



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: March 12, 2024
NAME OF PROJECT: Ameyalli Resort Development
NAME OF APPLICANT: Midway Mountain Spa LLC
AUTHORIZED REPRESENTATIVE: Chuck Heath
CIVIL ENGINEER: Berg Engineering
AGENDA ITEM: Ameyalli Resort Phases 2-4 Final
LOCATION OF ITEM: Approximately 800 North 200 East
ZONING DESIGNATION: Recreational and Resort Zone (RZ)

ITEM: 3

Chuck Heath, representative for Midway Mtn Spa LLC, has submitted a preliminary application for Phases 2, 3, and 4 of Ameyalli Resort on 28.87-acres. The preliminary plan includes 23 cottage units, 80 hotel units, and the Chopra House of Enlightenment, and the Well-Being Center which includes restaurants, spa, event center, etc. The property is located at approximately 800 North 200 East and is in the Resort Zone (RZ).

BACKGROUND:

Chuck Heath of Midway Mtn Spa LLC is requesting preliminary approval of Phases 2-4 of the Ameyalli Resort master plan (FKA Mt. Spa) which is on 11.44 acres. The master plan includes a resort building, hotel rooms, cottage units, duplex units, family lodges, public and private trails, and other resort related amenities. Phases 2-4 specifically includes the Well-Being Center which includes restaurants, spa, event center, etc. along with 23 cottage units, 80 hotel units, and the Chopra House of Enlightenment. As part of

Phase 1, the applicant brought utilities into the property and nearly completed construction of a connector road from Burgi Lane to 600 North. The connector road will access all the uses in Phases 2-4.

The applicant has stated that the intent is that all units are rentable, including the hotel and cottage units in Phases 2-4. It is unknown at this stage if the proposed plat will show building pads and possibly condominium units or if all the hotel and cottage units will be in one ownership. A proposed plat is required for final approval. 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(s). 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. It is unlikely that anyone would live in any of the units in Phases 2-4 since there are no kitchen facilities in any of the units.

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 had gone into disrepair and the recreational facilities and buildings were dilapidated and have been removed from the site.

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 environmental 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 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 those using the trail. The City has also secured an easement and built a trail that connects the River Road trail with the planned linear park trail that runs 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 economic activity which 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.

LAND USE SUMMARY:

- Resort Zone (RZ)
- Phases 2-4 approximately 11.44 acres (28.87 acres total in the master plan)
- 4.08 acres of open space (15.95 acres of open space in the master plan)
- Well-Being Center which includes restaurants, spa, event center, etc.
- 23 cottage units, 80 hotel units, and the Chopra House of Enlightenment
- 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 except for the hot pot trail that will be a soft surface trail.
- 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 4.08 acres are in Phases 2-4. 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 Phases 2-4):

• 80 Hotel Rooms –	42,020 SF
• 23 Cottages –	37,444 SF
• Chopra House of Enlightenment -	3,210 SF
• Resort Building/Spa -	44,697 SF
• 24 Duplex Units -	66,393 SF
• Two Family Lodges -	10,542 SF
• Med Spa -	5,500 SF
• Farm Kitchen -	1,300 SF
 Total:	 213,030 SF
Total Bedrooms:	237 EA

Building Area –The proposed plan includes a gross building floor area of 213,030 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 (10,652 square feet).

Access – The development has two access points, both of which are built to City standards, one from Burgi Lane, one from 600 North via 200 East. The roads will be private except the existing public road of 200 East which extends about 650’ north of 600 North.

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 resort 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 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 pleasant environment for pedestrians to travel from one area of 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 built the soft-surface trail from the River Road Trail with the area of the planned linear park trail with funds that were paid by the developer of Ameyalli. A log fence has also been built along the north side of the trail by funds paid to the City by the developer. There is also a soft-surface public trail that will connect from the linear park trail that will circle the hot pot area in the conservation easement that will be built 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 areas. The plan specifies that the trails will either be concrete or asphalt which will work better than soft-surface trails which would not be as 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 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.

Height of structures – Structures cannot exceed 35’ in height measured from natural grade as described in the Ameyalli Master Plan Agreement.

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 213,030 square feet (4.89 acres) per acre which is about 17% 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 – The City Council has approved a parking plan that reduced parking from 680 stalls down to 302 stalls. This was based on resort industry standards that reduce parking stalls because guests of the resort visit the other amenities and businesses in the resort. This allows for a reduction of parking stalls because a guest that is staying in the hotel will park in the hotel stall but will not need a stall at the restaurant or spa when they visit those facilities. The developer has provided a plan that includes 307 stalls of which 15 stalls are tandem stalls and will require valet parking.

Water Rights – Master plans require that water rights be held in escrow with the City before a 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 that recommendation was no longer accurate. On October 3, 2022, the Water Board reviewed and made a recommendation that 124.85 acre feet (92.23 culinary and 25.62 outside irrigation) must be held in escrow for the entire master plan. The developer was required to dedicate 36.5 acre feet for Phase 1, this leaves the remainder of the required water rights to be dedicated for Phases 2-4 which is 88.35 acre feet.

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. Phase 2-4 includes 69 of the required 326 trees. All trees in Phases 2-4 comply with requirements that evergreens are at least 6’ tall and deciduous trees have a caliper of at least 2”. 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 a couple of Lacy Lane homes and will affect several others unless the nuisance is mitigated. The developer, staff, Lacy Lane Estates HOA, and residents of Lacy Lane have held several meetings to work on a landscape plan and stone wall plan that will help mitigate light from trespassing on to neighboring properties.

Off-Site Storm Drain Basin – Part of creating a landscaping plan that helps shield residents of Lacy Lane Estates from light and noise nuisances created by Ameyalli, and part of creating the space necessary for the landscaping required rerouting of the proposed public trail. To create the spacing for both, a solution developed that placed Ameyalli’s storm water basin in the common area of Lacy Lane Estates. This plan has been approved by the HOA and an easement has been deeded from the Lacy Lane Estates HOA to Ameyalli for access and maintenance purposes.

Geotechnical Report – The City has received a geotechnical report for the property that was prepared by Earthtec which has been reviewed by the City’s engineer. 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 October 3, 2022, to determine the water required for the proposal. They recommended that 124.85 acre feet (99.23 culinary and 25.62 outside irrigation) will be required for the entire project which includes culinary connections and outside irrigation. The developer was required to dedicate 36.5 acre feet for Phase 1, this leaves the remainder of the required water rights to be dedicated for Phases 2-4 which is 88.35 acre feet.

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 that will connect to Midway's existing trail network.
- Amenities will be created that will be accessible year-round which will invite more tourists to visit the resort in all seasons.

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.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. 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

Midway City Corporation

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



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March 12, 2024

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

Subject: Ameyalli – Phase 2 Preliminary Review

Dear Michael:

We recently reviewed Phase 2 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 within the old Mountain Spa. The following issues should be addressed with Preliminary approval.

General Comments

- The majority of the Phase 2 improvements were installed with Phase 1.

Water

- Phase 2 will be served from the Gerber / Mahogany pressure zone.
- Each of the water lines within Phase 2 will connect to the 8" Phase 1 water line.
- The proposed 8" water lines within the development will provide fire flows of approximately 2,000 gpm.

Roads

- Each of the roads within the proposed Phase 2 will connect to roads that were installed with Phase 1. 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.
- A traffic study has been submitted, 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.

Trails

- An 8' paved public trail running north to south from Burgi Lane through the development and connecting to 600 North was installed as part of Phase 1. This trail will provide connectivity from the existing trails on 600 North to Burgi Lane, then Valais Park. The trail will be a valuable link to the Midway City trails system. The trail will be completed as part of Phase 1.

Our vision for the City of Midway is to be a place where citizens, businesses and civic leaders are partners in building a city that is family-oriented, aesthetically pleasing, safe, walkable and visitor friendly. A community that proudly enhances its small-town Swiss character and natural environment, as well as remaining fiscally responsible.

Storm Drain

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

Sewer

- All units within this development will be serviced by Midway Sanitary District.

Please feel free to call our office with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wesley Johnson", written over a horizontal line.

Wesley Johnson, P.E.
Midway City Engineer

cc: Berg Engineering (Sent by Email)

Midway City Corporation

Mayor: Celeste T. Johnson
City Council Members
Lisa Christen • Jeffery Drury
J.C. Simonsen • Steve Dougherty
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Ameyalli Phase II Preliminary Approval

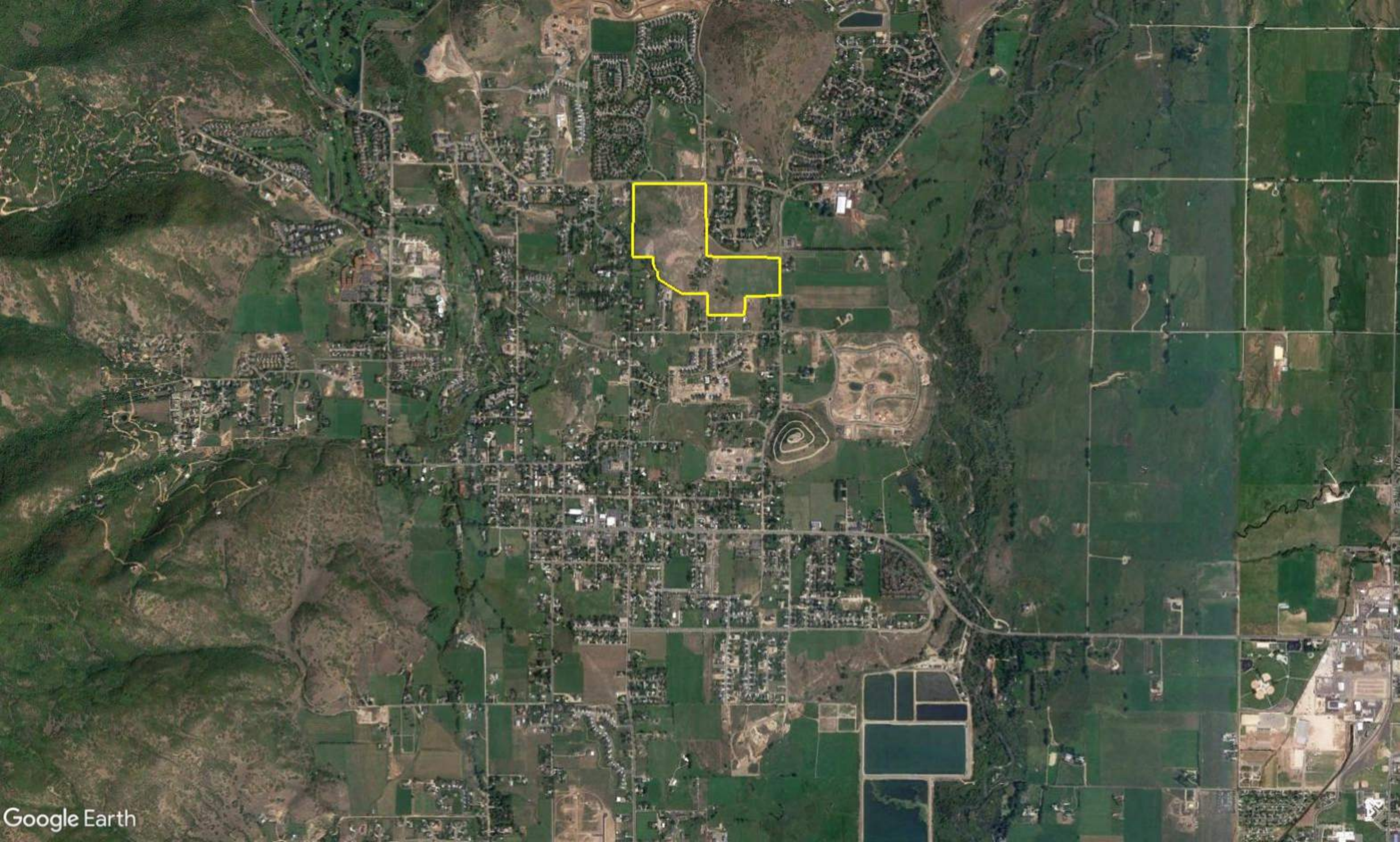
February 4, 2024

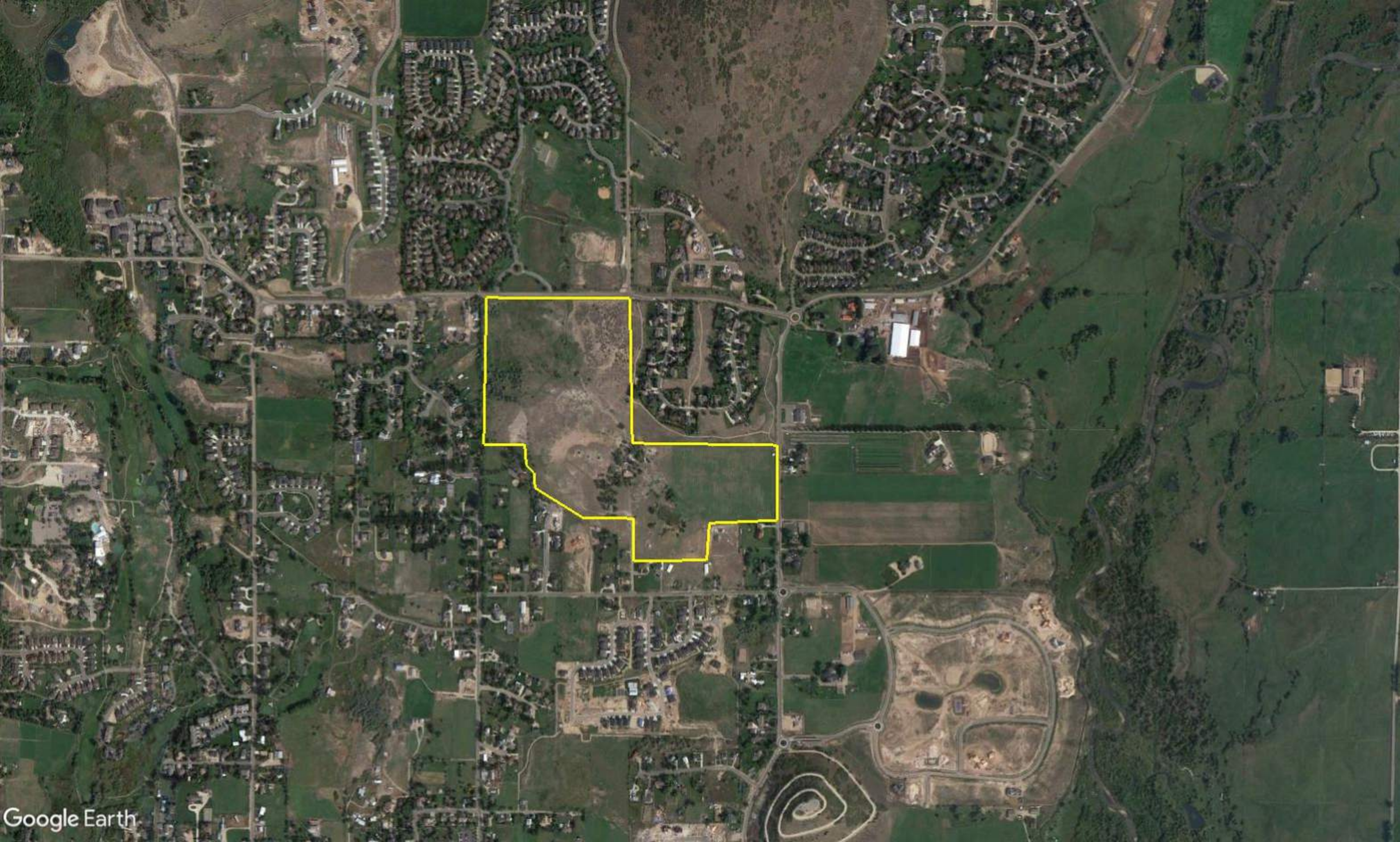
Michael Henke Midway City Planning Director,

