



## **PLANNING COMMISSION MEETING STAFF REPORT**

**DATE OF MEETING:** November 10, 2020

**NAME OF PROJECT:** The Homestead Resort

**NAME OF APPLICANT:** The Homestead Group, LLC

**AUTHORIZED REPRESENTATIVE:** Scott Jones

**AGENDA ITEM:** The Homestead Phase 1

**LOCATION OF ITEM:** 700 North Homestead Drive

**ZONING DESIGNATION:** RZ

### **ITEM: 2**

Scott Jones, agent for The Homestead Group LLC, is proposing preliminary approval of Phase 1 of The Homestead Master Plan. The proposal includes remodeling of existing hotel rooms, building additional hotel rooms, construction of new facilities that include an event barn, golf clubhouse, golf cart storage barn, golf maintenance building, restaurant with greenhouse, amphitheater, pool grill, spa, renovation and expansion of the main building, animal stable and public trail along Homestead Drive. Phase 1 contains 72.01 acres. The property located at 700 North Homestead Drive and is in the Resort Zone (RZ).

### **BACKGROUND:**

Scott Jones of The Homestead Group LLC is proposing preliminary approval of Phase 1 of The Homestead Resort. The master plan was amended and approved by the City Council on September 1, 2020. The approved amendment was a revision of the original master plan that was approved on August 27, 2008. Phase 1 includes remodeling of existing hotel rooms, building additional hotel rooms, construction of new facilities that

include an event barn, golf clubhouse, golf cart storage barn, golf maintenance building, restaurant with greenhouse, amphitheater, pool grill, spa, renovation and expansion of the main building, animal stable and public trail along Homestead Drive. Phase 1 includes a variety of lodging options and includes amenities that will attract more visitors on a year-round basis.

The Homestead is a very important heritage landmark in Midway and many tourists associate the names “Midway” and “Homestead” as one. It is important that the essence of The Homestead is preserved in this proposal as it was in the 2008 Master Plan. The developer has included architecture and activities that have been historically associated with The Homestead in the proposal. The Homestead is also 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 property is 72.01 acres in size and will be developed in two phases, with almost all infrastructure and most of all building improvements being a component of phase 1. Though there are two phases, both phases will be included in one plat. The plat will include all the easements and required open space. Since the property will not be subdivided, ownership of the resort will be by one entity. The applicant is proposing to expand lodging options and amenities in the two phases. All roads in the development will be private roads. There will be 64.26 acres of open space included on the plat. 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 the Crater, which is defined as a major geologic feature, wetlands, and Snake Creek stream corridor and associated floodplains.

#### **LAND USE SUMMARY:**

- 72.01 acres
- 64.26 acres of open space
- Resort Zone (RZ)
- Two phases (recorded on one plat)
- 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 The Crater and wetlands

## **ANALYSIS:**

*Open Space* – The code requires 55% open space which is being met with 64.26 acres of open space. The open space areas that will be noted on the plat include the 100' setback area along Homestead Drive, the Crater, and golf course areas that are required open space. Open space areas in the resort core will not be noted on the plat except for the Crater and the 100' setback area. Open space areas shall not be developed and will be noted on the plat.

*Density* – The proposed new hotel rooms for the property are 49 which combined with the existing 125 will create a total of 174 rooms. There are five estates lots that will be part of phase 2.

*Building Area* – The proposed plan includes a building area of 189,724 square feet. According to the 2008 master plan, it is possible for the developer to expand building area to the limits of that agreement.

*Access* – The development has four points of access that will be built to City standards, two from Homestead Drive, one from The Kantons (existing) and one from The Links (existing). The access from The Links will be built as part of phase 2 and has specific restrictions that are described in an access easement. There is another access to Pine Canyon Road that will be a maintenance road. There is also an emergency access that is in the southwest area of the proposed plan that exits onto Homestead Drive. This access may also be used to connect to the Homestead Trail for guests of the resort.

*Traffic Study* – The developer has submitted a traffic study which Horrocks Engineers has reviewed. Please see the attached letter from Horrocks for their comments.

*Public Participation Meeting* – The developers held a public participation meeting in May 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 Crater is 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 the approved master plan regarding Crater development which basically states that the pot rock cannot be modified in any way. Sand and pavers can be placed on the pot

rock to create a safe walkable surface. There is also FEMA floodplain that crosses the property. Any improvements in the floodplain will need US Army Corps of Engineers approval.

*Trails* – The Trails Master Plan contains two trails that cross the property. One is the Homestead Trail and the other is a trail connection from Pine Canyon Road to Homestead Drive. These trails will help complete the Master Trail plan that will benefit residents and tourists alike.

Staff has worked with the developers regarding the east-west trail connection. This trail was not part of the original 2008 agreement but has been added to the City master trail plan since that time. After much discussion and legal analysis, it was discovered the liability of running a public trail along a golf course, and in this case for long distances, poses liability issues that are very difficult to overcome. These issues could put the City and the resort owners at risk for litigation. An option was offered that the resort owners would contribute \$50,000 to help connect the Homestead trail along Homestead Drive to Main Street. The City will work to acquire the easements necessary to build the trail, and before construction commences, The Homestead will contribute \$50,000 to build the trail.

*Architecture Theme* – The developer is petitioning that all structures in the proposal follow the traditional architectural design of The Homestead and not the Swiss and Old European theme the City has adopted. The developer has explained that he would rather follow the historic and traditional Homestead design of the current structures. The current City code does allow for an exception in Section 16.15.4 (G)(3) which states:

*Building Design Guidelines. Building design guidelines 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 VAC and Planning Commission).*

Also, the 2008 Master Plan states the following:

*Building materials and colors that are compatible with the natural environment and the existing buildings in The Homestead are encouraged.*

*Setbacks* – The proposed development is designed with the setbacks from the 2006 code in which the current master plan is vested. There is a required 100' setback along Homestead Drive. There are 30' setbacks on the north, south and east boundaries.

*Height of structures* – Structures cannot exceed 35' in height measured from natural grade. One building, the Wedding Barn, was approved with a 40' maximum height limit. The proposed wedding barn is setback about 150' from the right-of-way line from Homestead Drive. The VAC reviewed this issue and direction was given that the



40' height would be acceptable based on the following; the distance from Homestead Drive, elevation drop from Homestead Drive to the location of the wedding barn, and that the location of the wedding barn would not greatly impact views of The Crater from Homestead Drive. The City Council affirmed the recommendation and a 40' height limit is now allowed per the master plan agreement.

*Building Area Dimensional Limitations* – The 2006 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 2,635 square feet per acre which is 6% per acre.

*Parking plan proposal* – The developer is proposing that the City reduce the required parking stalls based on the ability of multiple uses on site to share parking areas. Per code requirements, 918 stalls are required. The developer is proposing to create 428 stalls. The shared parking proposal can be approved by the City Council based on Section 16.13.39 (D) which states

*“...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.”*

The idea behind the proposed reduction is based on nationally recognized studies for resorts. The idea is that many of the people visiting the restaurants, golf, and other amenities are those staying in the hotel rooms. There is no reason to require maximum parking for both if there is overlap. Staff has reviewed the proposal and is recommending approval but staff would like to have an overflow parking area designated on site, in a grassy area, to handle ‘perfect storm’ scenarios so parking will be located on the Homestead property and not overflow into surrounding neighborhoods and along public roads such as Homestead Drive. Please see sheet 68 for the full parking analysis.

*Southern parking lot* – A light mitigation plan must be submitted to the City that will shield the lighting from the southern parking area to the residences in The Links. The plan will mitigate this potential impact through a combination of a berm, landscaping, and a non-sight obtrusive fence that is agreeable to the City. All costs of mitigation shall be borne by the Developer.

*Building permits* - The City has approved that the developer applies for building permits for the following improvements within the Project without the need to submit any additional preliminary and/or final plat documents:

- (1) Guest room renovations.
- (2) Main lobby and current meeting room building improvements
- (3) Golf course clubhouse and cart barn improvements.

- (4) Indoor and outdoor swimming pools and activities center improvements and/or replacements.
- (5) Poolside grill.
- (6) Relocation of existing back-of-house operations to current cart barn.
- (7) Conversion of current golf maintenance building to a spa building.

Water rights requirements for any of the aforementioned buildings must be dedicated to the City before the building permit is issued for each building.

#### **VISUAL AND ARCHITECTURAL COMMITTEE RECOMMENDATION:**

The Visual and Architectural Committee (VAC) has reviewed several renderings of remodeled building and new construction and has approved some of the designs. Once building permits are submitted to the City, staff will assure that remodeling and construction of those structures matches approved plans.

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

The Water Board has reviewed the master plan but has agreed that generally The Homestead's water plan will work. The developer is scheduled to present to the Water Board on November 16, 2020 so that the amount of water required for the resort can be determined. The recommendation from the Water Board will be forwarded to the City Council.

#### **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 a public trail along Homestead Drive.
- Amenities will be created that will be accessible year-round which will invite more tourists to visit the resort in all seasons.
- Potentially developable golf course area will be preserved as permanent open space in perpetuity.

## **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. An overflow parking area is designated on the plans in a grassy area so that parking does not overflow into surrounding neighborhoods and along public roads such as Homestead Drive.
2. A light mitigation plan shall be submitted to the City, and agreeable to the City, that will mitigate the potential impact to the residents of The Links through a combination of a berm, landscaping, and a non-sight obtrusive fence.
3. For any of the buildings that are allowed to be constructed before the plat is recorded, as listed in the Master Plan Agreement, water rights must be dedicated to the City before the building permit is issued for each building. All required parking for each building and use shall be completed before the certificate of occupancy is issued for each building.
4. All required parking for each building and use shall be completed before the certificate of occupancy is issued for each building in phase 1.

5. The public trail along Homestead Drive is built in 2021.
6. A UDOT approval document is submitted to the City for the new access location on State Route 222.

November 10, 2020

Michael Henke  
Midway City Planner  
75 North 100 West  
Midway, Utah 84049

**Subject: Homestead Resort, Preliminary Approval Review**

Dear Michael:

Horrocks Engineers recently reviewed The Homestead Resort preliminary plans. The following issues should be addressed.

**General Comments**

- The required water rights should be addressed and resolved by the Water Board prior to Final Approval.
- The proposed plan will be built in two phases, with the majority of the improvements being installed in phase 1.

**Water**

- The proposed resort will be served from the Cottages on the Green pressure zone. This is the higher pressure zone within the City.
- To ensure adequate fire flow the waterlines diameters and looped connections will need to be analyzed and established prior to Final approval.
- The location of the culinary water meters should be discussed and resolved prior to Final Approval.

**Roads**

- The proposed plans are showing the main entrance to the Homestead Resort being relocated to the south.
- The traffic study completed by Hales Engineering shows four points of access to the resort. The two main access points are off Homestead Drive. The existing North access and the proposed South access. A small percentage of traffic is proposed to access the resort through Links using St Andrews Drive and through Mountain Springs using Mountain Springs Drive. The traffic study is showing no access off Pine Canyon Road near 720 North, at the existing maintenance entrance.
- To maintain an acceptable level of service on Homestead Drive, the traffic study is recommending a Southbound left-turn pocket and a North-bound right-turn pocket be installed on Homestead Drive at both the North and South entrance.
- Because Homestead Drive is a UDOT roadway, UDOT will review and approve the traffic study and roadway improvements.
- To ensure all delivery are made using Homestead Drive, a delivery routing should be shown on the traffic plan.
- All roads within the Resort will be private roads.



#### Storm Drain

- The storm-drain system within The Homestead will be a private system.
- A full storm-drain analysis shall be completed prior to Final Approval.
- The storm water will be addressed through the use of catch basins, storm-drain pipes, sumps, and detention basins.

#### Trails

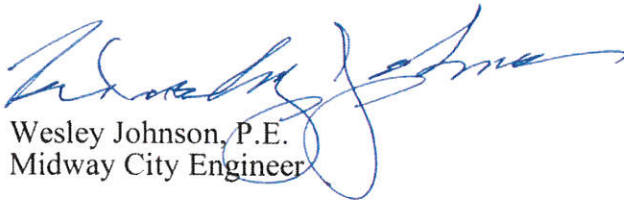
- An 8' public trail is proposed adjacent to Homestead Drive. The location of the trail is proposed to be 16' East of the improved Homestead Drive. There should be a discussion regarding the distance between the improved roadway and the proposed trail. Should the distance between the roadway and the trail be increased?

#### Landscaping

- The landscaping plan and landscaping cost for phase 1 shall be submitted and included within the improvements bond.

Please feel free to call our office with any questions.

