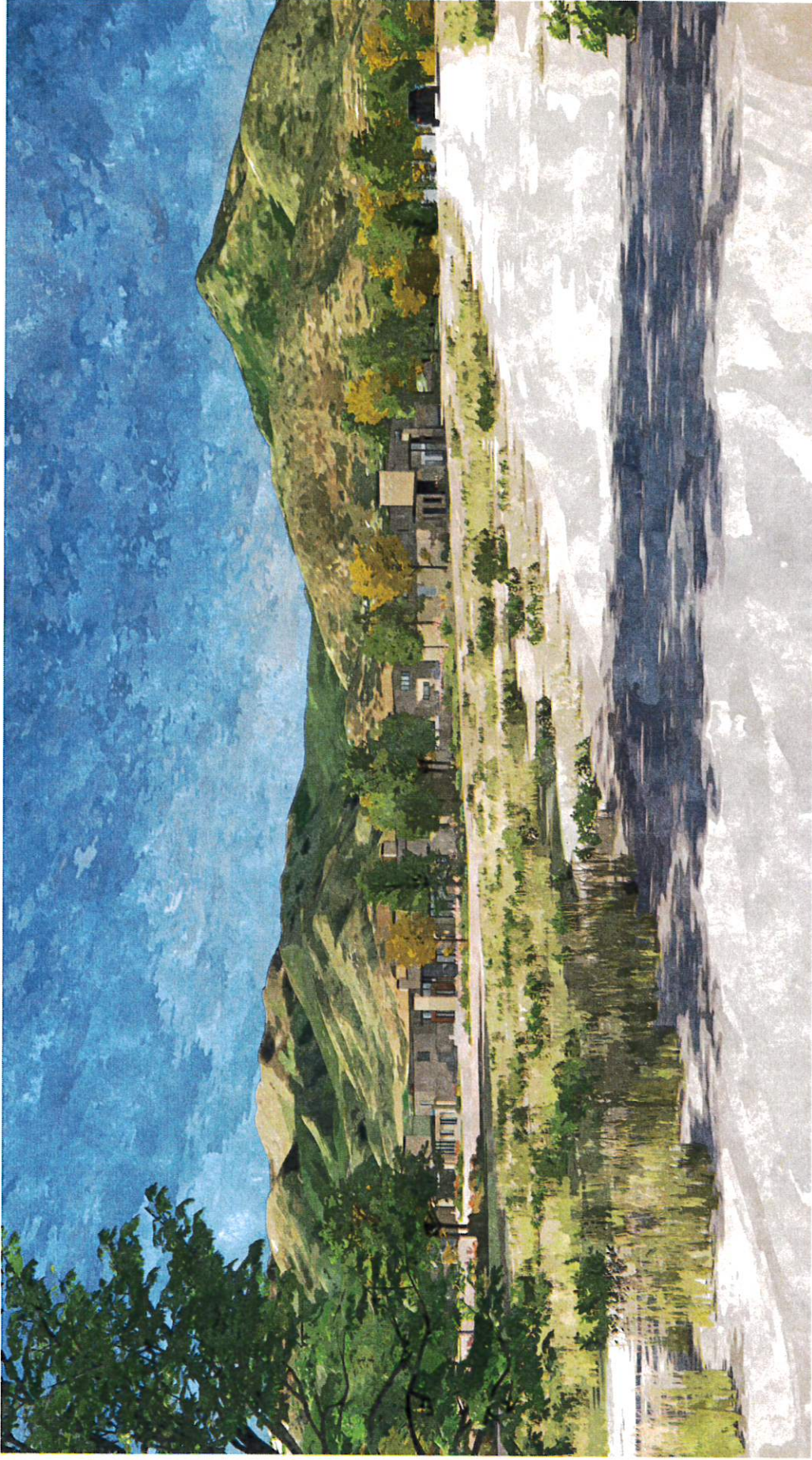


## PROGRAM | TYPE LEGEND

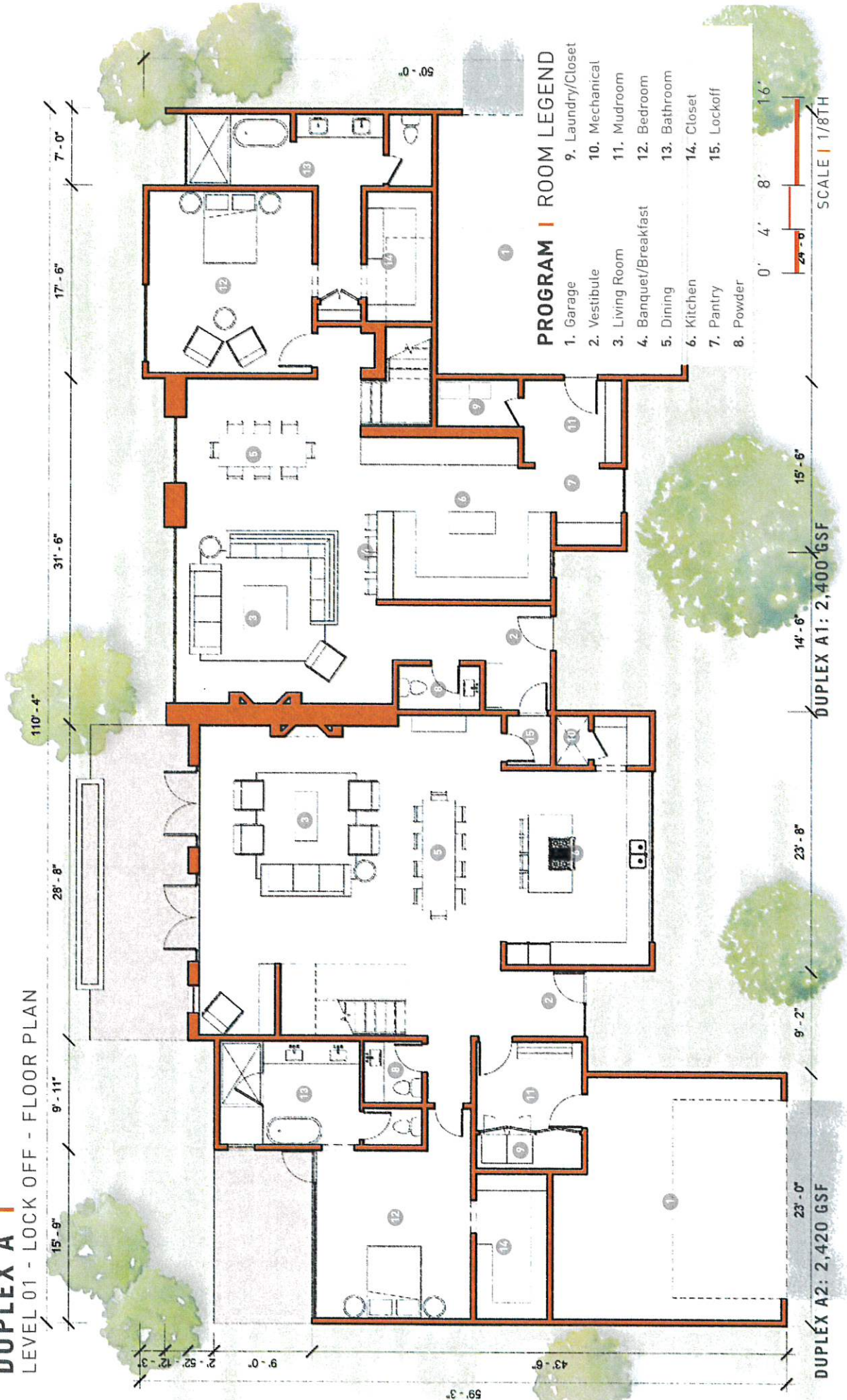
Duplexes:	86,800 GSF
Family Lodges:	12,160 GSF
<b>TOTAL:</b>	<b>98,960 GSF</b>



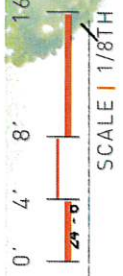
**CONCEPT PERSPECTIVE |**  
DUPLEX APPROACH



**DUPLEX A**  
 LEVEL 01 - LOCK OFF - FLOOR PLAN



- PROGRAM | ROOM LEGEND**
- 1. Garage
  - 2. Vestibule
  - 3. Living Room
  - 4. Banquet/Breakfast
  - 5. Dining
  - 6. Kitchen
  - 7. Pantry
  - 8. Powder
  - 9. Laundry/Closet
  - 10. Mechanical
  - 11. Mudroom
  - 12. Bedroom
  - 13. Bathroom
  - 14. Closet
  - 15. Lockoff



