

Homestead Golf Cottages and Homes

Preliminary

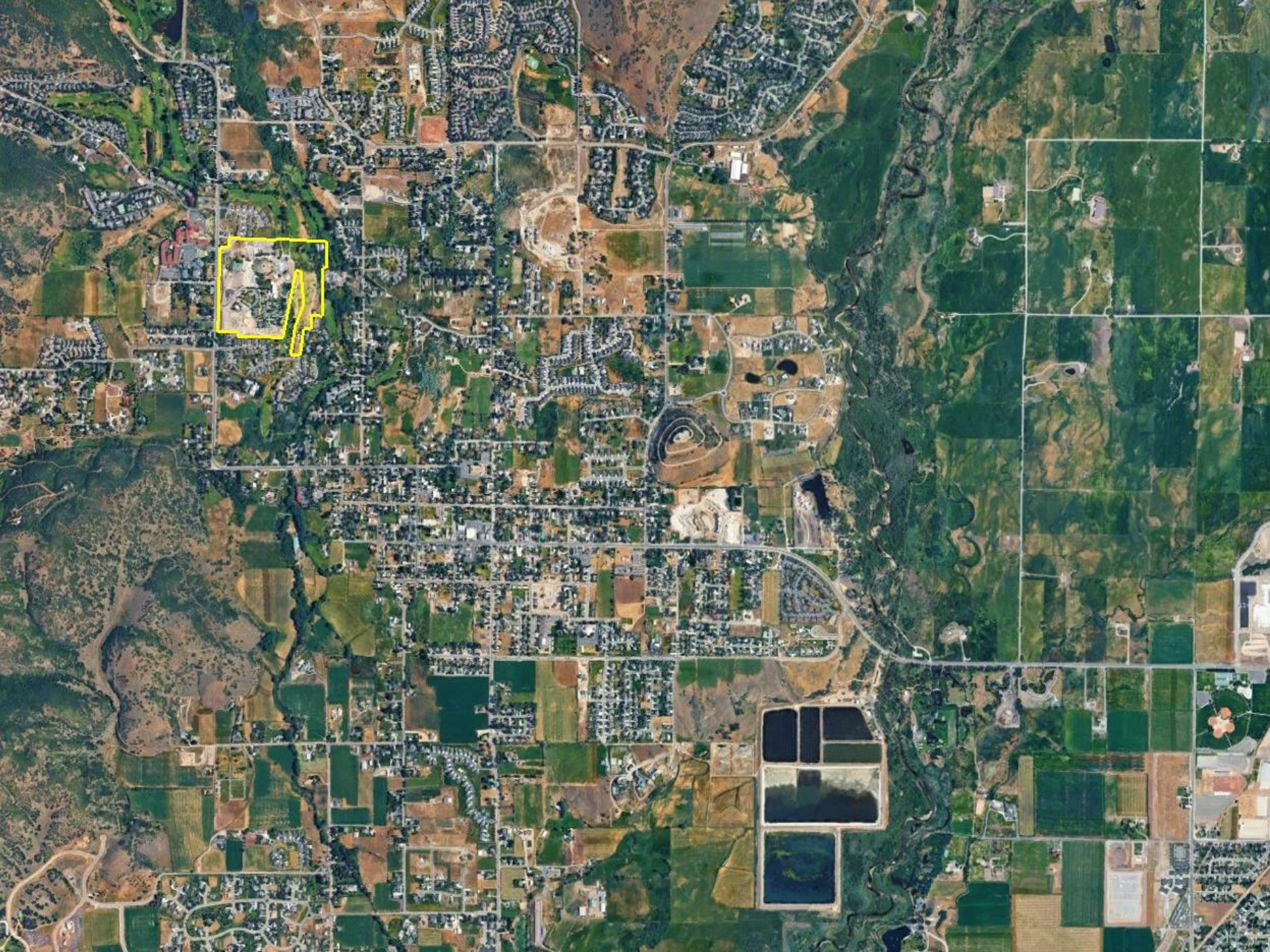


Midway
C.A.R.E.S.