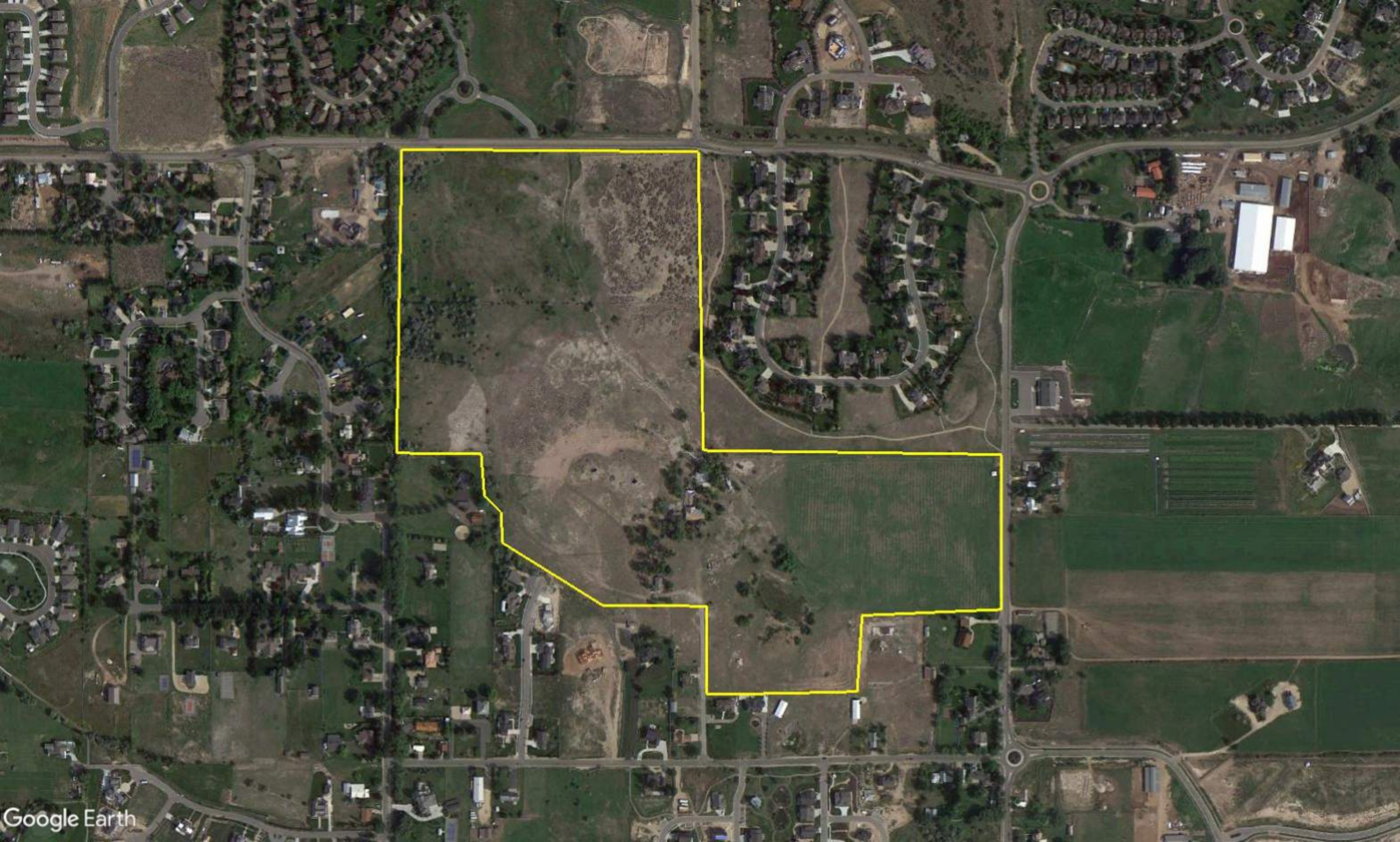
I have reviewed the Ameyalli Phase II Preliminary plans for Ameyalli for compliance with the 2021 International Fire Code (2021 IFC). I have no fire code concerns currently. Once more detailed plans are available, I will review this development for 2021 IFC code compliance verify proper hydrant location & distances from structures, road widths, etc.



Tex R. Couch CBO/MCP
Midway City Building Official/Fire Marshal
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tcouch@midwaycityut.org
(435)654-3223 Ext. 107







AMEYALLI WELLBEING RESORT

800 N 200 E MIDWAY, UTAH 84049



PHASE 2 PLANNING COMMISSION PRELIMINARY APPROVAL PACKAGE | FEBRUARY 2024

OVERLAND

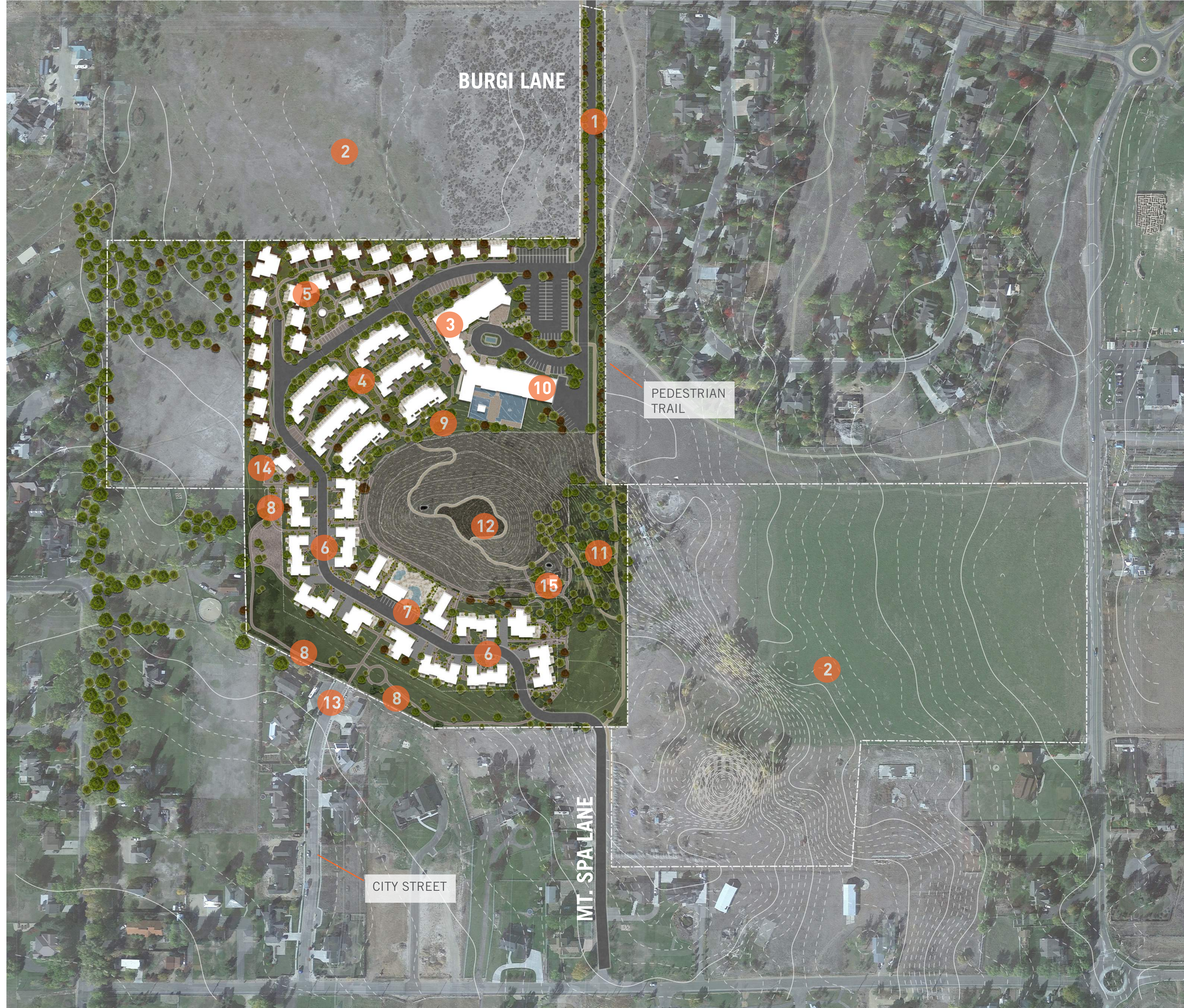


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MASTER SITE PLAN

OVERALL RESORT



PROGRAM | LEGEND

- 1 MAIN ENTRANCE
- 2 AGRICULTURAL PRESERVATION AREA
SEE RECORDED RURAL PRESERVATION SUBDIVISION PLAT.
- 3 WELL-BEING CENTER
- 4 HOTEL GUESTROOMS
- 5 COTTAGES
- 6 RESIDENCES
- 7 FAMILY LODGE + FAMILY POOL AREA
- 8 RECREATION ZONE
- 9 FARM KITCHEN
- 10 MED SPA
- 11 RESTORED EXISTING POT ROCK STRUCTURE
- 12 HOT POTS
- 13 POTENTIAL EMERGENCY ACCESS PATH
- 14 RECREATION COURTS
- 15 RESTORED EXHISTING HISTORIC BUILDING

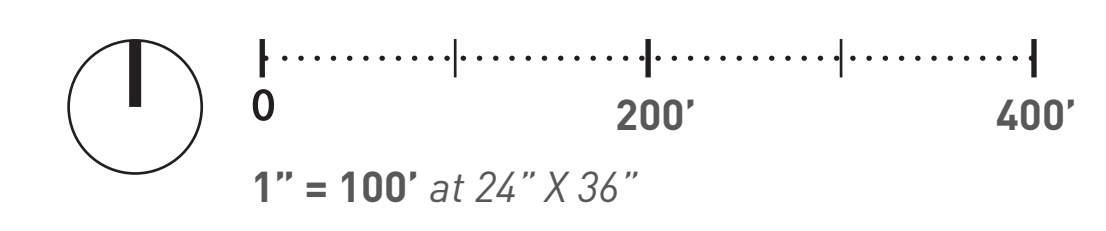
MASTER SITE PLAN

SITE METRICS



PROGRAM | GROSS SF

80 Guestrooms:	42,020
23 Cottages:	37,444
Chopra House of Enlightenment:	3,210
Well-Being Center:	44,697
24 Residences:	66,393
2 Family Lodges:	10,542
<i>Existing House (Restored):</i>	1,924
<i>Med Spa:</i>	5,500
<i>Farm Kitchen:</i>	1,300
TOTAL:	213,030
TOTAL # of Bedrooms:	237



MASTER SITE PLAN

OPEN SPACE PLAN



TOTAL AREA OF RESORT | AC

Building Footprint:	4.89	16.9%
Roads, Parking & Driveways:	4.03	14.0%
Green Space:	19.95	69.1%
Landscaped Areas:	4.03	14.0%
Open Areas:	15.92	55.1%

TOTAL Project Area: **28.87**

OPEN SPACE | AC

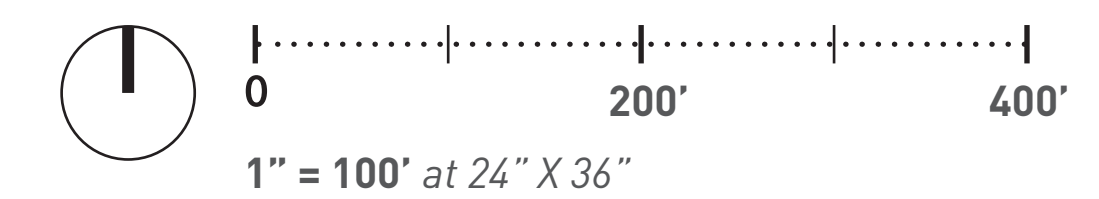
Proposed Open Space: **15.92** 55.1%

PHASE 1:

Built Area:	1.77
Open Space:	11.87
% of Phases:	75.9%
% of Project:	40.9%

PHASE 1+2:

Built Area:	4.89
Open Space:	15.92
% for Phase:	55.1%
% for Project:	55.1%



MASTER SITE PLAN

LIGHT MITIGATION STRATEGIES



ENTRY WALLS AND LANDSCAPING WILL SCREEN NEIGHBORS FROM VEHICLES ENTERING THE PROPERTY



EXTERIOR LIGHTING WILL BE SELECTED TO REDUCE LIGHT POLLUTION AND GLARE

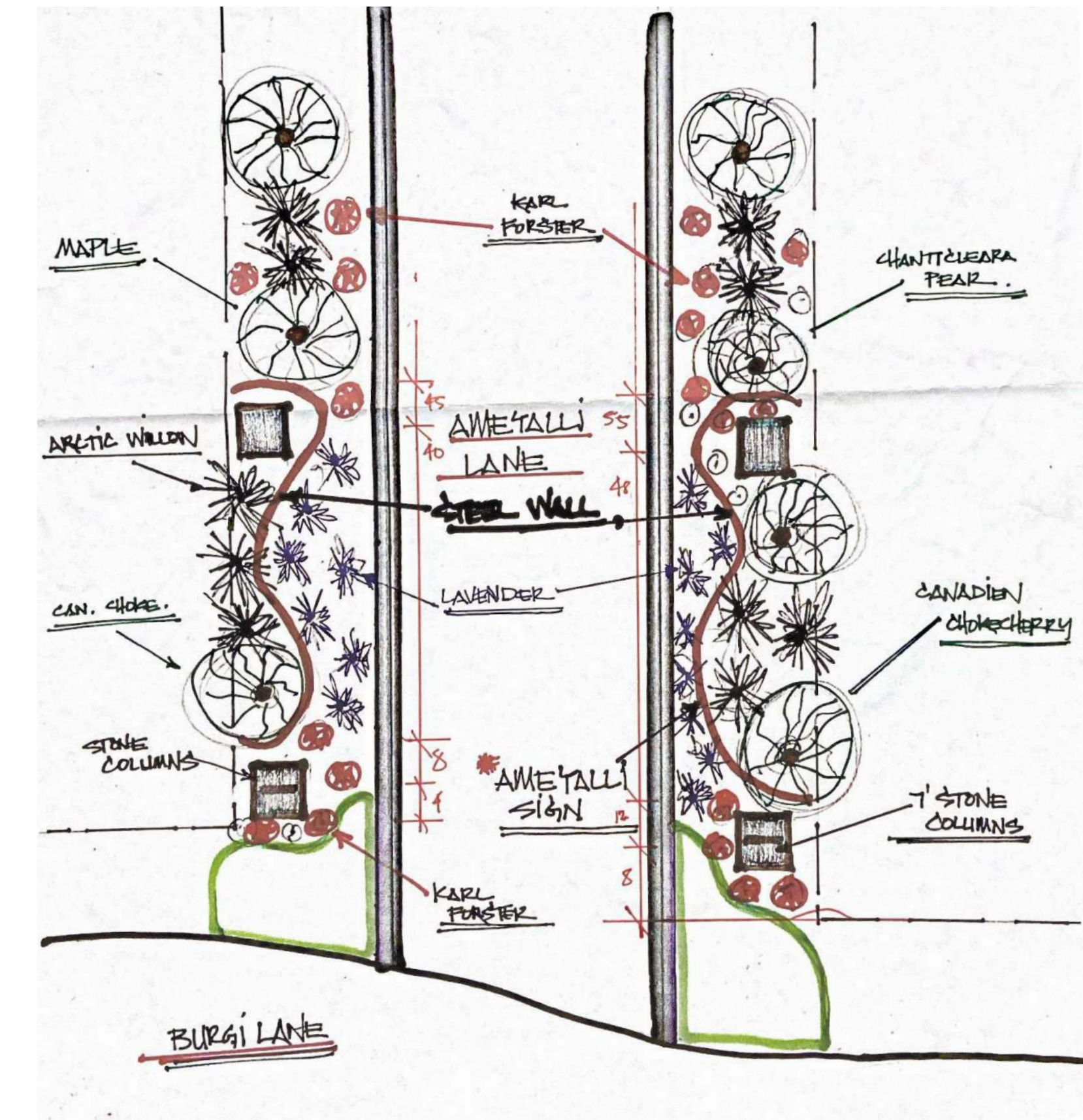
ALL FUTURE SITE LIGHTING WILL COMPLY WITH MIDWAY MUNICIPAL CODE 5.02.080 OUTDOOR LIGHTING AND GLARE

RESORT ENTRY SIGNAGE

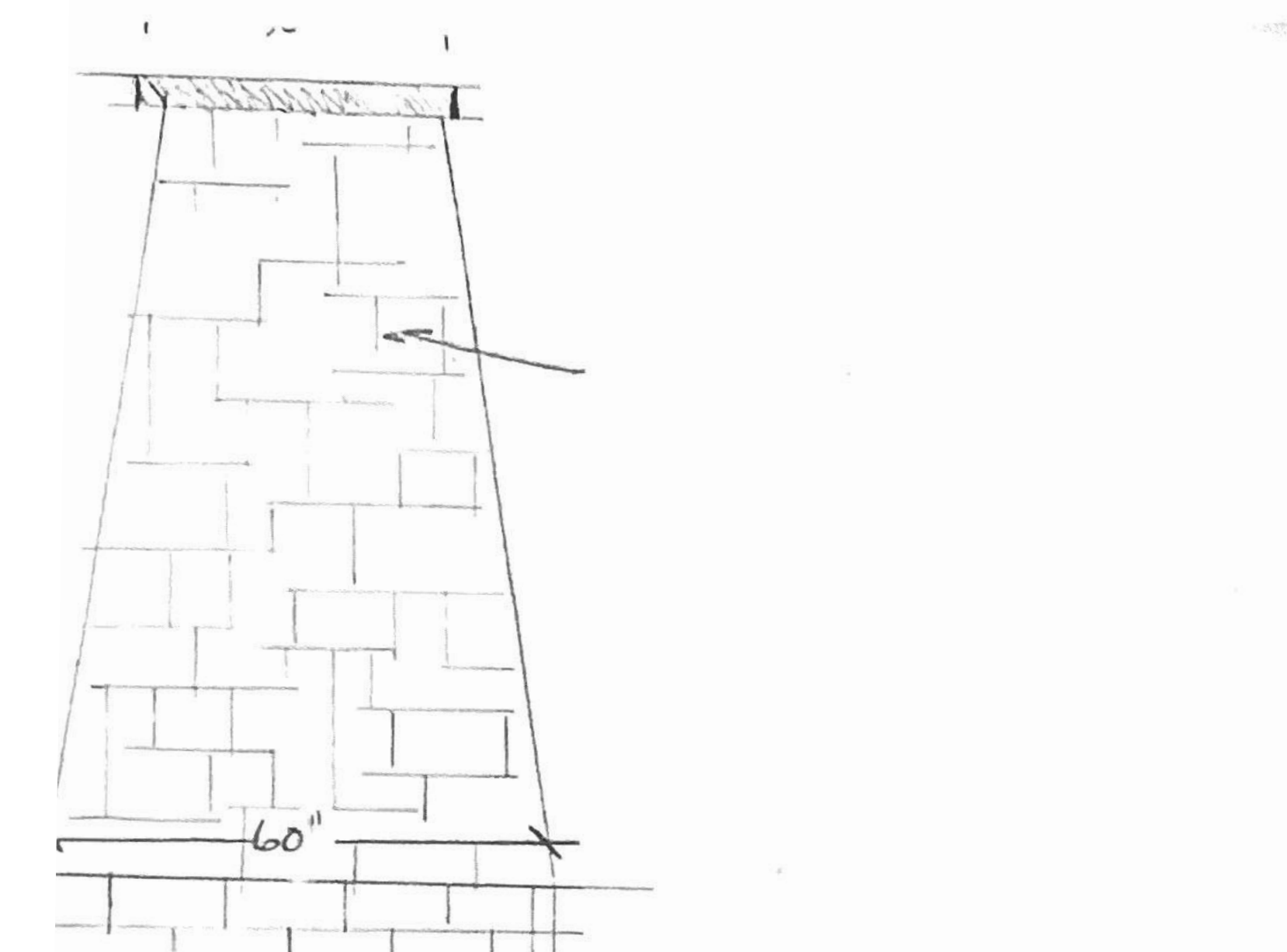
NEIGHBORHOOD PRIVACY STRATEGIES



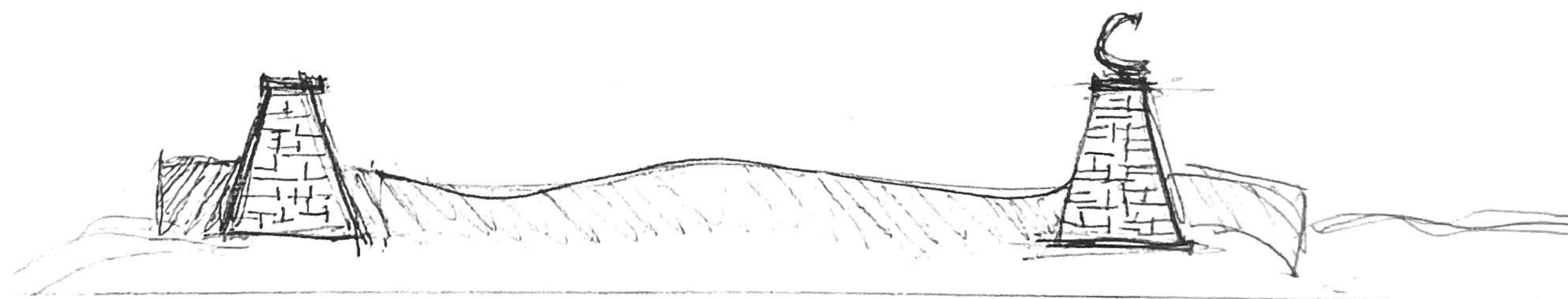
ALL FUTURE SIGNAGE LIGHTING WILL COMPLY WITH MIDWAY MUNICIPAL CODE 5.02.080 OUTDOOR LIGHTING AND GLARE



ENTRY WALLS AND LANDSCAPING WILL SCREEN NEIGHBORS FROM VEHICLES ENTERING PROPERTY



NATURAL STONE - MONUMENTAL ENTRY PILLAR



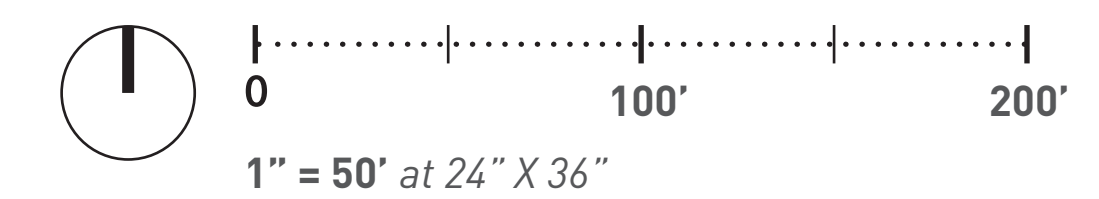
PHASED SITE PLAN

PHASE 2: AMEYALLI WELLBEING CENTER



PROGRAM | LEGEND

- 1 EVENT ENTRY
- 2 RESTAURANT ENTRY
- 3 HOTEL LOBBY ENTRY
- 4 SPA ENTRY
- 5 MEDICAL SPA ENTRY
- 6 GARAGE ENTRY
- 7 FARM KITCHEN
- 8 TRAIL TO EXISTING HOT POTS



BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: AMEYALLI WELLBEING CENTER LEVEL 01



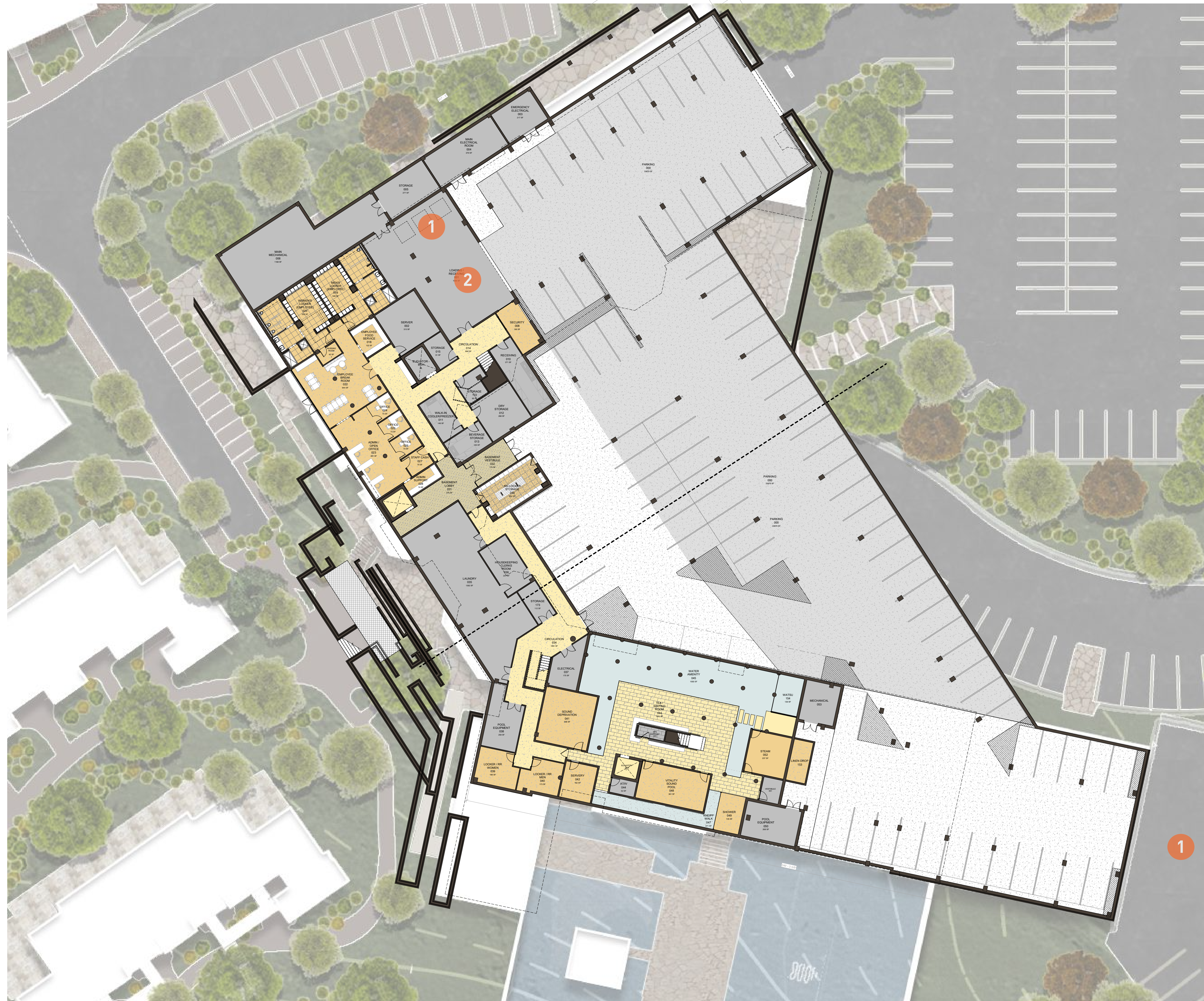
VIEW OF RESTAURANT



VIEW FROM RESTAURANT

BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: AMEYALLI WELLBEING CENTER LEVEL 00



