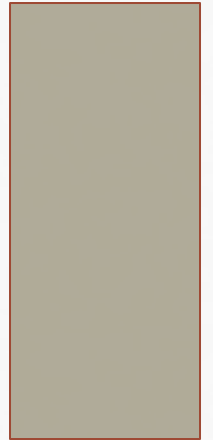


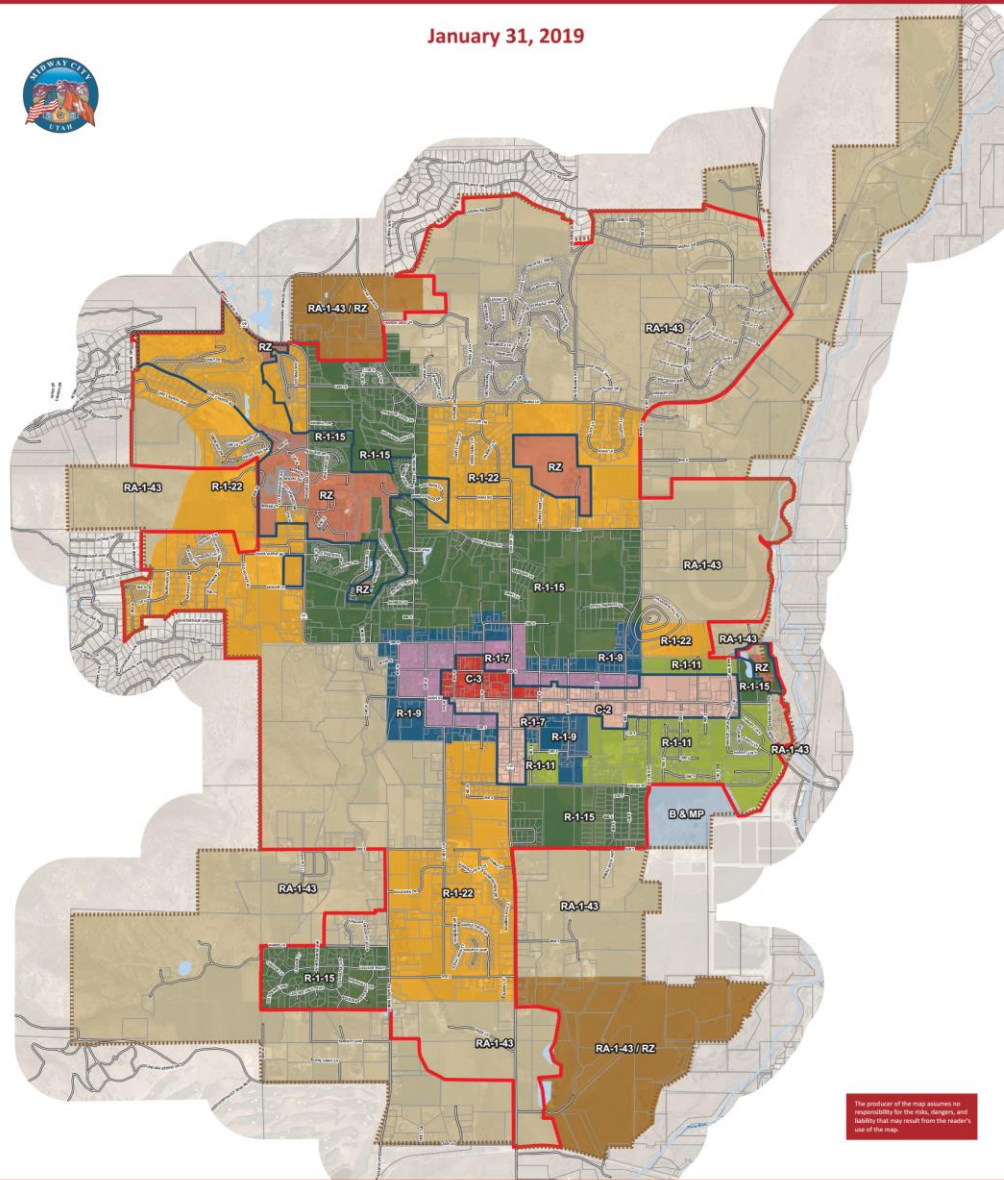
THE HOMESTEAD

MASTER PLAN



MIDWAY CITY - Land Use

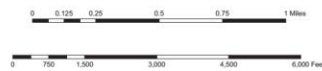
January 31, 2019



The producer of the map assumes no responsibility for the sale, changes, and liability that may result from the reader's use of the map.

Legend

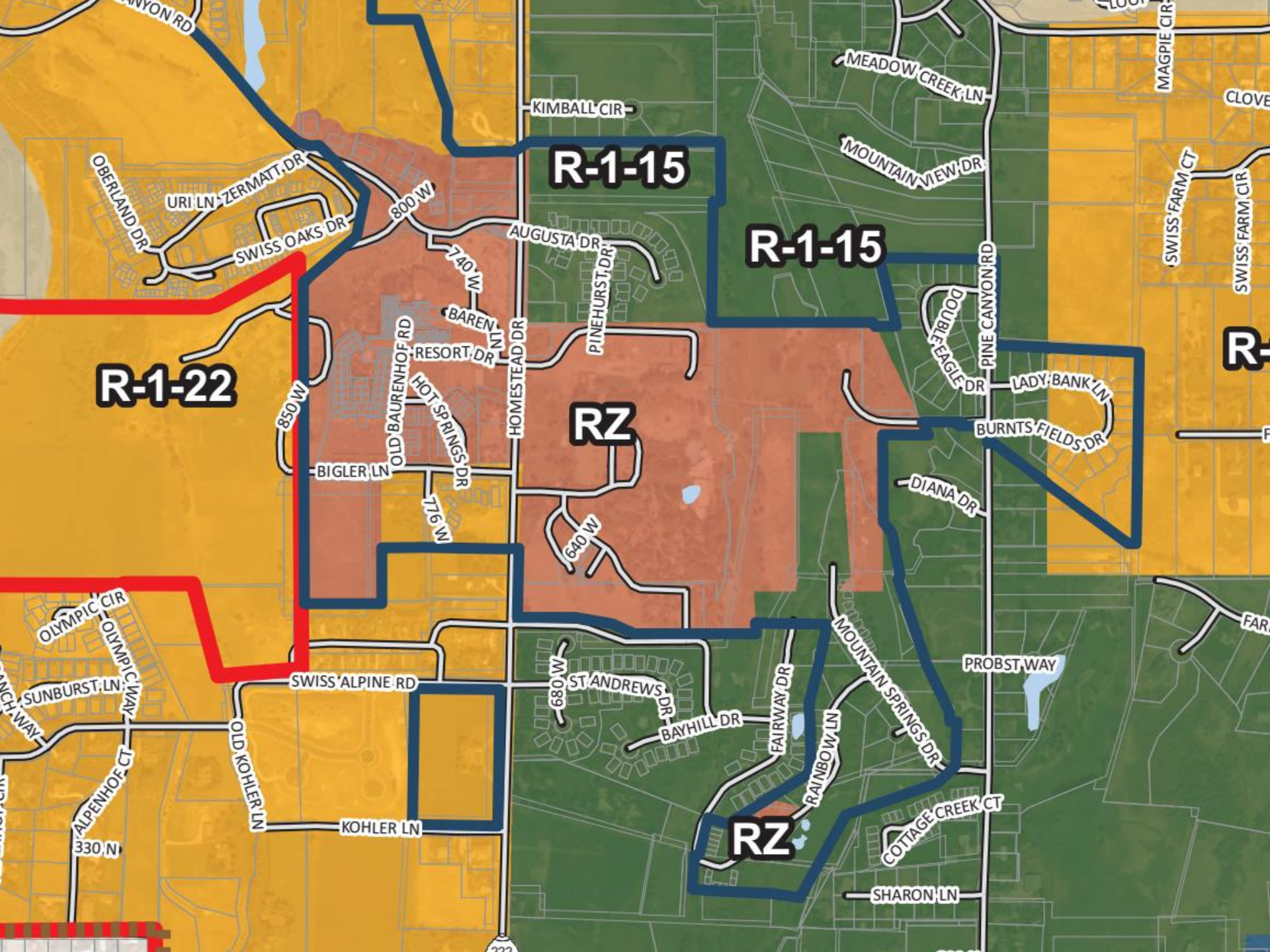
- Midway Growth Boundary
 - TROD
 - Midway City Boundary
 - Rivers
 - Roads
 - Water Body
- | Zoning | |
|--------|--------------|
| B & MP | R-1-22 |
| C-2 | R-1-7 |
| C-3 | R-1-9 |
| R-1-11 | RA-1-43 |
| R-1-15 | RZ |
| | RA-1-43 / RZ |