Land Use Summary

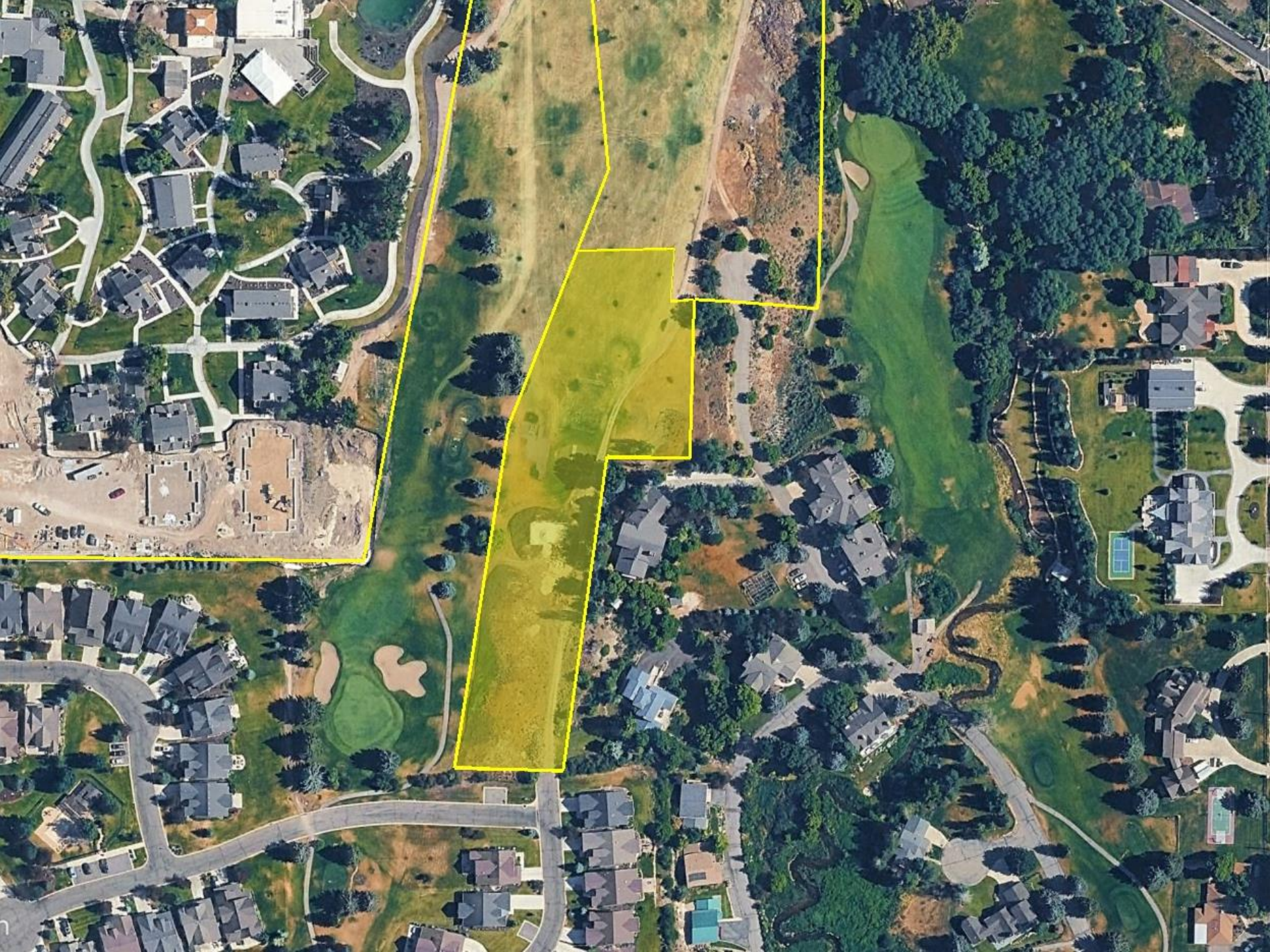
- RZ/R-1-15 Zone
- Lot 2 of Phase 2
- 2.69 acres
- Private road and storm drain system will be maintained by the property owner
- New improvements will connect to the Midway Sanitation District sewer and to the City's culinary water line.

