

**NOTICE AND AGENDA  
MIDWAY WATER ADVISORY BOARD  
MONDAY, APRIL 4, 2016**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, April 4, 2016 at 6:00 p.m. in the Midway City Office Building at 75 North 100 West Midway, Utah. Notice of the meeting and agenda was posted in the Midway City Office Building, Main Street Station and 7-Eleven, a copy was sent to each of the Trustees and a copy posted on the Utah Meeting Notice Web Site.

The agenda shall be as follows:

1. Roll Call
2. General Consent Calendar:
  - a. Approve the Agenda for April 4, 2016
  - b. Approve the Minutes of March 7, 2016
3. Homestead Resort- 700 North Homestead Drive
  - a. Discussion to confirm general project layout and unit count with water connections.
  - b. Recommendation to City Council
4. Dutch Canyon Subdivision – 600 East Saddle Drive
  - a. Discussion of water requirements for project
  - b. Recommendation to City Council
5. Brinton Small Subdivision – 310 West 200 North
  - a. Discussion of water requirements for project
  - b. Recommendation to City Council
6. New/Old Business – No motions or recommendations will be made during this item.
7. Adjourn

Dated March 28, 2016

Jennifer Sweat  
Secretary

The order of individual items on this agenda is subject to change in order to accommodate the needs of the Board and those in attendance.

This agenda can be amended up to 24 hours before the meeting. Any Changes will be posted on the agenda located in the Midway City Office Building, 75 North 100 West Midway, Utah

If you are planning to attend this public meeting and need special assistance in accordance with the Americans with Disabilities Act, please notify Jennifer Sweat secretary for the Midway Water Advisory Board prior to the meeting at 435-654-3223 x 101.

# General Consent Calendar

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**MIDWAY WATER ADVISORY BOARD  
MONDAY MARCH 7, 2016  
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held March 7, 2016 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

**Roll Call**

Irrigation Members: Chairman/Steve Farrell, Brent Kelly, Mike Lundin. Midway City: Mayor Colleen Bonner, Council Member Karl Dodge, Michael Henke, City Planner, Wes Johnson, City Engineer and Water Board Secretary Jennifer Sweat. Excused was Council Member Kenny VanWagoner and Irrigation Member Grant Kohler

**General Consent Calendar**

Chairman Farrell asked for approval of the General Consent Calendar which consisted of

- a. Approval of the Agenda for March 7, 2016
- b. Approval of the Minutes of February 1, 2016

**Motion: Mayor Bonner made a motion to approve the General Consent Calendar Council Member Karl Dodge 2<sup>nd</sup> the motion. It was carried unanimously.**

**Fox Meadow Small Subdivision – 370 Fox Den Drive**

Michael Henke, City Planner presented the follow regarding this property

1. 2.2 Acre Parcel which is located in the R-1-11 zone
2. Two (2) lots, with each lot being .87 acres.
3. Access for both lots from Fox Den Road, with no access from Michie Lane.
4. Reviewed property via google map

Michael did have a question on the property and if there were any ditches that were the Midway Irrigation Company. He did tell the applicant and their engineer, Mike Johnston to speak with Mike Kohler regarding the ditches.

The board discussed the ditches, and it was determined they had been abandoned, and were no longer being used. The one that looks like it was coming from the middle of the ground most likely was used to flood irrigate.

The board discussed the requirements for the property, which would be for two lots, each .87 acres, they would be required to turn in six (6) acre feet of water or two (2) shares of Midway Irrigation Water. They also told Mike Johnston to also get in touch with Mike Kohler, in regards to the secondary water connection that the property would need as well.

Minutes of the Midway Water Advisory Board  
March 7, 2016

Chairman Farrell asked if there were further questions regarding this item? There was not.

**Motion: Mayor Bonner stated that the board would make a recommendation to the City Council that Fox Meadow Small Subdivision at 370 Fox Den Drive be required to turn in six (6) acre feet of water (2 Share) two (2) lot subdivision on .87 acres. Irrigation Member Brent Kelly 2<sup>nd</sup> the motion. It was carried unanimously.**

### **Exchange Program**

Wes Johnson had prepared a map showing all the properties that were currently on the Exchange Program. The numbers on the map correspond with the numbers on the spreadsheets which lists each property. Wes also presented the maps that had been used to measure total acreage, Non-impervious and impervious acreage, as well as dry acreage.

(Information located in Supplemental File if needed for future reference)

The board reviewed the map and made the following recommendations to Secretary Sweat:

1. Removed numbers one (1) thru eight (8) which are on Johnson Mill Road, and have recently been annexed into Midway City, and been given access to Secondary Water. The irrigation company will notify those homeowners that they will need to access the secondary water or be charged overages.
2. Removed numbers 13 and 14 which are in Lacy Lane Estates and have access to secondary water. They should have been removed some time ago and need to have notice sent to them that they would need to hook on to the secondary water system or begin receiving charges for overages.
3. Removed number 27 which is located on Pine Canyon Road who also has access to the secondary water and should no longer be on the exchange program.