MOUNTAINLAND
ASSOCIATION OF GOVERNMENTS

Map Produced by Mary Hays, GIS/IT Coordinator
Map Production Date: January 31, 2019
Map Projection: State Plane North Carolina NAD83, Feet
Data Source: Midway City & Mountain County





R-1-15

R-1-15

R-1-22

RZ

RZ

R-

KIMBALL CIR

MEADOW CREEK LN

MOUNTAIN VIEW DR

MAGPIE CIR

CLOVE

SWISS FARM CT

SWISS FARM CIR

OBERLAND DR

URI LN

ZERMATT DR

SWISS OAKS DR

800 W

740 W

AUGUSTA DR

BAREN LN

RESORT DR

PINEHURST DR

OLD BAURENHOF RD

HOT SPRINGS DR

HOMESTEAD DR

850 W

BIGLER LN

776 W

640 W

PINE CANYON RD

DOUBLE EAGLE DR

LADY BANK LN

BURNTS FIELDS DR

DIANA DR

SWISS ALPINE RD

KOHLER LN

OLD KOHLER LN

680 W

ST ANDREWS DR

BAYHILL DR

FAIRWAY DR

RAINBOW LN

MOUNTAIN SPRINGS DR

PROBST WAY

COTTAGE CREEK CT

SHARON LN

OLYMPIC CIR

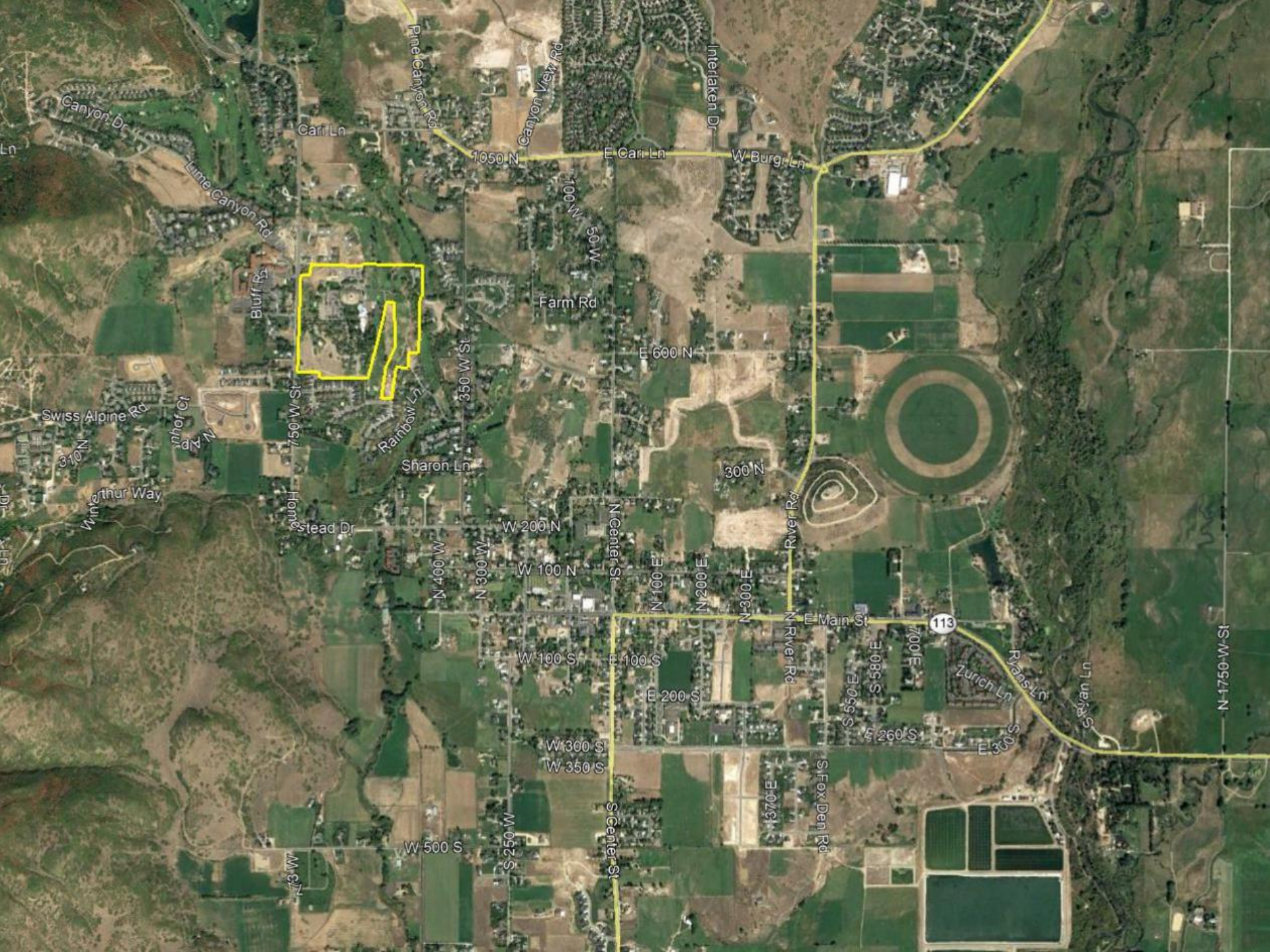
OLYMPIC WAY

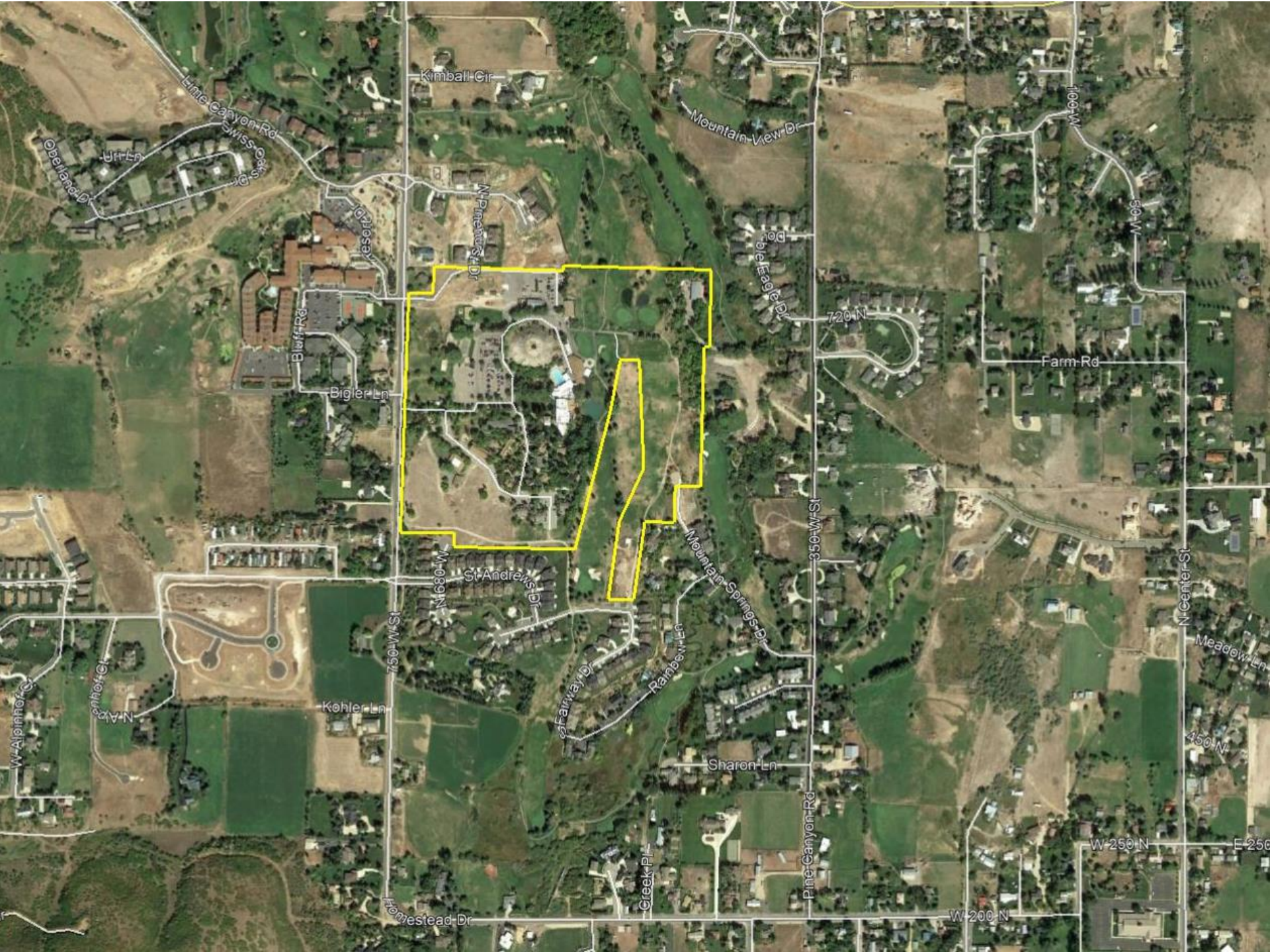
SUNBURST LN

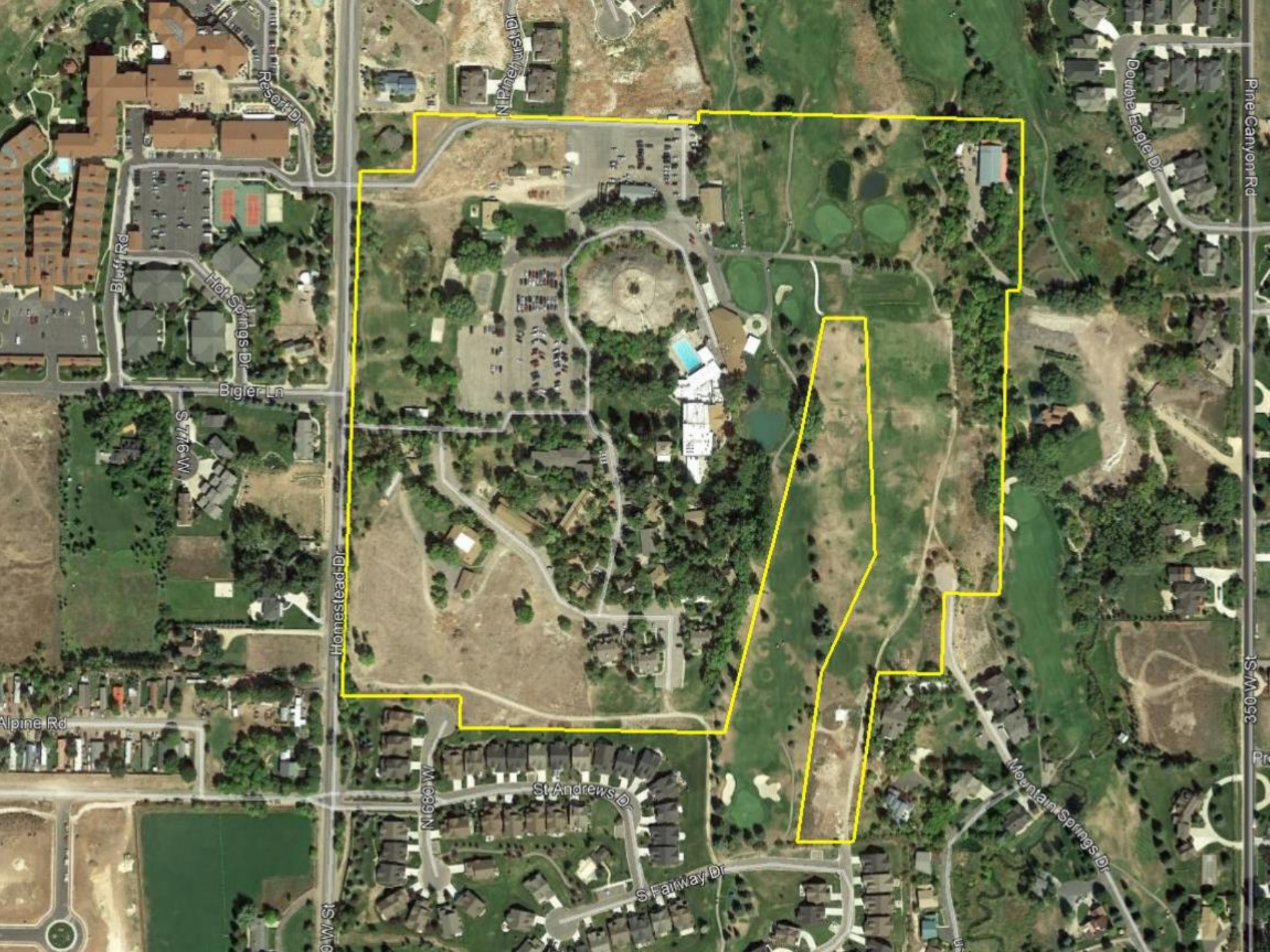
ANCH WAY

ALPENHOF CT

330 N







Pine Canyon Rd

IS M 052

Double Eagle Dr

Mountain Springs Dr

S Fairway Dr

St Andrews Dr

N 680 N

St W St

Homestead Dr

S 776 W

Bigler Ln

Hot Springs Dr

Bluff Rd

Resort Dr

N Pinehurst Dr

Alpine Rd

HOMESTEAD DEVELOPMENT OPTIONS