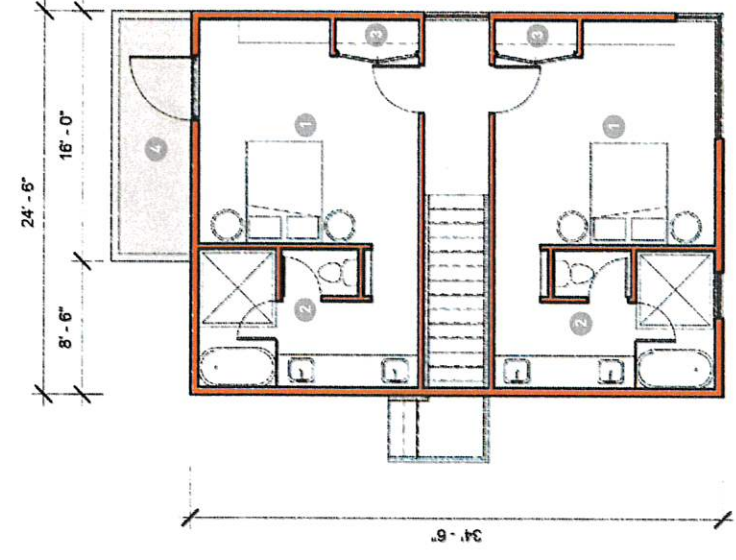
DUPLEX A1: 2,400 GSF

DUPLEX A2: 2,420 GSF

**DUPLEX A1**  
LEVEL 02 - LOCK OFF - FLOOR PLAN

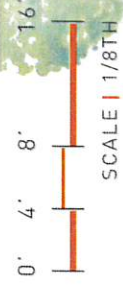


DUPLEX A2: 1,300 GSF



**PROGRAM | ROOM LEGEND**

- 1. Bedroom
- 2. Bathroom
- 3. Closet
- 4. Terrace



DUPLEX A1: 900 GSF

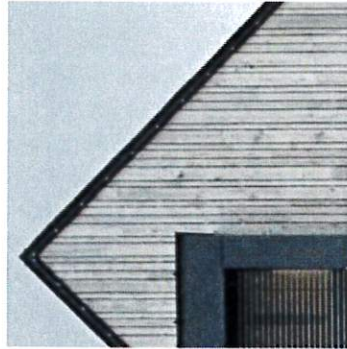
# DUPLEX A | ELEVATIONS



STONE 2



STONE 3 + CORTEN



WOOD 3



0' 4' 8' 16'  
SCALE | 1/8TH

## WEST ELEVATION



# DUPLEX A | ELEVATIONS



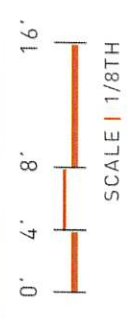
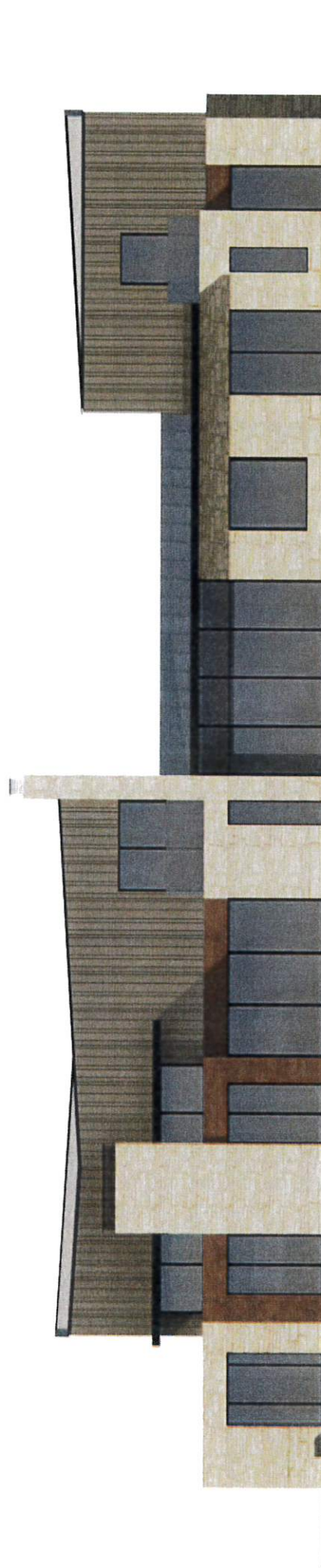
WOOD 4



