



**CITY COUNCIL MEETING STAFF REPORT**

**DATE OF MEETING:** March 19, 2024  
**NAME OF PROJECT:** Ameyalli  
**NAME OF APPLICANT:** Midway Mountain Spa, LLC  
**AUTHORIZED REPRESENTATIVE:** Chuck Heath  
**AGENDA ITEM:** Amendment to the Ameyalli Master Plan Amendment  
**LOCATION OF ITEM:** 900 North Wellness Drive  
**ZONING DESIGNATION:** RZ

**ITEM: 9**

Chuck Heath, representative for Midway Mountain Spa LLC, has submitted a Master Plan Amendment for the Ameyalli Resort on 28.87-acres. The proposed Master Plan Amendment would amend the Master Plan Agreement to reduce the approved required parking, remove a private road from the plans, and reduce the number of phases in the development from four to two. The property is located at approximately 800 North 200 East in the Resort Zone.

**BACKGROUND:**

Chuck Heath, representative for Midway Mountain Spa, LLC is proposing an amendment to the Ameyalli master plan approved by the City Council on August 2, 2022. The applicant is asking for three amendments to the master plan (originally the applicant had asked for four but an issue regarding building height has been removed from the petition). First, they are petitioning to reduce the required parking stalls. Second, they would like to reduce the project’s phasing from four phases to two phases. Lastly, they

are petitioning to remove one of the inner private roads and replace it with a walking path.

Amending the approved master plan is a discretionary decision. The City Council is under no obligation to amend the approved and recorded agreement unless they feel it is in the best interest of the community. The City Council may also ask for changes to the master plan agreement during this process. If both parties agree to the proposed amendments that either side is petitioning, then the master plan may be amended, and the new agreement may be recorded. If either party does not agree then the existing master plan continues to govern the development.

### **ANALYSIS AND DISCUSSION:**

#### Request to reduce the number of required parking stalls.

The applicant is requesting to reduce the number of required parking stalls from 302 to 287 stalls. The City Council has already reduced required parking from 680 stalls to 302 stalls based on combined parking standards for resorts. This petition to reduce parking by 15 stalls is based on the reasoning that the resort will have three vans to move guests to and from the resort. The applicant states in the proposed Exhibit E to the master plan that “One 15 person resort owned passenger van is the equivalent of 5 cars or 5 parking spaces. Three vans are proposed for the resort.”

It is unknown if parking will be an issue at the Ameyalli Resort with or without the proposed change. It is in the best interest of the resort to have sufficient parking for its guests because the resort will suffer if there is not. Since there are unknowns that will only be known once the resort is running, staff suggests that a future potential parking area is identified and can be developed if parking is an issue. This is the same as what was approved when The Homestead amended its master plan. In that agreement, two future parking lots were identified and if both the City Planner and City Engineer determined that parking was an issue then the developer would build the identified lots. Something similar could be required for Ameyalli. The challenge for Ameyalli is the limited amount of space available for parking. It could be challenging to find additional parking that meet code requirements, such as the required 100’ setback from surrounding properties for parking areas.

#### Reduce the number of phases from four to two.

The applicant has proposed to reduce the number of phases from four to two. Basically, this means there will be two recorded plats instead of four. The proposal does meet code requirements and staff has not identified any issues with this proposal.

Remove one of the inner private roads and replace it with a walking path.

The developer would like to remove most of the private road located in phase four which is the upper northwest area of the Ameyalli Resort and replace it with a walking path. This private road accesses some of the cottages in phase four. The cottages do not have garages or parking areas specific to them. The guests of the cottages will park in the main parking areas around the core building and will either be transported to the cottages or will walk on the walking paths. The applicant would like to make this change because they feel the road is not needed with the transportation plan they have and removing the road will create better spacing for the cottages.

The main issue to address is fire/safety access. Staff has reviewed the proposal based on these issues and no problems have been identified.

**POSSIBLE FINDINGS:**

- It is currently unknown if there will be enough parking for the resort, much like any business, it is recommended that a contingency plan is developed in case parking is not sufficient.
- Reducing phasing from four to two phases should not have negative consequences.
- The removal of the private road from phase four will comply with fire code requirements and will create better spacing for the area.