PROGRAM | LEGEND

- 1 TRASH ENCLOSURE
- 2 DELIVERIES



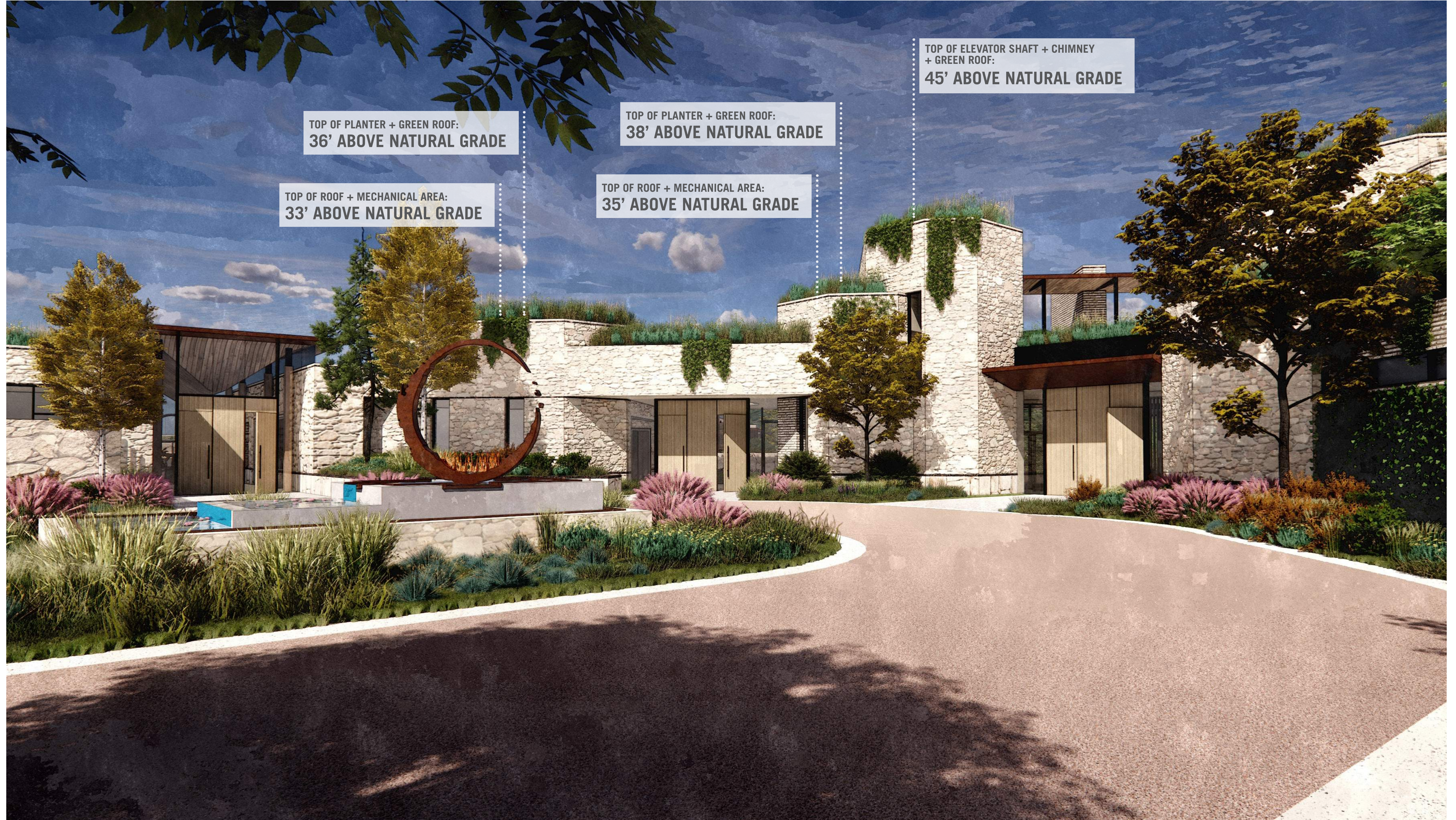
VIEW OF SPA ENTRY



VIEW OF LOWER LEVEL SPA

BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: AMEYALLI WELLBEING CENTER - 3D VIEWS - PREVIOUS



BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: AMEYALLI WELLBEING CENTER - 3D VIEWS - CURRENT



BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: AMEYALLI WELLBEING CENTER - 3D VIEWS - PREVIOUS



BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: AMEYALLI WELLBEING CENTER - 3D VIEWS - CURRENT



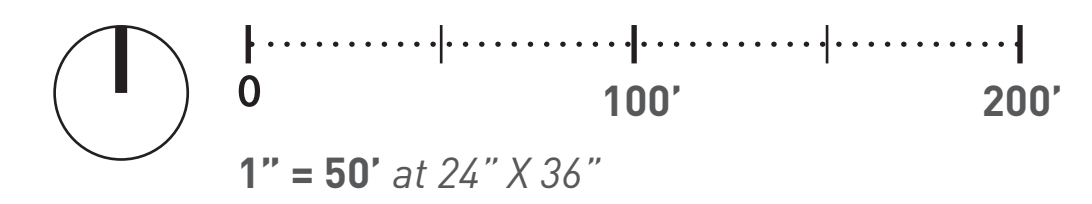
PHASED SITE PLAN

PHASE 2: GUESTROOMS



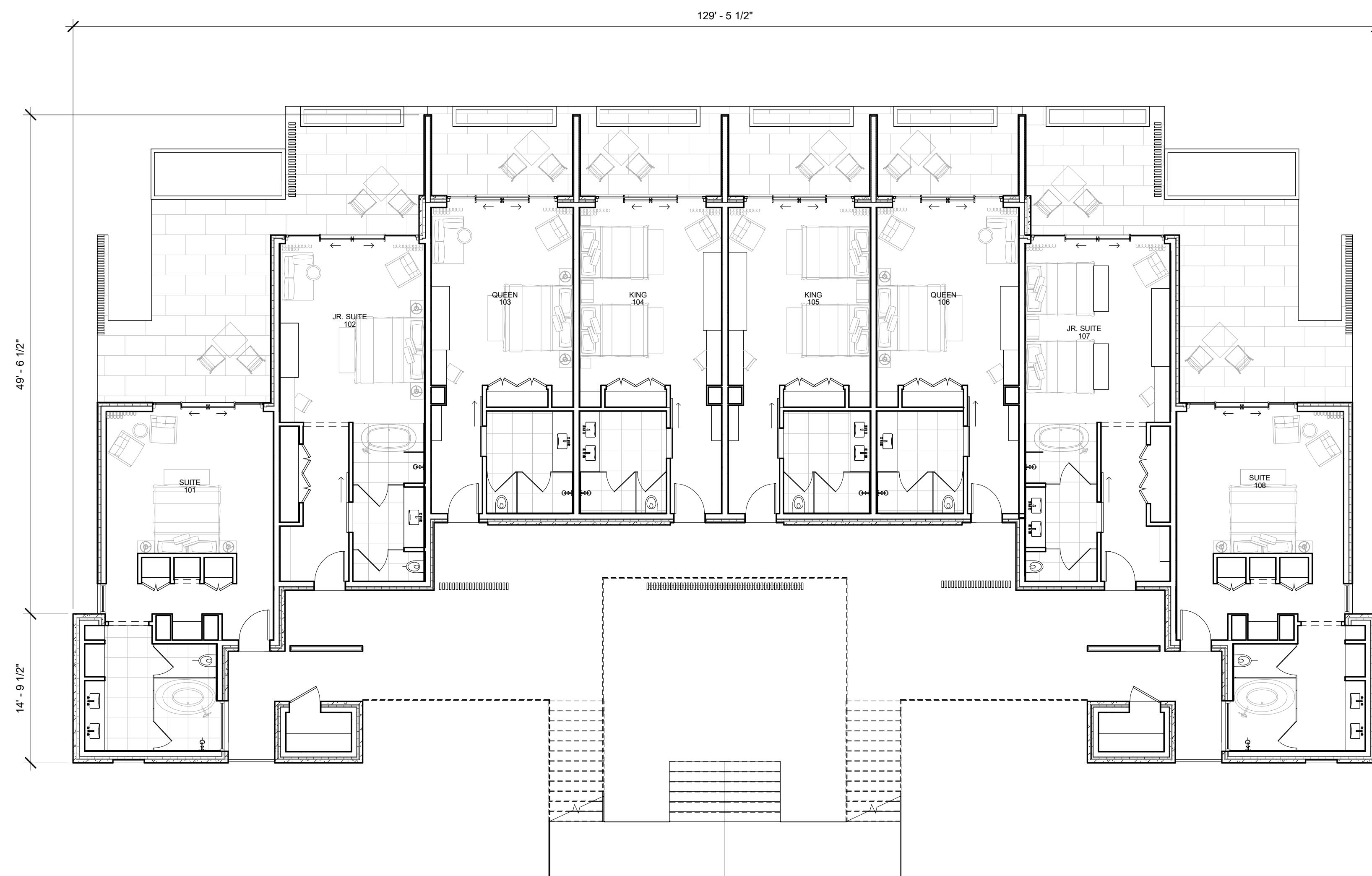
PROGRAM | LEGEND

- 1 CHOPRA HOUSE of ENLIGHTENMENT
- 2 COTTAGE, TYP.
- 3 8-PACK, 2-STORY GUESTROOMS
- 4 10-PACK GUESTROOMS
- 5 10-PACK, 2-STORY GUESTROOMS
- 6 12-PACK GUESTROOMS



BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: TYPICAL GUESTROOMS



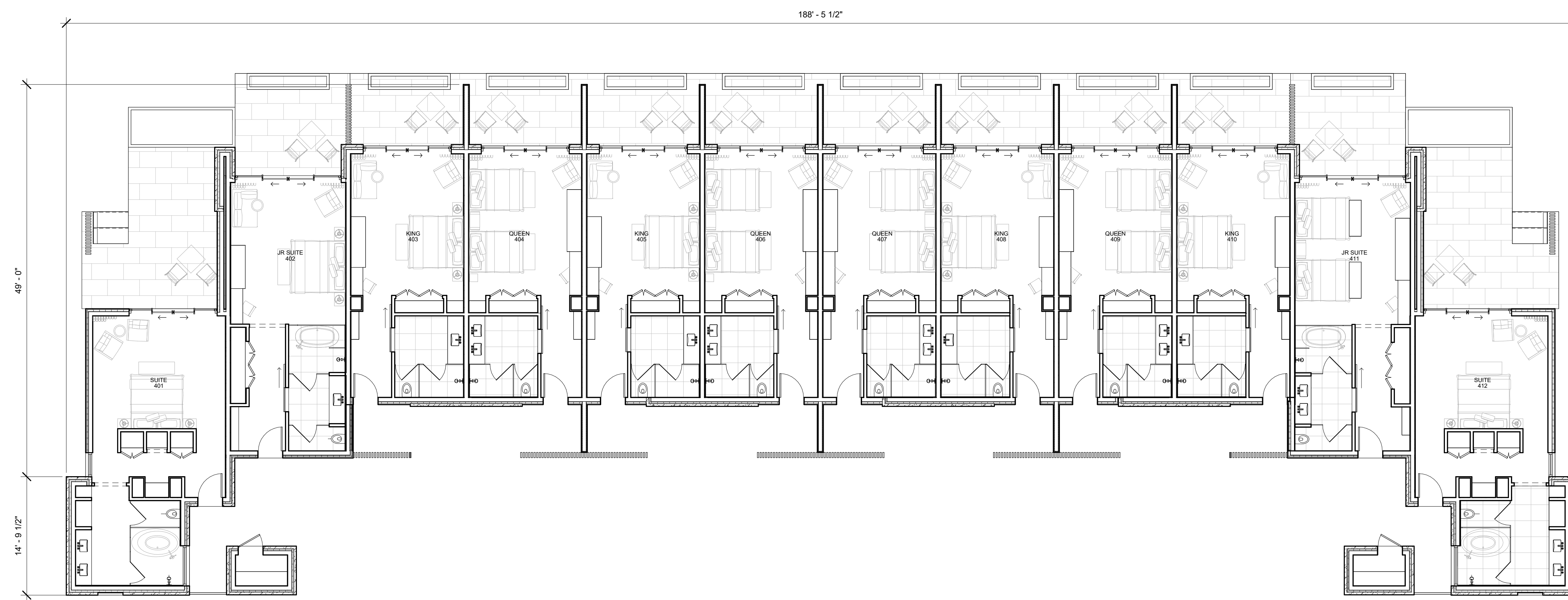
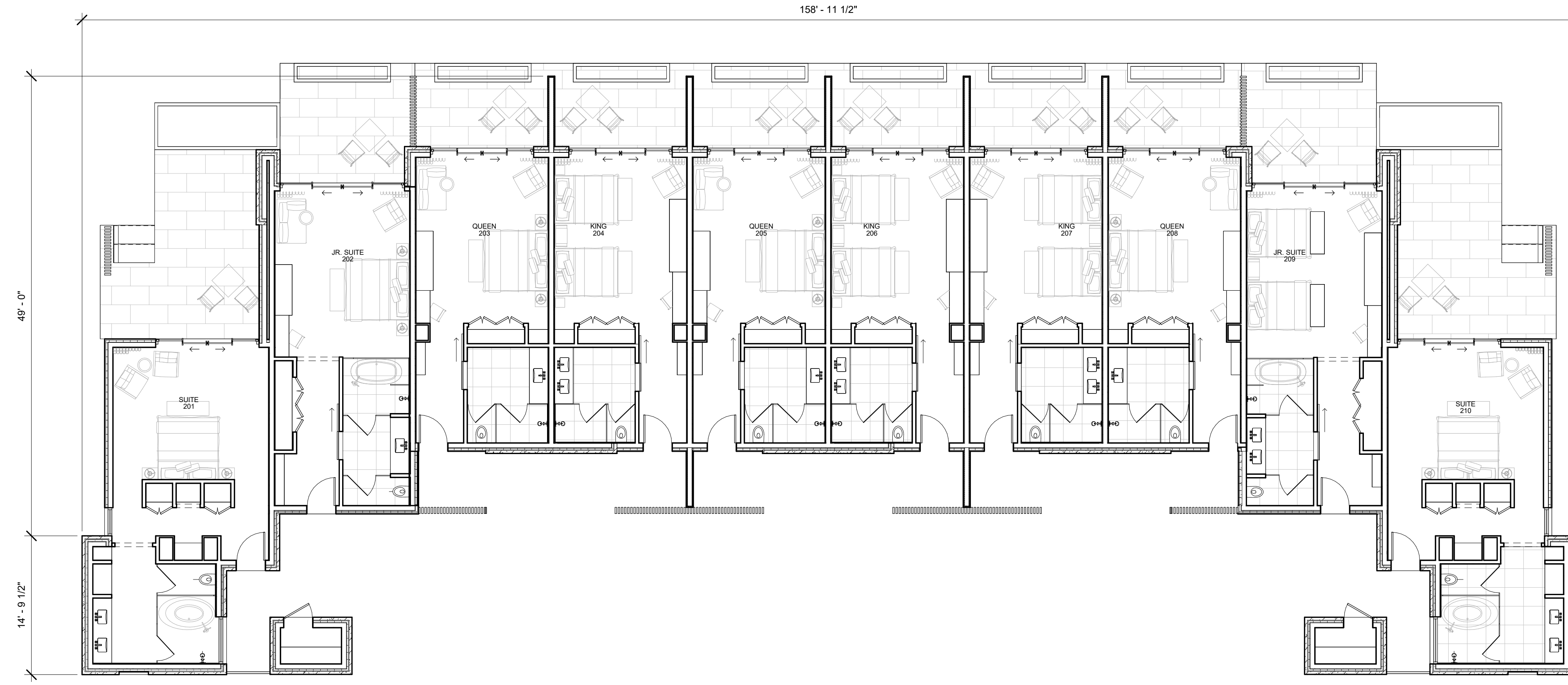
VIEW BETWEEN GUESTROOMS - TOWARDS HOT POTS