STONE 3 + CORTEN



WINDOW 1



EAST ELEVATION

# DUPLEX B

FLOOR PLAN LEVEL 01

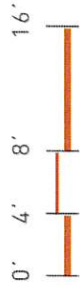


DUPLEX B2: 2,300 GSF

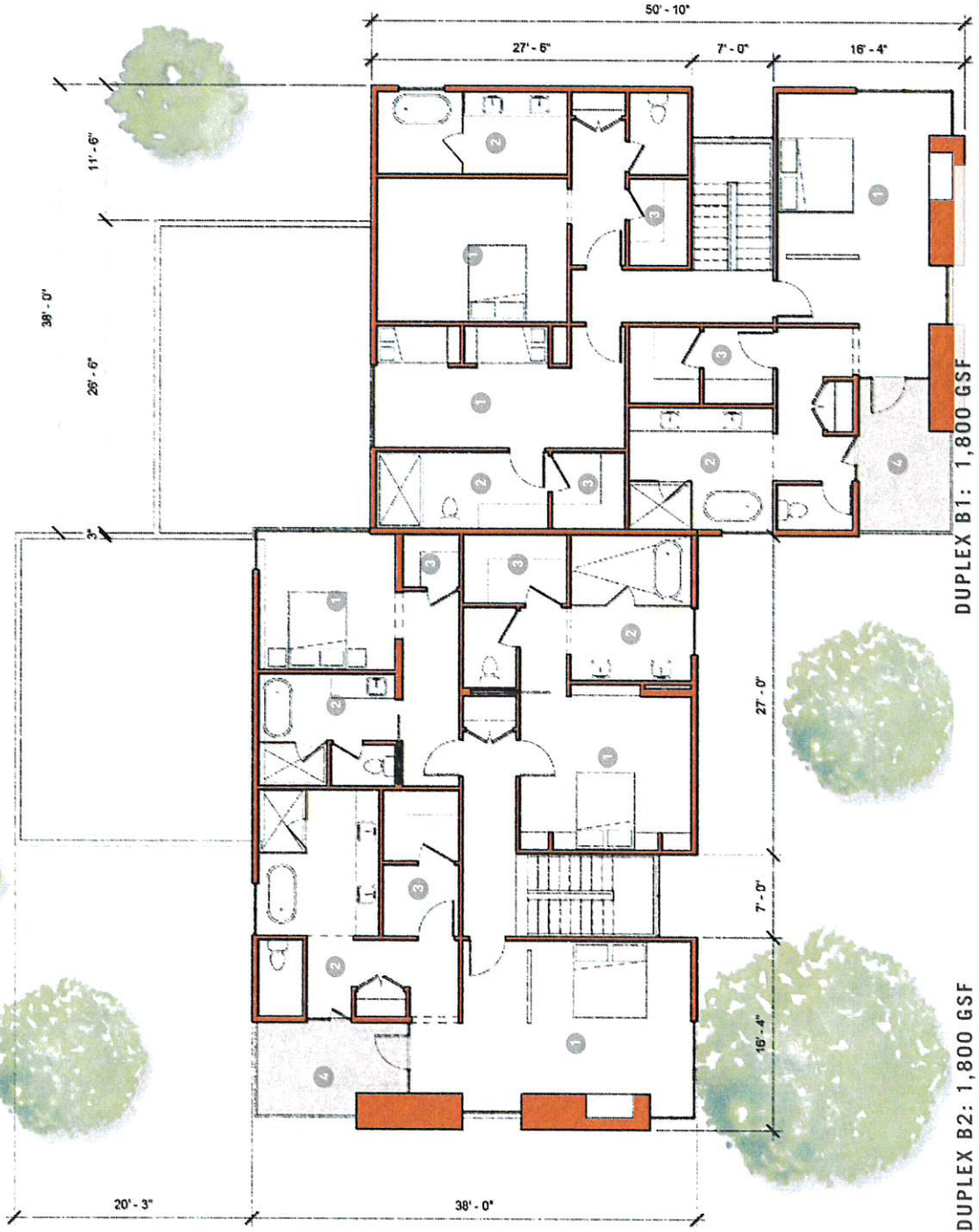
DUPLEX B1: 2,400 GSF

## PROGRAM | ROOM LEGEND

- 1. Garage
- 2. Vestibule
- 3. Living Room
- 4. Lockoff
- 5. Dining
- 6. Kitchen
- 7. Pantry
- 8. Powder
- 9. Laundry/Closet
- 10. Mechanical
- 11. Mudroom
- 12. Storage
- 13. Closet



**DUPLEX B** |  
FLOOR PLAN LEVEL 02

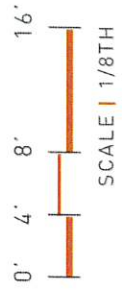
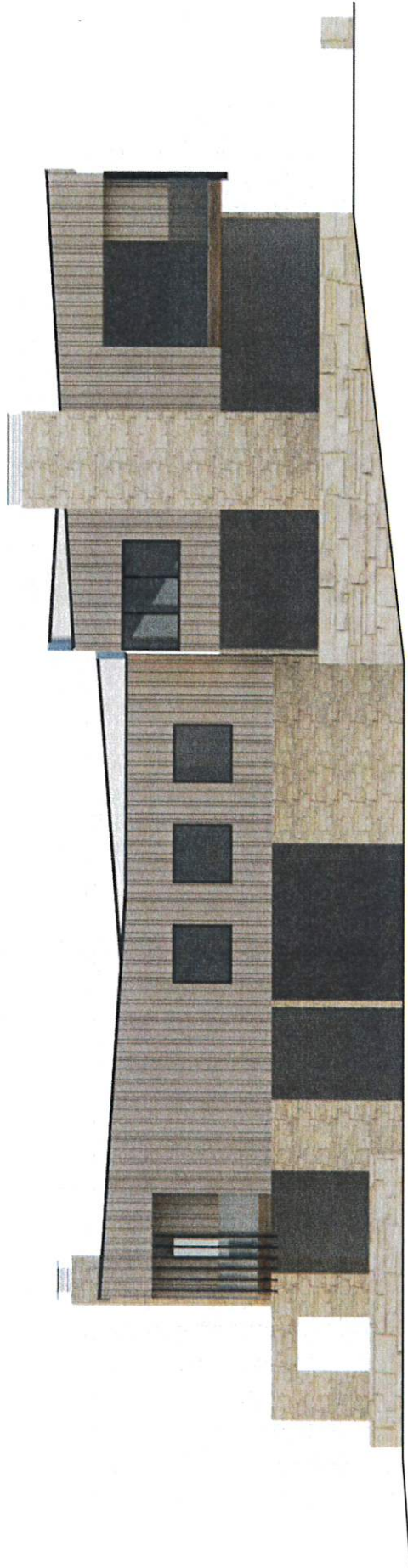