Wes also felt that a number of homes in Cottages on the Green should be removed because all their landscaping should be done by the HOA, and the meters were only going to the homes. Chairman Farrell wasn't sure on that, and thought that Wes should meet with Mike Kohler to review those, along with the three (3) on Warm Springs Road. Secretary Jennifer stated she could send the information to Mike Kohler, who then arrived at 7:00 p.m. After discussing with the board what had previously been reviewed Mike received the needed documents, and it was decided that Mike, Steve and Wes would meet to discuss Cottages on the Green and Warm Springs Road. But it was reiterated that the ones mentioned previously should be removed.

Chairman Farrell asked if there were further questions regarding this item? There was not.

The item was not an action item it was only an internal matter therefore no motion was needed or made.

## New/Old Business

The board discussed new developments coming to Midway City with City Planner Michael Henke.

Chairman Farrell asked if there was any other business? There was no other discussion.

Chairman Farrell moved for adjournment and Council Member Karl Dodge<sup>2<sup>nd</sup></sup> the motion. It was carried unanimously and was adjourned at 7:20 p.m.

Homestead Resort  
700 North Homestead Drive

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# Midway Water Advisory Project Data Sheet

Name of Project: Homestead

Address: 700 Homestead Dr

Name of Developer: Solstice Homes

Total Acres of Project: 151

Total Acres of Irrigated Land: 95

No. of Buildings: \_\_\_\_\_

No. of Residential Units: \_\_\_\_\_

No. of Hotel Units: 300

No. of Seats in Restaurant: \_\_\_\_\_

No. of Water Fixtures in Commercial Buildings (attach detail if applicable): \_\_\_\_\_

Utah Administrative Code R317-502-23/Requirements of the Division of Drinking Water:

\_\_\_\_\_

Other: \_\_\_\_\_

Other: \_\_\_\_\_

No. of Acre Feet needed for inside use: \_\_\_\_\_

No. of Acre Feet needed for outside use: \_\_\_\_\_

Extension or Modification of the City Water System:

\_\_\_\_\_

Storage Facilities: \_\_\_\_\_

Midway Irrigation Company Consent:

a. Storm Water Runoff: \_\_\_\_\_

b. Piping of Irrigation Ditch (Easements):

\_\_\_\_\_

c. Relocation of Ditches (Easements) \_\_\_\_\_

d. Tail Water Control: \_\_\_\_\_

Secondary Water System: \_\_\_\_\_

Comments:

Purpose of meeting with Advisory Board is to confirm general project layout and unit count with water calculation.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# Private Resort Residence Club - Feasibility Layout



## HOMESTEAD RESORT

### FEASIBILITY LAYOUT

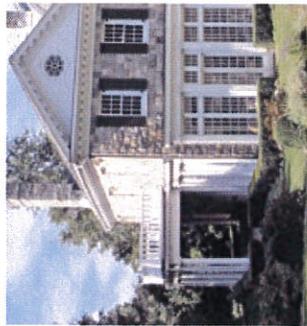
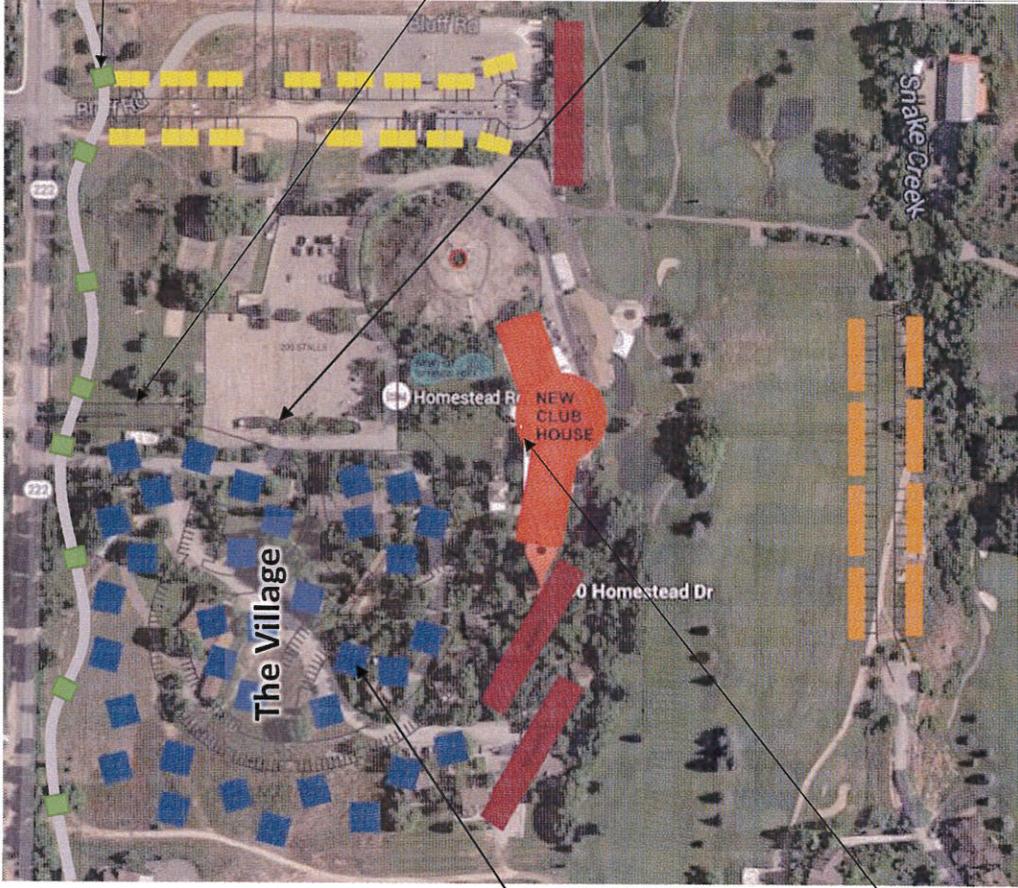
- STACKED FLAT
  - (3) BUILDINGS
  - (108) TOTAL UNITS
  - 1,150 SQ FT UNIT SIZE
  - UNIT 50'X23'
  - 3 STORY
- 4-PLEX
  - (34) BUILDINGS
  - (136) TOTAL UNITS
  - 1,875 SQ FT UNIT SIZE
  - UNIT 25'X25'
  - 2 STORY WITH BASEMENT
- DUPLEX TOWN-HOMES
  - (15) BUILDINGS
  - (30) TOTAL UNITS
  - 2,590 SQ FT UNIT SIZE
  - UNIT 33'X27'
  - 2 STORY WITH BASEMENT
- 4-PLEX TOWN-HOMES
  - (8) BUILDINGS
  - (32) TOTAL UNITS
  - 2,390 SQ FT UNIT SIZE
  - UNIT 33'X27'
  - 2 STORY WITH BASEMENT

