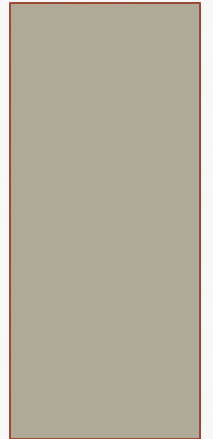


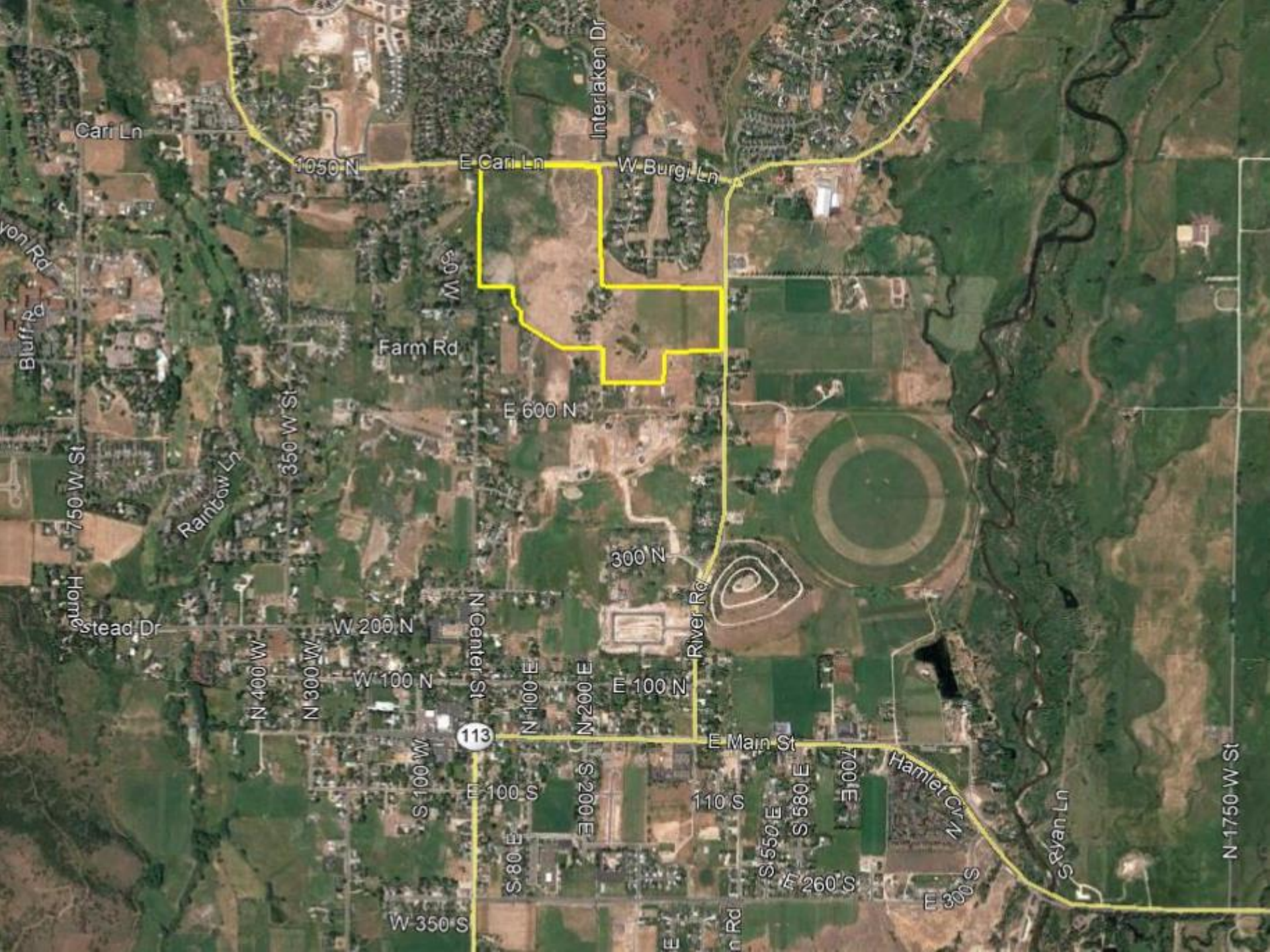
MOUNTAIN SPA PROPERTY / FINANCIAL SUPPORT