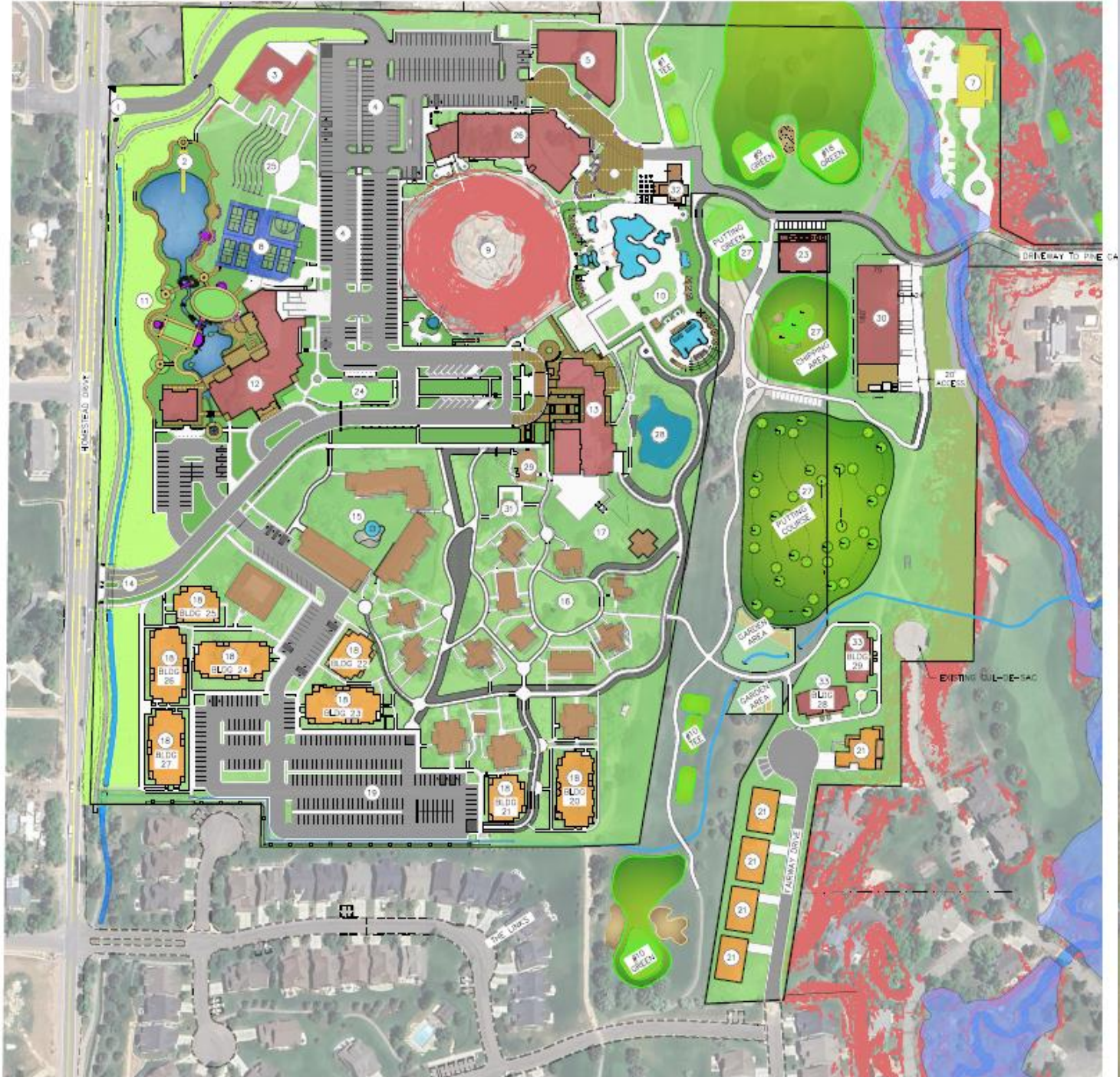












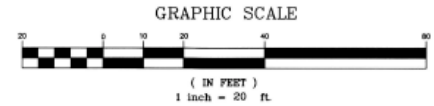
Midway
C.A.R.E.S.



Midway
C.A.R.E.S.