**306 TOTAL UNITS**

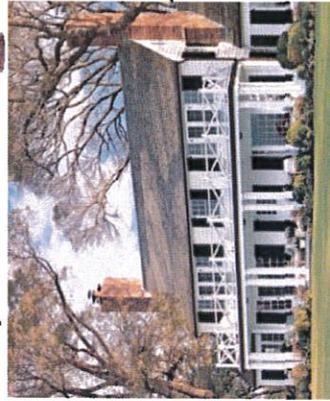
**613 PARKING STALLS**

# Historic Homestead – Thematic Elements

## The Colonial Village



Colonial Style Architecture



Pergolas to Complement Pathway



Pedestrian Friendly

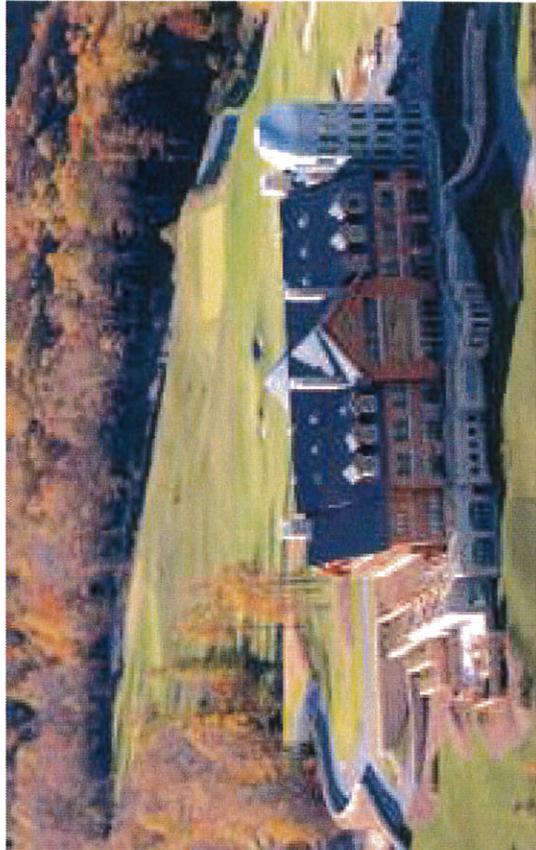
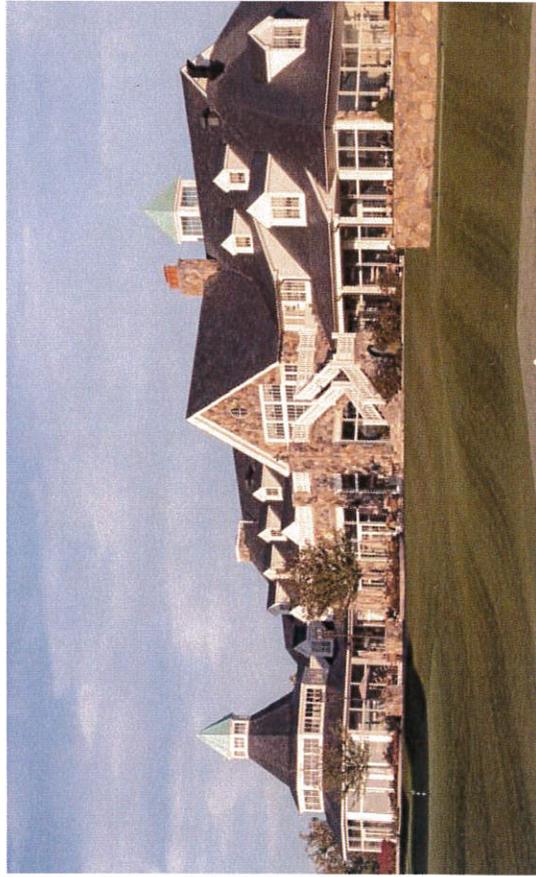
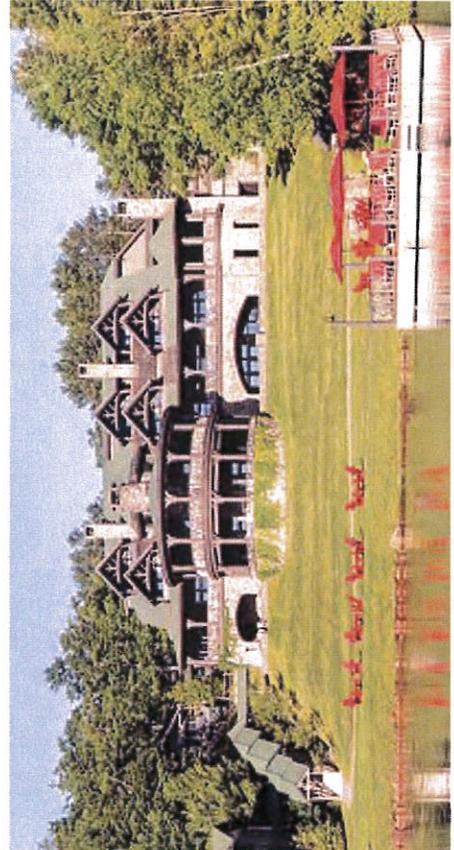
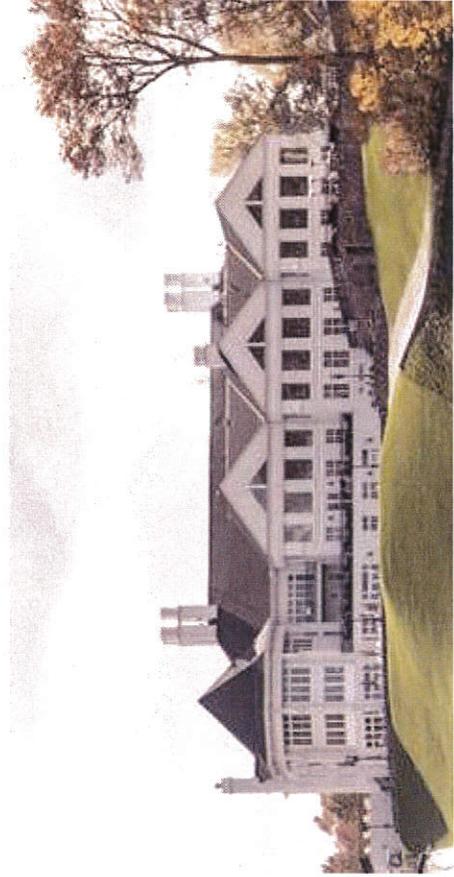