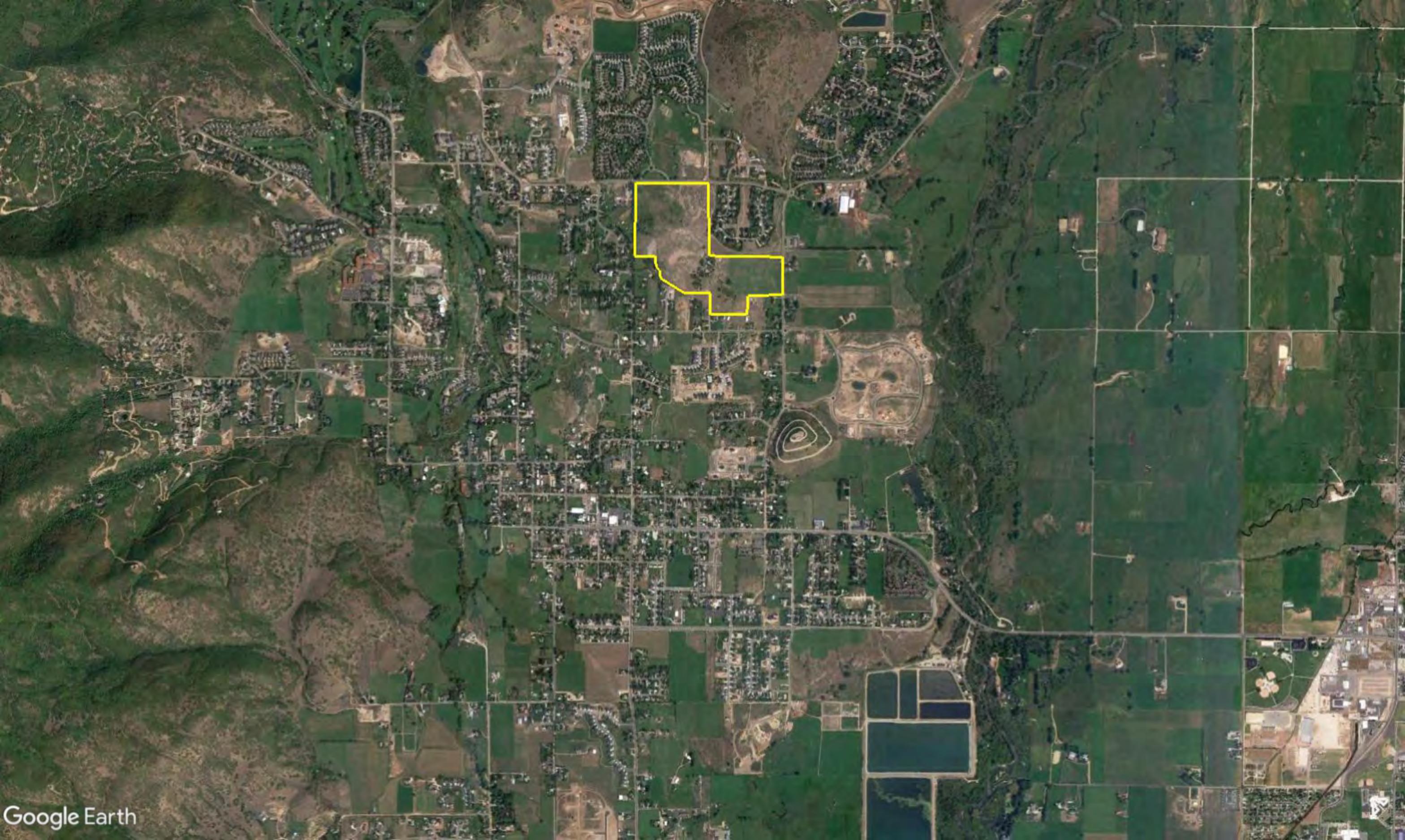
**ALTERNATIVE ACTIONS:**

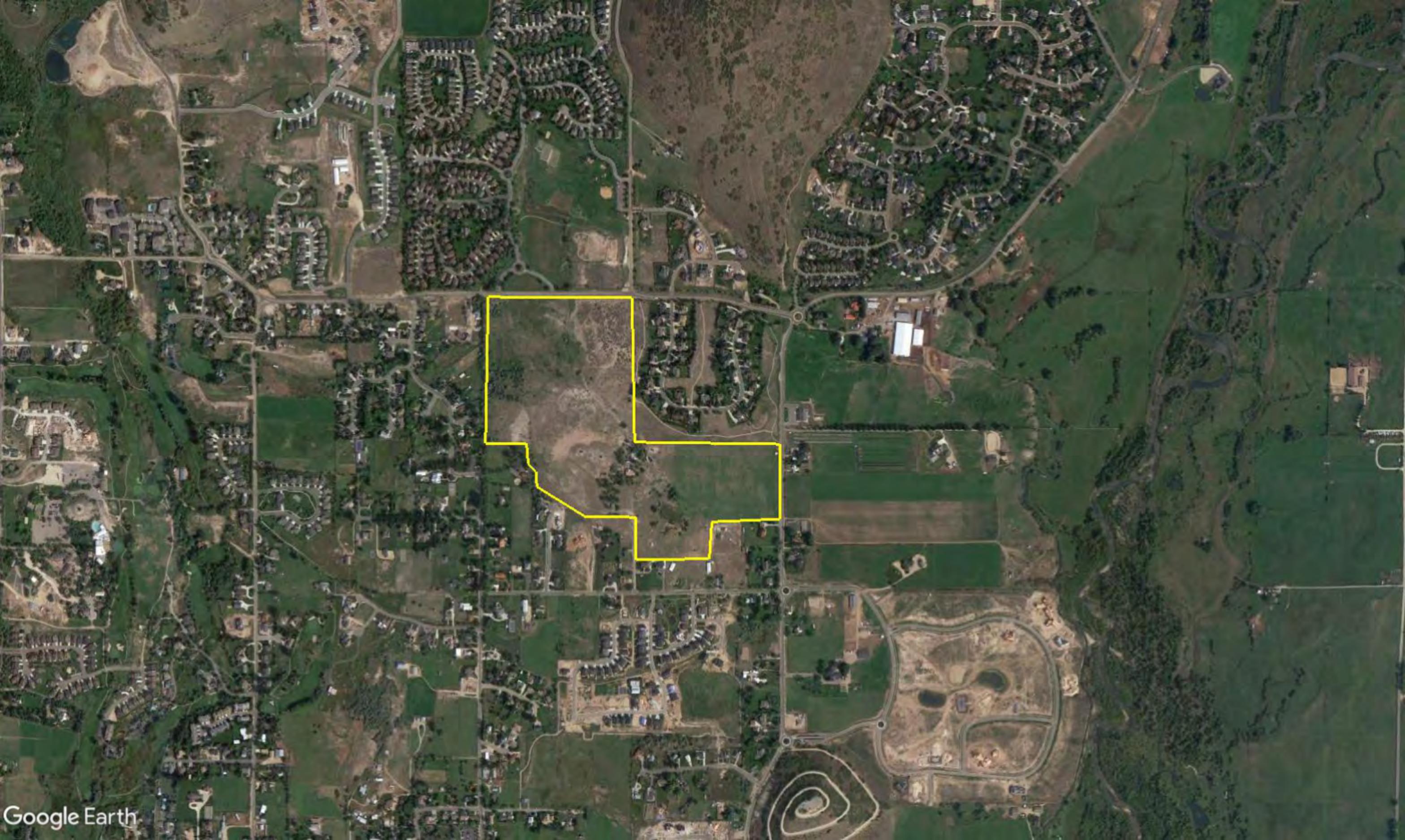
1. Approval (conditional). This action can be taken if the City Council finds the proposal is in the best interest of the City.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s) if needed
2. Continuance. This action can be taken if the City Council finds that there are 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