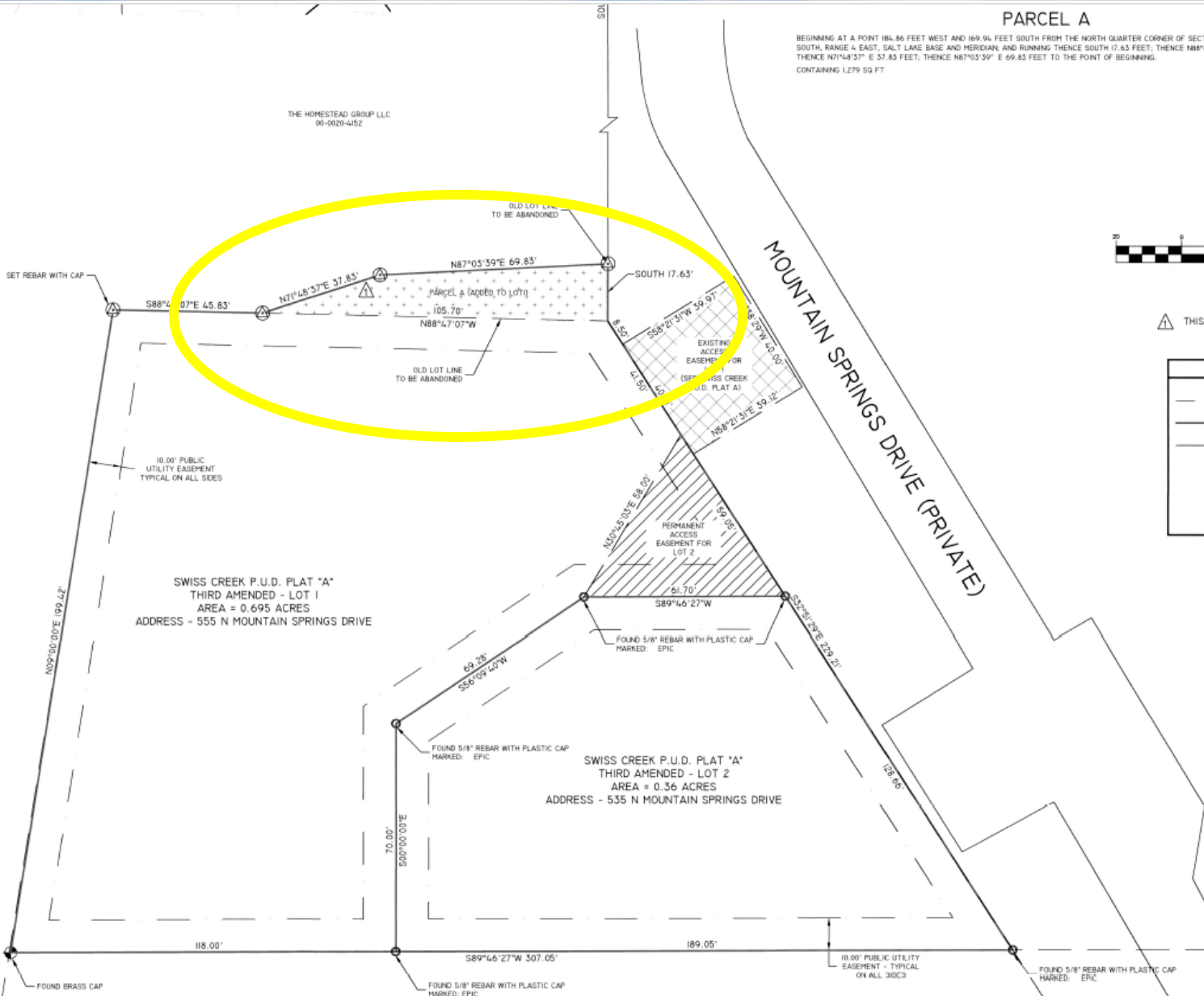
PARCEL A

BEGINNING AT A POINT 188.86 FEET WEST AND 149.04 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 17.63 FEET; THENCE N88°47'07" W 105.70 FEET; THENCE N71°48'37" E 37.85 FEET; THENCE N87°03'39" E 69.83 FEET TO THE POINT OF BEGINNING. CONTAINING 1,279.50 FT



THIS PLAT ADDS PARCEL "A" TO LOT 1

SYMBOL LEGEND	
	DEED LINE
	SURVEY BOUNDARY
	PUBLIC UTILITY EASEMENT
	SET REBAR WITH CAP (7736336)
	FOUND REBAR



MIDWAY IRRIGATION COMPANY

Steve Favel 3-7-2020
SIGNATURE DATE

MIDWAY SANITATION DISTRICT

Dan ... 3-1-2020
SIGNATURE DATE

Discussion Items

- Density – The master plan limits the number of keys to 453 with the proposal raising the resort total to 285.
- Building Area – The maximum amount of building footprint is limited to 367,750 square feet. With the proposal, the total of the master plan increases to 268,432 square feet.
- Height for the single-family homes is limited to 35'. The applicant has submitted renderings of the cottage condominiums at about 35'.
- Water rights will be dedicated before the recording of the plat.