**DUPLEX B** |  
ELEVATIONS



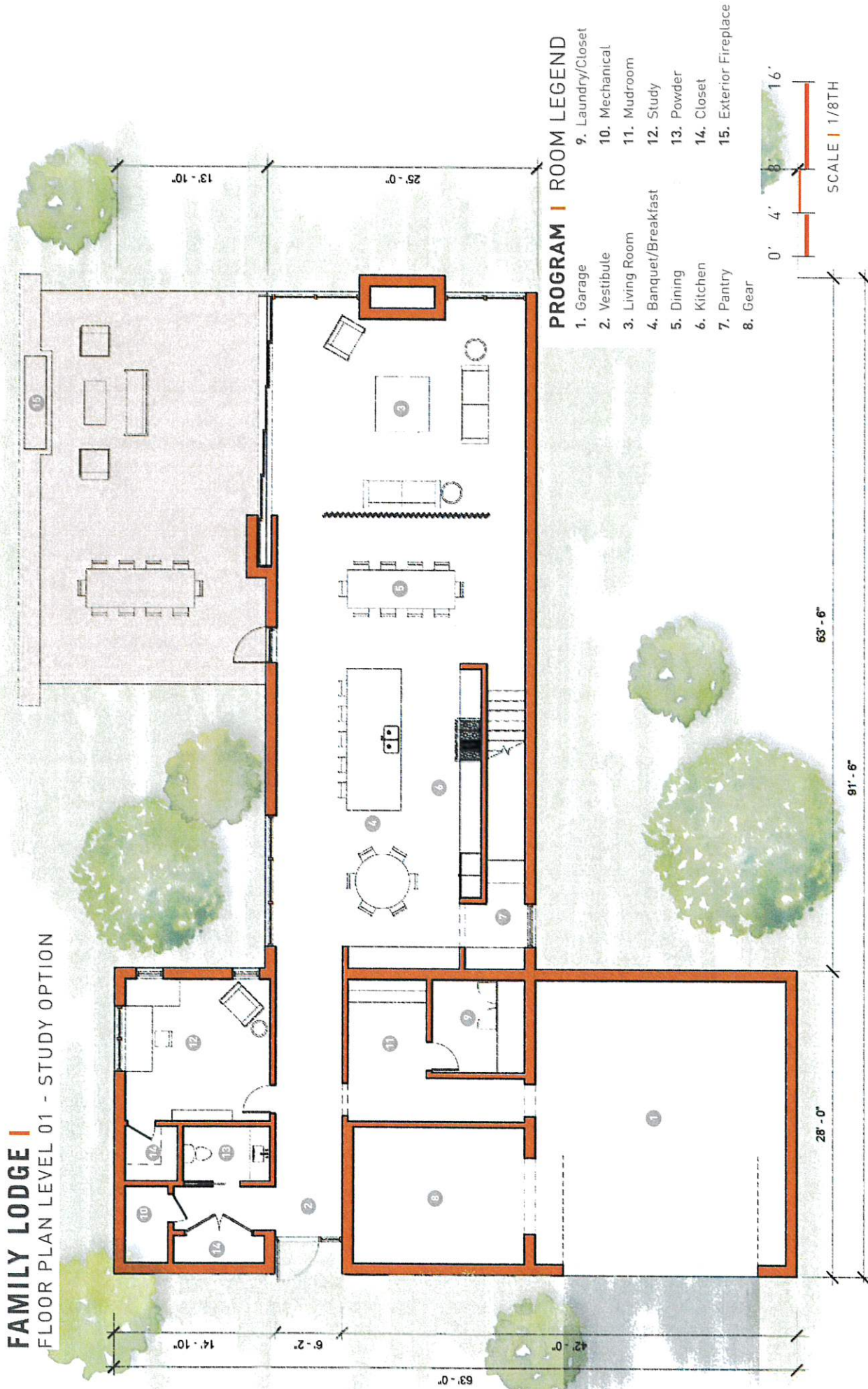
**SOUTHWEST ELEVATION**

**DUPLEX B** |  
ELEVATIONS



**SOUTHEAST ELEVATION**

**FAMILY LODGE |**  
 FLOOR PLAN LEVEL 01 - STUDY OPTION

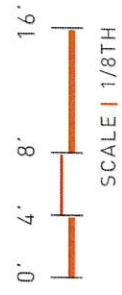
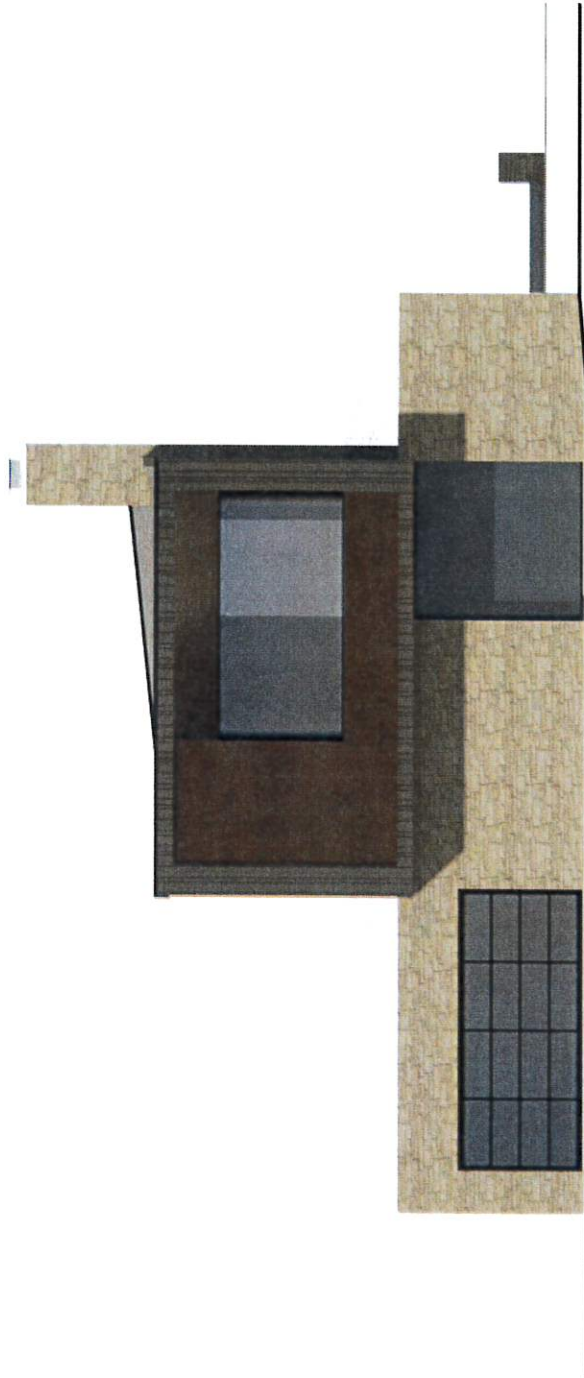


**FAMILY LODGE |**  
FLOOR PLAN LEVEL 02

- PROGRAM | ROOM LEGEND**
- 1. Terrace
  - 2. Fun Room
  - 3. Bedroom
  - 4. Bunks
  - 5. Bathroom
  - 6. Closet
  - 7. Mechanical
  - 8. Laundry/Closet
  - 9. Fireplace