Sincerely,  
HORROCKS ENGINEERS



Wesley Johnson, P.E.  
Midway City Engineer

cc: Paul Berg Berg Engineering

# **Exhibits**

**Exhibit 1 – Homestead Resort Preliminary Plan**

**Exhibit 2 – Homestead Resort Traffic Impact Study**

**Exhibit 3 – Wasatch Fire District Letter**

# **Exhibit 1**

# HOMESTEAD RESORT

## PRELIMINARY PLAN

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### PROJECT BOOK

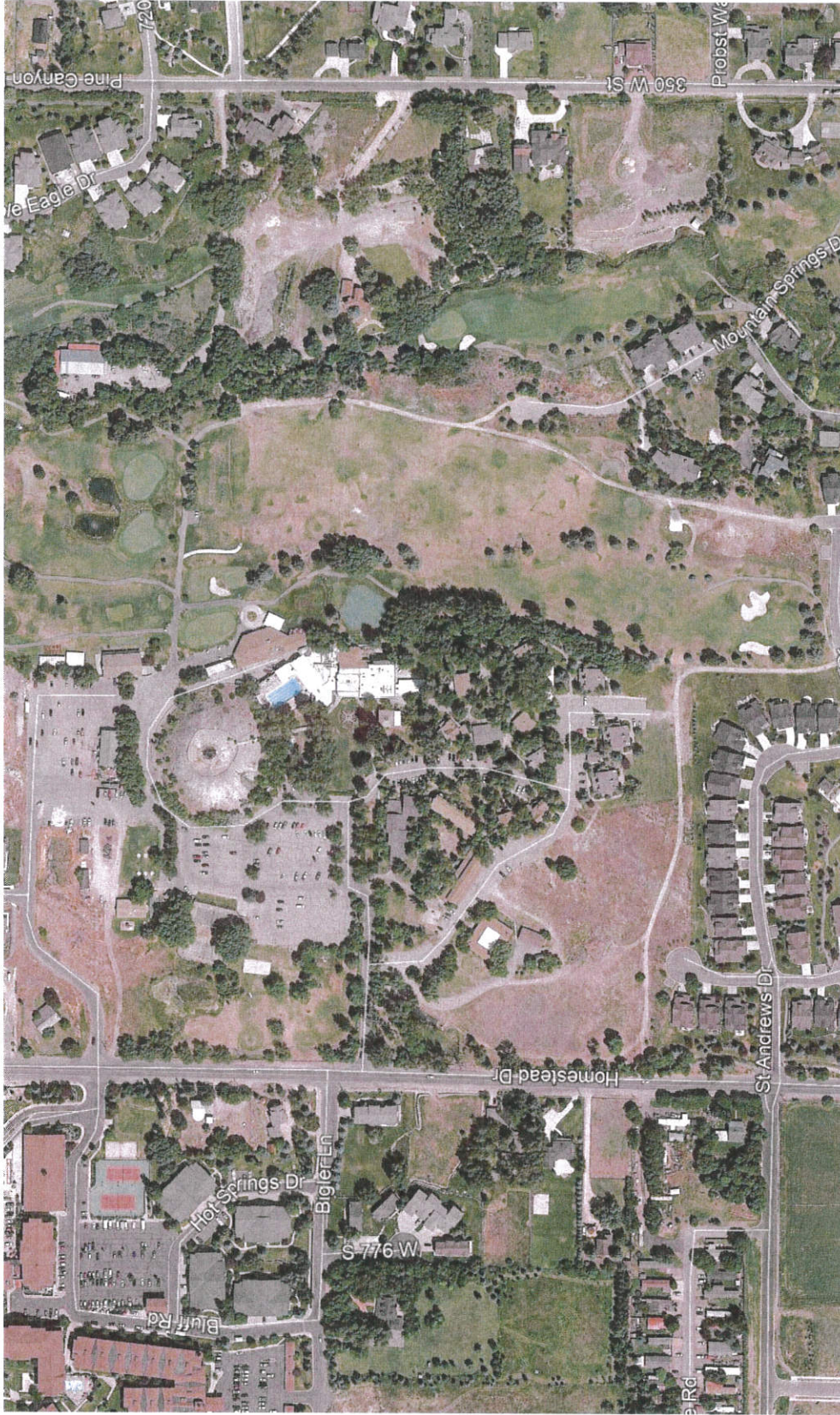
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# HOMESTEAD RESORT PROJECT SITE AERIAL

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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: +/- 258 stalls
- 05 Cart + maintenance barn
- 06 Golf Clubhouse and Spa arrival
- 07 Aqua Therapy Spa
- 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  
Garden View units with multiple
- 16 gardens with pathways, water features, and seating
- 17 Ballroom function lawn and Wedding Pavilion
- 18 Future unit development: 7 Buildings with 6 Units each = 42 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 Lots for 5 Homes
- 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 | PRELIMINARY PLAN | NOTES

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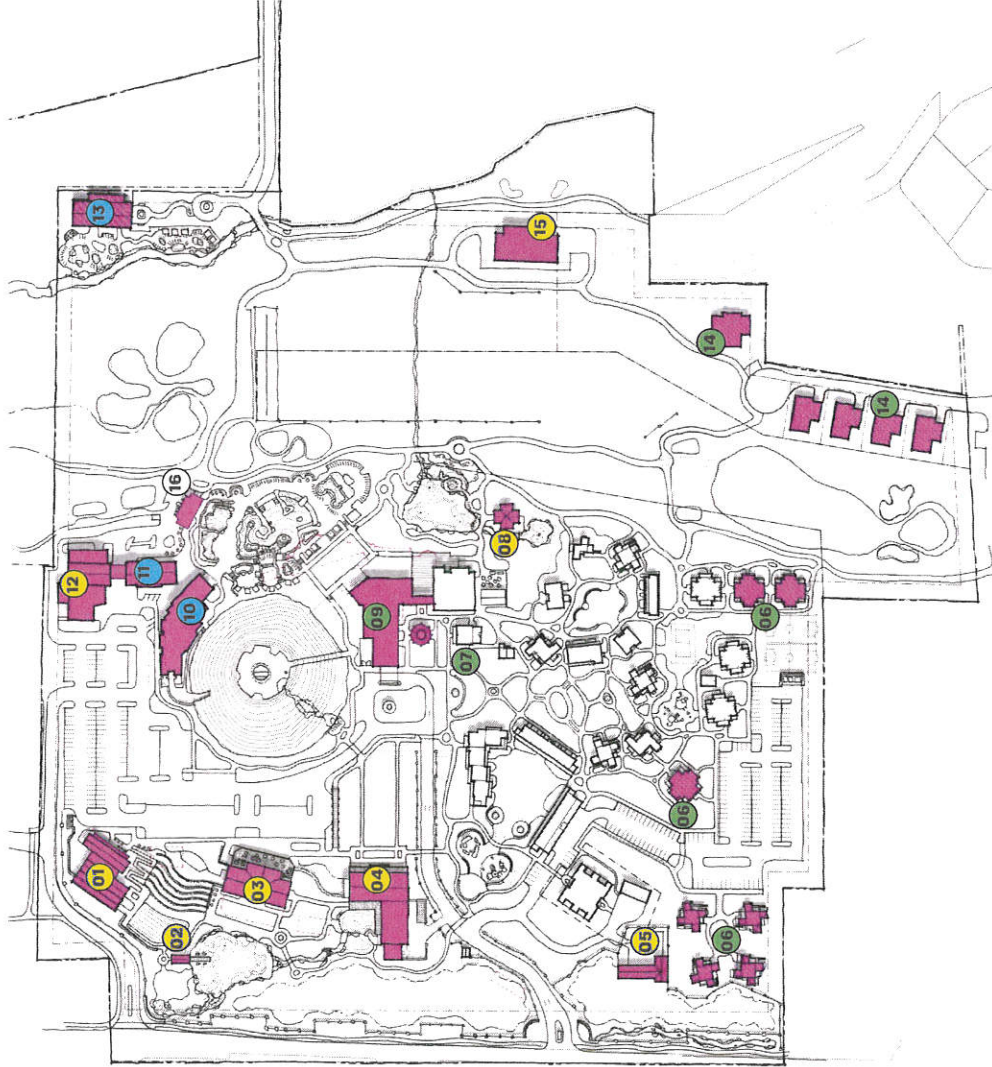
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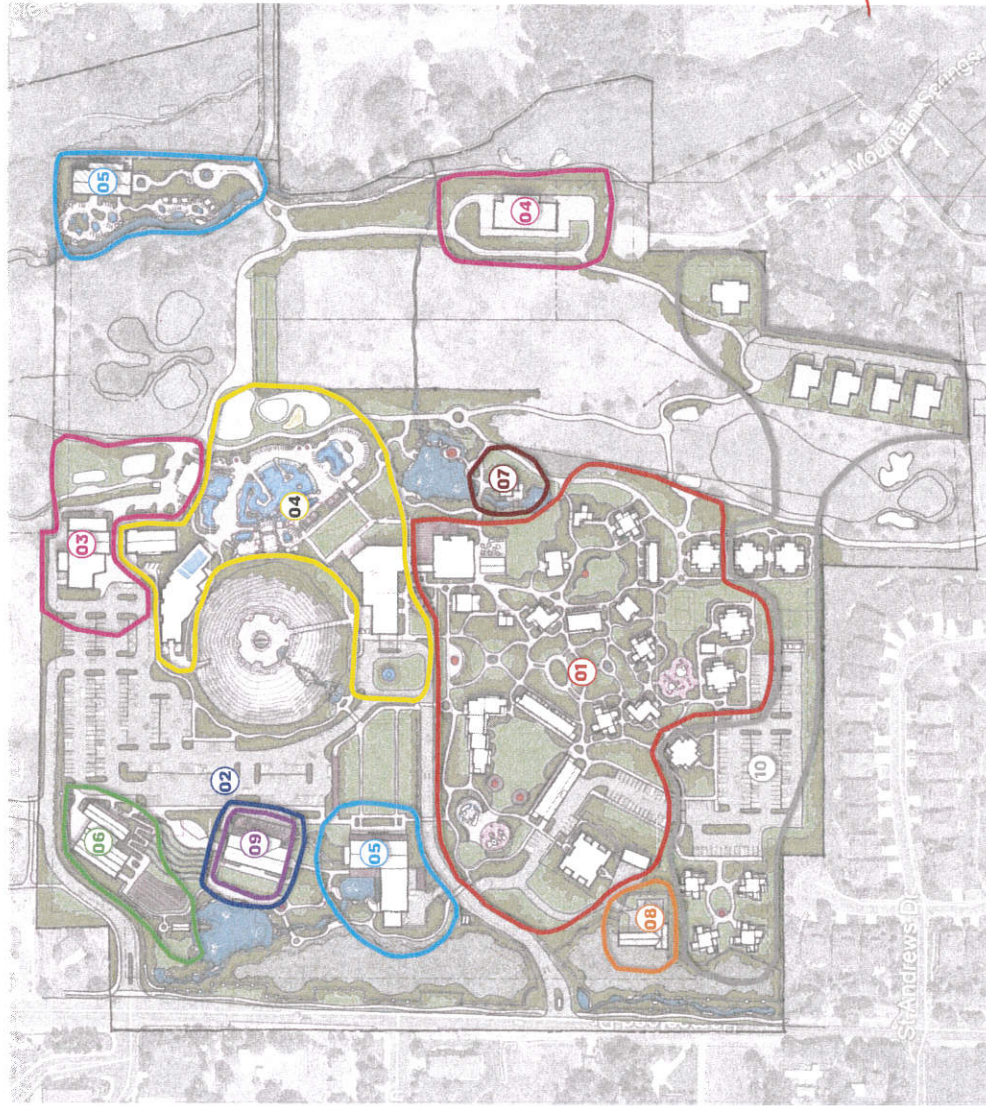
*\* Commercial ERU count*

**LEGEND:**

- 01 Pizza Farm Restaurant with Greenhouse support (8,563 ft<sup>2</sup>)
  - 02 Boat House (525 ft<sup>2</sup>)
  - 03 Conference Center (7,443 ft<sup>2</sup>)
  - 04 Event Barn (9,676 ft<sup>2</sup>)
  - 05 Stables (3,025 ft<sup>2</sup>)
  - 06 New Development: (17,348 ft<sup>2</sup> total) 7 Buildings with 6 Rooms Each = 42 New Units
  - 07 Virginia House Upgrades: 6 New Rooms (1,577 ft<sup>2</sup>)
  - 08 Gazebo (1,825 ft<sup>2</sup>)
  - 09 Center House (New) with Guest Amenities and Back of House (31,106 ft<sup>2</sup>)
  - 10 Activity Center (3,060 ft<sup>2</sup>)
  - 11 Golf and Spa Club House (4,584 ft<sup>2</sup>)
  - 12 Golf Cart and Maintenance Barn (7,017 ft<sup>2</sup>)
  - 13 Aqua Therapy Spa (6,737 ft<sup>2</sup>)
  - 14 Future Lots for 5 Homes (15,673 ft<sup>2</sup>)
  - 15 Golf Maintenance Barn (7,017 ft<sup>2</sup>)
  - 16 Golf/Pool Grille (1,035 ft<sup>2</sup>)
- 01 Same Use Similar Location (68,083 ft<sup>2</sup>)
  - 02 Same Use New Location (15,416 ft<sup>2</sup>)
  - 03 New Use Allowed per Recital D 25% Unplanned Buildings (45,091 ft<sup>2</sup>)
- \*2008 Master Plan Allows 73,550 ft<sup>2</sup> of Additional Buildings Not Shown in the 2008 Plan
- Total Building Area in Preliminary Concept Plan: 244,786 ft<sup>2</sup>
- Total Building Area Allowed per 2008 Master Plan: 367,750 ft<sup>2</sup>
- Percentage of Building Area Used in Preliminary Concept: **67%**