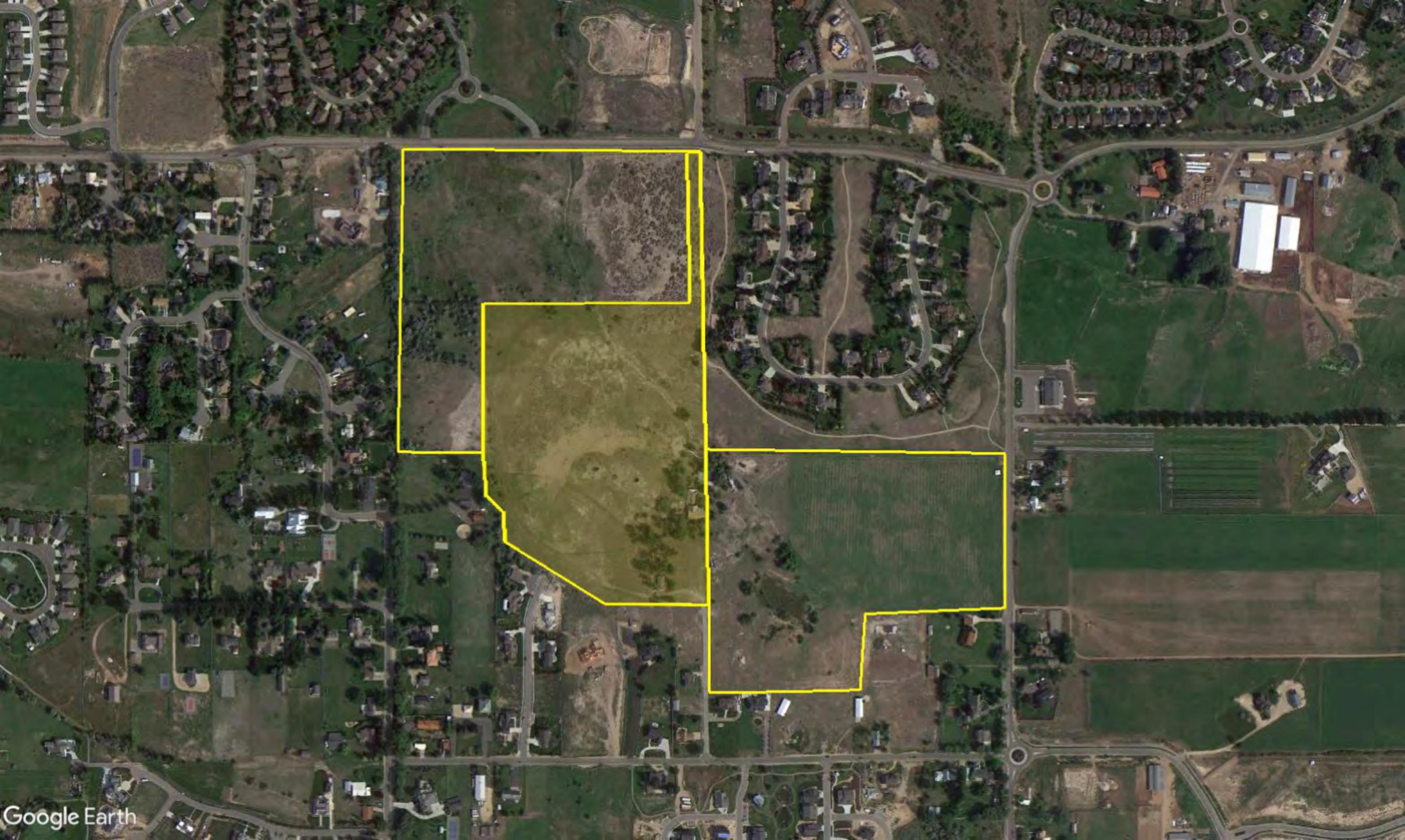
3. Denial. This action can be taken if the City Council finds that the request is not in the best interest of the City.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

**POSSIBLE CONDITIONS:**

- The developer identifies future potential parking areas that will be developed if parking is determined to be an issue at the resort.