VIEW OF TYPICAL GUESTROOM BLOCK

BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: GUESTROOMS



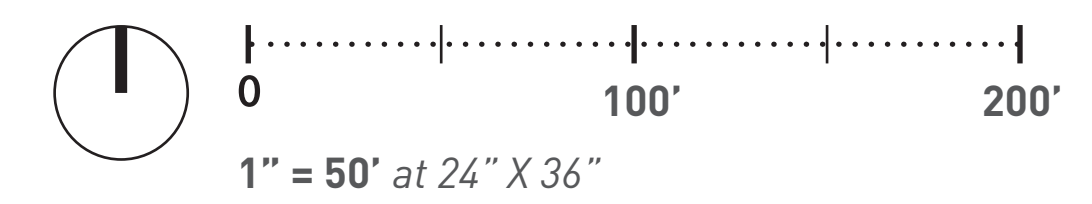
PHASED SITE PLAN

PHASE 2: COTTAGES



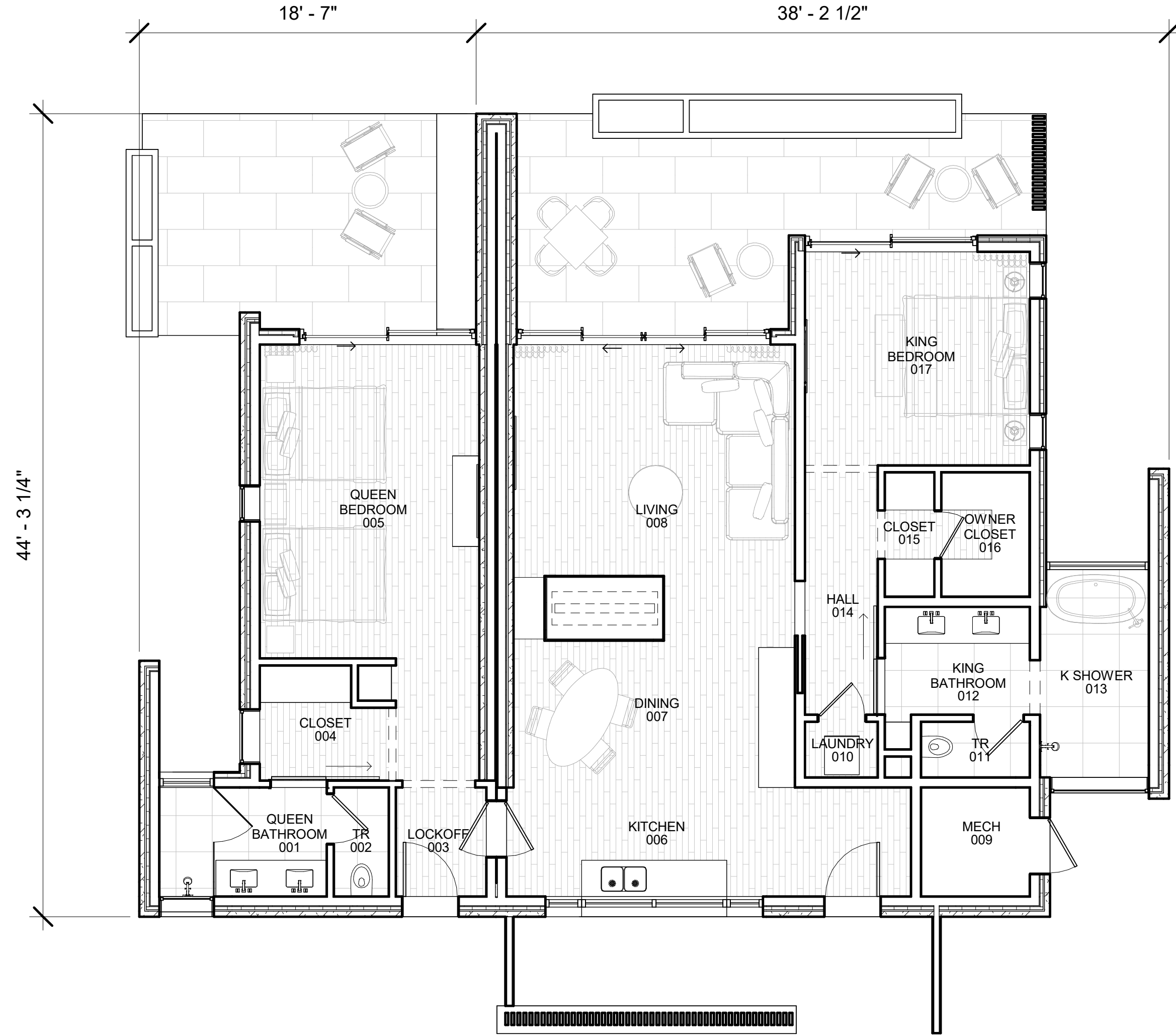
PROGRAM | LEGEND

- 1 CHOPRA HOUSE of ENLIGHTENMENT
- 2 COTTAGE, TYP.
- 3 8-PACK, 2-STORY GUESTROOMS
- 4 10-PACK GUESTROOMS
- 5 10-PACK, 2-STORY GUESTROOMS
- 6 12-PACK GUESTROOMS



BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: COTTAGES



ENTRY VIEW OF TYPICAL COTTAGE



PATIO VIEW OF TYPICAL COTTAGE

HIGHEST ELEVATION POINT

SITE PLAN



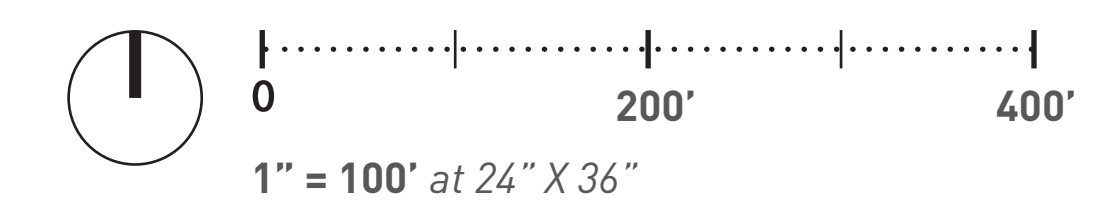
SECTION 16.15.040 RESORT MASTER PLAN

G. Design Guidelines - 11.b - Architectural elements defined in “maximum height provisions for all building” found in this title shall have a height limit of 15’ above the 35’ height limit or above any city council approved height. The City Council may, at its discretion, allow greater height in resort developments of a maximum of 55’ subject to the following considerations; setbacks, elevation, view corridor, topography, etc...

Previous Resort Masterplan approval confirmed a maximum height of 35’ above existing grade to comply with the above Midway City Title 16 Land Use code. As onsite testing has occurred to test the thickness of the pot-rock/tufa and the level of ground water, recommendations have been made based on findings to lift the entire building up out of the pot-rock/tufa so as to not disturb the site, to sit lightly on the land (topography is sloping towards the hot pots), and to preserve the overall quality of the geological features on site.

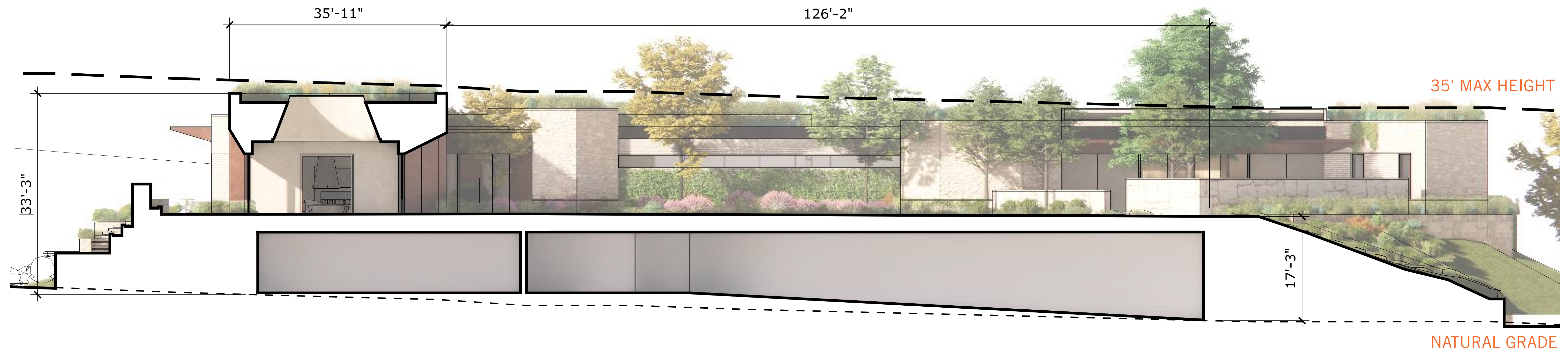
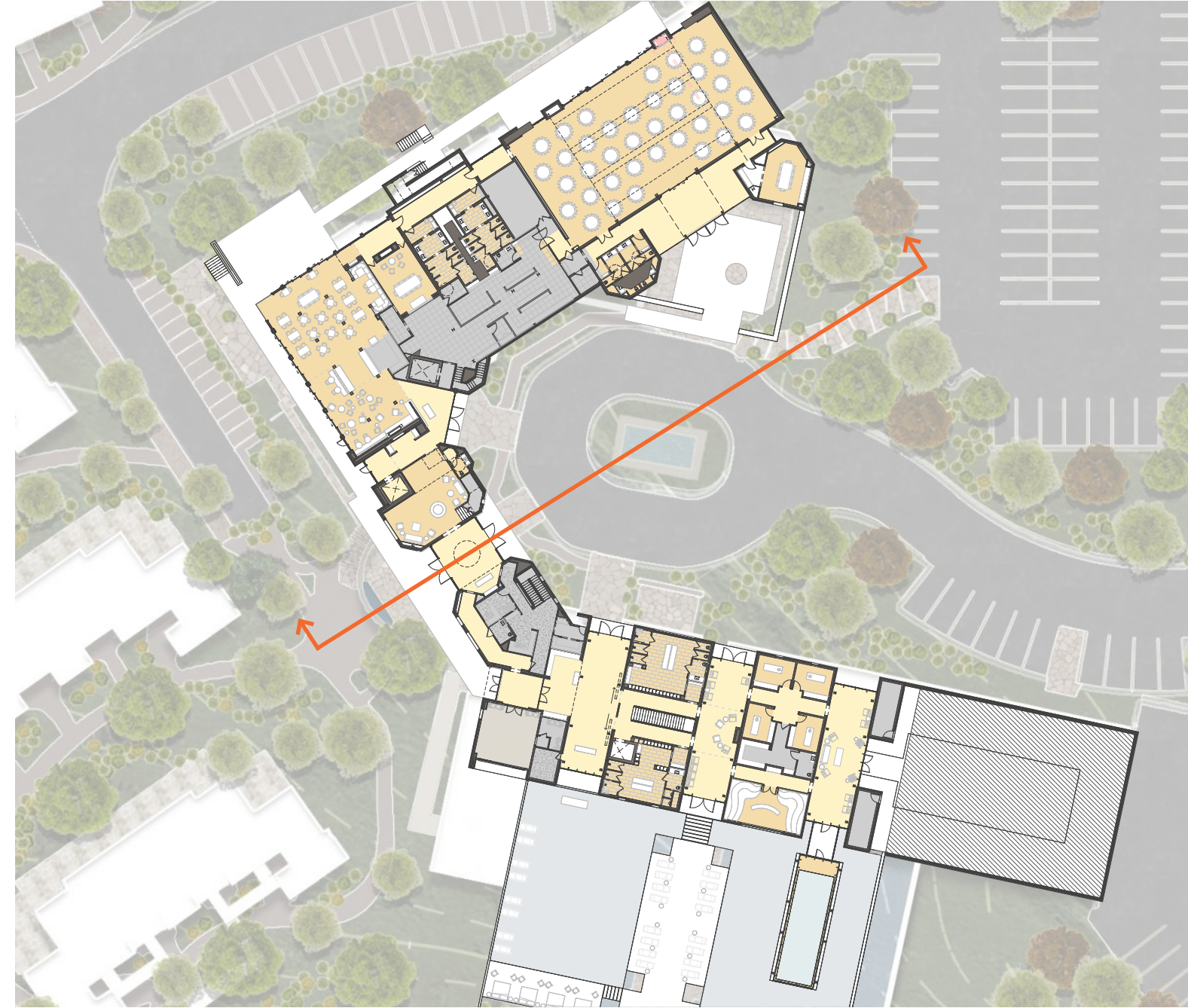
In keeping with the intent of Section 16.15.040 - G - 11b, there are only three instances where the building exceeds the 35’ requirement. Each instance is a condition where an architectural element, mechanical component, or flue breaks the plane. Each instance still complies with the maximum height resort development of 55’.