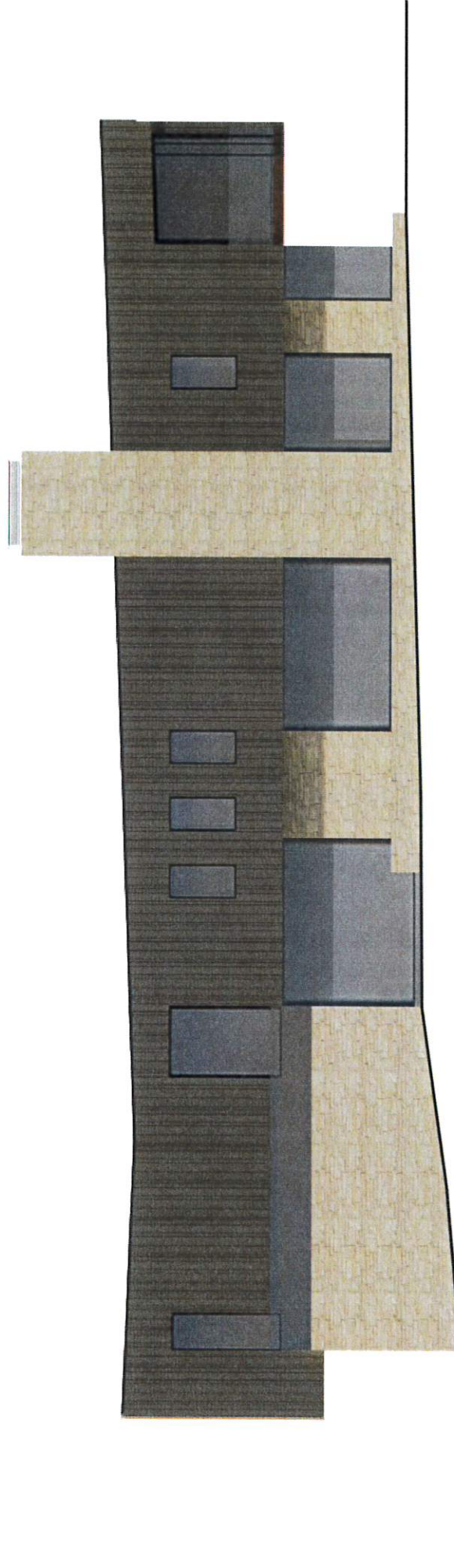
**FAMILY LODGE |**  
ELEVATIONS



**SOUTHWEST ELEVATION**



**FAMILY LODGE |**  
ELEVATIONS



**SOUTHEAST ELEVATION**

**PROJECTED ERU |**  
REVISED GSF

**TOTAL | GROSS SF**

<b>PROGRAM</b>	<b>Gross SF</b>
80 Hotel Rooms:	41,920
24 Cottages:	42,240
1 Presidential Suite:	3,210
Core Building:	55,705
24 Duplexes:	86,800
2 Family Lodges:	12,160
Old Stone Structure:	-
4 Yurts:	3,000
1 Event Barn:	4,000
<b>TOTAL:</b>	<b>249,035</b>

# PROJECTED ERU I

REVISED GSF

## MAIN BUILDING

PROGRAM	Gross SF
Full Service/Multi-Dimensional Spa:	10,220
Med Spa Addition:	7,300
Basement Spa:	5,140
Hotel Lobby/Admin/Support/Fitness:	5,310
Basement Hotel/Event/Restaurant:	12,165
Event/Prefunction/Support:	7,050
Kitchen/Food Prep/Support:	6,520
Rooftop Bar:	2,000
<b>TOTAL</b>	<b>55,705</b>

## COTTAGES + HOTEL ROOMS

PROGRAM	Gross SF
80 Hotel Rooms:	41,920
24 Cottages:	42,240
1 Presidential Suite:	3,210
<b>TOTAL</b>	<b>87,370</b>