Water Features



# Clubhouse – Concepts

Main Clubhouse – 30,000 sf



## Clubhouse Resort Amenities and Activities

- Dining
- Golf
- Spa
- Childcare
- Weddings
- Fitness Center
- Special Events
- Reunions
- Outdoor Summer Activities
- Bowling
- Game Room
- Movie Theater
- Conference Rooms
- Seasonal Events

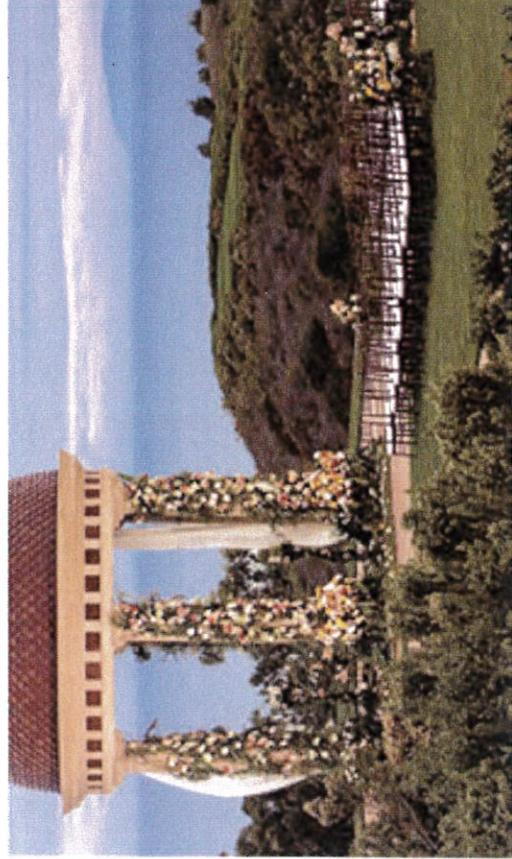
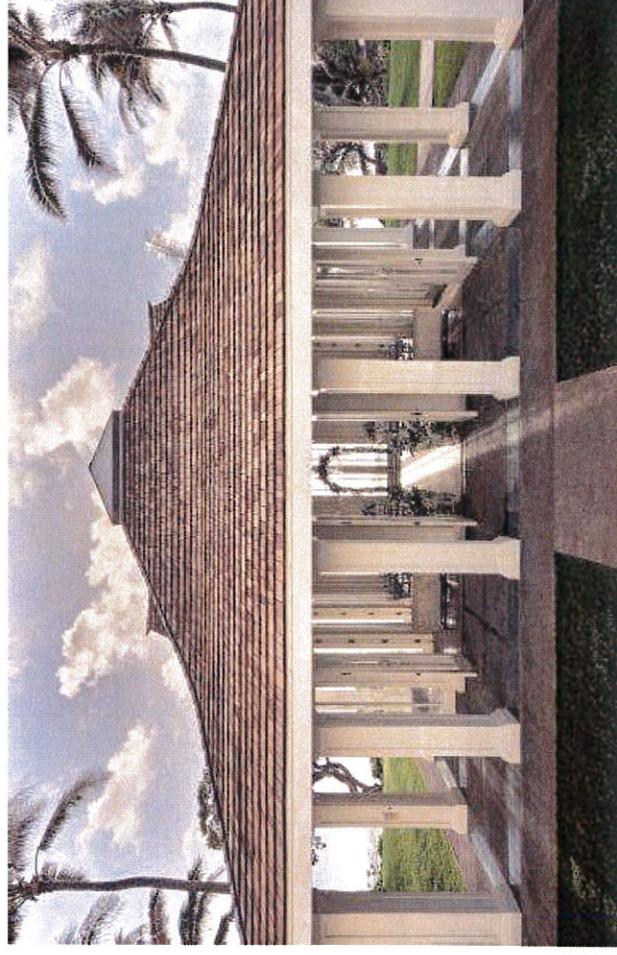
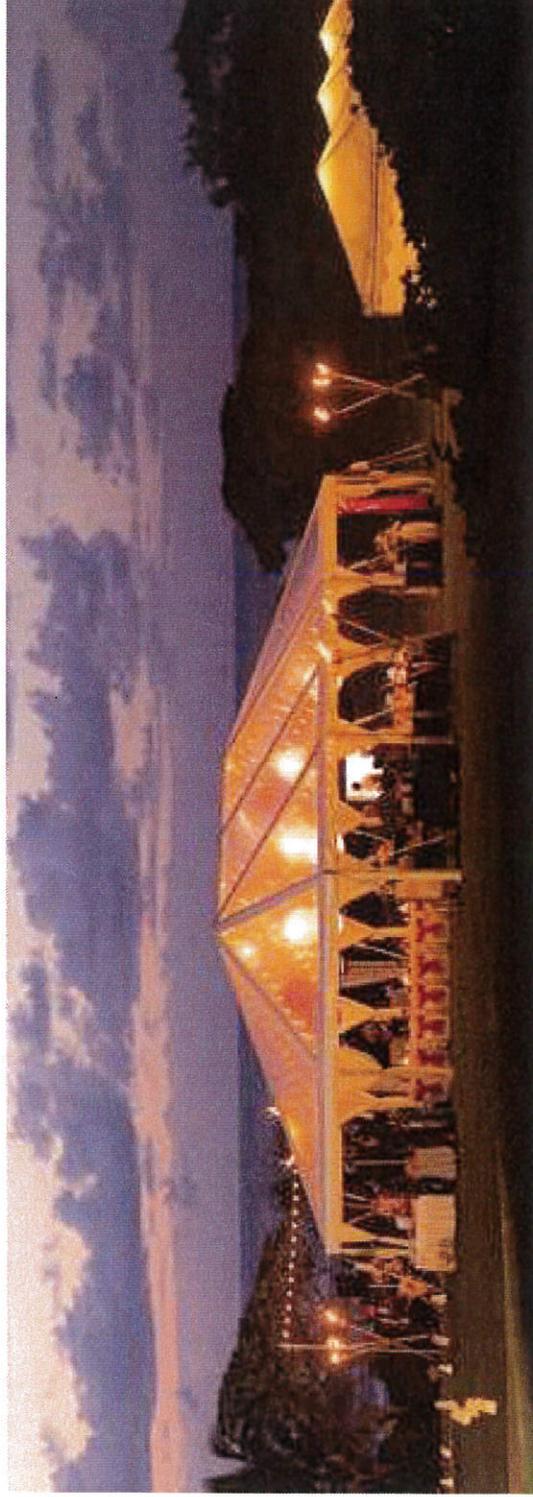
### Dining