OPEN SPACE BOND



LAND USE SUMMARY

- 78.53 acres
 - Resort Zone (RZ)
 - 41.2 acres
 - R-1-22 zone
 - 36.82 acres
- Sensitive Lands
 - Major Geologic Feature Area – 3.52 acres
 - Wetlands – 3.75 acres
 - Sloped areas greater than 25% - 0.33 acres





W 1150 N

Springer View Dr

Canyon View Rd

E Village Cir

Nails Pkwy

Interlaken Dr

E Dulch Dr

Craftsman Way

Dulch Fields Pkwy

E Mission

1050 N

Burgi Ln

E Carl Ln

W Burgi Ln

1200 N

330 E East Ln

440 E Matthe Ln

470 E

Mountain View Dr

Deer Creek Dr

720 N

Farm Rd

50 W

100 W

N Center St

E 600 N

River Rd

Mountain Springs Dr

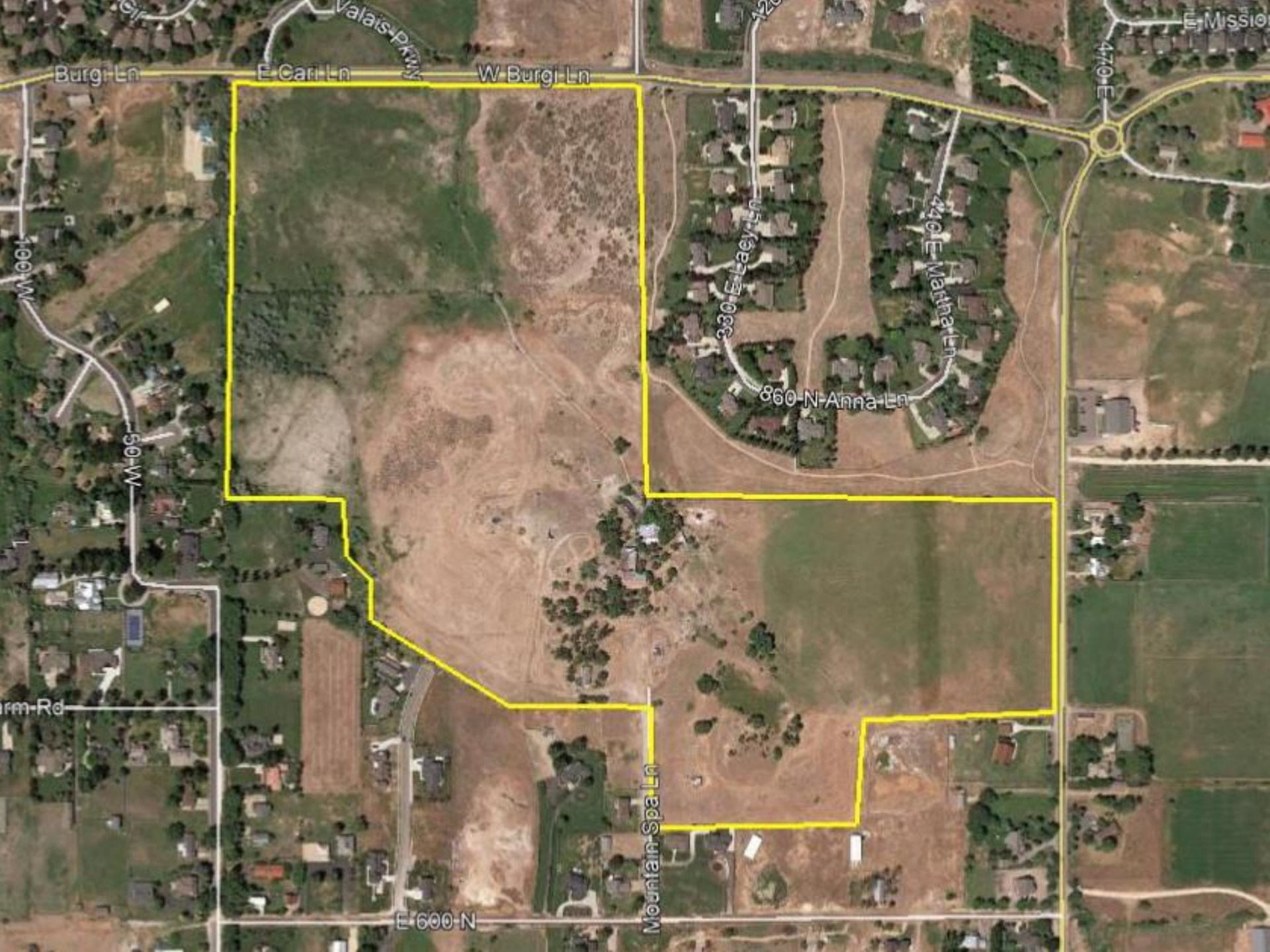
13 W 050

Pine Canyon Rd

Sharon Ln

450 N

300 N



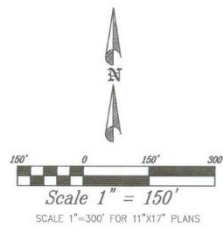
DEVELOPMENT HISTORY AND POTENTIAL

MOUNTAIN SPA PROPERTY



LEGEND

-  WETLANDS
-  SLOPES > 25%
-  SENSITIVE LANDS

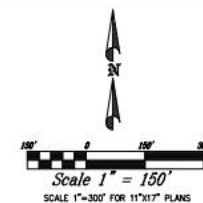


MIDWAY CITY, UT
MOUNTAIN SPA DEVELOPMENT GROUP, LLC
ADDRESS: 1170 S CENTER ST. MIDWAY UT, 84049
PHONE: (801) 651-1053

MOUNTAIN SPA RESORT - SITE PLAN

SOWBY & BERG CONSULTANTS
380 E MAIN ST. SUITE B, MIDWAY 84049
PHONE: (435) 657-9749

SCALE: 1"=150'
DESIGN BY: PDB