Required Parking Stalls

Table 2 - Required Parking Spaces for The Homestead Resort Master Plan

Use	Quantity	Unit	Parking Standard		Parking Space Subtotal	Peak Day Factor	Peak Hour Factor	Factor for Hotel Parking	Required Spaces	
			Quantity	Unit						
Estate Homes	5	home	2	per unit	10	0.84	0.95	1.00	8	Midway Code 16.13.39.A.1
Existing Guest Rooms	125	rooms	1	per unit	125	0.84	0.95	1.00	100	Midway Code 16.13.39.A.4
New Guest Condo Units	68	units	2	per unit	136	0.84	0.95	1.00	109	Midway Code 16.13.39.A.4
New Golf Cottages Condo Units	16	units	2	per unit	32	0.84	0.95	1.00	26	Midway Code 16.13.39.A.4
Wedding Barn	300	people	1	per 2 people	150	1.00	0.95	0.40	57	Midway Code 16.13.39.A.5
Main Lobby Ballroom	175	people	1	per 2 people	88	1.00	0.50	0.40	18	Midway Code 16.13.39.A.5
Main Lobby Restaurant and Bar	172	people	1	per 2 people	86	1.00	0.50	0.40	17	See Note 1.
Golf Grill	58	people	1	per 2 people	29	1.00	1.00	0.40	12	See Note 1.
Pizza Farm	52	people	1	per 2 people	26	1.00	1.00	0.40	10	See Note 1.
Activity Center	70	people	1	per 2 people	35	1.00	0.75	0.40	11	Midway Code 16.13.39.A.5
Spa Treatment	12	people	1	per 2 people	6	1.00	0.75	0.40	2	Midway Code 16.13.39.A.5
Spa Pools	50	people	1	per 2 people	25	1.00	0.75	0.40	8	Midway Code 16.13.39.A.5
Swimming Pools	400	people	1	per 2 people	200	1.00	0.75	0.40	60	Midway Code 16.13.39.A.5
Golf Club Lounge	20	people	1	per 2 people	10	1.00	0.75	0.40	3	Midway Code 16.13.39.A.5
Golf Course	88	people	1	per 2 people	44	1.00	0.75	0.40	13	Midway Code 16.13.39.A.5
Pickleball Courts	30	people	1	per 2 people	15	1.00	0.75	0.40	5	Midway Code 16.13.39.A.5
Amphitheater	100	people	1	per 4 people	25	1.00	1.00	0.40	10	Midway Code 16.13.39.A.7
Employees	25	employees	1	per employee	25	1.00	1.00	1.00	25	Midway Code 16.13.39.A.4

Total Parking Spaces Required for Resort 491

Parking Lot Spaces 553
 Garage Parking in Homes 10
Total Parking in Master Plan 563

Notes:

- 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.
- Golf course occupancy is based on 4 golfers per group and 1 group per 18 holes plus 4 groups warming up = 88 people.
- The maximum number of daytime employees at The Homestead is 75. Number during peak evening period is 25.
- Renovations for a food and beverage outlet are proposed for the Milk House building. This outlet is for guests of the resort and is not anticipated to generate traffic from outside of the resort.