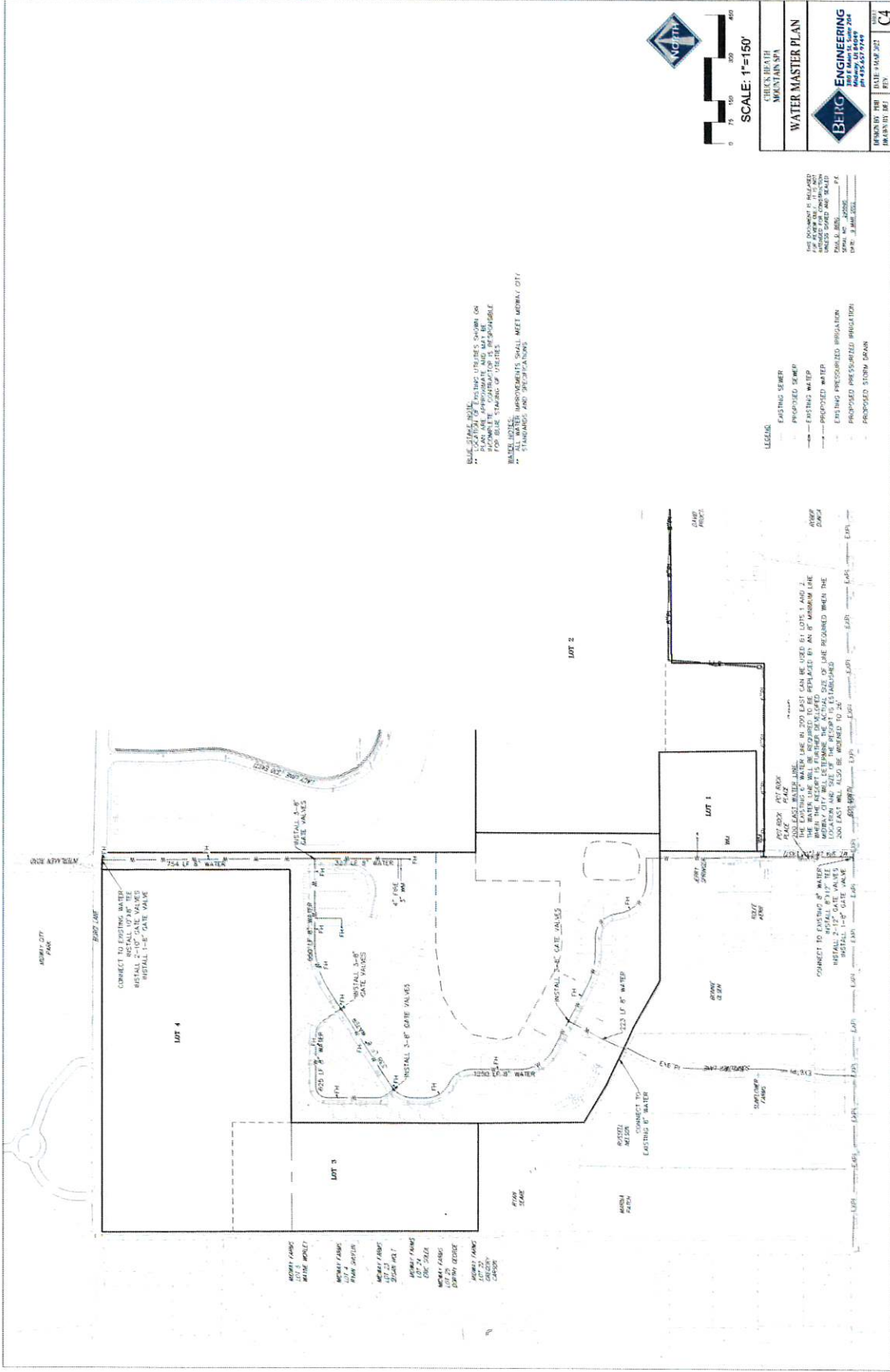
## DUPLEXES

PROGRAM	Gross SF
24 Duplexes:	86,800
2 Family Lodges:	12,160
<b>TOTAL</b>	<b>98,960</b>





# UTILITIES I WATER MASTER PLAN



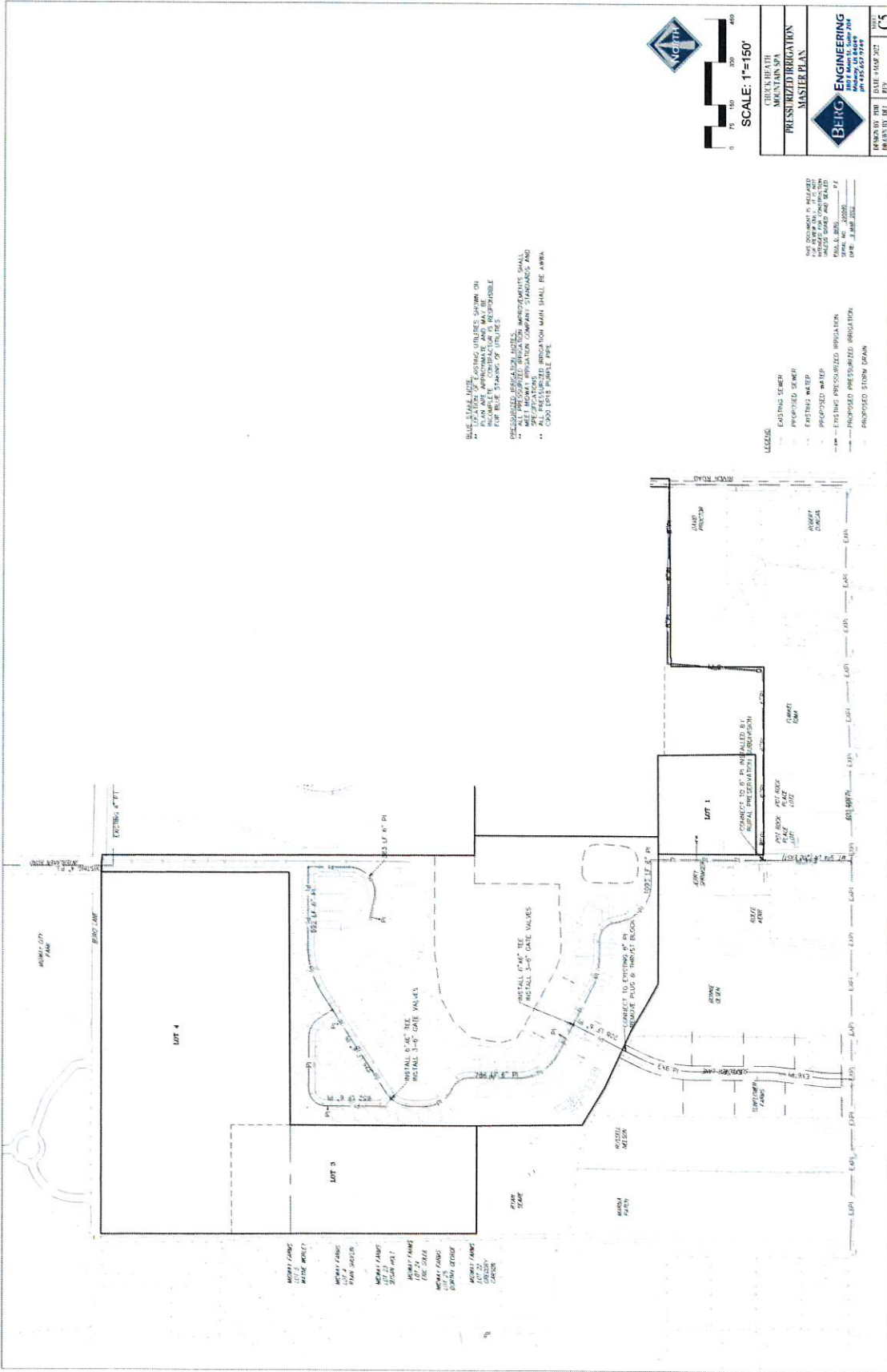
**GENERAL NOTES:**  
 \*\* EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.  
 \*\* ALL WATER IMPROVEMENTS SHALL MEET MERRAY CITY STANDARDS AND SPECIFICATIONS.