## LEGEND:

- 01 Ballroom function lawn and Wedding Pavilion
- 02 Guest Cottage - Ballroom Renovation

Phase 1A (November 2020 - May 2021)  
 Priority 1 - Buildings 13, 14, 15  
 Priority 2 - Buildings 1, 2, 3, 5  
 Priority 3 - Buildings 4, 6, 7, 8, 9  
 Priority 4 - Buildings 10, 11, 12  
 Priority 5 - Buildings 16, 17, 18  
 Priority 6 - Main Ballroom

- 02 Back of House - Tennis Renovation
- 03 Phase 1A (November 2020 - May 2021)
- 04 Priority 7

- 03 Golf Cart Barn + Pool Grill
- 04 Phase 1A (November 2020 - May 2021)
- 05 Pool Grill: Priority 8
- 06 Golf Cart Barn: Priority 9

- 04 Pool Amenity Area, Activity Center, Golf Pavilion, + Golf Maintenance Building
- 05 Phase 1B (Summer 2021 - Spring 2022)
- 06 Priority 10 - Demo Fanny S + Current Golf Pro Shop
- 07 Priority 11 - Activity Center + Pool Area
- 08 Priority 12 - Golf Pavilion Renovation
- 09 Priority 13 - Golf maintenance Building
- 10 Pasture area along Homestead Drive

- 05 Wedding Barn + Aqua Therapy Spa
- 06 Phase 1B (Fall 2021 - Spring 2022)
- 07 Priority 14 - Wedding Barn
- 08 Priority 15 - Spa

- 06 Greenhouse Restaurant + Boathouse
- 07 Phase 1C (Winter 2021 - Summer 2022)

- 07 Pavillion
- 08 Phase 1C (Winter 2021 - Summer 2022)

- 08 Stable
- 09 Phase 1C (Winter 2021 - Summer 2022)

- 09 Multi-level Conference Center
- 10 Phase 2A

Future Guest Cottages  
 6 Bedroom Cottages x 12 = 72 Units  
 Phase 2B

## HOMESTEAD RESORT | PRELIMINARY PLAN | PHASING PLAN

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**LEGEND:**

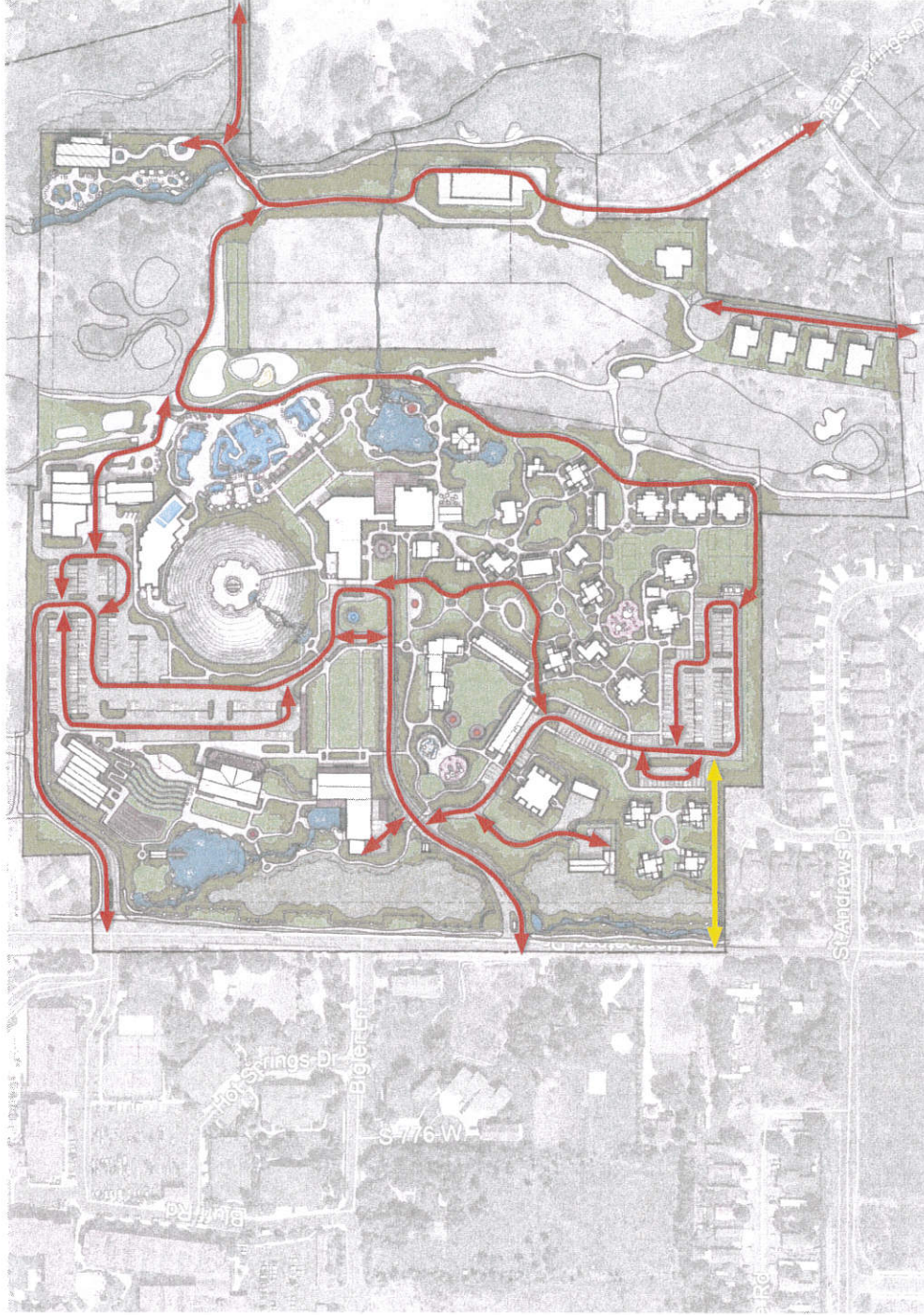


Proposed Fire Access Connection



Possible Future Fire Access Connection

\* 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



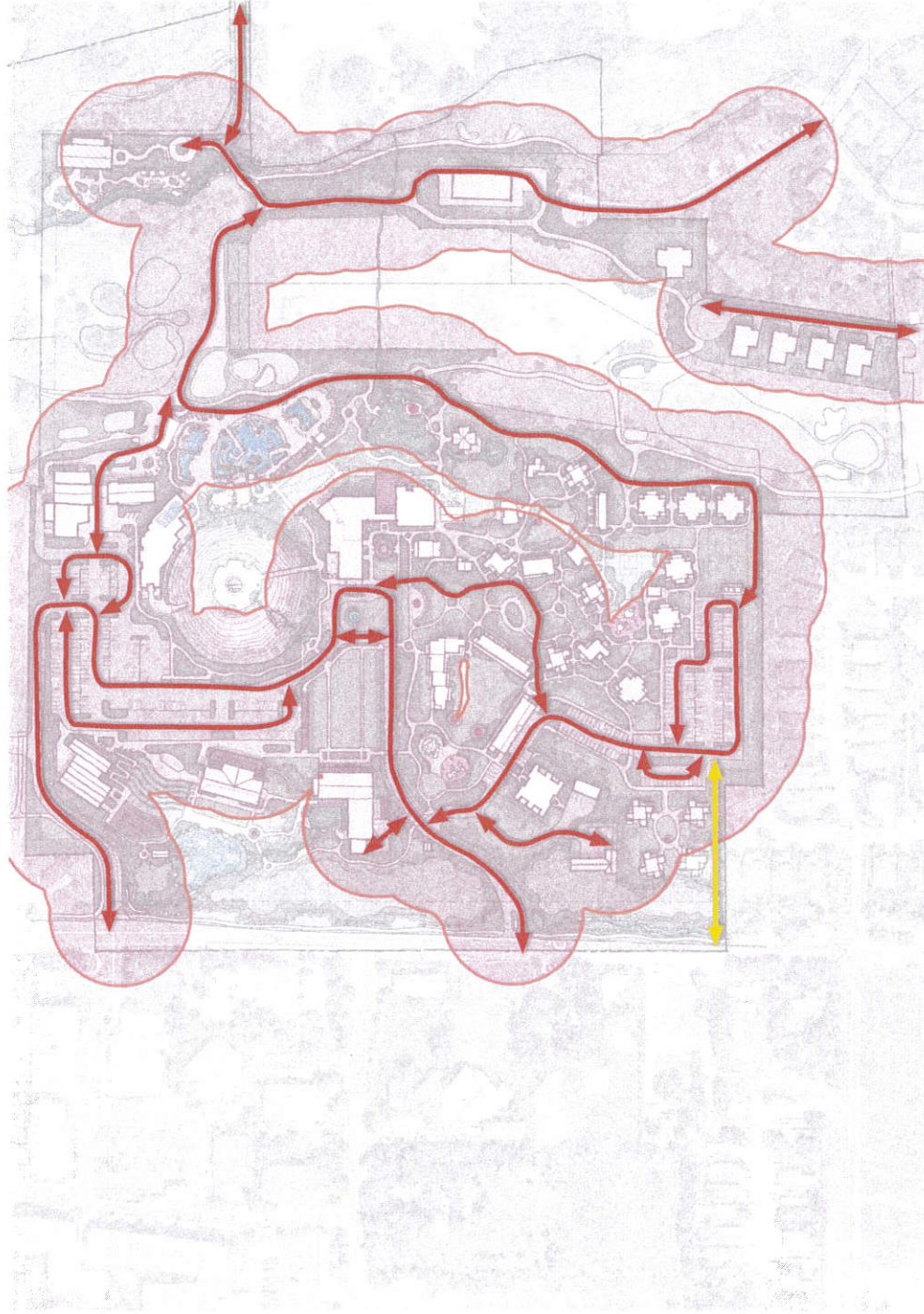
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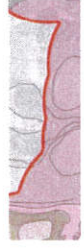
**LEGEND:**



Proposed Fire Access Connection



Possible Future Fire Access Connection



Edge of 150 ft. Hose Pull Radius

\* All buildings to be within a 150 ft. hose pull length from Fire Access path

\*\* Fire Access to be minimum 20 ft. width all weather road with minimum 28 ft. inside radius corners



**HOMESTEAD RESORT | PRELIMINARY PLAN 150' HOSE PULL RADIUS**

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**LEGEND:**



City Trail Connector  
8' Wide Trail within Easement



On-Site Private Trails +  
Pathways



**HOMESTEAD RESORT | PRELIMINARY PLAN TRAILS PLAN**

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# UTILITIES

- PRELIMINARY HOMESTEAD DRIVE  
IMPROVEMENT PLAN
- CONSTRUCTION MITIGATION PLAN
- PRELIMINARY PARKING PLAN
- PRELIMINARY OVERALL UTILITY  
PLAN
- PRELIMINARY WATER PLAN
- PRELIMINARY PRESSURIZED  
IRRIGATION PLAN
- PRELIMINARY SEWER PLAN
- PRELIMINARY STORM DRAIN PLAN