The City is under no obligation to amend the existing master plan but does have the following options:

1. Not amend the approved plan so any development must conform to the 2008 agreement
2. Agree to amend the master plan based on the 2006 code though the City may impose conditions
3. Allow the developer to abandon the 2008 agreement and propose a development based on the current resort zone code

AMENDING THE 2008 MASTER PLAN

- Amending is possible if both the City and the developer agree to terms
- The City is under no obligation to amend the master plan
 - City should only amend if the proposal is more beneficial than the current plan
 - Impacts should be mitigated
 - Community benefits should be considered

2008 MASTER PLAN

- Approved on August 27, 2008
- Vested until August 27, 2058
- 72.01 total acres
 - Resort Core area – 35.37 acres
 - Open space and amenities – 55.46 acres
 - Resort core contains some open space
- 249 units
 - 453 keys
- Parking stalls - 868

2008 MASTER PLAN





HOMESTEAD RESORT | EXISTING MASTER PLAN

MAY 21, 2020

LloydArchitects
SALT LAKE CITY • SEATTLE

FFKR | LANDSCAPE & PLANNING

2008 MASTER PLAN

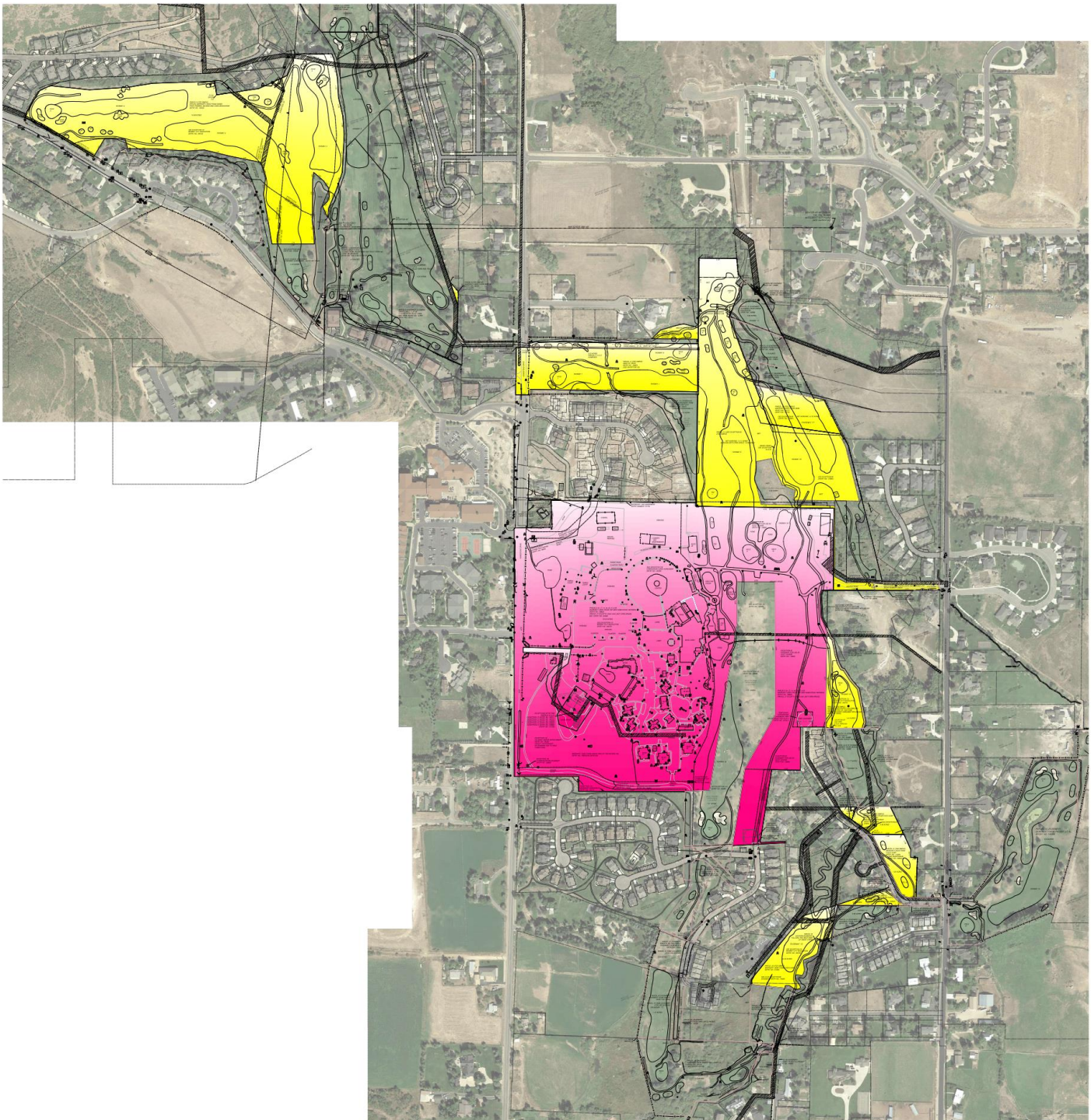




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BOOKING, OR PERMIT PURPOSES.