# AMEYALLI WELLBEING RESORT

800 N 200 E MIDWAY, UTAH 84049



PHASE 2 PLANNING COMMISSION PRELIMINARY APPROVAL PACKAGE | FEBRUARY 2024

OVERLAND

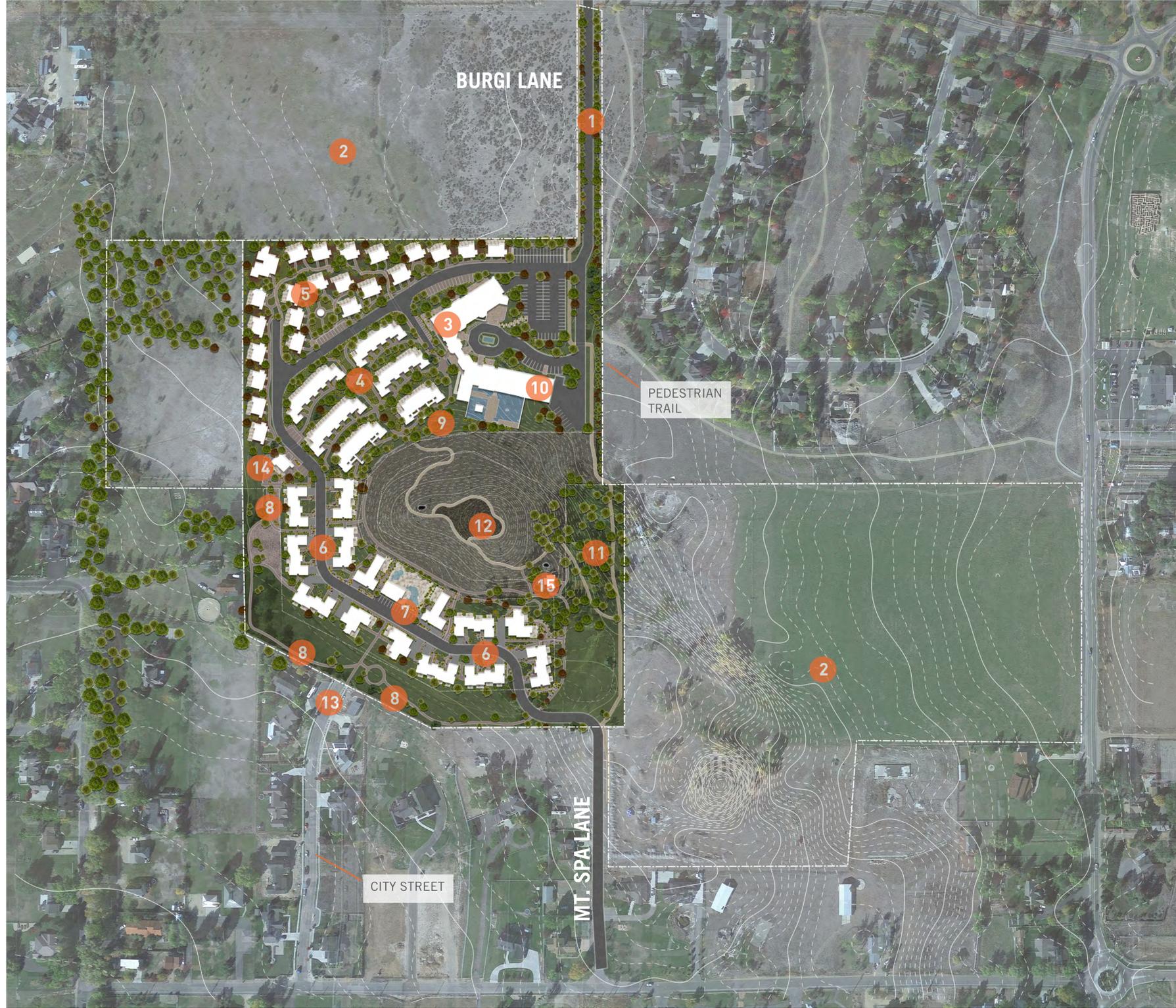


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# MASTER SITE PLAN

## 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

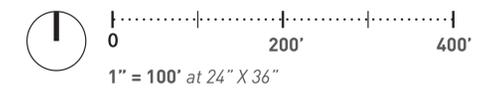
Existing House (Restored): 1,924

Med Spa: 5,500

Farm Kitchen: 1,300

**TOTAL: 213,030**

**TOTAL # of Bedrooms: 237**



# MASTER SITE PLAN

## PHASE METRICS



### PROGRAM | GROSS SF

#### PHASE 1: PREVIOUSLY APPROVED

24 Residences:	66,393
2 Family Lodges:	10,542
	<b>76,935</b>
	<b>108 Bedrooms</b>

#### PHASE 2:

Well-Being Center:	44,697
Med Spa	5,500
Farm Kitchen:	1,300
	<b>51,497</b>

#### PHASE 2:

80 Guestrooms:	42,020
	<b>42,020</b>
	<b>80 Bedrooms</b>

#### PHASE 2:

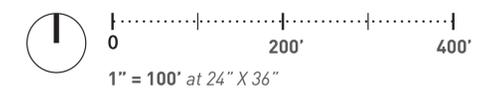
23 Cottages:	37,444
Chopra House of Enlightenment:	3,210
	<b>40,654</b>
	<b>49 Bedrooms</b>

#### PHASE 2:

Existing House (Restored)	1,924
	<b>1,924</b>

**TOTAL:** **213,030**

TOTAL # of Bedrooms: **237**



# MASTER SITE PLAN

## OPEN SPACE PLAN



### TOTAL AREA OF RESORT | AC

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

TOTAL Project Area: **28.87**

### OPEN SPACE | AC

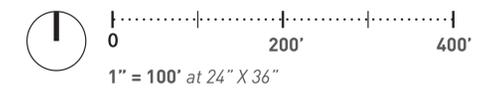
Proposed Open Space: **15.92** 55.1%

#### 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**

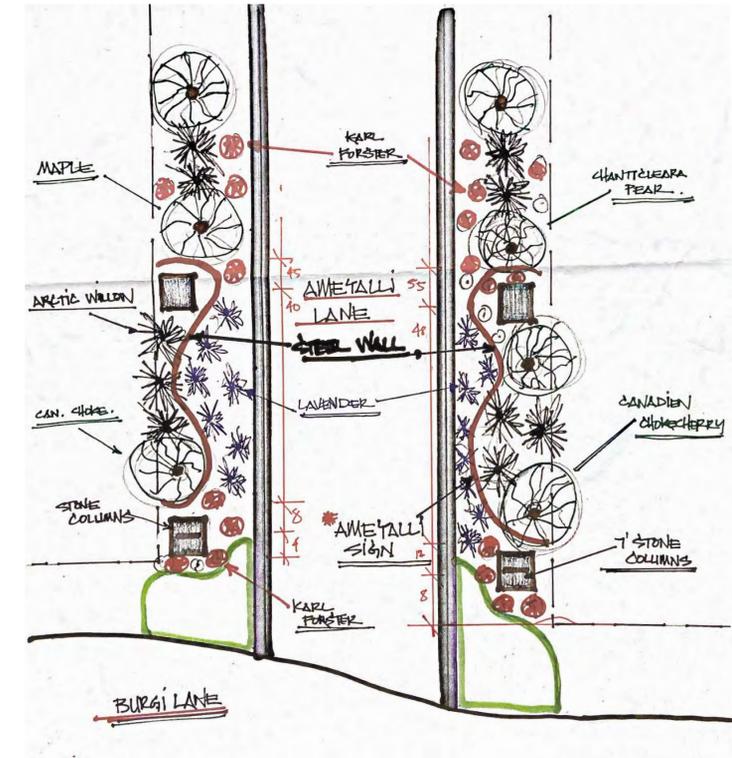
ALL FUTURE SITE LIGHTING WILL COMPLY WITH MIDWAY MUNICIPAL CODE 5.02.080 OUTDOOR LIGHTING AND GLARE