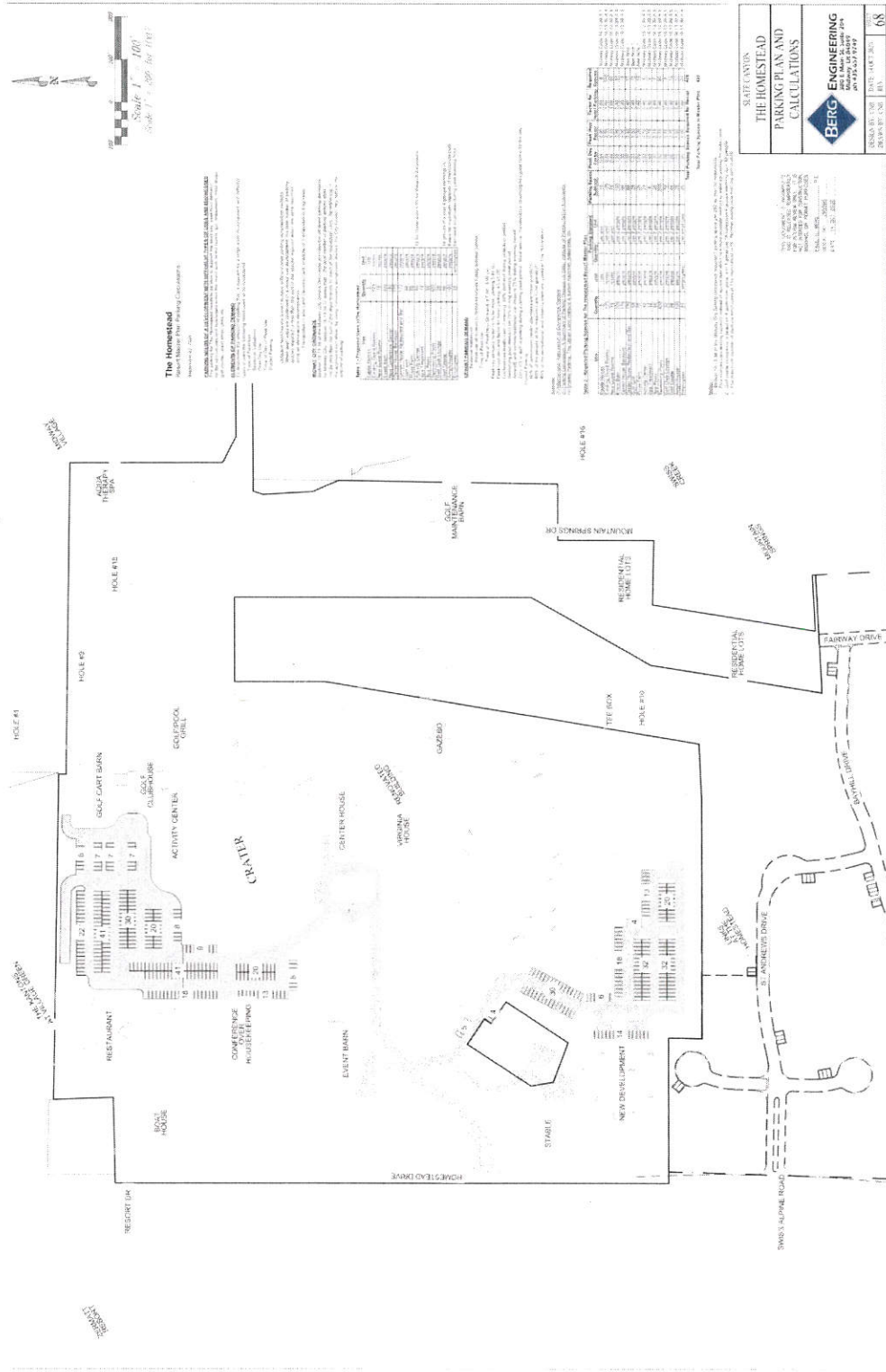
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HOMESTEAD RESORT | PRELIMINARY PLAN | PARKING PLAN

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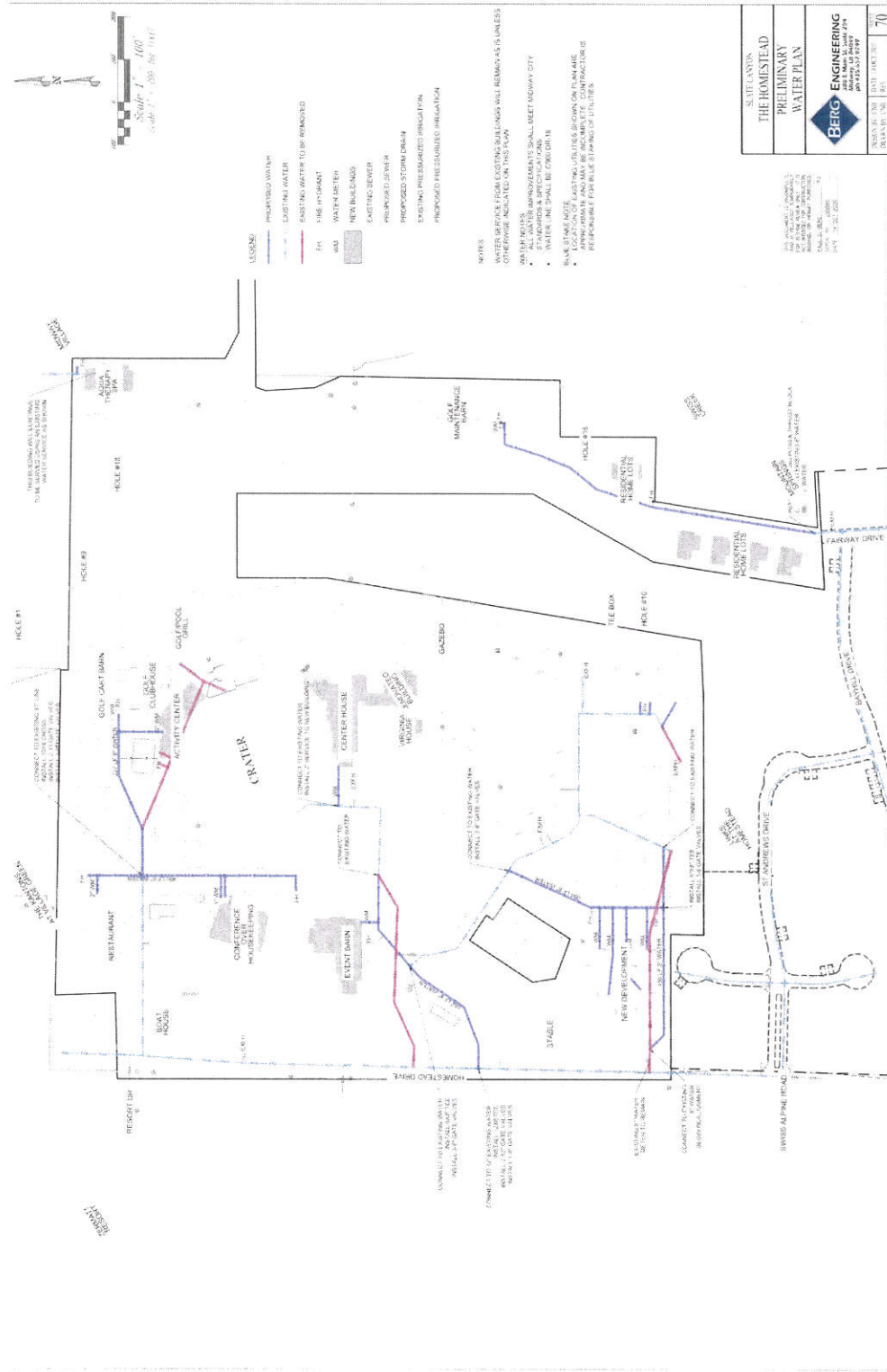
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HOMESTEAD RESORT | PRELIMINARY PLAN | OVERALL UTILITY

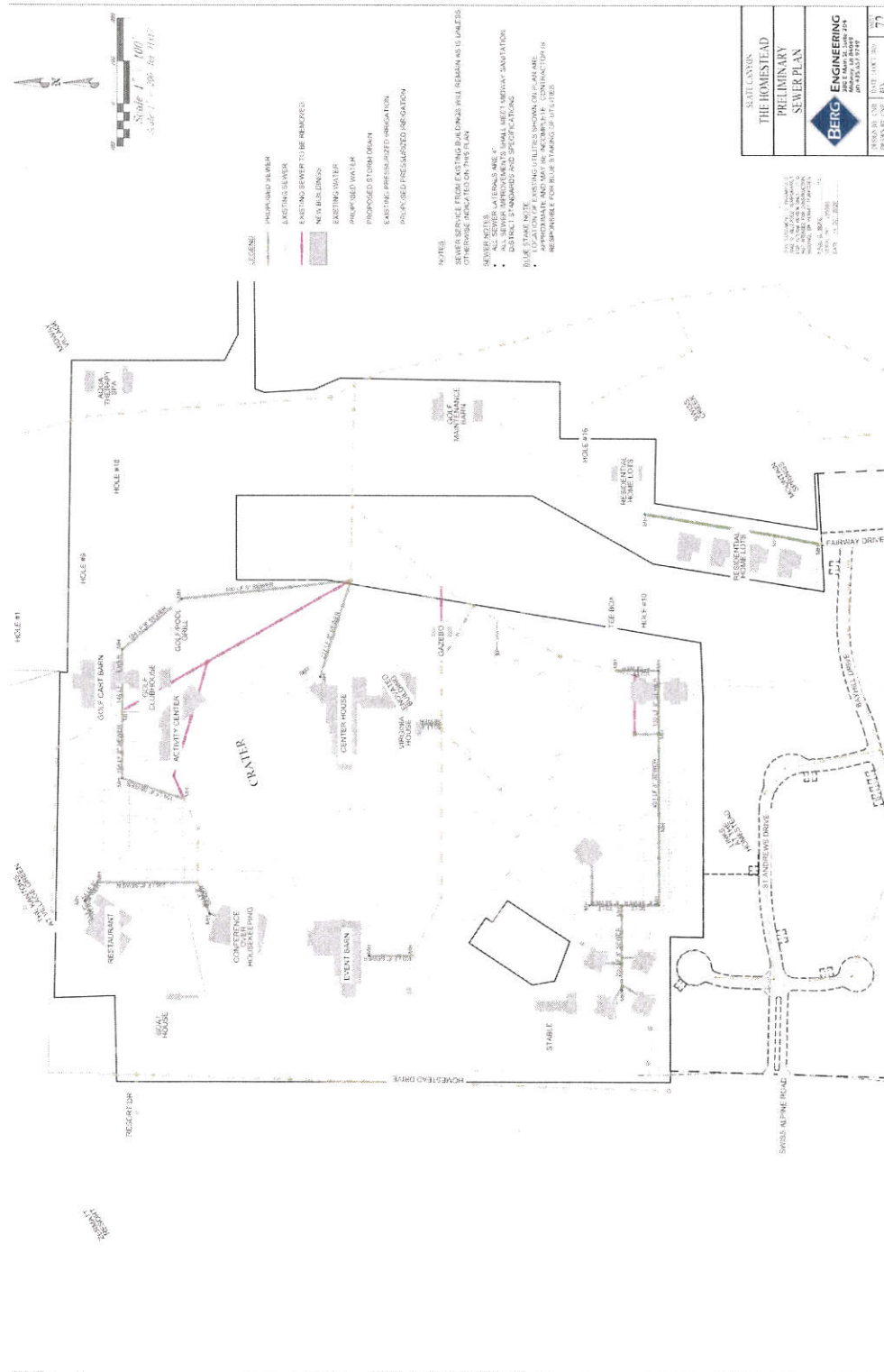
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# HOMESTEAD RESORT | PRELIMINARY PLAN | SEWER PLAN

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# ARCHITECTURAL

CONTEXT AERIAL  
SITE CONCEPT AERIAL  
EVENT BARN  
GOLF CLUBHOUSE  
MAIN LODGE  
GUEST COTTAGES

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# HOMESTEAD RESORT | PRELIMINARY PLAN ARCHITECTURE PLAN

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# EVENT BARN





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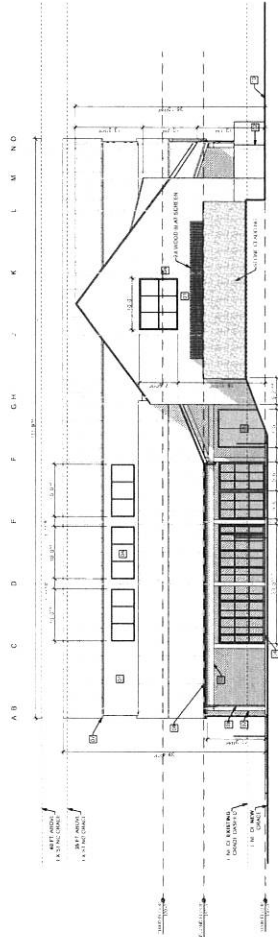
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HOMESTEAD RESORT | PRELIMINARY PLAN | EVENT BARN