PAUL D. BERS
SERIAL NO. 200000
DATE: 13 FEB 2006

DRAWING NO.	SHEET NO.
HOMESTEAD	1



LAND USE SUMMARY

- 72.01 acres
- Resort Zone
- 2 phases
- Private roads and storm drain system
- Sensitive lands on the property include The Crater and wetlands



HOMESTEAD RESORT | PRELIMINARY SITE CONCEPT

JULY 2, 2020

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LEGEND:

- 01 Secondary entrance to parking, golf, spa, and dive/activity center
- 02 Boat House with overwater deck
- 03 Pizza Farm Restaurant with Greenhouse and garden area support
- 04 Main parking area: +/- 220 stalls
- 05 Cart + maintenance barn
- 06 Golf Clubhouse and Spa arrival
- 07 Aqua Therapy Spa with Tennis and Pickleball Courts
- 08 Multi-level Conference Center
- 09 Crater with improved view/amenity area at the top
- 10 Pool Amenity area with upper adult pool area with indoor/outdoor pool, spas, infinity edge pool, cabanas, and a lower family pool area with zero-entry pool, waterfalls, toddler area with views of main pool area, slide, fire pits, cabanas, guest services access below fitness, and bar/grille that serves both pool and golf with outdoor dining
- 11 Pasture area along Homestead Drive
- 12 Wedding Barn with access to new pond area
- 13 New Center House with porte cochere arrival
- 14 Main arrival drive relocated to the south to create more meandering approach
- 15 Family Reunion units with open lawn, natural themed splash pad, playground area, and fire pits
- 16 Garden View units with multiple gardens with pathways, water features, and seating
- 17 Ballroom function lawn and Wedding Pavilion
- 18 Future unit development: 7 Buildings with 6 Units each = 42v Additional Units
- 19 Guest parking area: +/- 160 stalls
- 20 Activity View units with central activity area including playground and open lawn for soccer, volleyball, etc.
- 21 Future unit development area: 6 Buildings with 8 Units each = 48 Additional Units
- 22 Horse stable and barn
- 23 Amenity lawn with fire pit, seat walls, and open lawn for bocce, horseshoes, etc.
- 24 Function lawn with rose arbor structure to provide shelter and separation between lawn and adjacent parking
- 25 Amphitheater and stage area
- 26 New Activity Center
- 27 Relocated tee boxes
- 28 Enhanced pond with terraces, water falls and bon fire location
- 29 Virginia House upgrades: = 6 new units
- 30 Golf Maintenance Barn

HOMESTEAD RESORT | SITE CONCEPT | NOTES

JULY 2, 2020

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LEGEND:

01 Pizza Farm Restaurant with Greenhouse support (8,563 ft²)

02 Boat House (525 ft²)

03 Conference Center (7,443 ft²)

04 Event Barn (9,676 ft²)

05 Stables (3,025 ft²)

06 New Development: (17,348 ft² total)
7 Buildings with 6 Rooms Each
= 42 New Units

07 Virginia House Upgrades:
6 New Rooms (1,677 ft²)

08 Gazebo (1,825 ft²)

09 Center House (New) with Guest Amenities and Back of House (31,106 ft²)

10 Activity Center (3,060 ft²)

11 Golf and Spa Club House (4,584 ft²)

12 Golf Cart and Maintenance Barn (7,017 ft²)

13 Aqua Therapy Spa (6,737 ft²)

14 New Development: (17,952 ft² total)
6 Buildings with 8 Rooms Each
= 48 New Units

15 Golf Maintenance Barn (7,017 ft²)

16 Golf/Pool Grille (1,035 ft²)

Same Use Similar Location (68,083 ft²)

Same Use New Location (15,416 ft²)

New Use Allowed per Recital D 25%
Unplanned Buildings (45,091 ft²)

*2008 Master Plan Allows 73,550 ft²
of Additional Buildings Not Shown
in the 2008 Plan

Total Building Area in Preliminary
Concept Plan: 244,786 ft²

Total Building Area Allowed per
2008 Master Plan: 367,750 ft²

Percentage of Building Area Used in
Preliminary Concept: **67%**

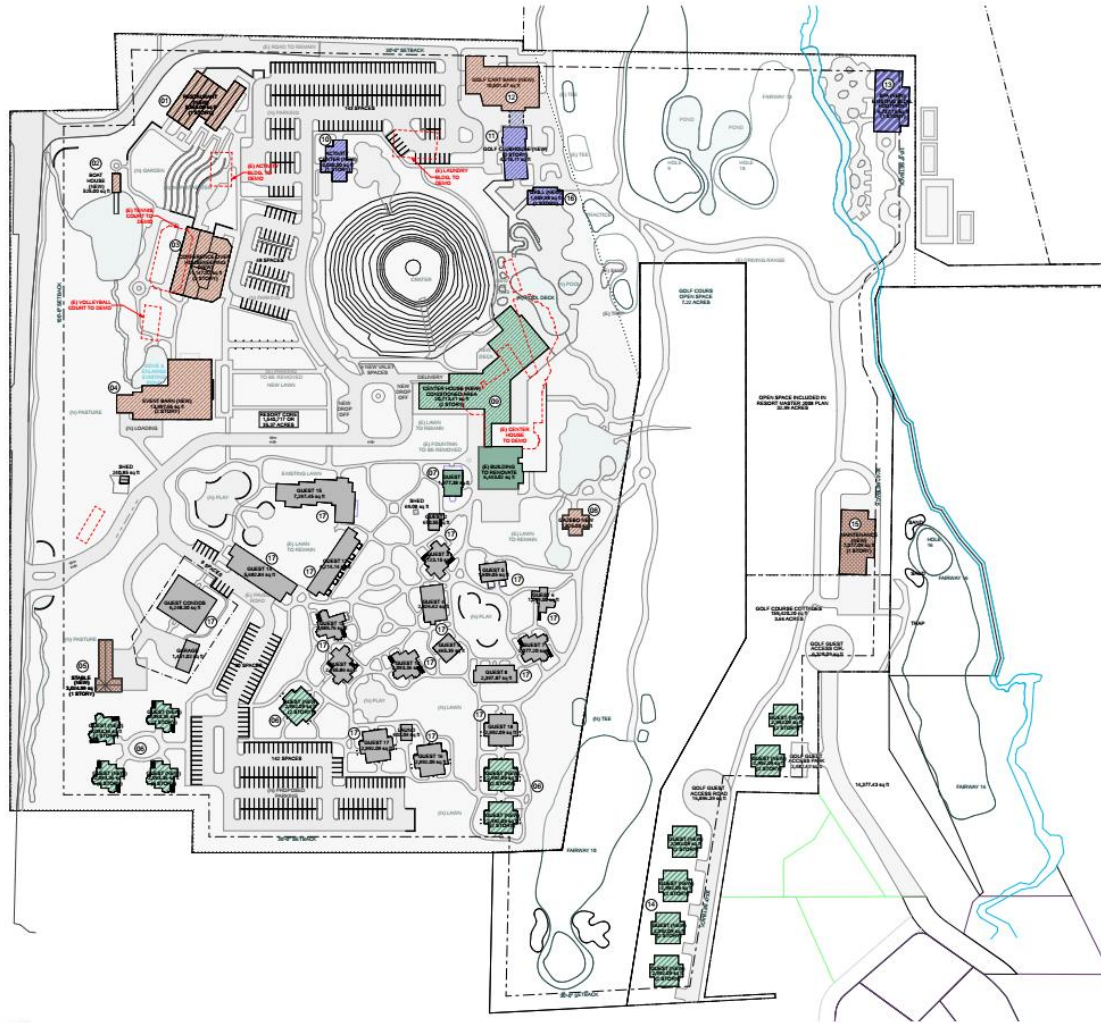


HOMESTEAD RESORT | NEW BUILDINGS

JULY 2, 2020

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LEGEND:

SITE PLAN LEGEND

- (N) ELEMENT
- DEMOLISHED ELEMENT
- SAME USE, SIMILAR LOCATION (64,133 SF)
- SAME USE, NEW LOCATION (16,139)
- NEW USE ALLOWED PER RCIAL D. 25% UNPLANNED BUILDINGS (56,589 SF)
- EXISTING TO REMAIN EVENT/GUEST UNITS
- PROPOSED NEW GUEST UNITS
- PROPOSED NEW ACTIVITY/RENT SPACE
- PROPOSED NEW SERVICE SPACE
- PROPOSED RENOVATED ACTIVITY SPACE
- PIZZA FARM RESTAURANT W/ GREENHOUSE SUPPORT (8,563 SF)
- BOAT HOUSE (525 SF)
- CONFERENCE CENTER (11,147 SF)
- EVENT BARN (13,998 SF)
- STABLES (3,025 SF)
- NEW DEVELOPMENT: (17,348 SF TOTAL) 7 BUILDINGS W/ 6 ROOMS EA. 142 NEW UNITS
- VIRGINIA HOUSE UPGRADES: 4 NEW ROOMS (1,677 SF)
- GAZEBO (1,825 SF)
- CENTER HOUSE (NEW & RENO) 3 NEW SUITES W/ 7 BEDROOMS TOTAL (27,168 SF)
- ACTIVITY CENTER (3,060 SF)
- GOLF CLUBHOUSE (4,215 SF)
- GOLF CART & MAINTENANCE BARN (10,502 SF)
- AQUA THERAPY SPA (6,737 SF)
- NEW DEVELOPMENT (17,352 SF) 6 NEW BUILDINGS W/ 6 ROOMS EA. 142 NEW UNITS
- GOLF MAINTENANCE BARN (7,017 SF)
- GOLF POOL GRILLE (1,960 SF)
- EXISTING GUEST BUILDINGS

BUILDING FOOTPRINT AREAS

EXISTING BUILDINGS TO REMAIN	
GUEST SUITES	56,078 SF
BLDG 1-18, CONDOS	310 SF
SHED	56,988 SF
EXISTING SUBTOTAL	56,988 SF
RENOVATED BUILDINGS TO REMAIN	
GOLF CLUBHOUSE	4,215 SF
CENTER HOUSE-SOUTH	6,443 SF
SPA	6,737 SF
RENO SUBTOTAL	17,395 SF
NEW PROPOSED BUILDINGS	
GUEST SUITES	35,302 SF
CENTER HOUSE	20,713 SF
CENTER HOUSE (NEW)	13,998 SF
EVENT BARN	13,998 SF
CONFERENCE CENTER	11,147 SF
HOUSEKEEPING (BELOW)	8,563 SF
RESTAURANT/PIZZA FARM	10,502 SF
CART BARN	3,025 SF
STABLES	7,017 SF
MAINTENANCE	3,060 SF
ACTIVITY CENTER	1,960 SF
GRILL	1,960 SF
NEW PROPOSED SUBTOTAL:	115,287 SF
TOTAL BUILDING FOOTPRINT: 189,670 SF OR 4.35 AC	

SITE AREAS

TOTAL AREA OF MASTER PLAN	72.01 ACRES
RESORT CORE AREA:	35.37 ACRES
RESORT CORE PAVING (NON-AMENITY) ROADWAY AND PARKING AREAS	
	5.09 ACRES
RESORT CORE OPEN SPACE & AMENITIES	
LANDSCAPED AREAS	26.25 ACRES
WALKING PATHS	0.38 ACRES
POOL DECKS	0.82 ACRES
AMENITY BUILDINGS	
CLUBHOUSE	0.10 ACRES
ACTIVITY CENTER	0.07 ACRES
CORE AMENITY SUB-TOTAL	27.62 ACRES
OPEN SPACE OUTSIDE RESORT CORE:	36.64 ACRES
OPEN SPACE AMENITIES	
SPA POOL DECK	.27 ACRES
SPA	0.15 ACRES
GOLF/GUEST PATHS	1.4 ACRES
OPEN SPACE AMENITIES SUB-TOTAL	1.82 ACRES



HOMESTEAD RESORT | ARCHITECTURAL SITE PLAN

JULY 2, 2020

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LEGEND:

- 01 Secondary entrance to parking, golf, spa, and dive/activity center
- 02 Boat House with overwater deck
- 03 Greenhouses and garden area with farmers market and pizza farm restaurant inside greenhouse closest to parking
- 04 Main parking area: +/- 220 stalls
- 05 Cart + maintenance barn
- 06 Golf Clubhouse and Spa arrival
- 07 Aqua Therapy Spa with Tennis and pickleball courts
- 08 Multi-level Conference Center
- 09 Crater with improved view/amenity area at the top
- 10 Pool Amenity area with upper adult pool area with indoor/outdoor pool, spas, infinity edge pool, cabanas, and a lower family pool area with zero-entry pool, waterfalls, toddler area with views of main pool area, slide, fire pits, cabanas, guest services access below fitness, and bar/grille that serves both pool and golf with outdoor dining
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- 17 Ballroom function lawn and Wedding Pavilion
- 18 Future unit development: 7 Buildings with 6 Units each = 42 Additional Units
- 19 Guest parking area: +/- 145 stalls
- 20 Activity View units with central activity area including playground and open lawn for soccer, volleyball, etc.
- 21 Future unit development area: 6 Buildings with 8 Units each = 48 Additional Units
- 22 Horse stable and barn
- 23 Amenity lawn with fire pit, seat walls, and open lawn for bocce, horseshoes, etc.
- 24 Function lawn with rose arbor structure to provide shelter and separation between lawn and adjacent parking
- 25 Amphitheater and stage area
- 26 New Activity Center
- 27 Relocated tee boxes
- 28 Enhanced pond with terraces, water falls and bon fire location
- 29 Virginia House upgrades: = 6 new units
- 30 Golf Maintenance Barn

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HOMESTEAD RESORT | SITE CONCEPT | PHASE 1

JULY 2, 2020



LEGEND:

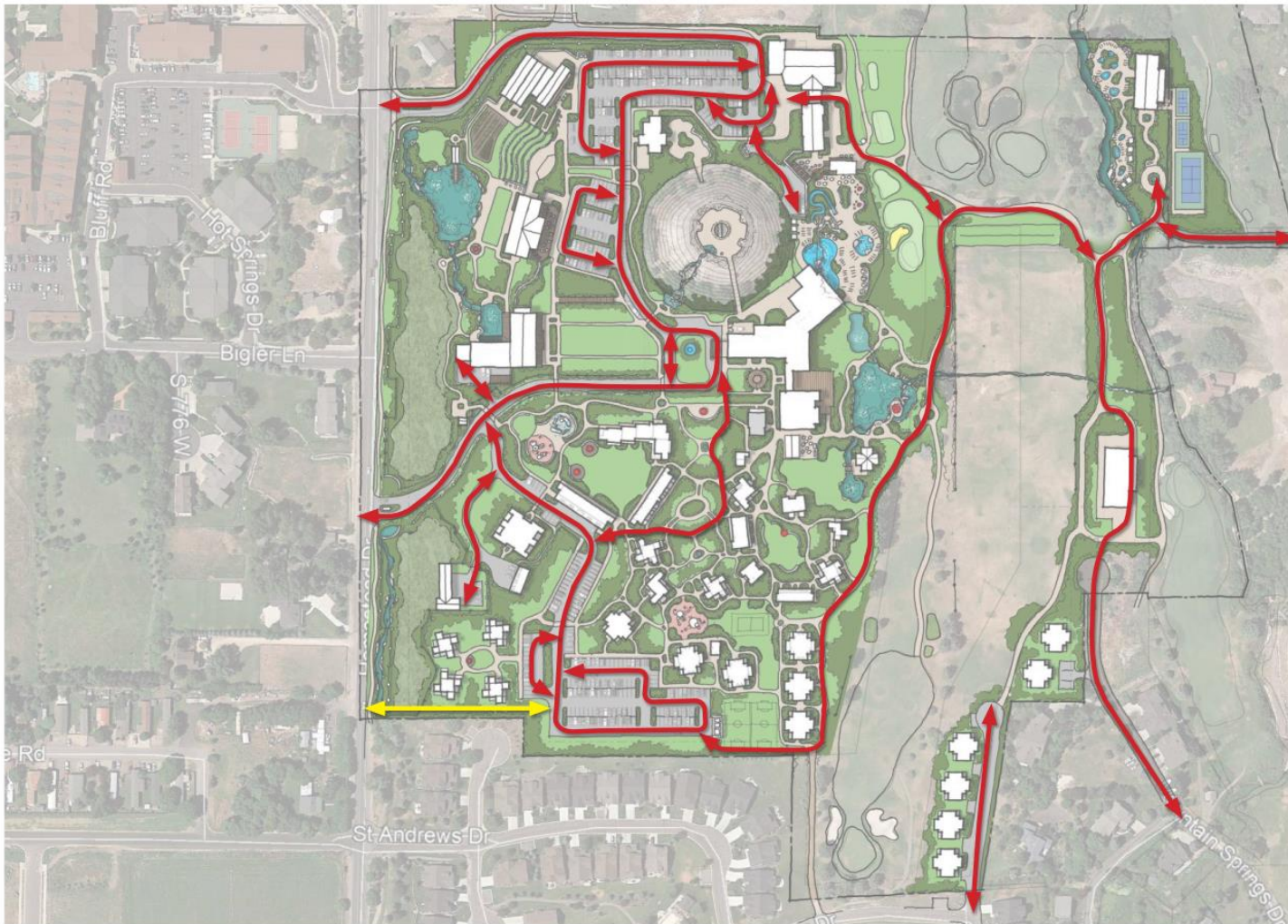
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- 29 Virginia House upgrades: = 6 new units
- 30 Golf Maintenance Barn