# RESORT ENTRY SIGNAGE

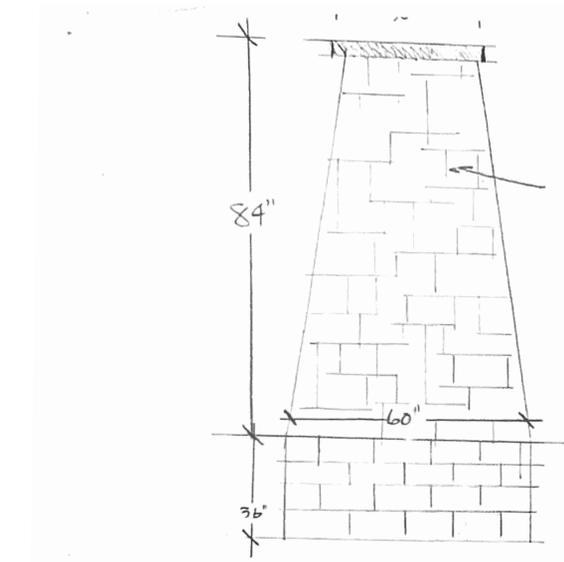
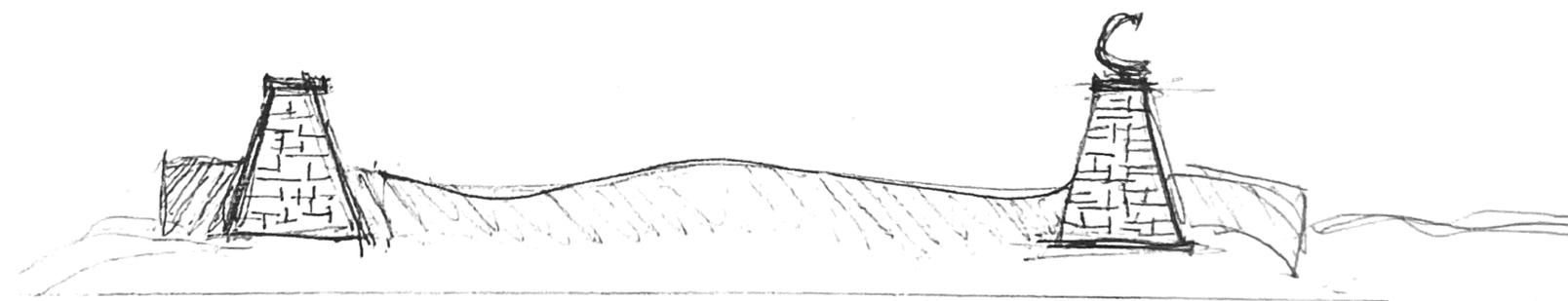
## NEIGHBORHOOD PRIVACY STRATEGIES