CURVES: 10' RADIUS  
 MOUNTAIN SPA  
**WATER MASTER PLAN**  
 BERG ENGINEERING  
 3002 Main St. Suite 204  
 Overland, MO 64078  
 DATE: 10/28/2022  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1"=150'  
 NORTH  
 0 75 150 300 450  
 INCHES  
 FEET

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

# UTILITIES | MIDWAY CENTER FOR LIMITLESS LIFE | RESORT MASTER PLAN

## PRESSURIZED IRRIGATION MASTER PLAN



# UTILITIES | SEWER MASTER PLAN



**BLUE LINE NOTE:**  
 \* EXISTING UTILITIES SHOWN ON THIS DRAWING ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.  
 \* ALL NEW INSTALLATIONS SHALL MEET LOCAL AND STATE REQUIREMENTS AND SPECIFICATIONS.

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

PREPARED BY  
 MCKINSTRY  
**SEWER MASTER PLAN**  
  
 BERG ENGINEERING  
 1001 N. 10th St., Suite 204  
 Phoenix, AZ 85006  
 DATE: 11/15/2022  
 DRAWN BY: JTB  
 CHECKED BY: JTB  
 PROJECT NO: 22-001





# OVERLAND

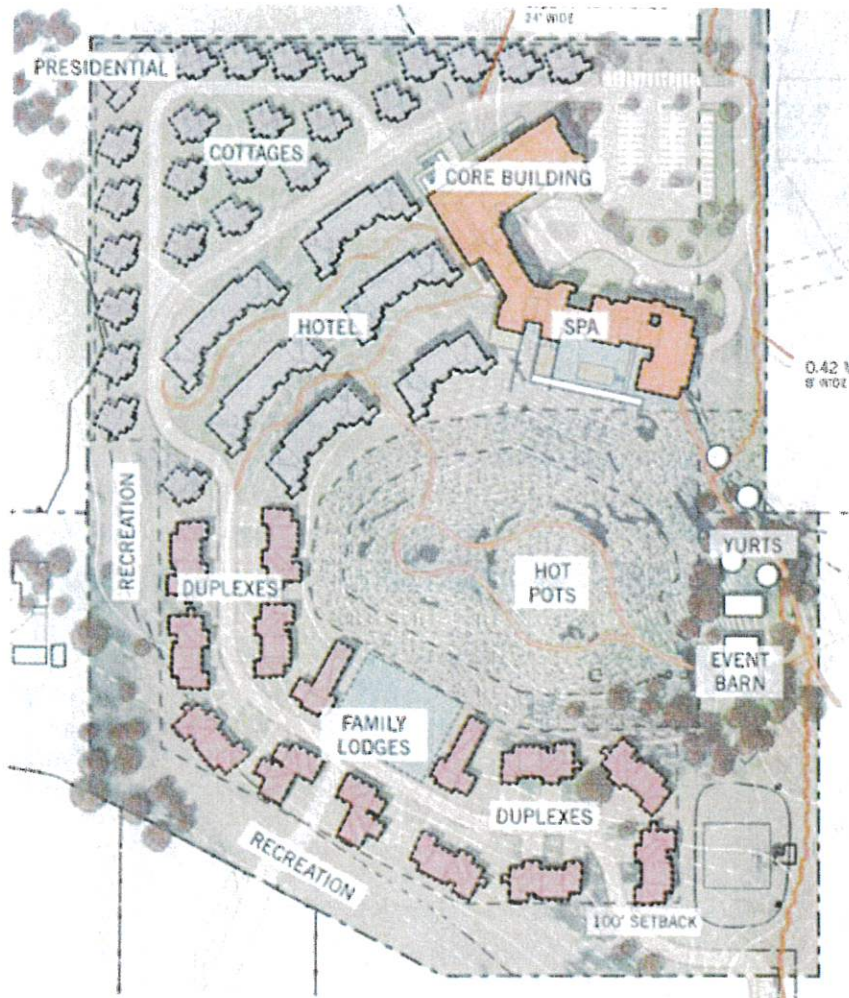
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OVERLAND PARTNERS  
203 East Jones Avenue, Suite 104  
San Antonio, Texas 78215  
P 210.829.7003  
[www.overlandpartners.com](http://www.overlandpartners.com)

**THE EMBEDDED POTENTIAL™**  
*A Strategic Approach to Solving Problems and Capturing Opportunities*

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