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HOMESTEAD RESORT | SITE CONCEPT | PHASE 2

JULY 2, 2020



LEGEND:



* Fire access path to be a minimum 20 ft. width all weather road with minimum 28 ft. radius inside corners and maximum 150 ft. dead end length



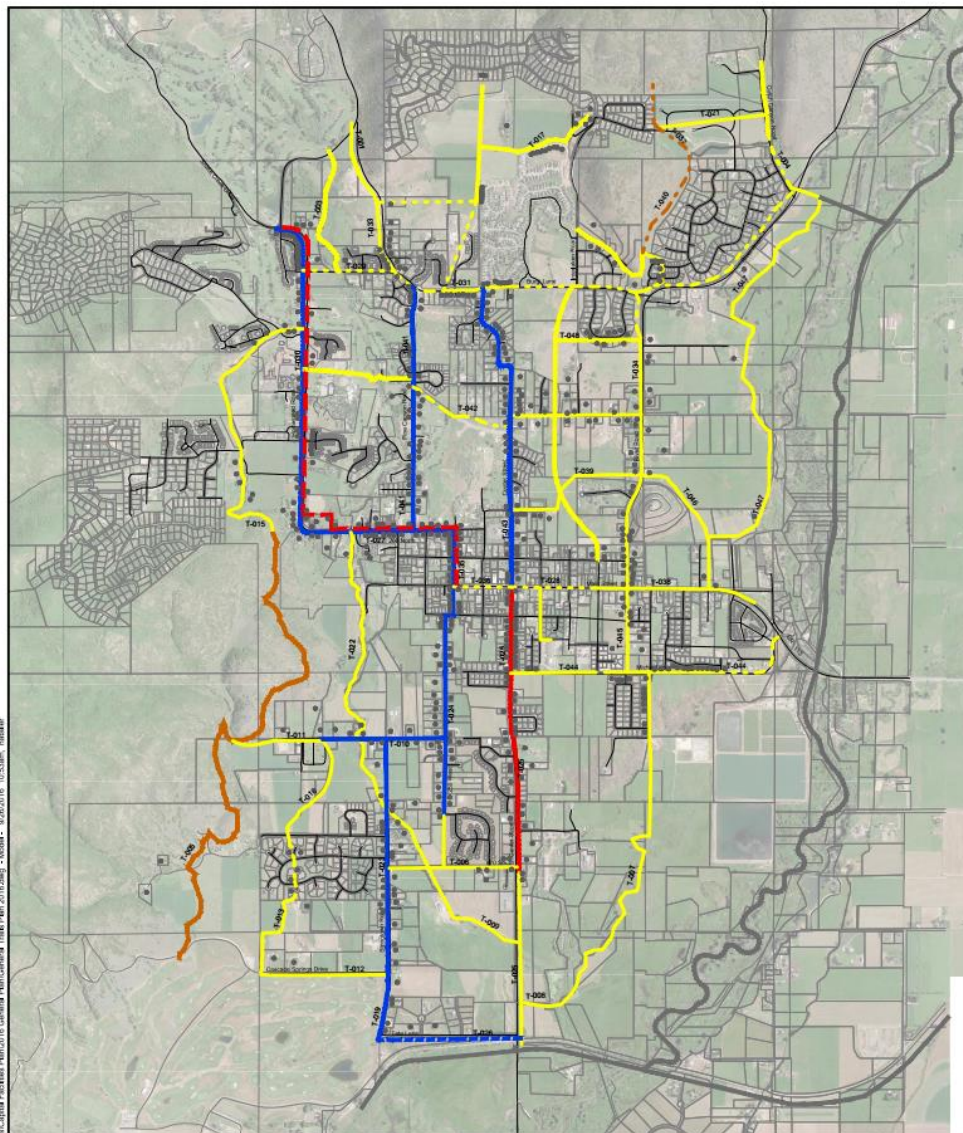
0' 50' 100' 200'

HOMESTEAD RESORT | FIRE ACCESS

JULY 2, 2020

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TRAIL SYSTEM MASTER PLAN

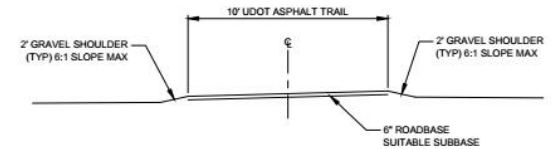
LEGEND

NON-IMPACT FEE ELIGIBLE

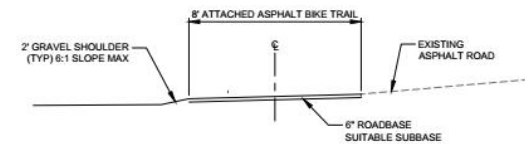
- 4' NATURAL BACK COUNTRY TRAIL
 10' UDOT PAVED TRAIL
 8' PAVED TRAIL
 8' ATTACHED ASPHALT BIKE TRAIL

NOTE:
DASHED LINE DENOTES AN EXISTING TRAIL

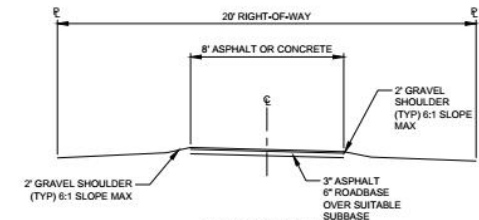
- EXISTING HOUSE LOCATION (SEE SPREAD SHEET FOR MORE INFORMATION)