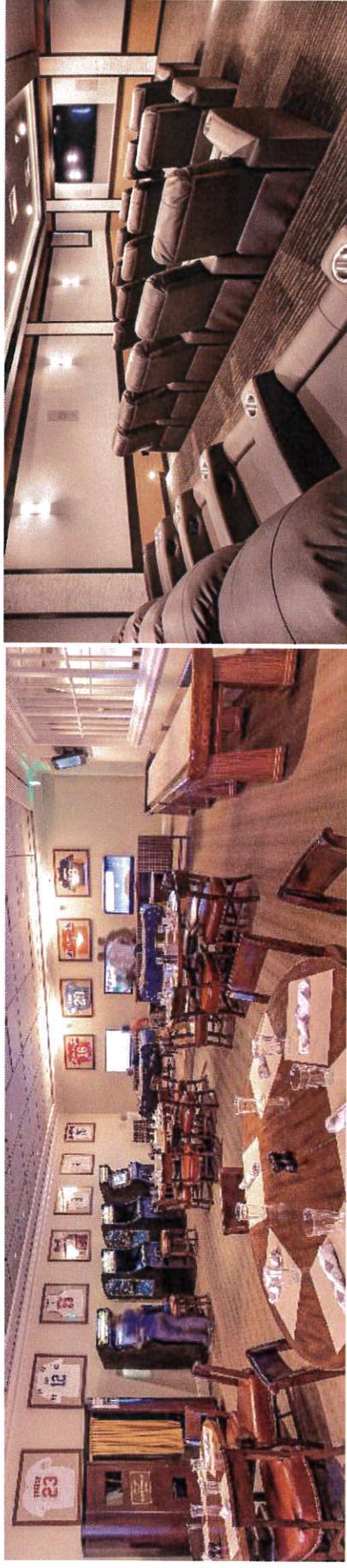
### Spa & Fitness



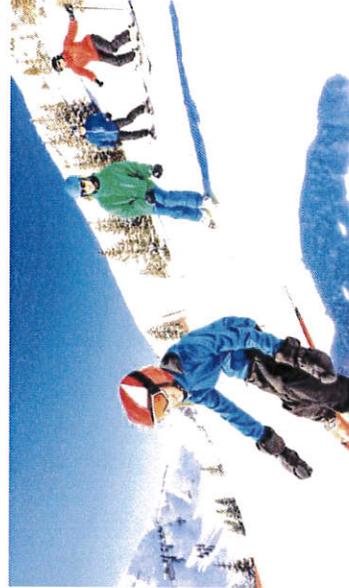
## Weddings and Receptions – ROI



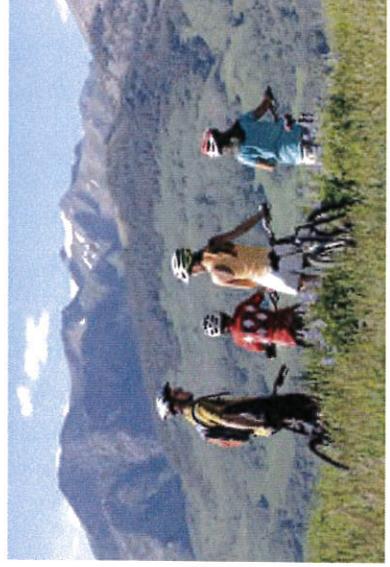
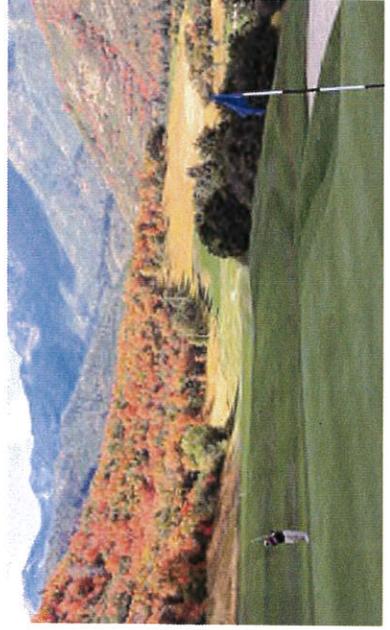
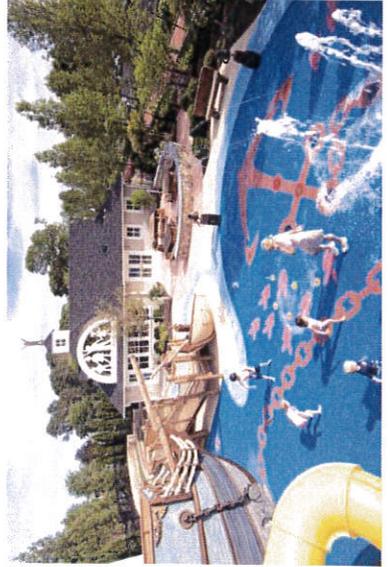
# Game Room & Movie Theater



Activities



Childcare and Learning Center



Dutch Canyon Subdivision  
600 East Saddle Drive

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18 March 2016

# MIDWAY WATER ADVISORY PROJECT DATA SHEET

NAME OF PROJECT: Dutch Canyon Subdivision

ADDRESS: 600 East Saddle Drive

NAME OF DEVELOPER: Watts Enterprises

TOTAL ACRES OF PROJECT: 29.42 acres

TOTAL ACRES OF IRRIGATED LAND: \_\_\_\_\_

NO. OF BUILDINGS: 1 clubhouse and pool in common area

NO. OF RESIDENTIAL UNITS: \_\_\_\_\_

NO. OF HOTEL UNITS: \_\_\_\_\_

NO. OF SEATS IN RESTAURANT: \_\_\_\_\_

NO. OF FIXTURES IN COMMERCIAL BUILDINGS: \_\_\_\_\_

OTHER: 25 lots

OTHER: \_\_\_\_\_

NO. OF ACRE FEET NEEDED FOR INSIDE USE: see below and site plan

NO. OF ACRE FEET NEEDED FOR OUTSIDE USE: see below and site plan

EXTENSION OF OR MODIFICATION OF THE CITY WATER SYSTEM: connection to existing water line in Saddle Drive