The adjacent site plan and the following pages with illustrations depict the intended condition and highlight that while portions currently exceeds the 35’ plane, view corridors are not affected, maximum 55’ height is not exceeded and the perception of the overall building height is still minimized.



HIGHEST ELEVATION POINT

SITE SECTION



3D VIEW - ILLUSTRATION

VIEW 1 - VIEW FROM RESIDENCES - PREVIOUS



3D VIEW - ILLUSTRATION

VIEW 1 - VIEW FROM RESIDENCES - CURRENT



3D VIEW - ILLUSTRATION

VIEW 2 - VIEW TOWARD EVENT CENTER - PREVIOUS



TOP OF SKYLIGHT + GREEN ROOF
+ PLANTING:
36' ABOVE NATURAL GRADE

3D VIEW - ILLUSTRATION

VIEW 2 - VIEW TOWARD EVENT CENTER - CURRENT



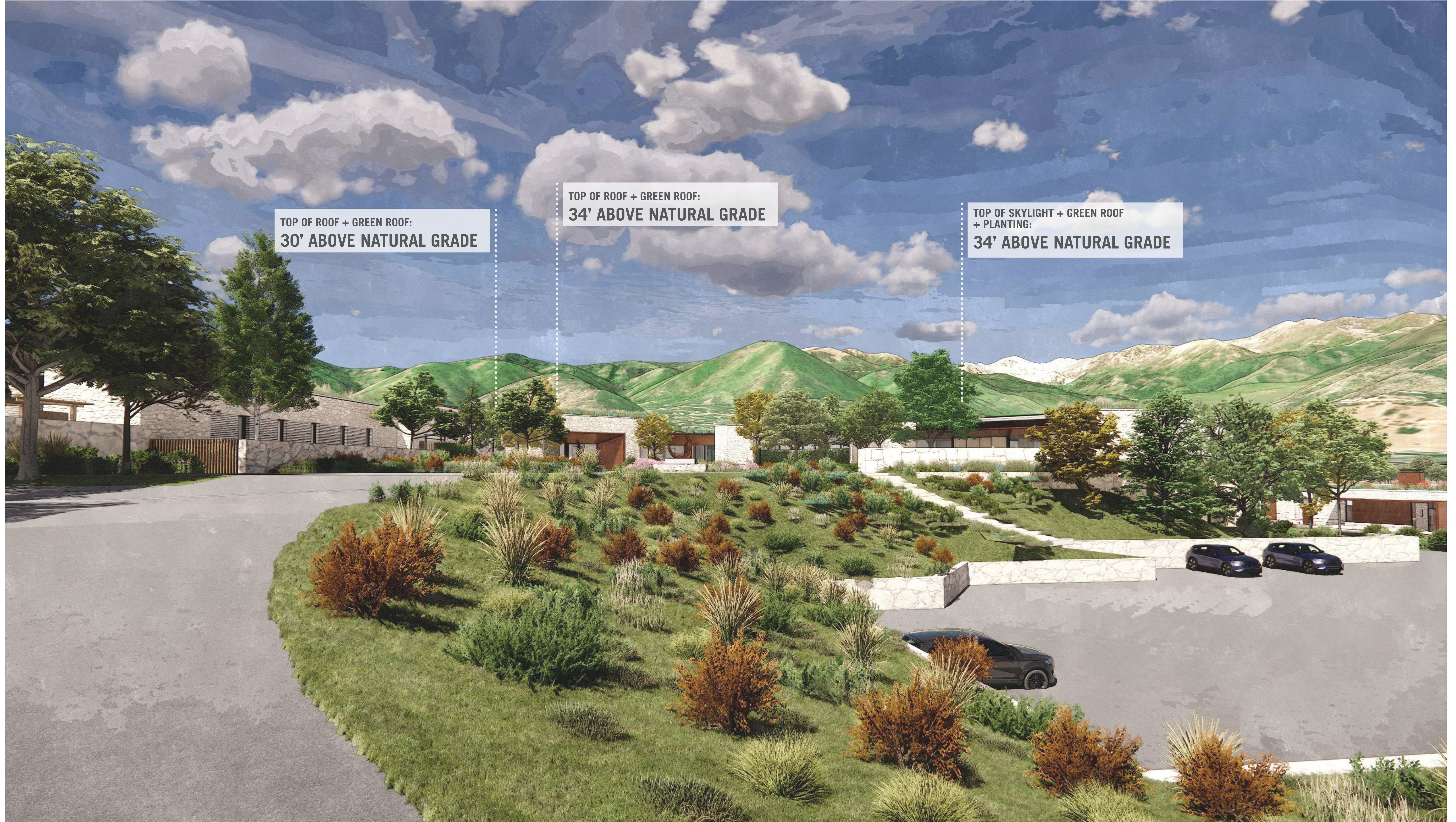
3D VIEW - ILLUSTRATION

VIEW 3 - VIEW FROM ENTRY APPROACH - PREVIOUS



3D VIEW - ILLUSTRATION

VIEW 3 - VIEW FROM ENTRY APPROACH - CURRENT



3D VIEW - ILLUSTRATION

VIEW 4 - VIEW FROM PEDESTRIAN PATH - PREVIOUS



TOP OF SKYLIGHT + GREEN ROOF
+ PLANTING:
36' ABOVE NATURAL GRADE

3D VIEW - ILLUSTRATION

VIEW 4 - VIEW FROM PEDESTRIAN PATH - CURRENT



3D VIEW - ILLUSTRATION

VIEW 5 - VIEW FROM HOT POTS - PREVIOUS



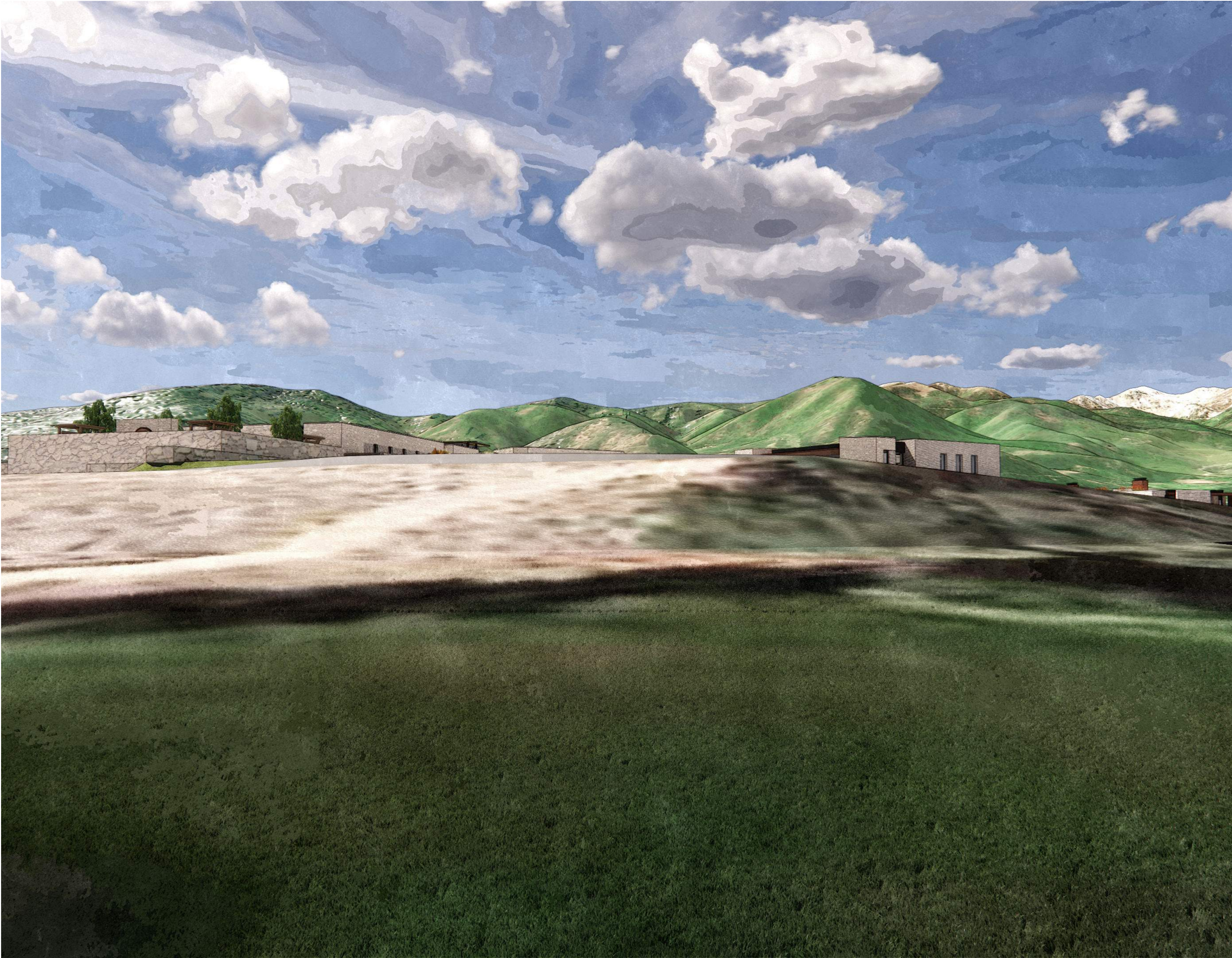
3D VIEW - ILLUSTRATION

VIEW 5 - VIEW FROM HOT POTS - CURRENT



3D VIEW - ILLUSTRATION - CURRENT

VIEW 6 - FROM 881 LACY LANE



3D VIEW - ILLUSTRATION - CURRENT

VIEW 7 - FROM 905 LACY LANE



3D VIEW - ILLUSTRATION - CURRENT

VIEW 8 - FROM 925 LACY LANE



3D VIEW - ILLUSTRATION - CURRENT

VIEW 9 - FROM 945 LACY LANE



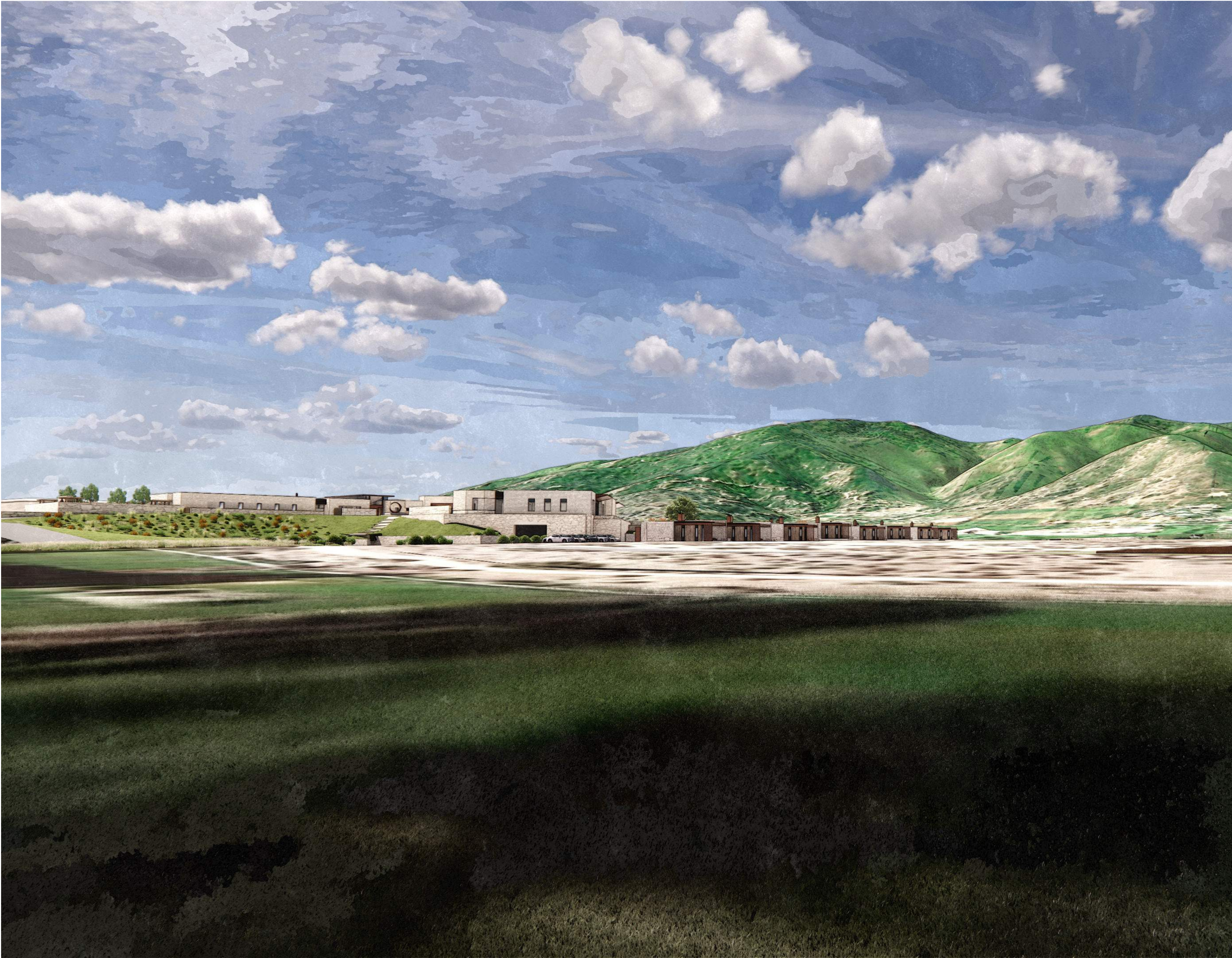
3D VIEW - ILLUSTRATION - CURRENT

VIEW 10 - FROM 975 LACY LANE



3D VIEW - ILLUSTRATION - CURRENT

VIEW 11 - FROM 995 LACY LANE



3D VIEW - ILLUSTRATION - CURRENT

VIEW 12 - FROM 1015 LACY LANE



3D VIEW - ILLUSTRATION - CURRENT

VIEW 13 - FROM 1035 LACY LANE



PARKING CALCULATIONS

PARKING COUNTS



PROGRAM | GROSS SF

80 Guestrooms:	42,020
23 Cottages:	37,444
Chopra House of Enlightenment:	3,210
Well-Being Center:	44,697
24 Residences:	66,393
2 Family Lodges:	10,542
<i>Med Spa:</i>	5,500
<i>Farm Kitchen:</i>	1,300