PROPOSED 10' UDOT TRAIL



PROPOSED ATTACHED BIKE TRAIL



PROPOSED 8' TRAIL

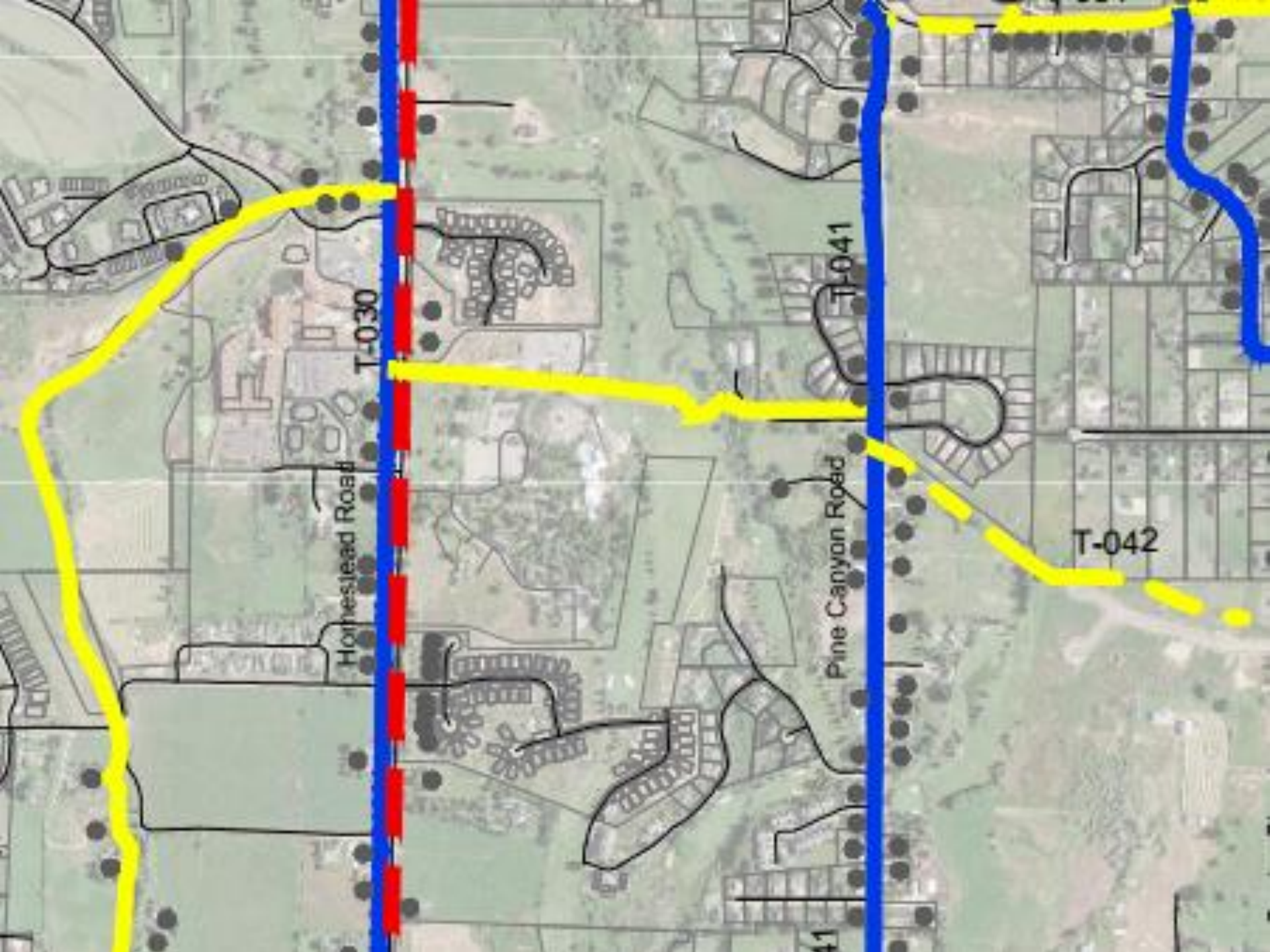
[illegible]

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

MIDWAY CITY

TRAIL SYSTEM MASTER PLAN

DESIGNED	DATE	PROJECT NO.
DRAWN	DATE	SHEET NO.
NR	8/2016	2 of 2
CHECKED	DATE	DRAWING NO.
WSJ	8/2016	P-2



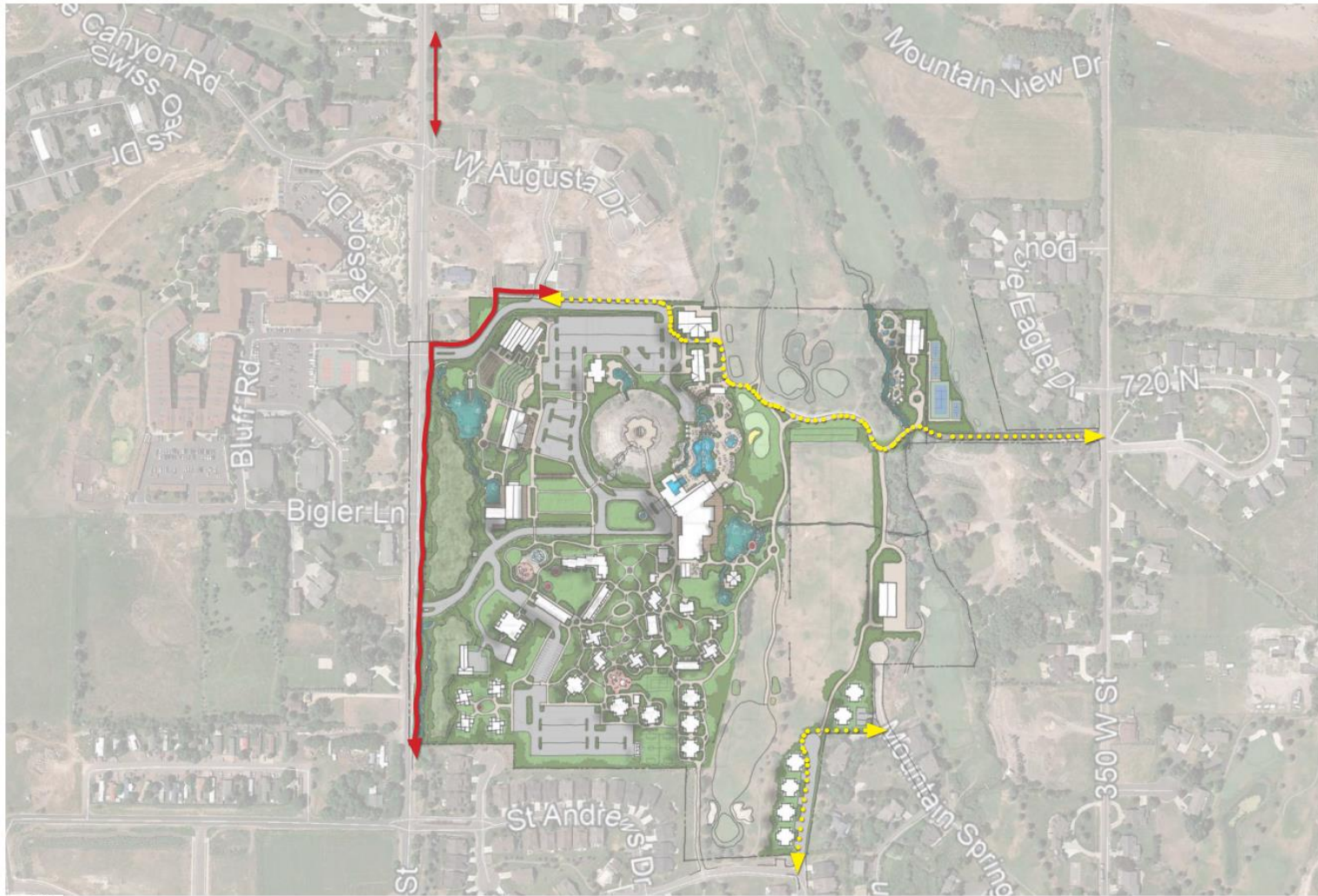
T-030

Homestead Road

T-041

Pine Canyon Road

T-042



LEGEND:

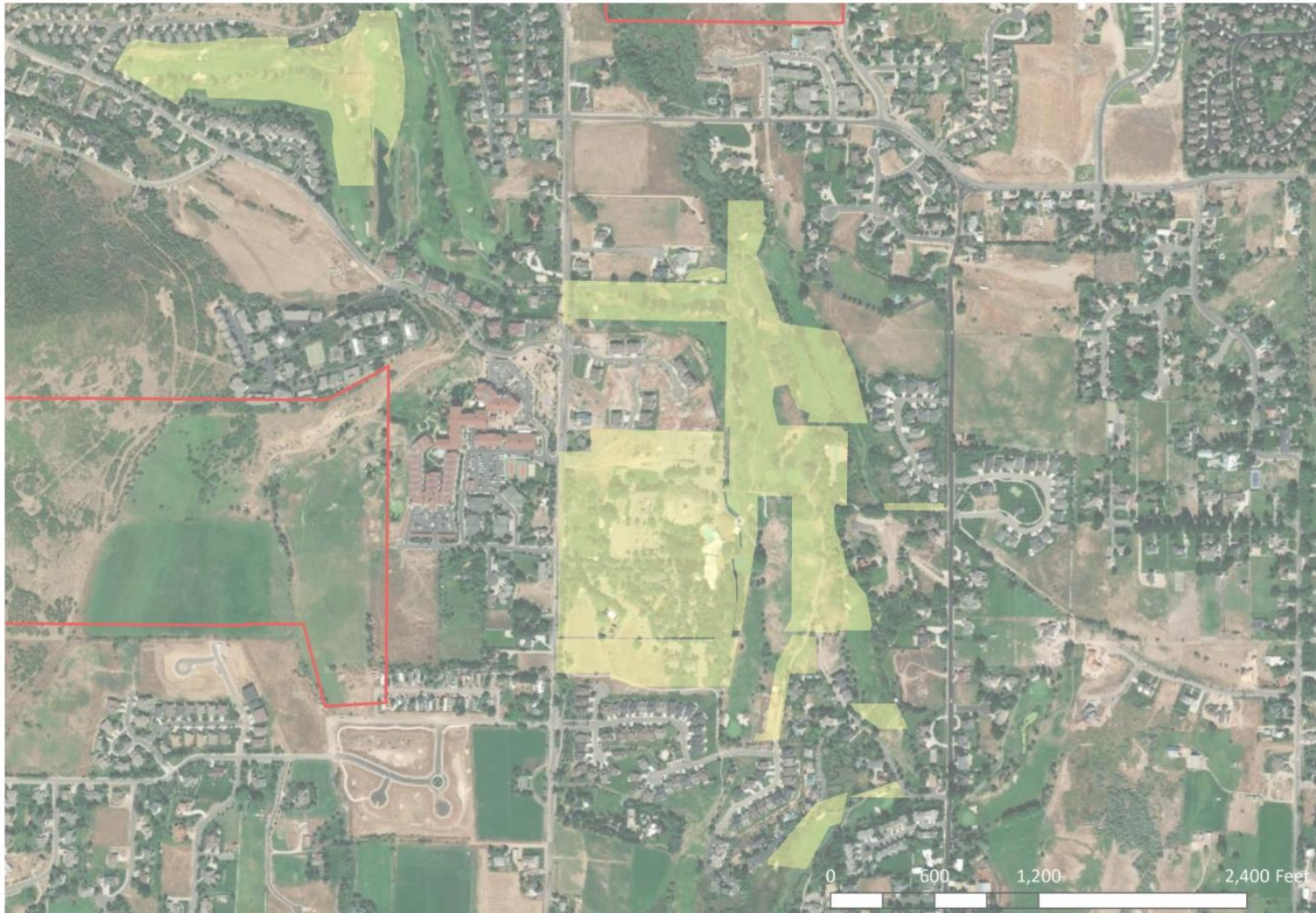


HOMESTEAD RESORT | TRAIL CONNECTIONS + POTENTIAL ACCESS

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LEGEND:

 Fee Simple Land
86.85 Acres

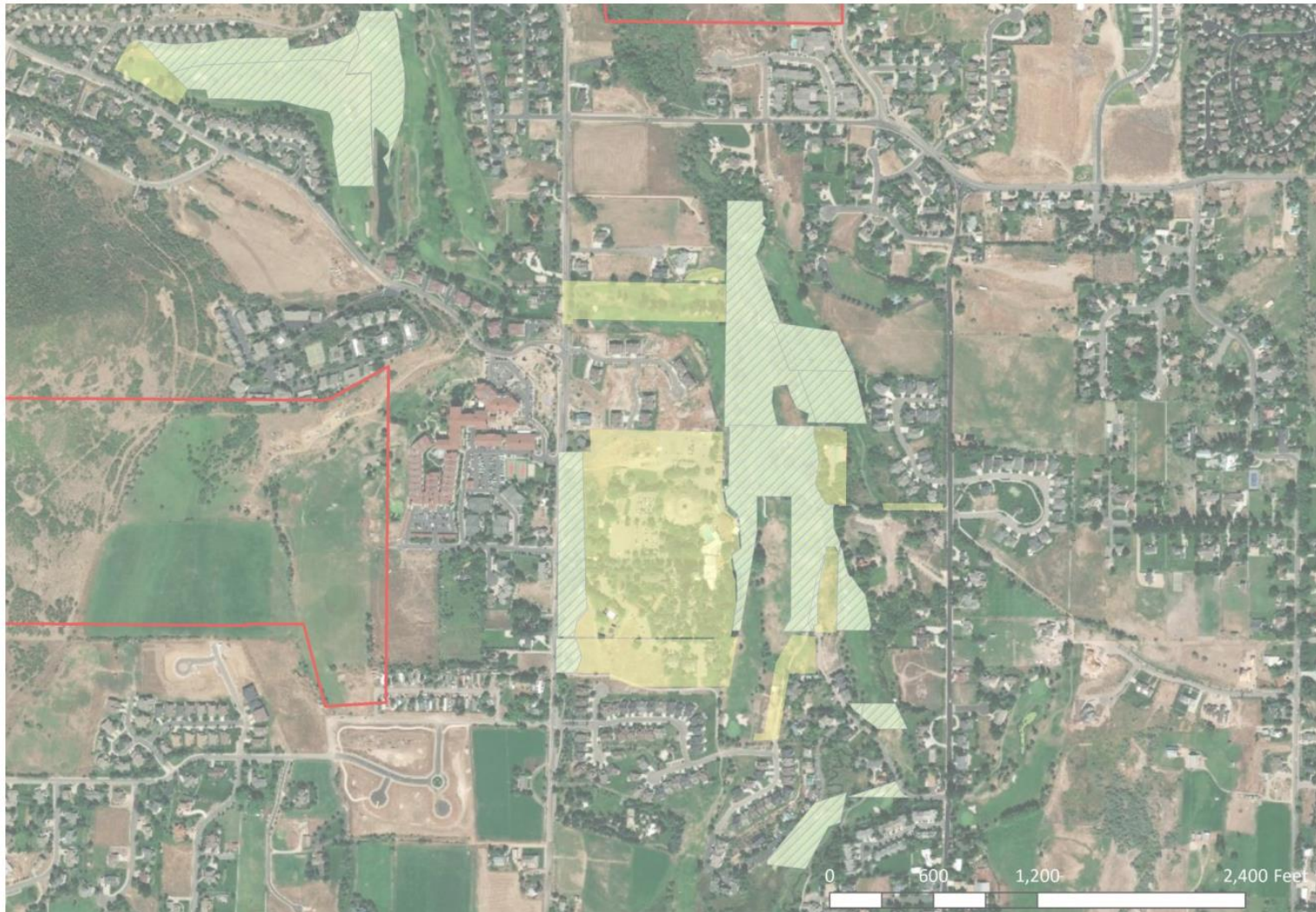
HOMESTEAD RESORT | FEE SIMPLE LAND

MAY 13, 2020



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LEGEND:



Proposed Open Space
47.77 Acres

Total Acres Required
55% of 86.85 = **47.77 Acres**

HOMESTEAD RESORT | PROPOSED OPEN SPACE

MAY 13, 2020



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PAGE 2, LINE 10
SERIAL NO. 200000
DATE: 15 FEB 2005

DRAWING NO.	SHEET #
HOMESTRAD	1

Homestead Resort

2008 and 2020 Master Plan Comparison

Flexibility in the Master Plan

Recital D of the Master Plan Agreement states:

"Developer has approval to increase the building footprint up to 367,750 square feet. In order to increase the building footprint greater than 294,200 square feet or the number of keys included in the Master Site Plan, the Developer shall seek approval from the City as it seeks final approval for particular phases."

Can the Uses in the Plan Be Moved Around

Section 3.1(b)(9) - Project Plans of the 2008 Master Plan Agreement states:

"Developer hereby agrees to plan, reserve and build the project substantially as shown on the Project Plans, attached hereto as follows, unless a departure there from is agreed to by the City during the approval process for a particular phase."

Master Plan Comparison

Item	2008 Approved Plan	2020 Master Plan
Total Area	72.01 acres	72.01 acres
Open Space & Amenities	55.46 acres	64.26 acres
Building Area - approved	367,750 square feet	189,724 square feet
Building Area - shown	294,200 square feet	189,724 square feet
Density	5,107 sf/acre	2,635 sf/acre
% of Allowed Density	43%	22%
Existing Units to Remain	45	125
Proposed New Units	200	75
Total Units	245	200
Bedrooms	453	218
Total Beds	453	305
Existing pool	Yes	Yes - with renovation
New Swimming Pools	Yes - near Homestead Drive	Yes - near east side of Crater
New Spa Building	Yes - near tennis courts	Yes - near Snake Creek
New Golf Pro-Shop	Yes - near Hole #1	Yes - near Hole #1
New Cart Storage Building	Yes - part of new proshop	Yes - part of new proshop
New Maintenance Building	Not shown on master plan Part of 25% allowance	Yes - east side of driving range
Wedding Barn	Not shown on master plan Part of 25% allowance	Yes
New Access Road	Yes - at Bigler Lane	Yes - Further South



Event/Wedding Barn- South East View



Event/Wedding Barn- North East View



Event/Wedding Barn- North West View



Weathered Wood, Standing Seam Roofing, Natural Stone Cladding

CHARACTER IMAGERY | NEW BUILDING CONCEPTS

MAY 13, 2020

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Existing Historic Virginia & Milk House (1-2)



Existing Typical Guest Unit Buildings (16-18)



Existing Typical Guest Unit Buildings (13-15)



Stained Wood Siding, Board & Batten, Stone Cladding

CHARACTER IMAGERY | EXISTING GUEST PROPOSED RENOVATION

MAY 13, 2020

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