HOUSE 1 AND 3 FRONT CORNER REPRESENTATION



HOUSE 1 AND 3 FRONT REAR DECK REPRESENTATION



HOUSE 1 AND 3 ENTRANCE REPRESENTATION

DATE	DESCRIPTION	BY	DATE

DATE	DESCRIPTION	BY	DATE

BHArchitecture
 (430) 701-7002
 WWW.BH.A-DESIGN
 BH23008.4

EXTERIOR REPRESENTATIONS
 HOMESTEAD FAIRWAY HOMES
 FAIRWAY DRIVE, MIDWAY, UT

VAC SUBMITTAL
 4/23/2026

© 2024
 EXHIBIT 2024-1247

A901



HOUSE 2 AND 4 ENTRANCE REPRESENTATION



HOUSE 2 AND 4 REAR DECK REPRESENTATION

DATE		BY

REVISION		DATE

BHArchitecture
 1430 701 7000
 WWW.BH.A DESIGN
 PROJECT #
 BH23008.4

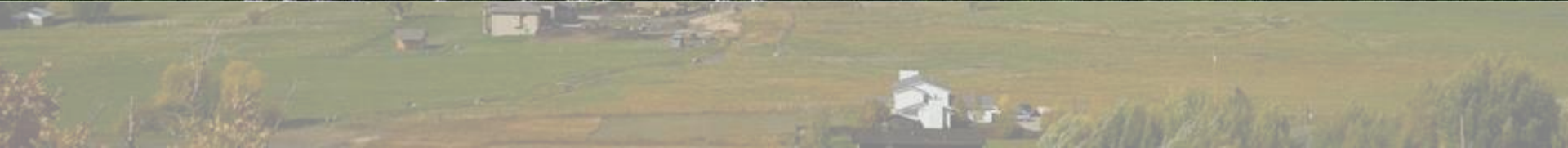
EXTERIOR REPRESENTATIONS
 HOMESTEAD FAIRWAY HOMES
 FAIRWAY DRIVE, MIDWAY, UT

© 2024
 BENTLEY SYSTEMS, INC.

A902

REVISION SUBMITTAL
 9/2026





Water Board Recommendation

Table 3 - Additional Water Needs for The Homestead Resort

Use	Project Quantity	Unit	Water Requirement with Return Flow	Unit	Total (acre-feet)
Credit for removed hotel units	12	units	-0.30	acre-feet/unit	-3.60
Irrigated area added to resort	2.40	acres	3.00	acre-feet/acre	7.20
Pond area added to resort	0.11	acres	3.00	acre-feet/acre	0.33
Residential homes	5	homes	0.80	acre-feet/home	4.00
New guest condo hotel units (Golf Cottages)	16	units	0.30	acre-feet/unit	4.80
New guest condo units	68	units	0.80	acre-feet/unit	54.40
New restaurant spaces	130	seats	0.07	acre-feet/person	9.10
Additional restaurant (Milk House)	35	seats	0.07	acre-feet/person	2.45
Swimming Pools	206	person	0.02	acre-feet/person	4.12
Retail and commercial	2	toilet	0.99	acre-feet/toilet	1.98
Weddings and conferences with meal (50 per year)	300	person	0.003	acre-feet/person	0.90
Conferences without a meal (25 per year)	300	person	0.0007	acre-feet/person	0.21
Spa	50	person	0.05	acre-feet/person	2.50
Activity Center	40	person	0.05	acre-feet/person	2.00
Virginia House conversion to office space	-5.5	units	0.3	acre-feet/unit	-1.65
Reduction in commercial washing machines	-2	machine	1.15	acre-feet/machine	-2.30

86.44 acre-feet

The resort plan change results in an increase of 3.2 acre-feet from the last water right determination on September 23, 2024.

Notes:

1. The existing swimming pools, hot tub and fitness center has an existing capacity of 194 people. The new swimming pools have a proposed capacity of 400 people for a net difference of 206.
2. 1 acre-feet per year = 892 gallons per day
3. The Midway Water Board policy was recently changed from 1.0 acre-feet per home to 0.80 acre-feet per home. This change represents a 1.77x return flow. The previous policy was 2x.
4. The existing restaurants have a 172 seating capacity (Simons 96 and Fanny's 76). The new restaurants, bars and lounges have a capacity of 302 for an increase in restaurant capacity of 130 seats.
5. Per the building permit application the Milk House food and beverage outlet has a occupancy of 35 people.

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 proposal does comply with requirements as described in the master plan.
- The proposal does comply with newly adopted setback requirements for structures bordering dedicated golf course open space.



Proposed Conditions

1. All lighting in the proposal will comply with current Midway requirements.
2. All required parking for each building and use shall be completed before the certificate of occupancy is issued for each building in the proposal.