TOTAL: 213,030

TOTAL PHASE 2 134,171

PARKING | SURFACE / SUBGRADE

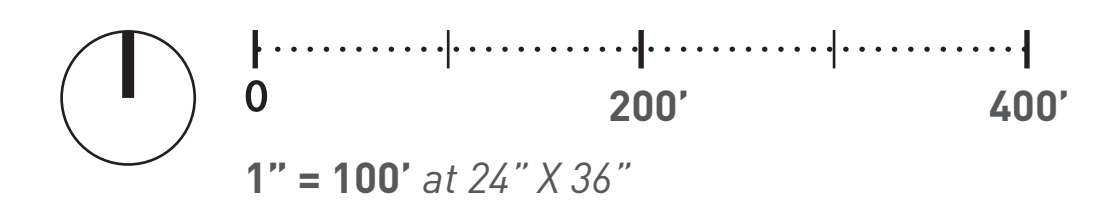
*RESORT TOTAL REQUIRED: 287 spots

TOTAL PARKING SHOWN 330 spots
INCLUDING TANDEM VALET SPOTS
 AND 1 PER DUPLEX DRIVE

TOTAL PARKING SHOWN 307 spots
INCLUDING TANDEM VALET SPOTS

TOTAL PARKING SHOWN 292 spots
EXCLUDING TANDEM VALET SPOTS
 AND 1 PER DUPLEX DRIVE

**based on parking study - see page 26 of package*



PARKING CALCULATIONS

RESORT MASTERPLAN

Ameyalli

(formerly the Mountain Spa)

Resort Master Plan Parking Calculations

May 27, 2022 (original)

February 27, 2024 (amendment)

PARKING NEEDS OF A DEVELOPMENT WITH DIFFERENT TYPES OF USES AND BUSINESSES

The parking for Ameyalli (formerly the Mountain Spa) needs to be able to support the peak day, peak hour demand for the various uses and businesses within the resort such as the hotels, spa, restaurants, retail shops, employees, etc.

ELEMENTS OF PARKING DEMAND

To determine the amount of parking that is required for a large scale development with different types of uses the following items need to be considered:

- Type of Facilities
- Seasonal Variations
- Peak Day Use
- Time of Day of Peak Use
- Shared Parking

Different facilities are known to have different peak parking accumulation patterns. When such uses are combined in a mixed use development, the total number of parking spaces required is less than the sum of the spaces required when the same facilities exist as stand-alone developments.

- Transportation and Land Development, Institute of Transportation Engineers

MIDWAY CITY ORDINANCE

Section 16.13.39 of the Midway City Zoning Ordinance provides the off-street parking standards for Midway City. Section 16.13.39.D states that ".the total number of parking spaces shall not be less than the sum of the requirements for each of the individual uses. Nevertheless, if the applicant can show, by using nationally recognized studies, the City Council may reduce the amount of parking."

Table 1 - Proposed Uses at Ameyalli

Use	Quantity	Unit
Hotel Units (1 bedroom)	80	unit
Cottage Units	23	unit
Cottage Lock Out Units	23	unit
Residential Units (3 bedrooms)	1	unit
Duplex units (6 - 7 bedrooms)	24	unit
Family Lodge (5 bedrooms)	2	unit
Yurt	4	unit
Restaurant	71	seats
Rooftop Bar	35	seats
Farm Kitchen	12	seats
Event Space / Conference Center	245	person
Swimming Pools	201	person
Spa - Main Full Service	102	person
Spa - Med Spa	73	person
Spa - Basement	51	person
Fitness Center	53	person
Hotel Staff and Employees	53	person
Kitchen Staff and Employees	18	person

RESORT PARKING DEMAND

- Seasonal Variations

Peak use of recreation facilities occurs during summer period

- Time of Peak Use

Time of Peak Hour Demand is 7:00 - 8:00 pm

Peak day demand factor for hotel room parking 0.84 (2)

Peak hour demand factor for hotel parking is 0.95 (3)

Conferences are mostly over in evening, 50% demand during peak hour period

Swimming pool demand is 75% during evening peak period.

Amenity and commercial/retail use drops to 75% during evening period.

- Shared Parking

60% of convention center attendees are hotel guests (1)

60% of the people at the restaurant are hotel guests (1)

Assume 60% of the recreational and amenity users are guests at the resort.

Sources:

(1) International Association of Conference Centers

(2) Parking Generation: A Summary of Parking Occupancy Data, Institute of Transportation Engineers

(3) Shared Parking, The Urban Land Institute & Barton-Aschman Associates, Inc.

Table 2 - Required Parking Spaces for the Ameyalli Master Plan

Use	Quantity	Unit	Parking Standard		Parking Space Subtotal	Peak Day Factor	Peak Hour Factor	Factor for Hotel Parking	Required Spaces	
			Quantity	Unit						
Hotel Units (1 bedroom)	80	unit	1	per unit	80	0.84	0.95	1.00	64	Midway Code 16.13.39.A.4
Cottage Units (2 bedrooms)	23	unit	1	per unit	23	0.84	0.95	1.00	18	Midway Code 16.13.39.A.4
Cottage Lock Out Units	23	unit	1	per unit	23	0.84	0.95	1.00	18	Midway Code 16.13.39.A.4
Residential Units (3 bedrooms)	1	unit	2	per unit	2	0.84	0.95	1.00	2	Midway Code 16.13.39.A.1
Duplex units (6 - 7 bedrooms)	24	unit	2	per unit	48	0.84	0.95	1.00	38	Midway Code 16.13.39.A.1
Family Lodge (5 bedrooms)	2	unit	2	per unit	4	0.84	0.95	1.00	3	Midway Code 16.13.39.A.1
Yurt	4	unit	1	per unit	4	0.84	0.95	1.00	3	Midway Code 16.13.39.A.1
Restaurant	71	seats	1	per 2 people	36	1.00	1.00	0.40	14	See Note 1.
Rooftop Bar	35	seats	1	per 2 people	18	1.00	1.00	0.40	7	See Note 1.
Farm Kitchen	12	seats	1	per 2 people	6	1.00	1.00	0.40	2	See Note 1.
Event Space / Conference Center	245	person	1	per 2 people	123	1.00	0.50	0.40	25	Midway Code 16.13.39.A.5
Swimming Pools	201	person	1	per 2 people	101	1.00	0.75	0.40	30	Midway Code 16.13.39.A.5
Spa - Main Full Service	102	person	1	per 2 people	51	1.00	0.75	0.40	15	Midway Code 16.13.39.A.5
Spa - Med Spa	73	person	1	per 2 people	37	1.00	0.75	0.40	11	Midway Code 16.13.39.A.5
Spa - Basement	51	person	1	per 2 people	26	1.00	0.75	0.40	8	Midway Code 16.13.39.A.5
Fitness Center	53	person	1	per 2 people	27	1.00	0.75	0.40	8	Midway Code 16.13.39.A.5
Hotel Staff and Employees	53	person	1	per employee	53	1.00	0.33	1.00	17	Midway Code 16.13.39.A.4
Kitchen Staff and Employees	18	person	1	per employee	18	1.00	1.00	1.00	18	Midway Code 16.13.39.A.4
Total Parking Space Subtotal									302	
Reduction in Spaces Needed per Resort Owned Shuttle Vans									15	See Note 3.
Total Parking Spaces Required for the Resort									287	

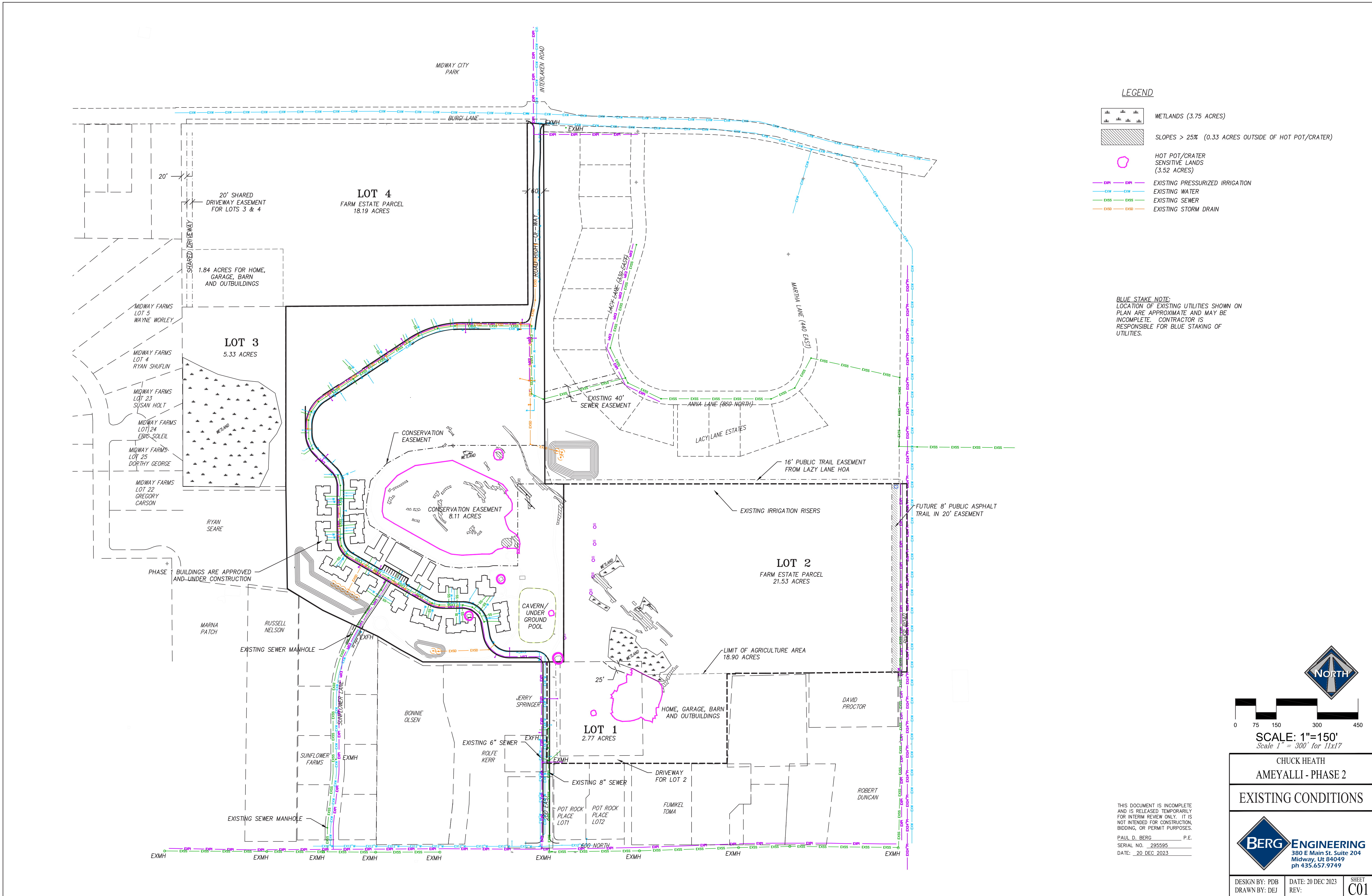
Total Parking Spaces in Master Plan (with 15 tandem valet spots and 1 per duplex driveway) 330

Total Parking Spaces in Master Plan (with 15 tandem valet spots) 307








Total Parking Spaces in Master Plan (without tandem valet or duplex driveways) 292

Notes:

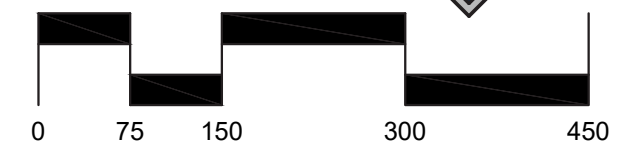
1. Section 16.13.39 of the Midway City Zoning Ordinance requires 1 parking space per 250 sq. feet for restaurants. This analysis uses seating capacity instead of square feet which is a more accurate method to estimate parking for restaurants.
2. Assumed that only a third of the hotel staff and employees is working during the evening peak hour. Cleaning, laundry and other maintenance employees are gone during the peak hour.
3. One 15 person resort owned passenger van is the equivalent of 5 cars or 5 parking spaces. Three (3) vans are proposed for the resort.



LEGEND

-  WETLANDS (3.75 ACRES)
-  SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRATER)
-  HOT POT/CRATER SENSITIVE LANDS (3.52 ACRES)
-  EXISTING PRESSURIZED IRRIGATION
-  EXISTING WATER
-  EXISTING SEWER
-  EXISTING STORM DRAIN

BLUE STAKE NOTE:
 LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.