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

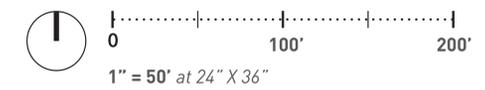
# PHASED SITE PLAN

## 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



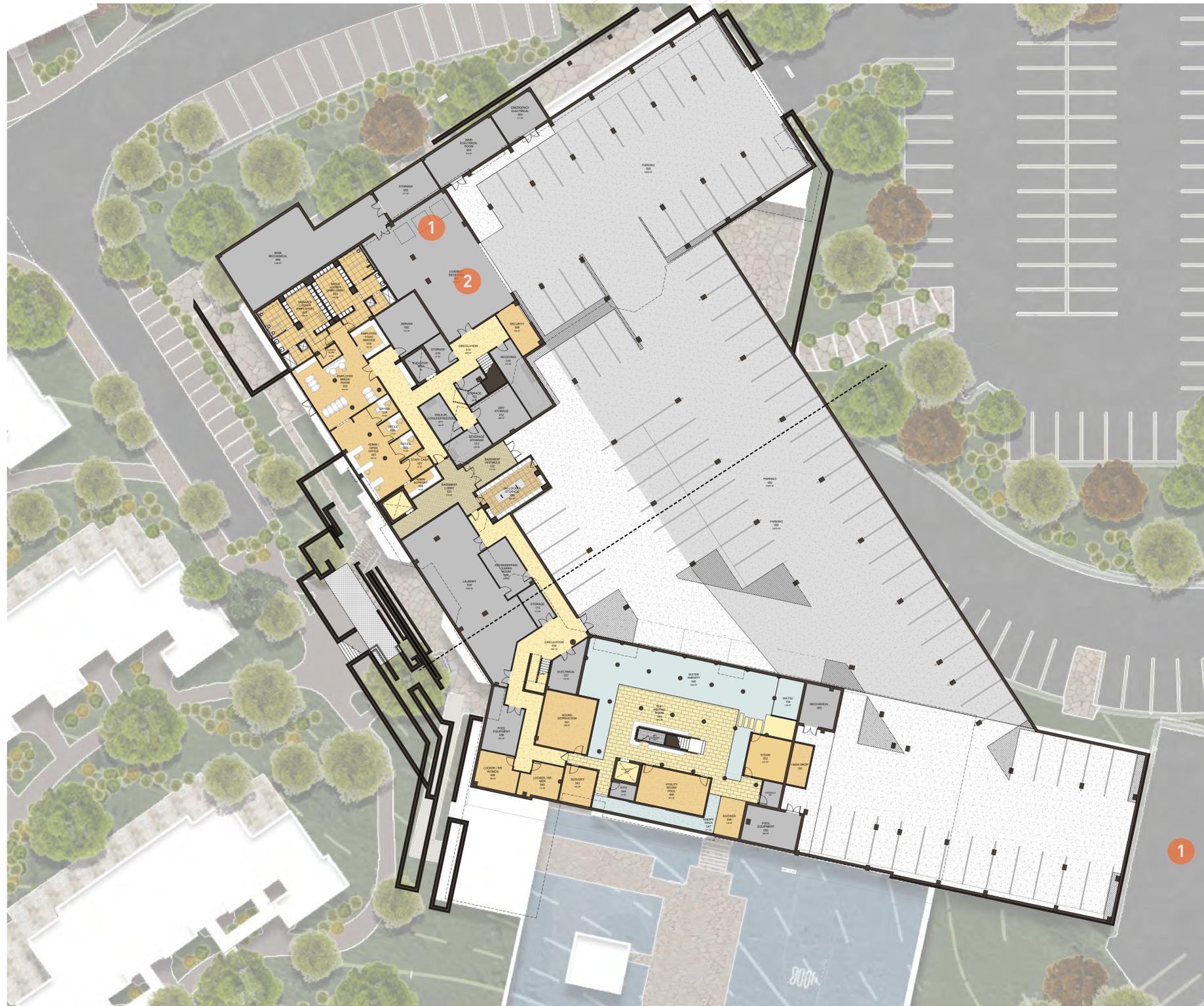
VIEW OF RESTAURANT



VIEW FROM RESTAURANT

# BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: AMEYALLI WELLBEING CENTER LEVEL 00



## PROGRAM | LEGEND

- 1 TRASH ENCLOSURE
- 2 DELIVERIES



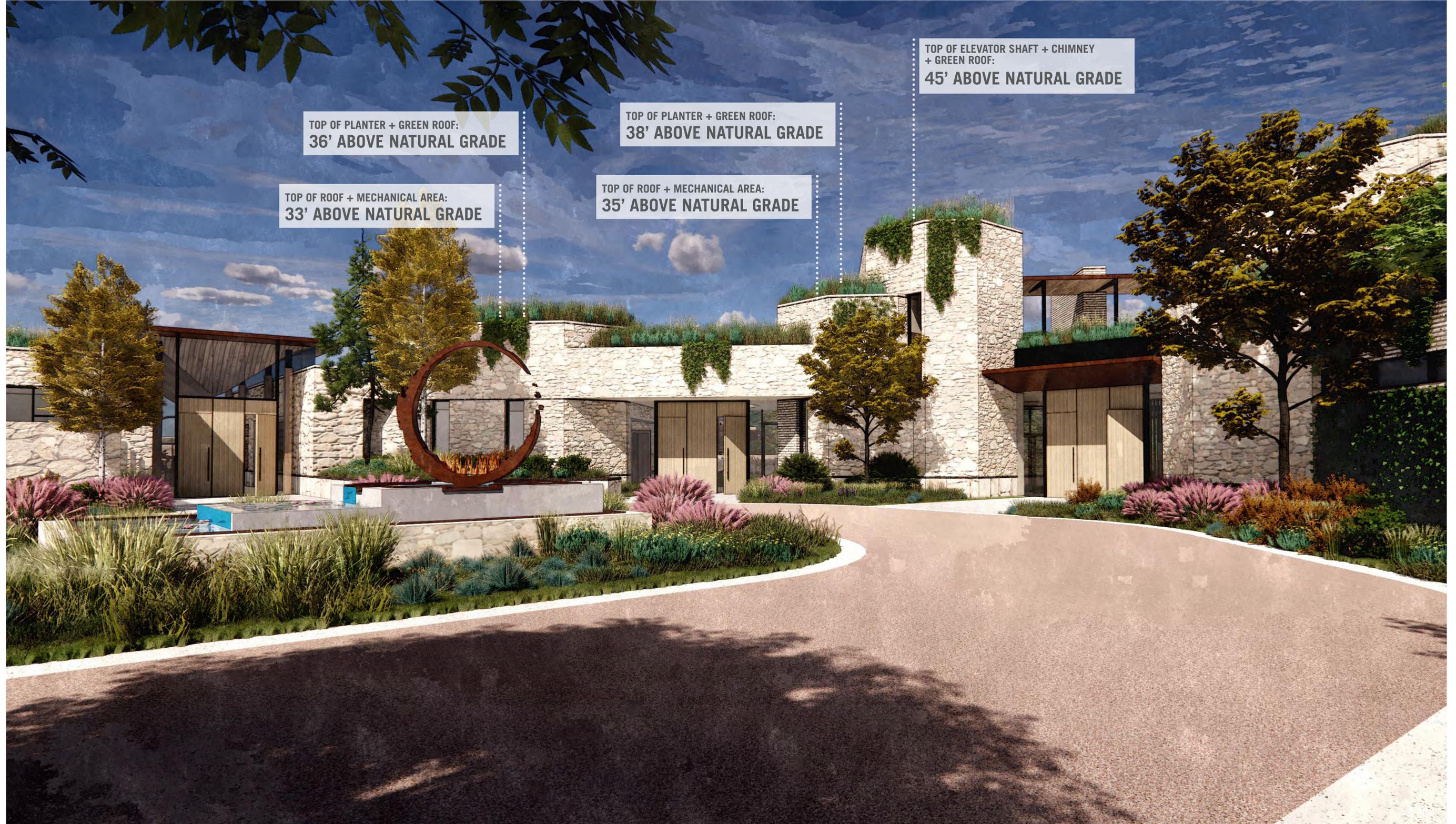
VIEW OF SPA ENTRY



VIEW OF LOWER LEVEL SPA

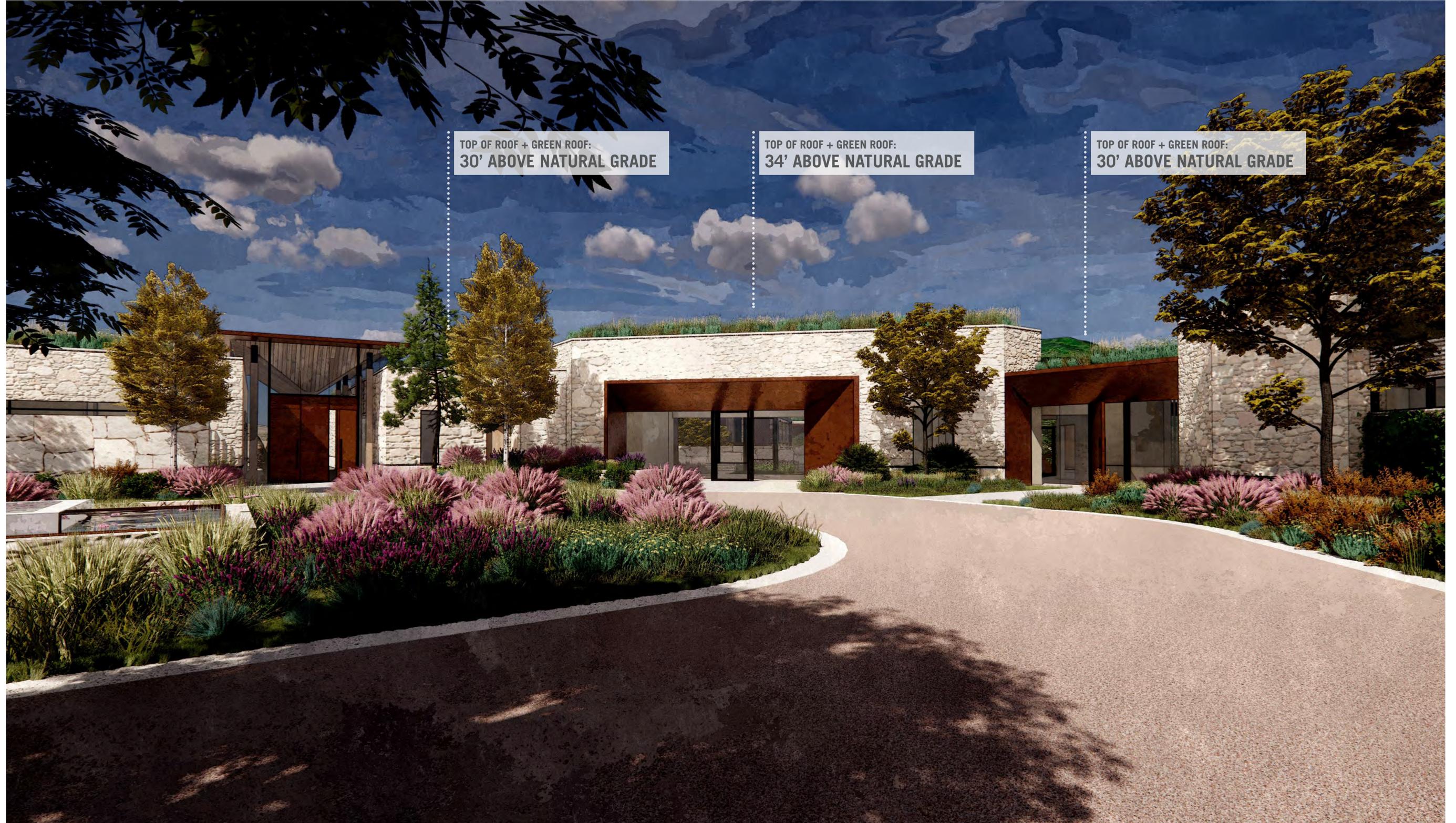
# BUILDING AREA PLAN AND DESIGN ELEMENTS