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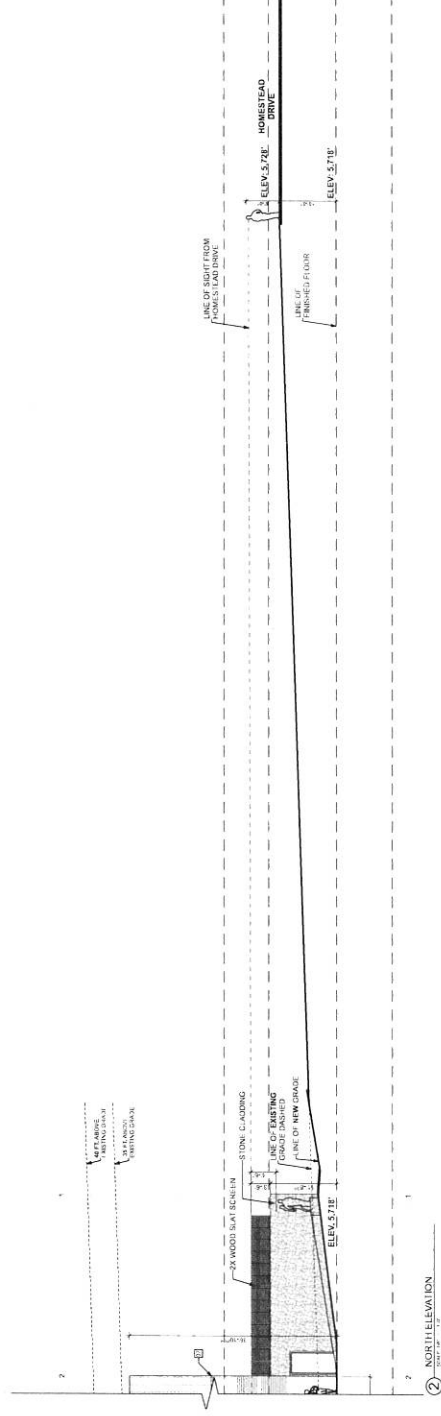
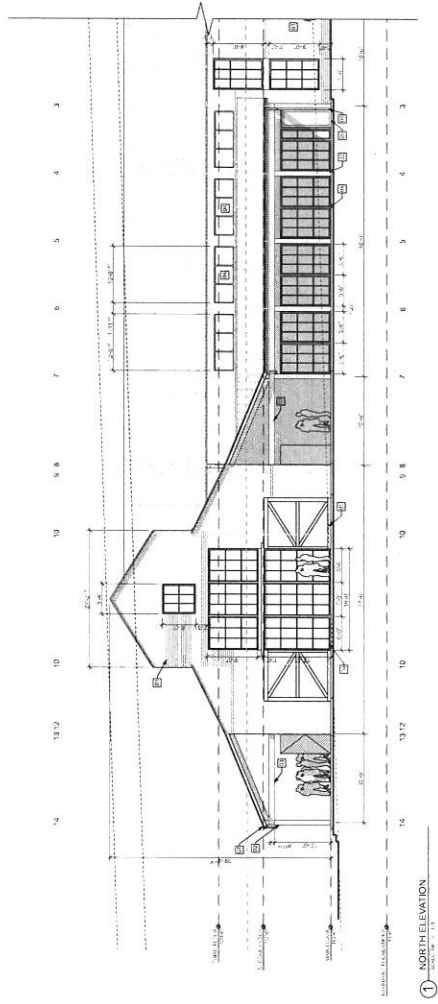