STORAGE FACILITIES: none

### MIDWAY IRRIGATION COMPANY CONSENT:

a) STORM WATER RUNOFF: onsite retention

b) PIPING OF IRRIGATION DITCH (EASEMENTS): none

c) RELOCATION OF DITCHES (EASEMENTS): none

d) TAIL WATER CONTROL: not applicable

SECONDARY WATER SYSTEM: see attached plan

### COMMENTS:

*Lots	25	25 shares
Clubhouse & Pool		0.5 shares
Total		25.5 shares

\* Lot size is reduced by 0.15 acres due to the 15% open space. This development with 25-0.85 acre lots and open space is the same as a 25-acre lot development, see site plan for additional details

LAND USE CALCS

ZONE	RA-1-43	
PROPERTY WITH ROAD EASEMENT	29.42 ACRES	
NUMBER OF LOTS	25 LOTS	
SENSITIVE LANDS	NONE	
OPEN SPACE W/ROAD EASEMENT CONVERTED TO TRAIL		4.41 ACRES (15.00%)
AVERAGE LOT FRONTAGE (25 LOTS WITH 6 CORNER LOTS)		169.14'

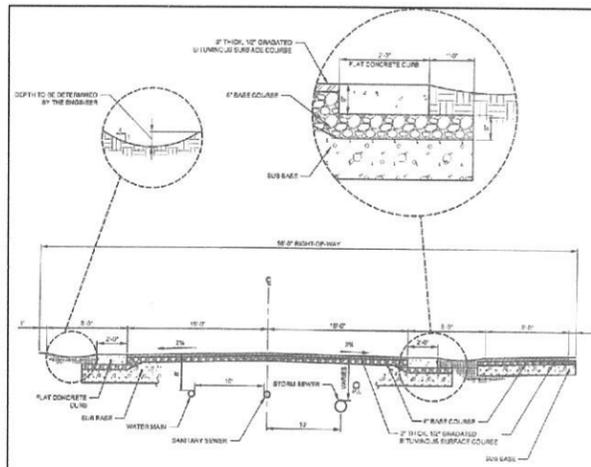
NOTES:

- LOT ACREAGE REDUCED UP TO 15% PER CITY CODE DUE TO 15% OPEN SPACE IN SUBDIVISION.
- LOT FRONTAGES REDUCED BY 15% AS ALLOWED BY CITY CODE PER OPEN SPACE.
- OPEN SPACE, MINIMUM REQUIRED FRONTAGE IS 127.50 FEET.

WATER SHARE REQUIREMENTS:

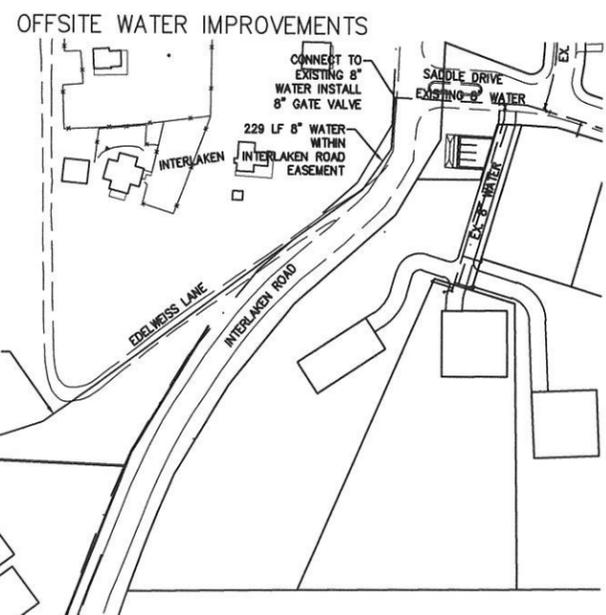
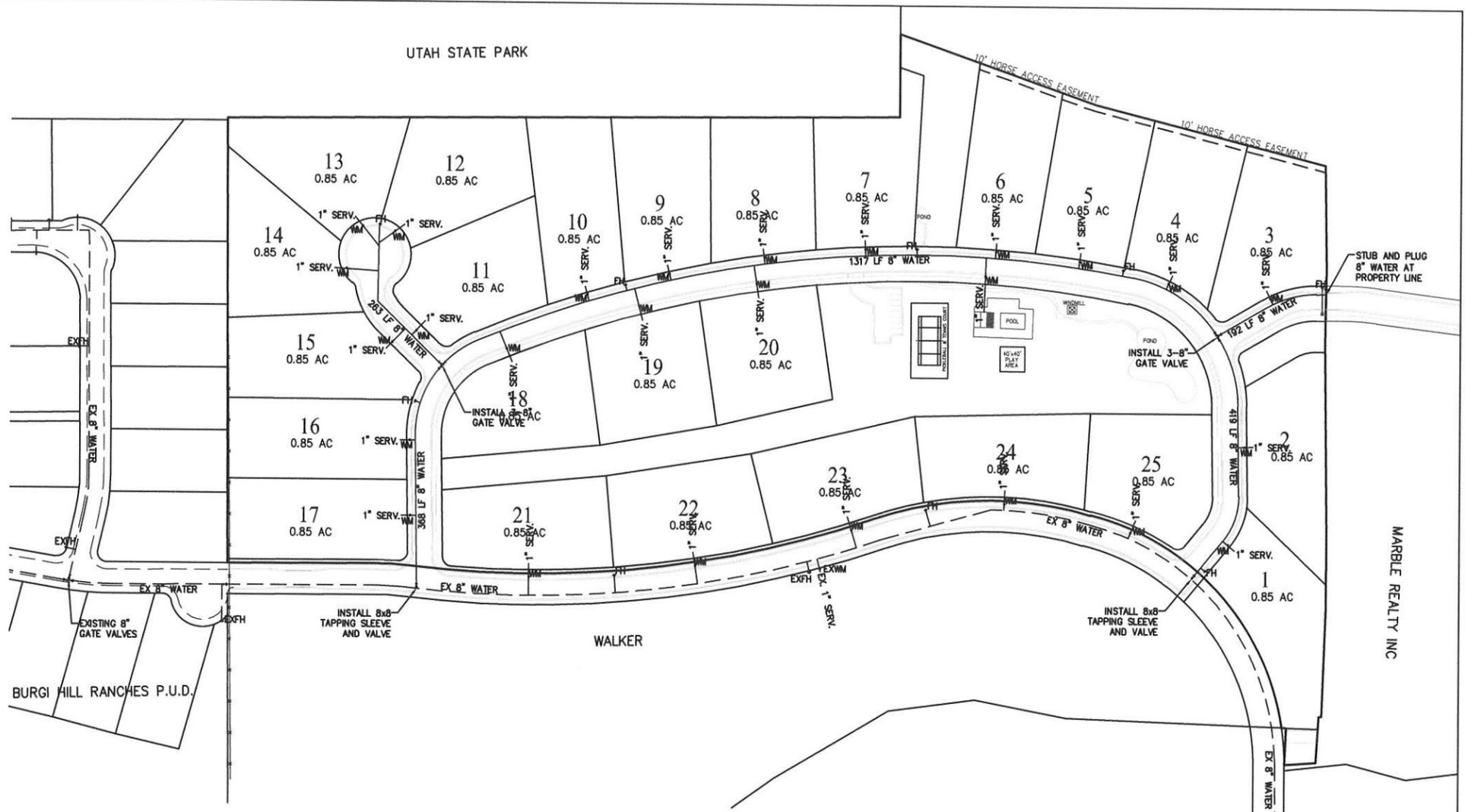
25 LOTS AND OPEN SPACE (OPEN SPACE IS CREATED BY REDUCING LOT SIZE 15% OPEN SPACE SHOULD NOT REQUIRE EXTRA WATER RIGHTS)	25.0 SHARES
CLUBHOUSE AND POOL	0.50 SHARES
TOTAL WATER RIGHTS REQUIRED	25.5 SHARES
SHARES OWNED	30.0 SHARES