DRAWN BY: CNB
DATE: 24
REV:



LAND USE TABLE

CURRENT ZONE	R-1-22 & RZ
PROPOSED ZONE	R-1-22
TOTAL AREA	78.02 ACRES
ALLOWED DENSITY	2 UNITS PER ACRE
ALLOWED UNITS	156 UNITS
PROPOSED UNITS	156 UNITS
REQUIRED OPEN SPACE	39.01 ACRES (50.00%)
PROPOSED OPEN SPACE	48.41 ACRES (62.05%)

LEGEND

	WETLANDS
	SLOPES > 25%
	HOT POT/CRATER SENSITIVE LANDS
	CURRENT RESORT ZONE AND TRANSIENT RENTAL BOUNDARY -ALL PROPERTY TO BE ZONED R-1-22 -TRANSIENT NIGHTLY RENTALS TO BE ALLOWED
	IRRIGATED LAWN AREAS 27.86 ACRES

WATER RIGHTS ESTIMATE

UNITS	156 X 0.80 ACRE-FEET = 124.80 ACRE-FEET
CLUBHOUSE	1 X 0.80 ACRE-FEET = 0.80 ACRE-FEET
IRRIGATED AREA	27.86 X 3.00 ACRE-FEET = 83.58 ACRE-FEET
	TOTAL = 209.18 ACRE-FEET
	OR 69.73 SHARES OF MIDWAY IRRIGATION

NOTES

130' SETBACK REQUIRED FROM RIVER ROAD
130' SETBACK REQUIRED FROM BURGL LANE
60' SETBACK REQUIRED FROM PROPERTY LINE

BUILDING PADS

	55'	60'
	30'	55'

MOUNTAIN SPA INVESTORS, LLC
MOUNTAIN SPA

PUD CONCEPT PLAN

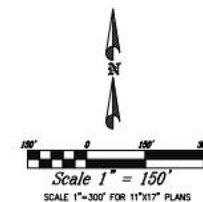


DESIGN BY: PEB DATE: 4 SEPT 2019
DRAWN BY: CNB REV: 1

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
PAUL D. BUELL P.E.
SERIAL NO. 262395
DATE: 4 SEPT 2019