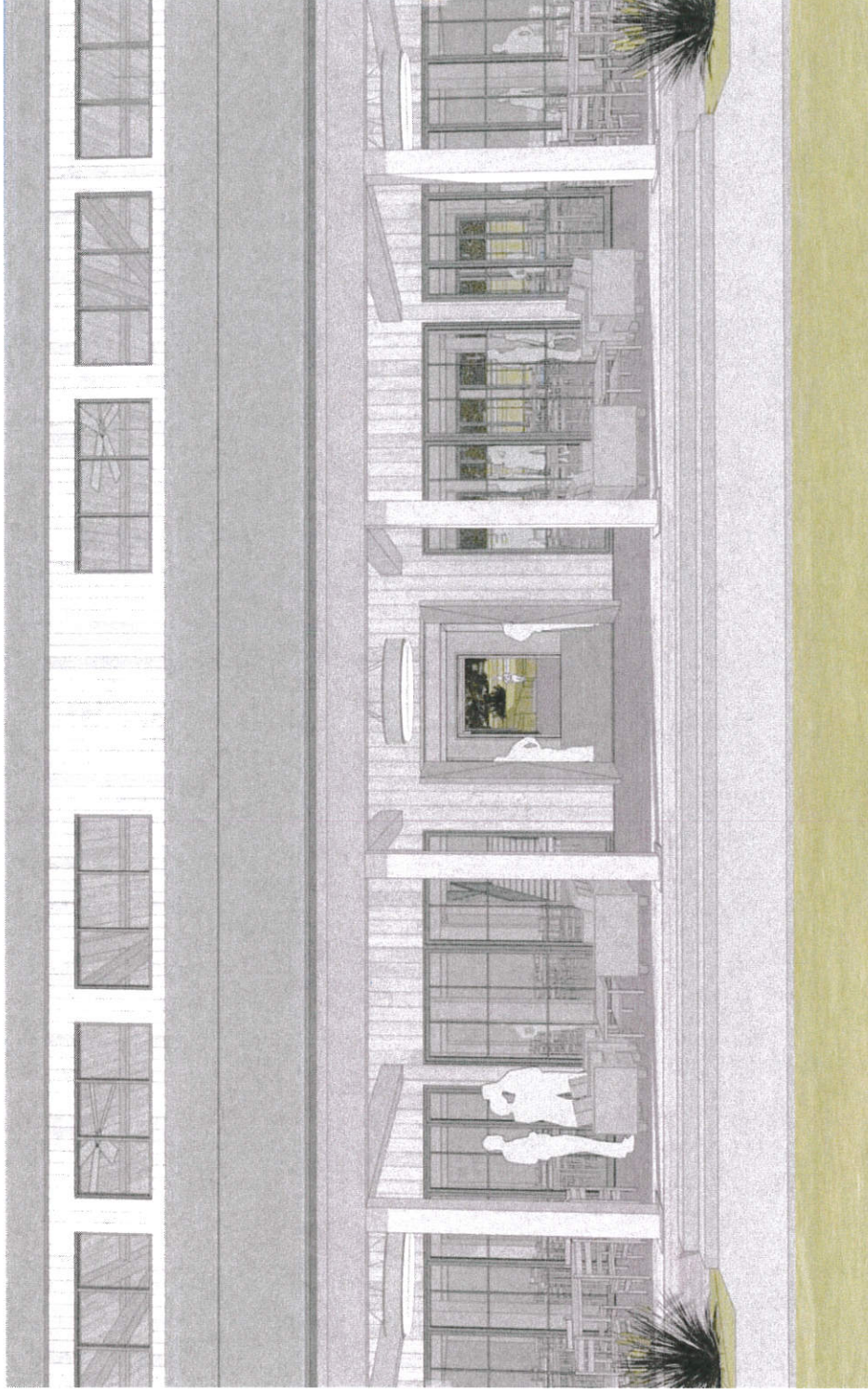
② EAST ELEVATION

91

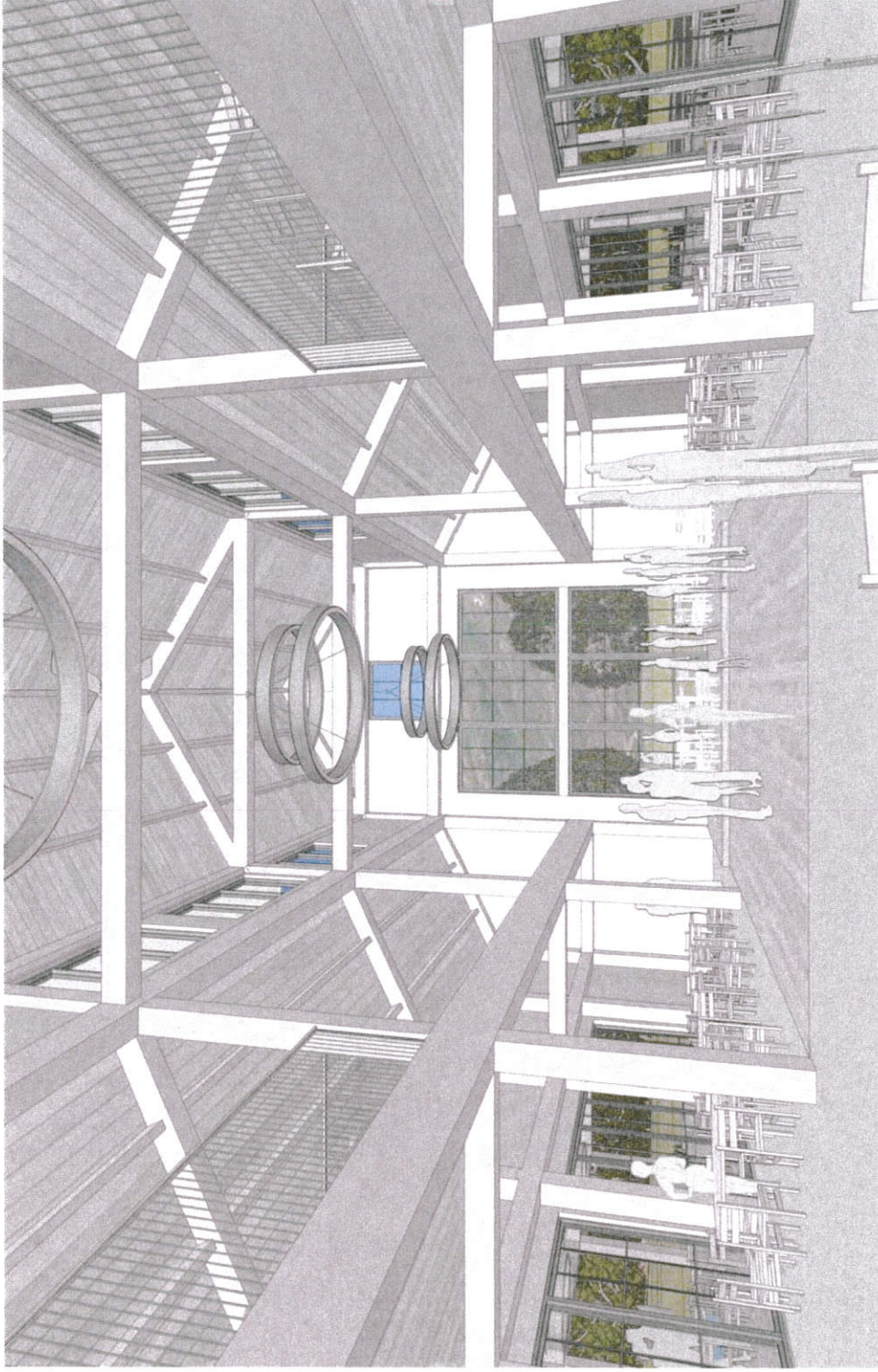


# HOMESTEAD RESORT | PRELIMINARY PLAN | EVENT BARN OCTOBER 14, 2020





**HOMESTEAD RESORT | PRELIMINARY PLAN EVENT BARN**  
OCTOBER 14, 2020

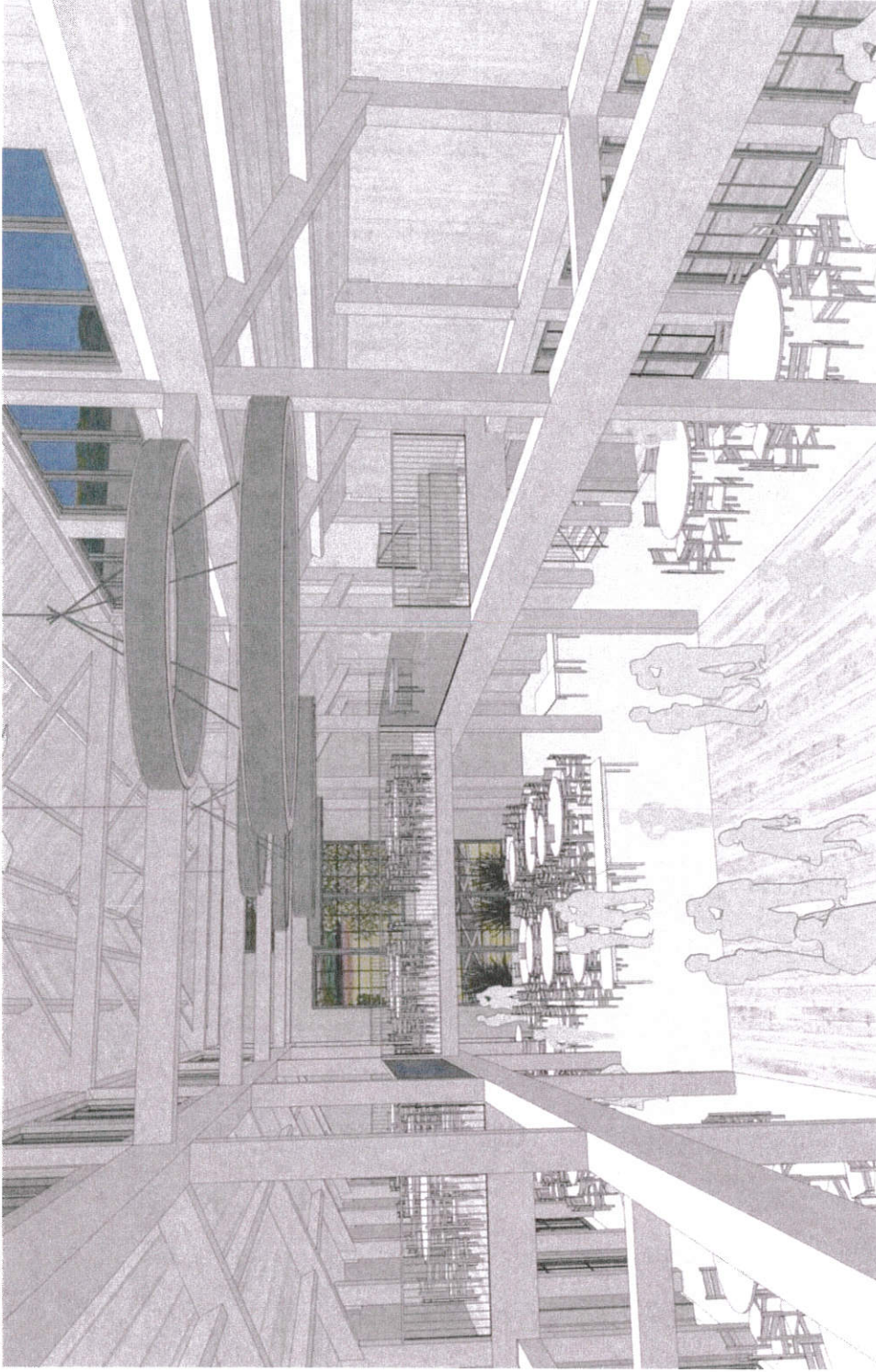


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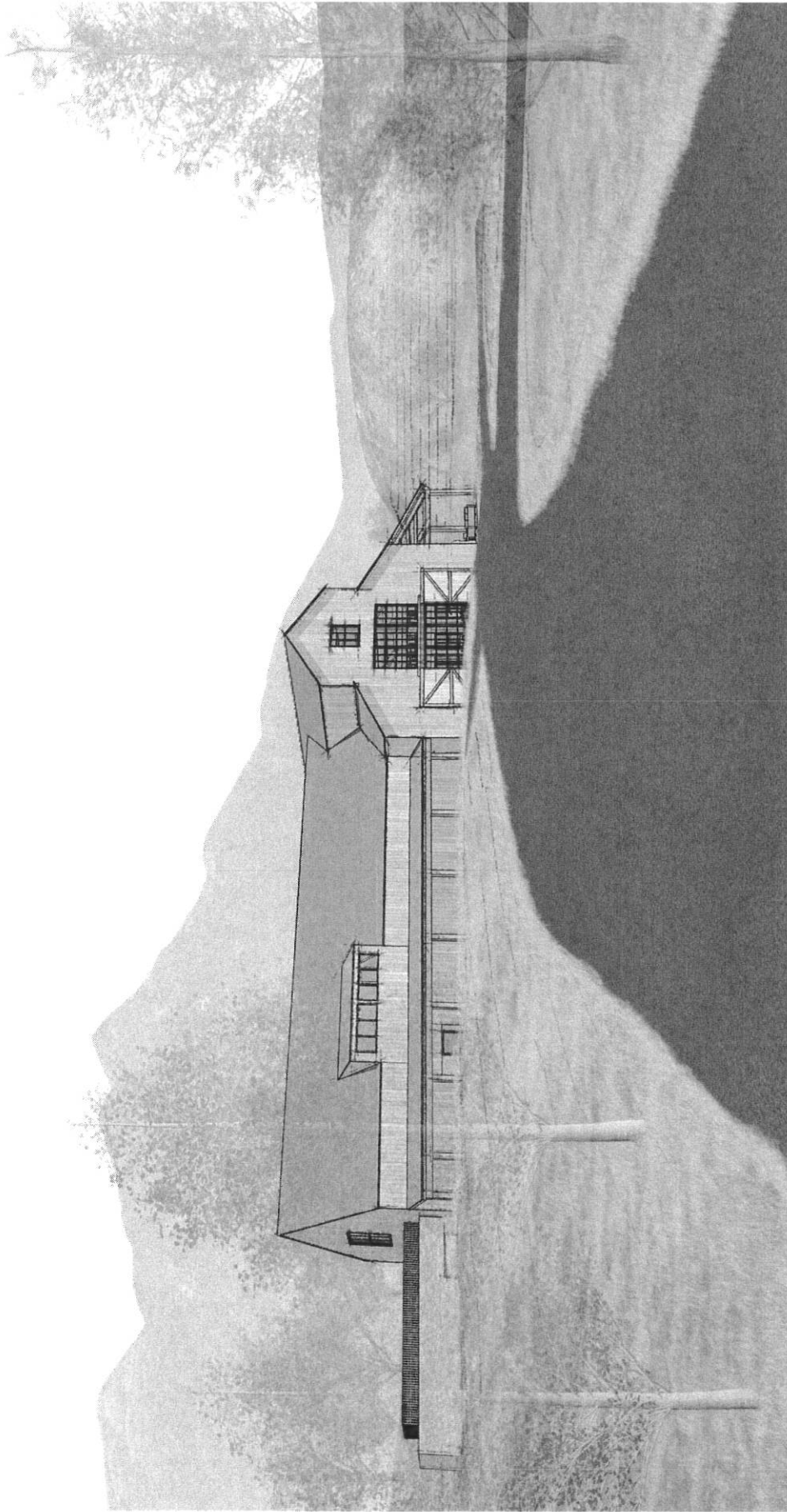
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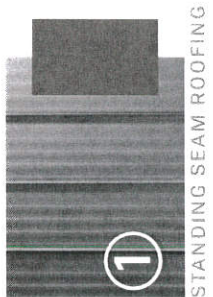
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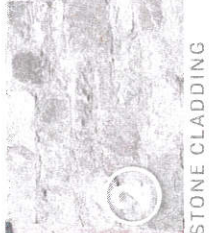


6 FIBERGLASS OR  
COMPOSITE WINDOWS &  
DOORS | BRONZE FINISH



1

STANDING SEAM ROOFING

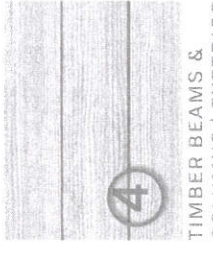


STONE CLADDING



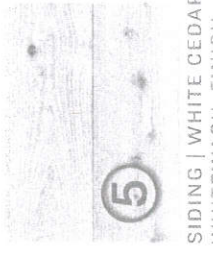
3

TIMBER BEAMS &  
COLUMNS | INTERIOR



4

TIMBER BEAMS &  
COLUMNS | EXTERIOR



5

SIDING | WHITE CEDAR,  
WHITEWASH FINISH

# HOMESTEAD RESORT | PRELIMINARY PLAN | EVENT BARN | MATERIALS

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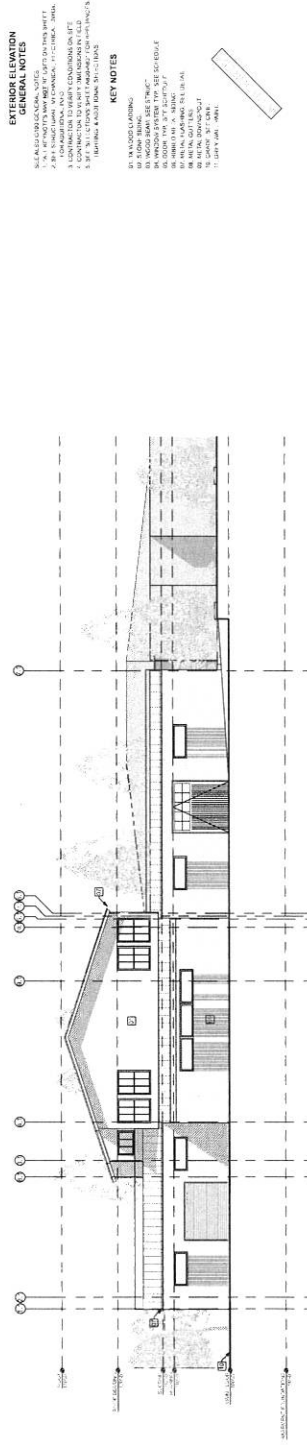
# GOLF CLUBHOUSE

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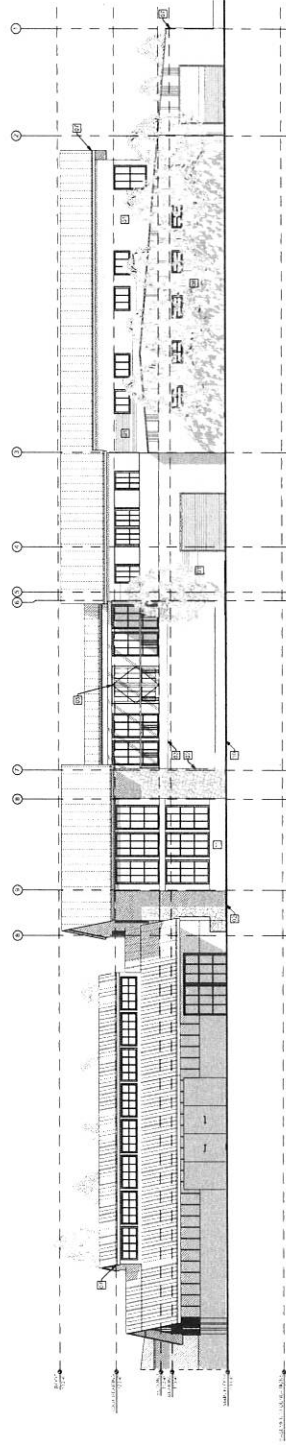
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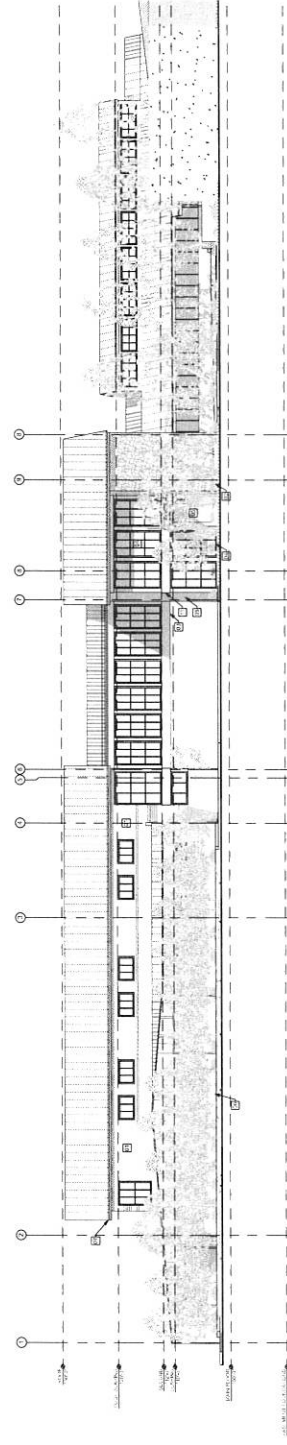