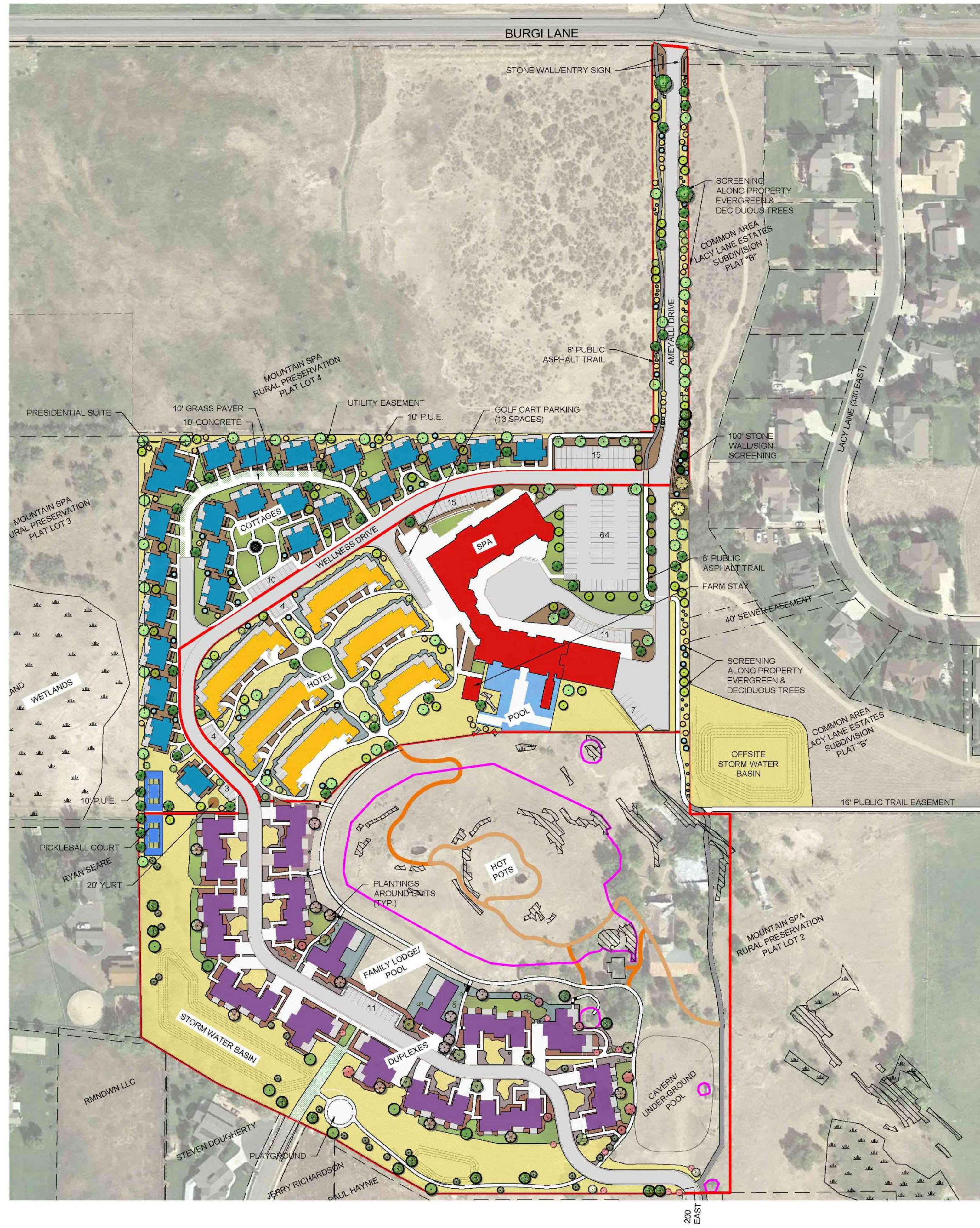
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 Scale 1" = 300' for 11x17

CHUCK HEATH
 AMEYALLI - PHASE 2
 EXISTING CONDITIONS



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 PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 20 DEC 2023

DESIGN BY: PDB DATE: 20 DEC 2023 SHEET: C01
 DRAWN BY: DEJ REV: _____



LAND USE CALCULATIONS

TOTAL AREA	28.87 ACRES
CONSERVATION EASEMENT	5.16 ACRES
BUILDINGS	3.83 ACRES
ROADS	2.78 ACRES
PARKING	0.78 ACRES
DRIVEWAYS	0.39 ACRES
AMENITIES	0.46 ACRES
PATIOS	0.77 ACRES
SIDEWALKS	4.34 ACRES
LANDSCAPED AREAS	4.98 ACRES
NATURAL AREAS (NON-IRRIGATED)	5.40 ACRES

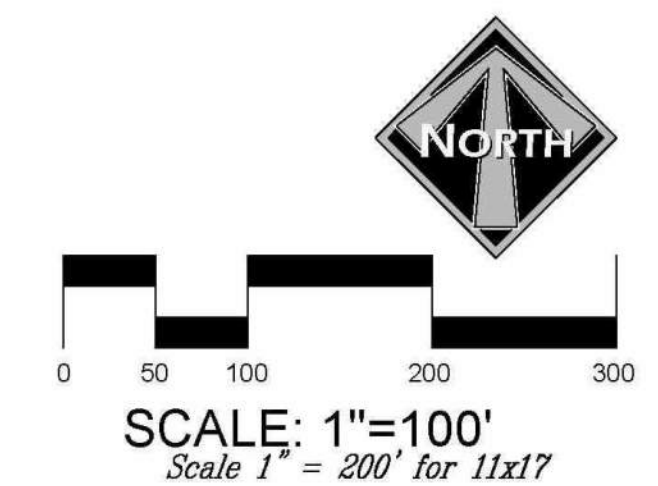
PHASE	GRASS/NATIVE (IRRIGATED)	MULCH (IRRIGATED)	NATIVE/UNDISTURBED (NON-IRRIGATED)	TREES IN NATURAL AREA	TOTAL IRRIGATED (GRASS, MULCH AND TREES)
1	73,063 SF	52,960 SF	442,793 SF	400 SF (10 SF PER TREE, 40 TREES)	126,423 SF (2.90 AC)
2	235,023 SF	106,396 SF	488,730 SF	400 SF (10 SF PER TREE, 40 TREES)	126,963 SF (2.89 AC)
	5.40 AC	2.44 AC	10.76 AC	800 SF	0.02 AC

PARKING SPACES

SITE	144 SPACES
UNIT GARAGES	56 SPACES
PARKING GARAGE	92 SPACES
TOTAL	292 SPACES

LEGEND

- WETLANDS (3.75 ACRES)
- SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRATER)
- HOT POT/CRATER SENSITIVE LANDS (3.52 ACRES)
- PHASE LINE
- 8' PUBLIC TRAIL (ASPHALT)
- 6' PUBLIC TRAIL (SOFT SURFACE)
- PRIVATE TRAILS (CONCRETE OR ASPHALT)
- PRIVATE TRAILS (SOFT SURFACE)
- LANDSCAPING - NATIVE GRASS/WILDFLOWER MIX
- LANDSCAPING - KENTUCKY BLUEGRASS
- LANDSCAPING - WOOD MULCH
- SPA BUILDING (PHASE 2)
- HOTEL BUILDINGS (PHASE 2)
- COTTAGE BUILDINGS (PHASE 2)
- PHASE 1 DUPLEX BUILDINGS UNDER CONSTRUCTION
- GRASS PAVERS FOR 20' EMERGENCY LANE/UTILITY ACCESS

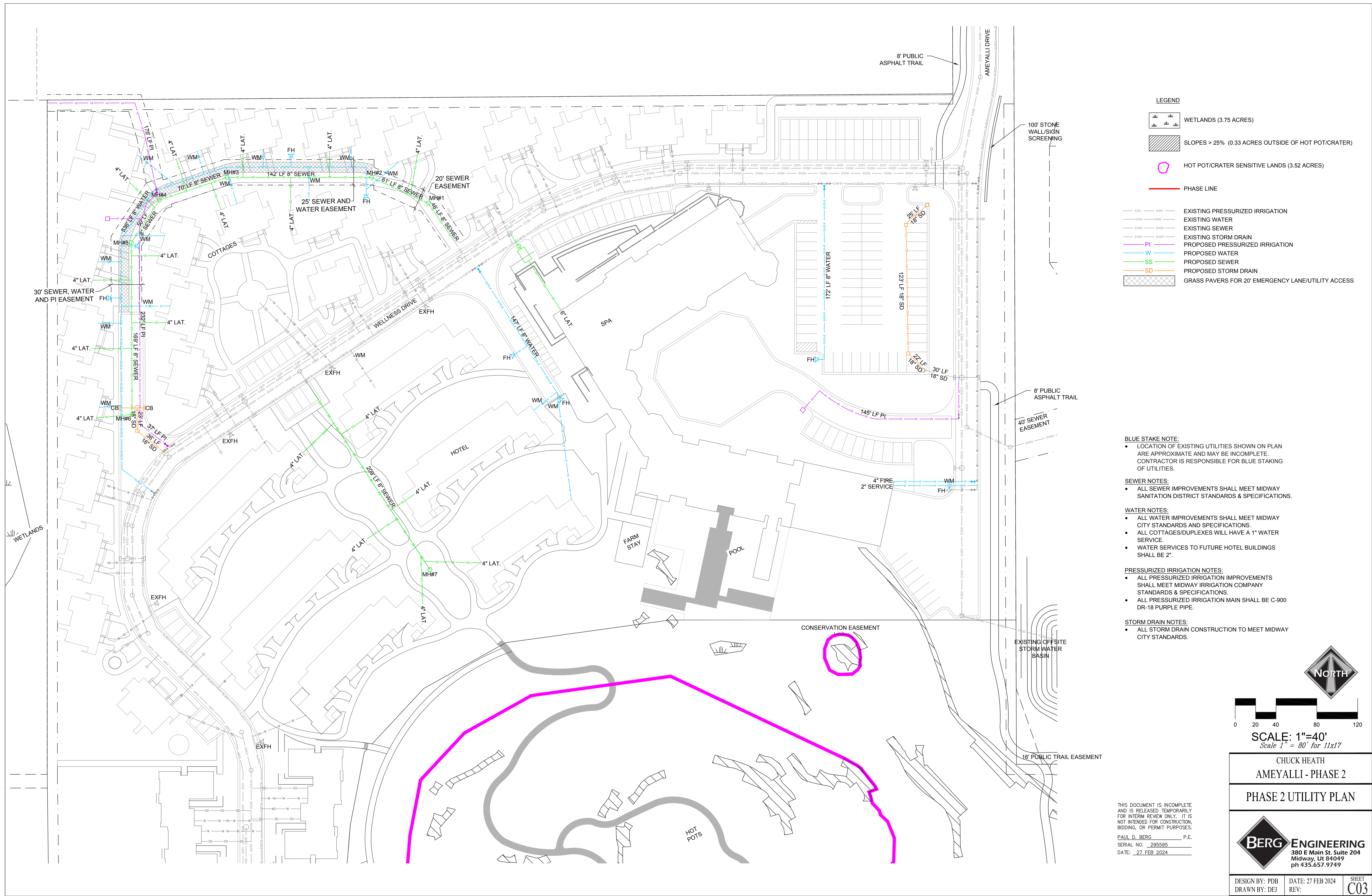


CHUCK HEATH
AMEYALLI - PHASE 2
PHASE 2 SITE PLAN

BERG ENGINEERING
380 E Main St, Suite 204
Midway, UT 84049
ph 435.657.9749

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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 27 FEB 2024

DESIGN BY: PDB DATE: 27 FEB 2024 SHEET
DRAWN BY: DEJ REV: C02



LEGEND

- WETLANDS (3.75 ACRES)
- SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRATER)
- HOT POT/CRATER SENSITIVE LANDS (3.52 ACRES)
- PHASE LINE
- EXISTING PRESSURIZED IRRIGATION
- EXISTING WATER
- EXISTING SEWER
- EXISTING STORM DRAIN
- PROPOSED PRESSURIZED IRRIGATION
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- GRASS PAVERS FOR 20' EMERGENCY LANE/UTILITY ACCESS

- BLUE STAKE NOTE:**
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
- SEWER NOTES:**
- ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS & SPECIFICATIONS.
- WATER NOTES:**
- ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
 - ALL COTTAGES/DUPLEXES WILL HAVE A 1" WATER SERVICE.
 - WATER SERVICES TO FUTURE HOTEL BUILDINGS SHALL BE 2".
- PRESSURIZED IRRIGATION NOTES:**
- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS & SPECIFICATIONS.
 - ALL PRESSURIZED IRRIGATION MAIN SHALL BE C-900 DR-18 PURPLE PIPE.
- STORM DRAIN NOTES:**
- ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.

NORTH

SCALE: 1"=40'
Scale 1" = 80' for 11x17

CHUCK HEATH
AMEYALLI - PHASE 2

PHASE 2 UTILITY PLAN

BERG ENGINEERING
380 E Main St. Suite 204
Midway, UT 84049
ph 435.657.9749

DESIGN BY: PDB	DATE: 27 FEB 2024	SHEET C03
DRAWN BY: DEJ	REV:	

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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 27 FEB 2024




path: \\s:\projects\ameyalli\phase2\utility\Phase 2 Utility Plan.dwg | plot date: February 27, 2024 | plotted by: paul

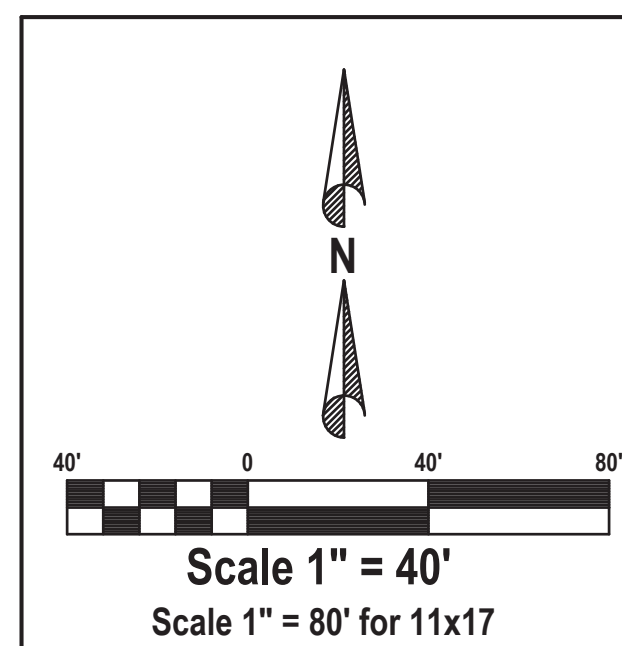


GROUND COVERS

	59,983 sf	Native Grass & Wildflower Mix	Native Grass & Wildflower Mix	Hydroseed
	85,535 sf	Poa pratensis	Kentucky Bluegrass	sod

MULCH

	42,861 sf	4" Wood Mulch	4" Wood Mulch	Mulch
	1,024 sf	Decorative Landscape Rock		Mulch
	3,420 sf	Grass Pavers for 20' Emergency Lane/Utility Access		



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 BRYAN M. NICHOLAS P.L.A.
 SERIAL NO. 12902936-5301
 DATE: 20 DEC 2023

AMEYALLI RESORT

PHASE 2 OVERALL LANDSCAPE PLAN



380 E Main St, Suite 204
 Midway, UT 84049 ph. (801) 723-2000

DESIGN BY: BMN DATE: 20 DEC 2023 SHEET
 DRAWN BY: DAA REV: 15 JAN 2024 L01

OVERLAND

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www.overlandpartners.com

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