LAND USE SUMMARY

- 78.02 acres
 - Resort Zone (RZ)
 - 41.2 acres
 - R-1-22 zone
 - 36.82 acres
- Proposed plan
 - R-1-22 zone 5 estate lots – 50.4 acres
 - Conservation easement using open space bond – 34.6 acres
 - Does not include any sensitive land areas
 - Does not include the buildable area of the 2 large estate lots
 - RZ
 - Resort area - 19.51 acres
 - Hot Pot Conservation Easement - 8.11 acres



LAND USE TABLE

CURRENT ZONE	R-1-22 & R2
TOTAL AREA	78.02 ACRES
AREA IN RESORT ZONE	41.20 ACRES
AREA IN R-1-22 ZONE	36.82 ACRES
RESORT DEVELOPMENT PARCEL	19.51 ACRES
HOT POT CONSERVATION EASEMENT	8.11 ACRES

LEGEND

- WETLANDS (3.75 ACRES)
- SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRATER)
- HOT POT/CRATER SENSITIVE LANDS (3.52 ACRES)
- RESORT ZONE BOUNDARY
- PRESERVATION / NON-RESORT AREAS (HATCHED AREAS DENOTE AREAS WHERE BUILDING IS ALLOWED).
- HOT POT CONSERVATION EASEMENT (8.11 ACRES)
NOTE: AN ADDITIONAL 4.59 ACRES IS INCLUDED IN THE CONSERVATION EASEMENT.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS BOARDED AND SEALED.

PAUL D. BEGG P.E.
SERIAL NO. 288396
DATE 11 AUG 2020

CHUCK HEATH
MOUNTAIN SPA
OPEN SPACE EXHIBIT



DESIGN BY: PDS DATE: 14 AUG 2020
DRAWN BY: PDS REV: 1



GENERAL PLAN

- Preserve scenic viewsheds
- Entry corridor on 2 collector roads
- Preserve agricultural land
- Adjacent to other potential open space
- Wildlife habitat
- Sensitive lands in immediate vicinity
- Create openness within Midway

PROPOSED PLAN

- Open Space Bond of \$1.5 Million
 - City would contribute to a conservation easement to be held by Summit Land Conservancy
 - Conservation easement agreement would be created between the City, Summit Land Conservancy, and the landowner
 - 34.6 acres in the 2 estate lots would be encumbered with the conservation easement
 - 50.1 acres would be limited to 5 lots
 - RZ would be developed using the RZ code and subject to the MOU and any conditions set by the City Council

POSSIBLE CONDITIONS

- Mr. Chuck Heath will purchase the 78.5-acre tract from Mountain Spa, LLC, with a closing date around the first week of December 2020.
- Mr. Heath will subdivide the property into two large farm estate lots, three smaller residential lots, an “historic spa area” encompassing the old Mountain Spa, and a resort area as reflected in the map you presented to the City Council at the meeting on August 18, 2020.
- The two large estate lots will each have a designated area to build a single-family residence and associated outbuildings to support the agricultural use of the property. These estate lots will be protected from further subdivision and development and will be preserved for agricultural and pasturing use by a conservation easement held by Summit Land Conservancy.

POSSIBLE CONDITIONS

- The three smaller residential lots will be encumbered by deed restrictions that will limit the parcels to one single family residence each and prohibit further subdivision or development.
- The historic spa area will be encumbered by a conservation easement held by Summit Land Conservancy to ensure that its designation as a sensitive geologic feature is not changed by future legislative action and that it will be available as a passive public park accessible by public trail easements across the larger tract.

POSSIBLE CONDITIONS

- Mr. Heath will sell the two large estate lots and the three smaller residential lots subject to the conservation easements and will develop a commercial spa in the resort area of the tract.
- The conveyance of title to purchasers of the estate lots and the residential lots must include sufficient water rights to maintain the historic irrigation on the properties and meet the City's land use regulations for culinary and irrigation for the residential sites.
- In developing the resort area, Mr. Heath will comply with the Midway City Land Use regulations and processes as well as with the additional restrictions, limitations, and provisions contained in the Memorandum of Understanding between Mr. Heath and Summit Land Conservancy. Those restrictions include, but are not limited to:

POSSIBLE CONDITIONS

- Reducing the density in the Resort Zone by 50% from the plan approved in 2008.
- Limit the height of all structures in the Resort Zone to 35 feet above natural grade.
- The aggregate building square footage resort shall not exceed 250,000 square feet. The determination of building coverage shall include all structures in the Resort, including all floors in each building. The buildings may be clustered together within the resort, subject to setbacks and other applicable restrictions.
- Site all structures to reduce interference with the view sheds across the property from River Road and Burgi Lane.