① NORTH ELEVATION



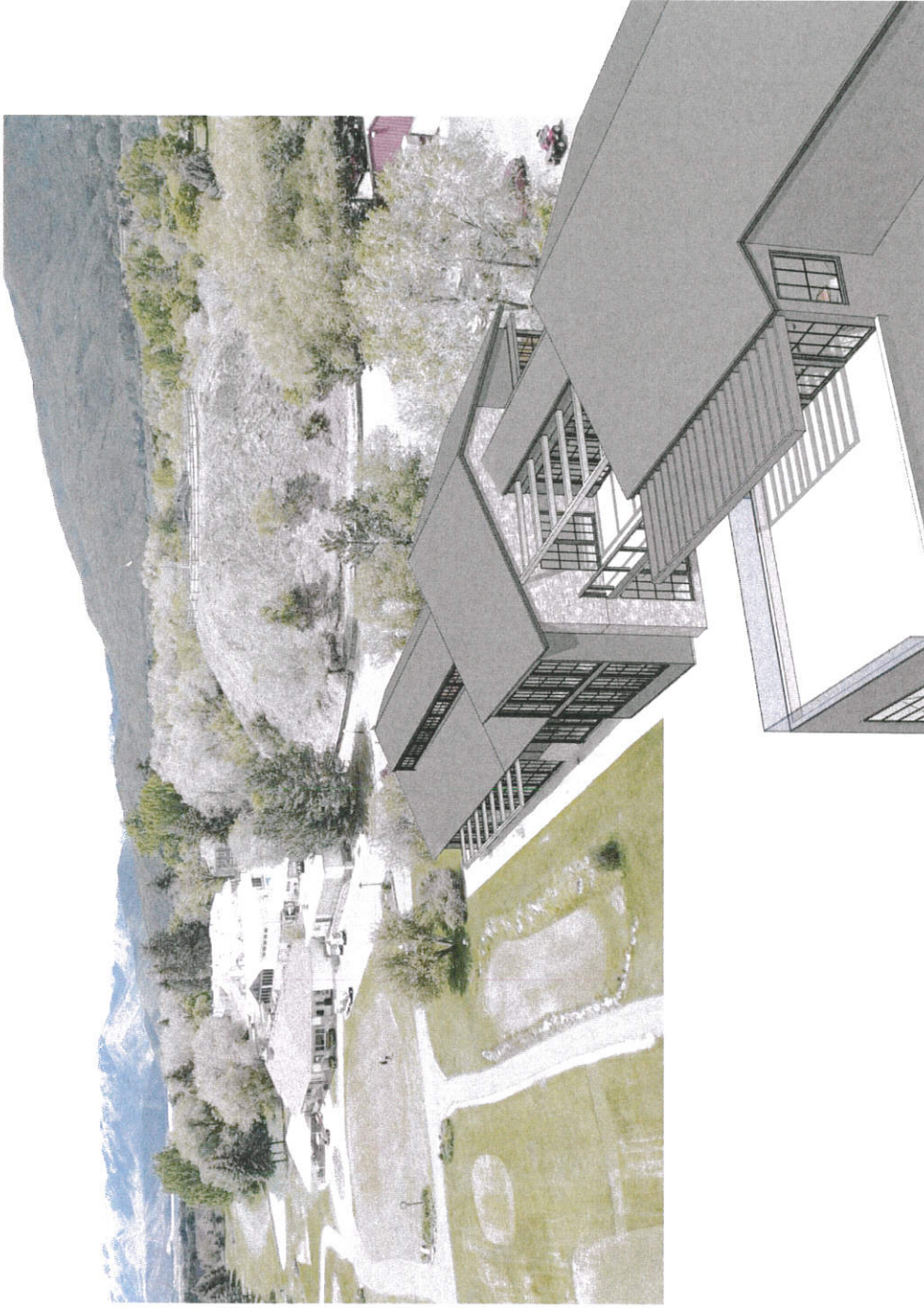
② EAST ELEVATION



③ WEST ELEVATION

**EXTERIOR ELEVATION**  
**NOTES**  
 1. SEE EXISTING CONDITIONS, NOTES.  
 2. 1" = 16'-0" (1/4" = 4'-0")  
 3. 1/4" = 1'-0" (1/8" = 6"-0")  
 4. 1/8" = 3'-0" (1/16" = 1'-0")  
 5. 1/16" = 6"-0" (1/32" = 3'-0")  
 6. 1/32" = 1'-0" (1/64" = 6"-0")  
 7. 1/64" = 3'-0" (1/128" = 1'-0")  
 8. 1/128" = 6"-0" (1/256" = 3'-0")  
 9. 1/256" = 1'-0" (1/512" = 6"-0")  
 10. 1/512" = 3'-0" (1/1024" = 1'-0")  
 11. 1/1024" = 6"-0" (1/2048" = 3'-0")  
 12. 1/2048" = 1'-0" (1/4096" = 6"-0")  
 13. 1/4096" = 3'-0" (1/8192" = 1'-0")  
 14. 1/8192" = 6"-0" (1/16384" = 3'-0")  
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 16. 1/32768" = 3'-0" (1/65536" = 1'-0")  
 17. 1/65536" = 6"-0" (1/131072" = 3'-0")  
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 19. 1/262144" = 3'-0" (1/524288" = 1'-0")  
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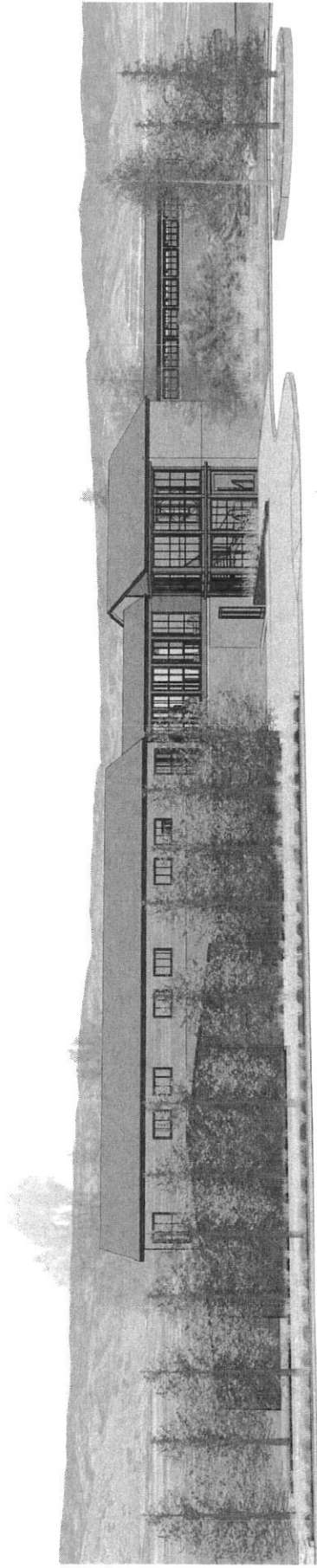


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HOMESTEAD RESORT | PRELIMINARY PLAN GOLF CLUBHOUSE

OCTOBER 14, 2020



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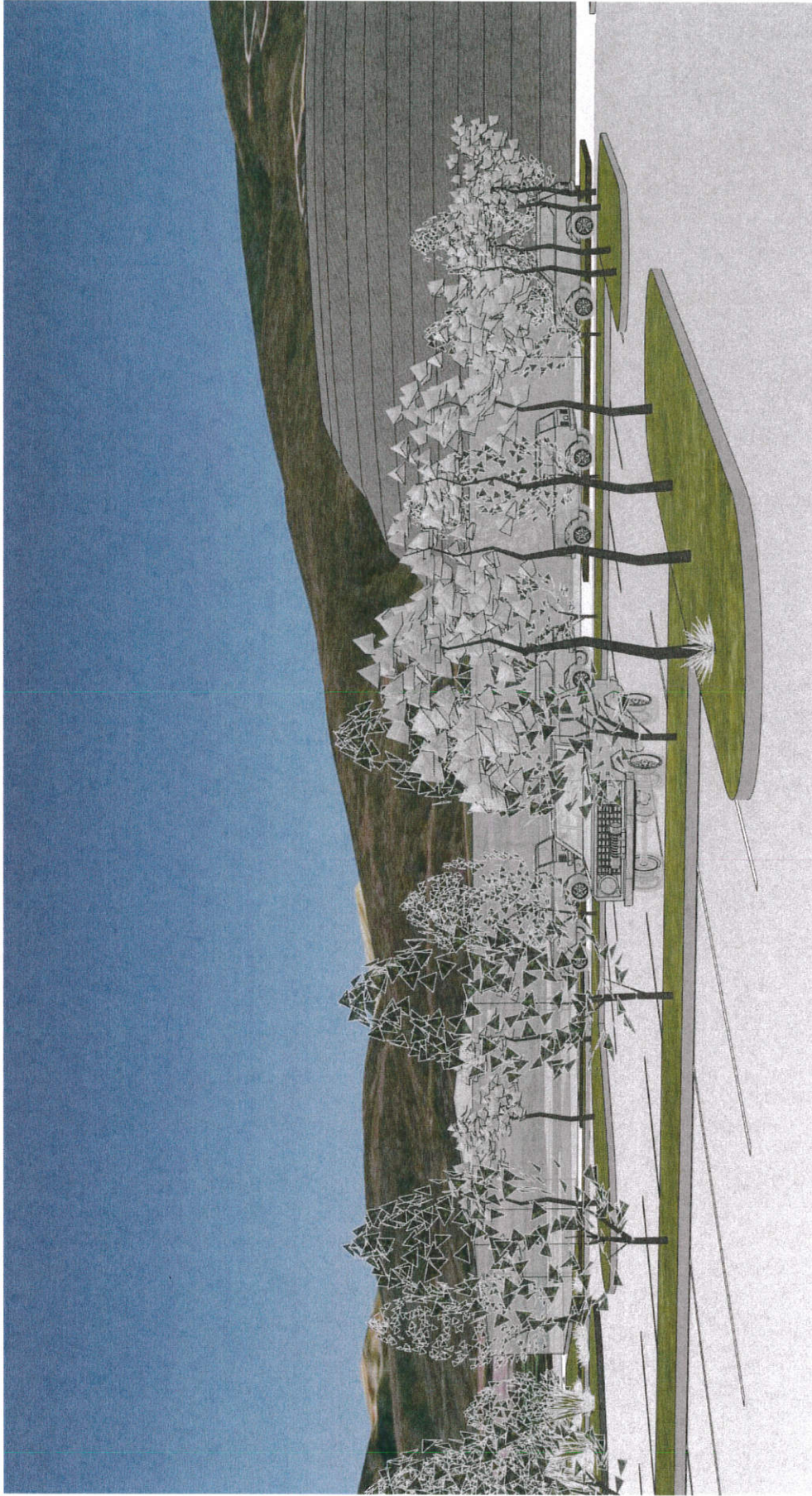


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HOMESTEAD RESORT | PRELIMINARY PLAN GOLF CLUBHOUSE

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**HOMESTEAD RESORT | PRELIMINARY PLAN | GOLF CLUBHOUSE**  
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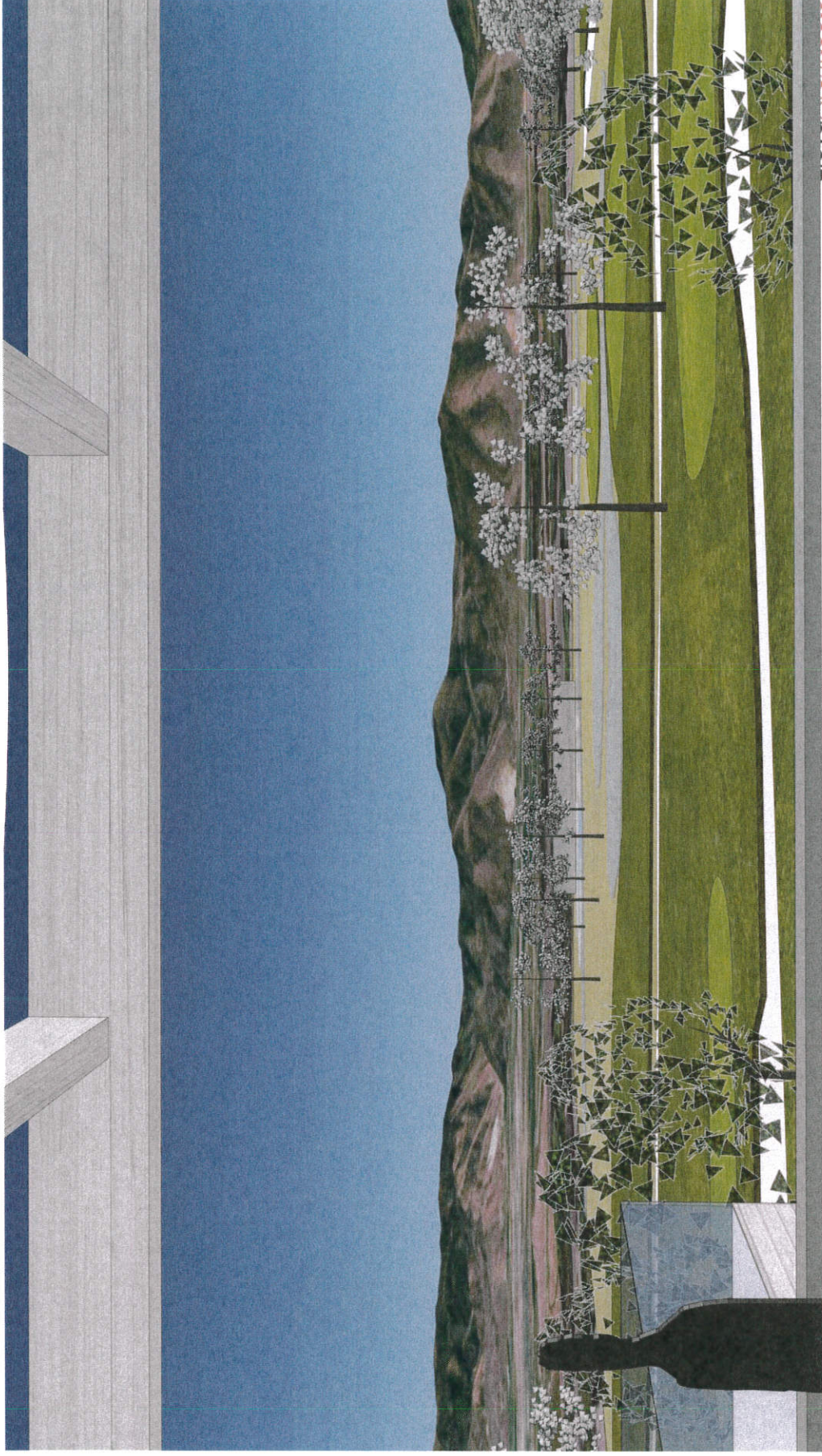
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HOMESTEAD RESORT | PRELIMINARY PLAN | GOLF CLUBHOUSE