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



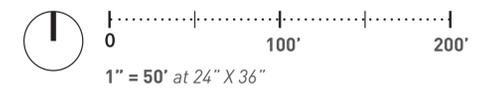
# PHASED SITE PLAN

## PHASE 2: GUESTROOMS



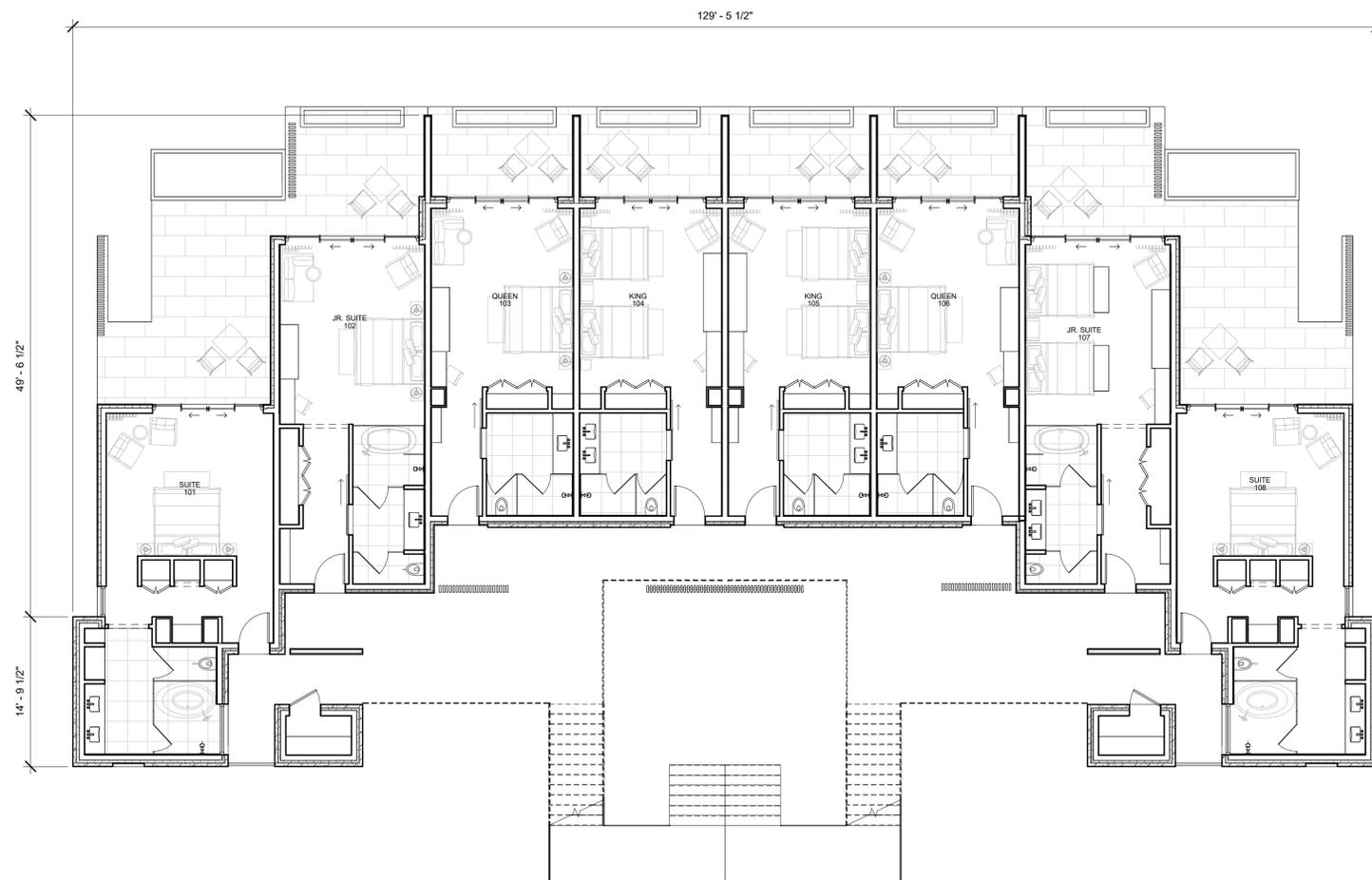
### PROGRAM | LEGEND

- 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



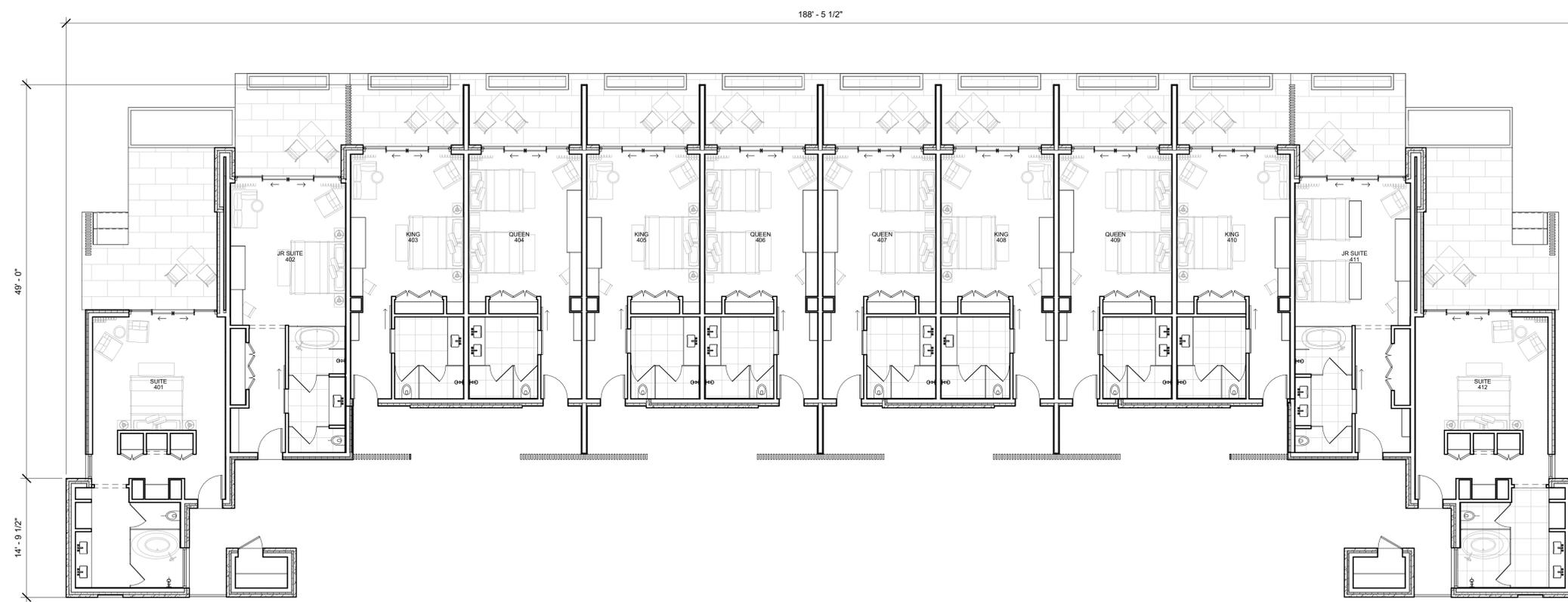
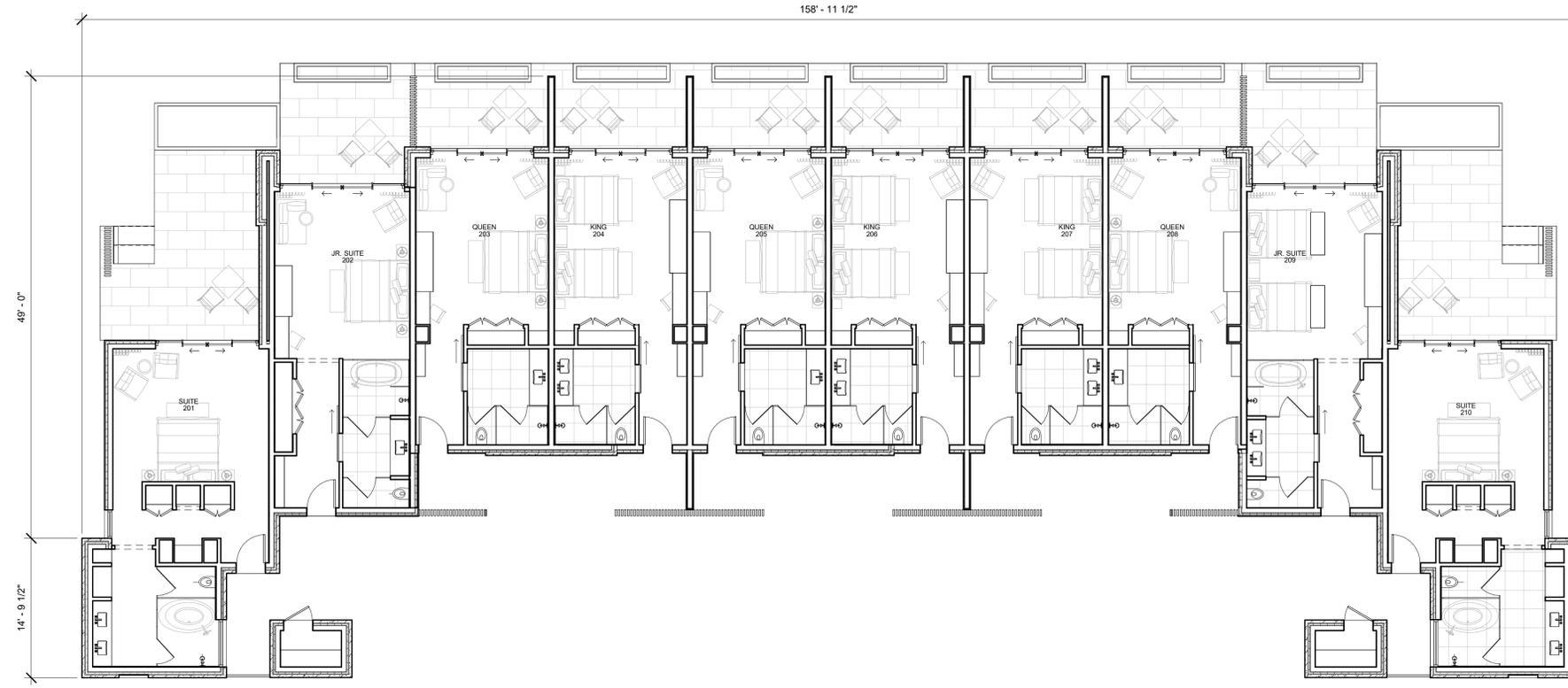
VIEW BETWEEN GUESTROOMS - TOWARDS HOT POTS



VIEW OF TYPICAL GUESTROOM BLOCK

# BUILDING AREA PLAN AND DESIGN ELEMENTS

## PHASE 2: GUESTROOMS



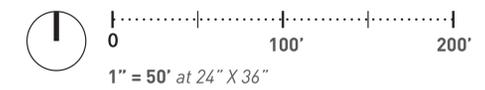
# PHASED SITE PLAN

## 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



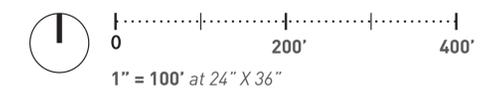
### SECTION 16.15.040 RESORT MASTER PLAN

**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