POSSIBLE CONDITIONS

- Construct a public trail and dedicate a 20' wide public trail easement that will pass through the property from north to south that will connect with the Midway Trail system in that area and will provide access to the historic Mountain Spa.
- Construct a public trail and dedicate a 20' wide public trail easement adjacent and parallel to the River Road right-of-way.
- Work with The Lacy Lane HOA to secure an east west public trail connection from the River Road trail to the interior north south in the Mountain Spa property. If an east west connection cannot be secured through the Lacy Lane subdivision, then the trail will be required through the Mountain Spa property.

POSSIBLE CONDITIONS

- Midway's contribution of up to \$1,500,000 will remain in escrow and will not be disbursed until the two estate lots, the three residential lots, and the historic spa area all have been legally encumbered by conservation easements and/or deed restrictions approved by Midway's legal counsel and bond counsel.
- This conditional approval of funds for this project will be valid for 18 months from the date of this letter. Should the land described above not be legally encumbered by the conservation easements and/or deed restrictions set out, this approval will expire, and the City may, at its sole option, decline to provide funds.



Jumping in to save open space



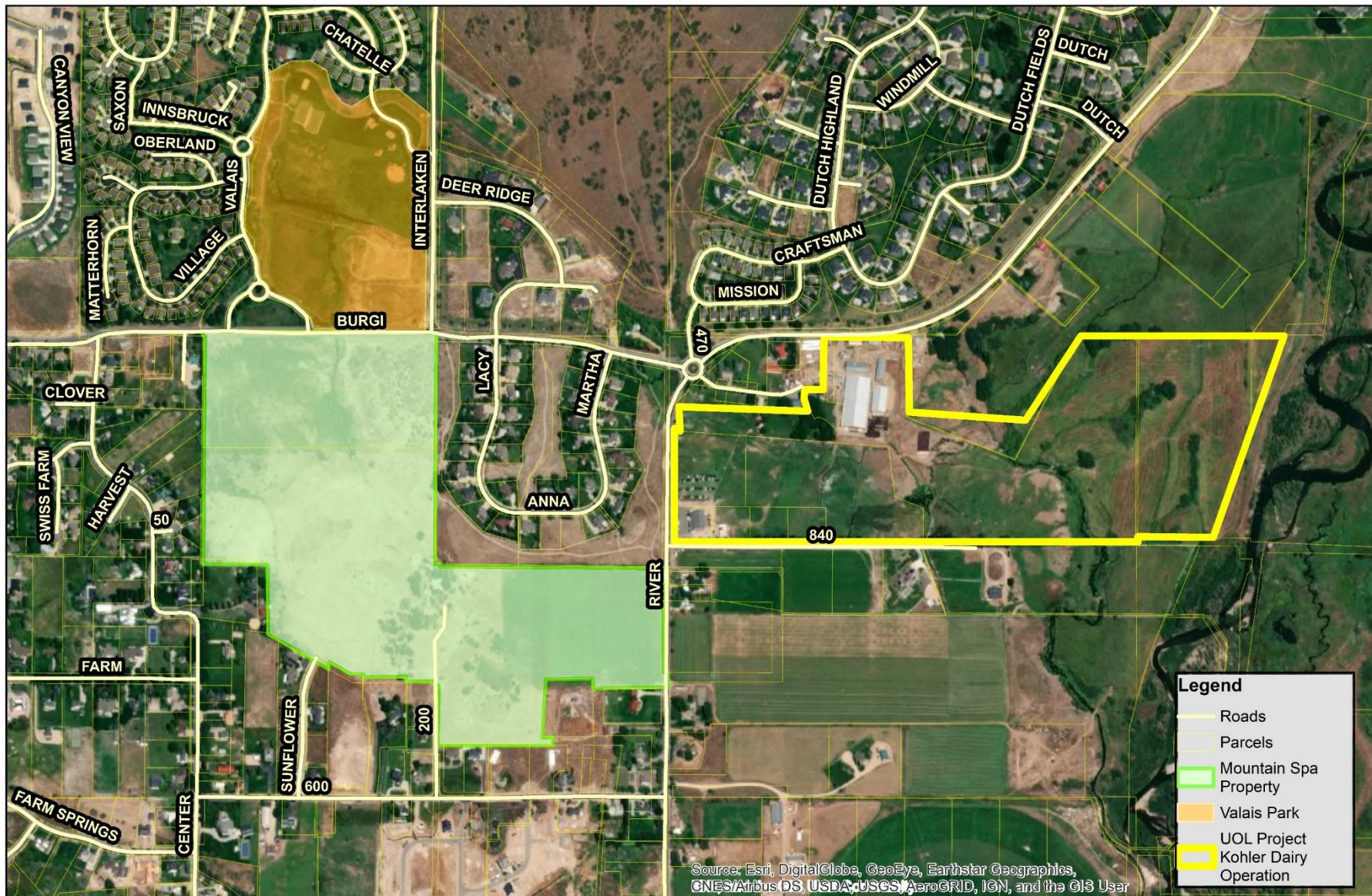


The Homestead
what a beautiful day



DEVELOPMENT OPPORTUNITY
**78.5 ACRES
FOR SALE**
THOM E WRIGHT
435.671.2743
Summit Sotheby's
INTERNATIONAL REALTY

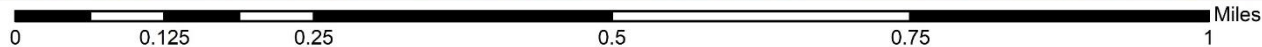




Legend

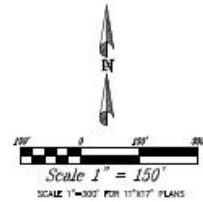
- Roads
- Parcels
- Mountain Spa Property
- Valais Park
- UOL Project
- Kohler Dairy Operation

Mountain Spa Map



Cartographer: Brett Denney, Land Protection Specialist, Summit Land Conservancy.
Date: 7/13/2020





LAND USE TABLE

CURRENT ZONE	R-1-22 & RZ
TOTAL AREA	78.02 ACRES
AREA IN RESORT ZONE	41.20 ACRES
AREA IN R-1-22 ZONE	36.82 ACRES
RESORT DEVELOPMENT PARCEL	19.51 ACRES
HOT POT CONSERVATION EASEMENT	8.11 ACRES

LEGEND

- WETLANDS (3.75 ACRES)
- SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRATER)
- HOT POT/CRATER SENSITIVE LANDS (3.02 ACRES)
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NOTE: AN ADDITIONAL 4.59 ACRES IS INCLUDED IN THE CONSERVATION EASEMENT.

THIS DOCUMENT IS PREPARED FOR THE CLIENT ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SHOWN AND SEAL.

DATE: 11/15/2023
 DRAWN BY: JPC
 CHECKED BY: JPC

CHUCK HEATH
MOUNTAIN SPA

OPEN SPACE EXHIBIT

BERK ENGINEERING

260 E. Main St. Suite 204
 Steamboat, CO 80486
 970.854.0000

DESIGN BY: JPC	DATE: 11/15/2023	SHEET 1
DRAWN BY: JPC	REV:	



Mountain Spa

78 acres

Transaction Costs

In House Expenses

subtotal	\$	20,000
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Outsourced Expenses

subtotal	\$	15,000
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Total Transaction costs	\$	35,000
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Stewardship Costs (from Stewardship Cost Form)

Annual Stewardship Endowment:	\$	62,460
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Legal Defence donation	\$	6,000
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Total Stewardship costs	\$	68,460
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Purchase Price

\$10,250,000

Total Project Costs	\$10,353,460
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Inflows

Sale of spa property: 19 acres + 9 acres	\$ 3,000,000	subject to easement
Sale of two 3-acre lots	\$ 1,500,000	subject to deed restrictions
Sale of one 1-acre lot	\$ 250,000	
Sale of 2 farm estate: 44 acres	\$ 3,500,000	subject to easement & trails

Funding Sources

City Funding	\$ 1,500,000
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Community Fundraising	\$ 250,000
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Wasatch County Open Space	\$ 300,000	3% of total budget
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Private Foundations	\$ 40,000
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Total Funds Committeed	\$10,340,000
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\$ 13,460	Funds still needed
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