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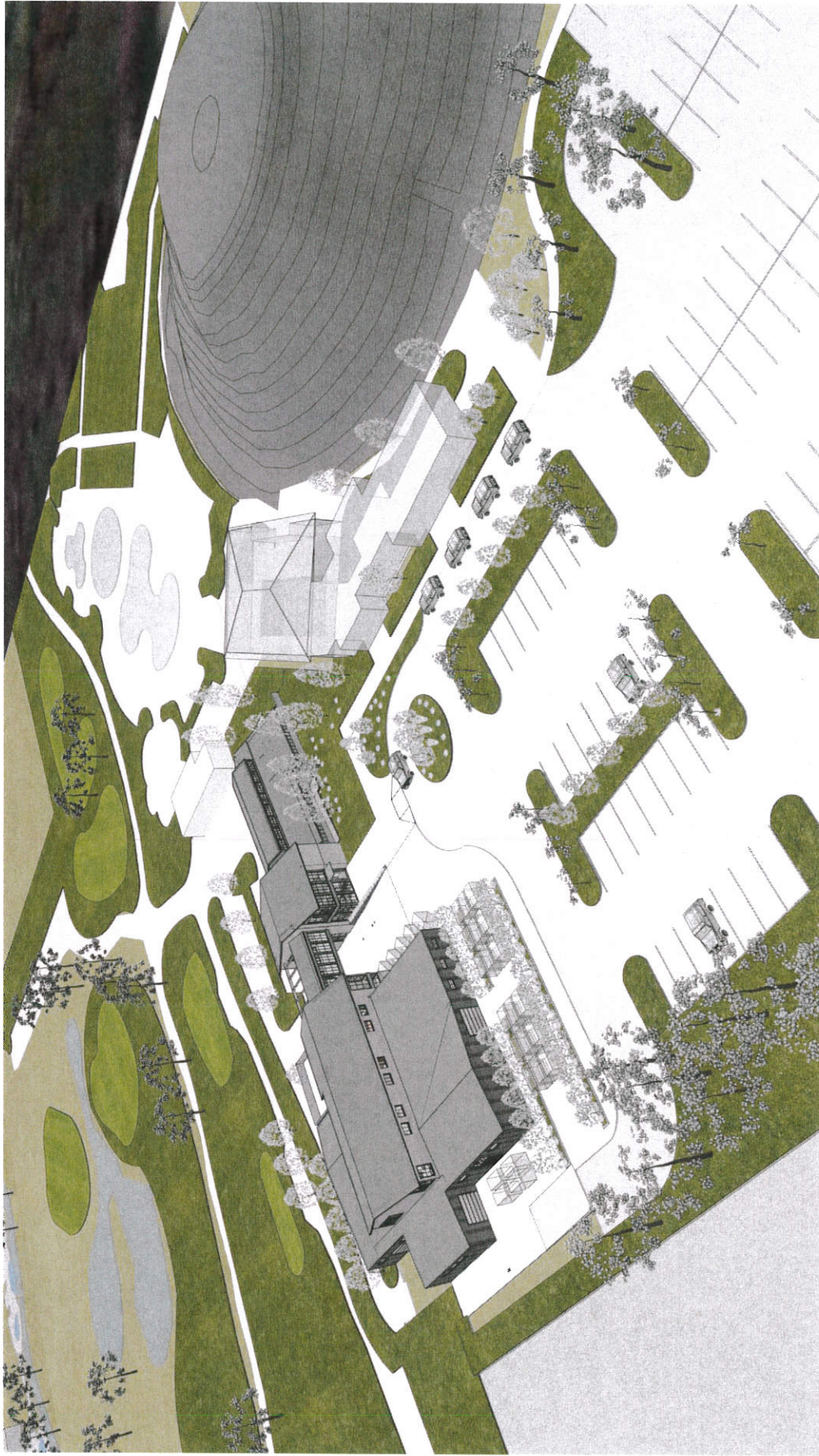


**HOMESTEAD RESORT | PRELIMINARY PLAN GOLF CLUBHOUSE**

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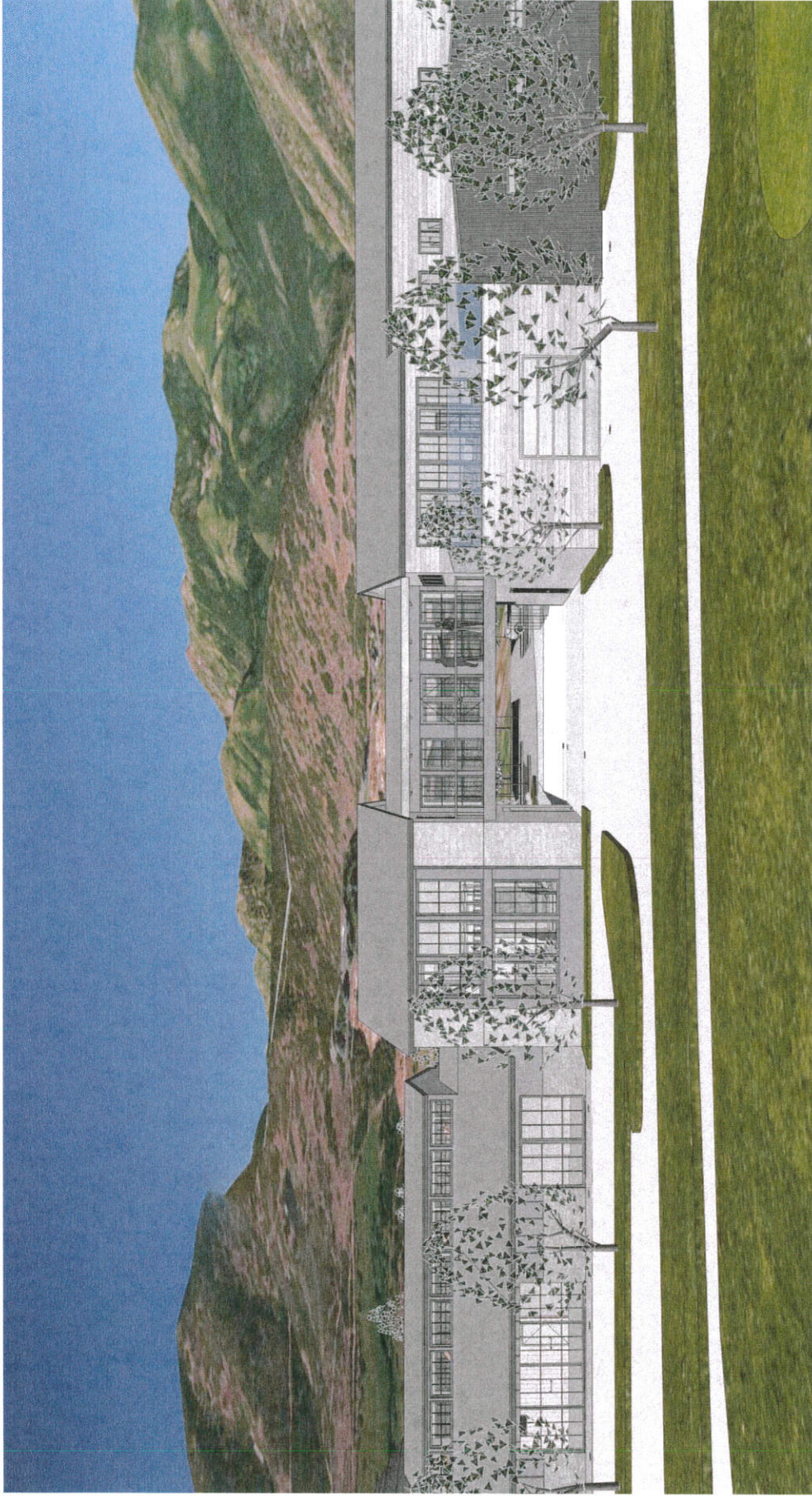


HOMESTEAD RESORT | PRELIMINARY PLAN | GOLF CLUBHOUSE

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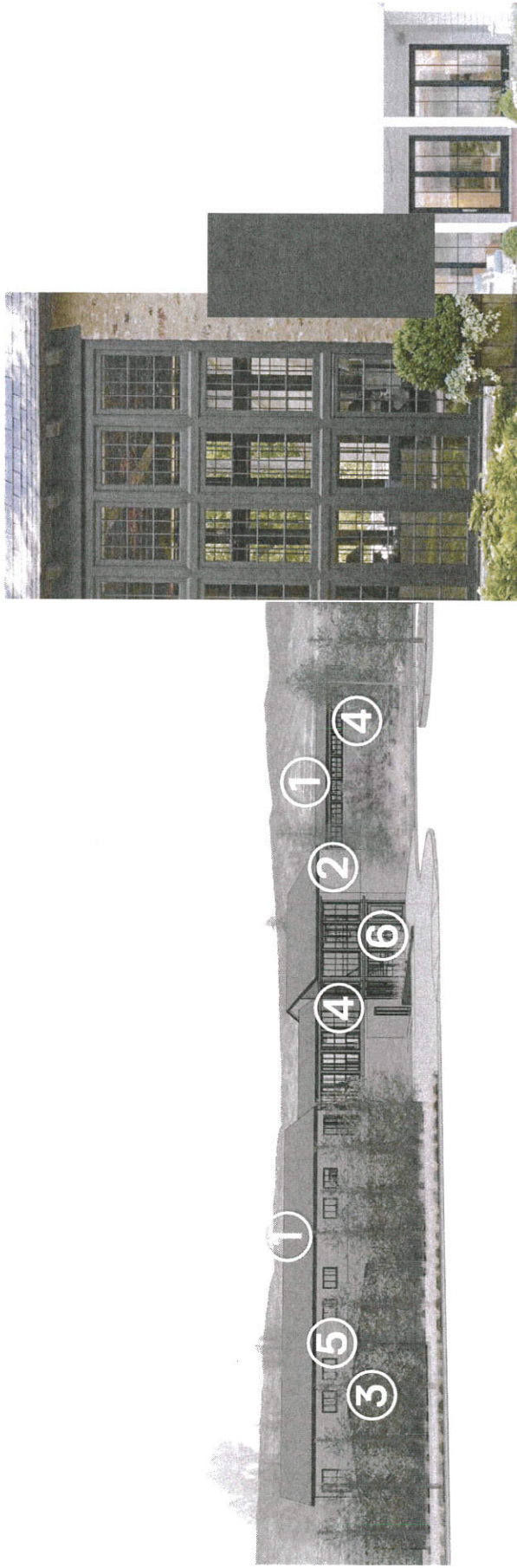
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6 CLUBHOUSE | DARK  
BRONZE WINDOW  
FRAME

6 CLUBHOUSE | DARK  
BRONZE WINDOW  
FRAME

6 CLUBHOUSE | DARK  
BRONZE WINDOW  
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BRONZE WINDOW  
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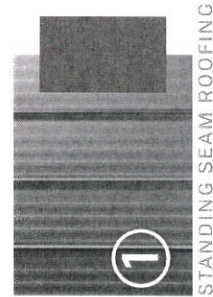
6 CLUBHOUSE | DARK  
BRONZE WINDOW  
FRAME

6 CLUBHOUSE | DARK  
BRONZE WINDOW  
FRAME

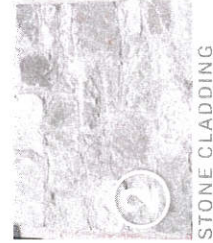
6 CLUBHOUSE | DARK  
BRONZE WINDOW  
FRAME

6 CLUBHOUSE | DARK  
BRONZE WINDOW  
FRAME

6 CLUBHOUSE | DARK  
BRONZE WINDOW  
FRAME



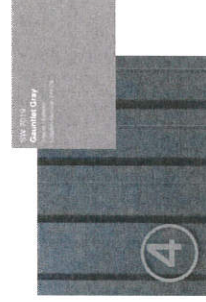
1 STANDING SEAM ROOFING



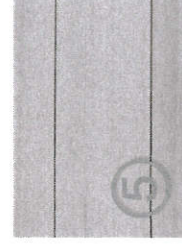
2 STONE CLADDING



3 CART BARN SIDING |  
CORRUGATED METAL,  
GRAY PAINTED FINISH



4 CLUBHOUSE SIDING |  
PAINTED VERTICAL BOARD  
AND BATTEN HARDIE



5 CLUBHOUSE SIDING |  
WEATHERED WOOD

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# MAIN LODGE







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