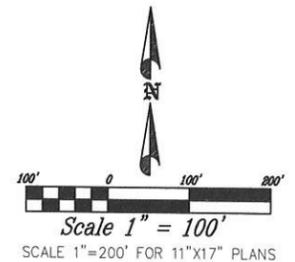


- NOTES:**
1. THIS CROSS SECTION MAY BE USED WHEN THERE IS AN AVERAGE FRONTAGE OF 150 PER LOT (CORNER LOTS BOTH FRONTAGES MUST BE CALCULATED AND THE 150' FRONTAGE MAINTAINED BY PLANNING COMMISSION & CITY ENGINEER.)
  2. WHEREVER POSSIBLE, MANHOLES SHOULD BE INSTALLED ON THE 300' WIDE SIDE OF THE STREET.
  3. NO WATER LINE SHALL BE INSTALLED UNDER A 12' WIDE SIDEWALK.
  4. ALL GRADATED SUBBASES SHALL BE PROVIDED WITH THIS SUBBASE IS DETERMINED BY THE CITY ENGINEER TO BE SUITABLE.
  5. SUGGESTED UTILITY PLACEMENT SHALL BE APPROVED BY CITY ENGINEER.
  6. STORM WATER FLOW TO CONTINUE THROUGH THE DRIVEWAY CONNECTION.

LOCAL STREET CROSS SECTION #4  
STREET CROSS SECTIONS AND UTILITY LOCATIONS



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
PAUL D. BERG, P.E.  
SERIAL NO. 295565  
DATE: 18 FEB 2016

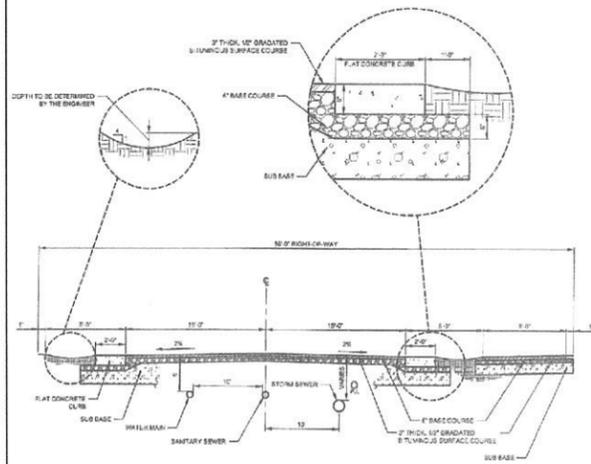
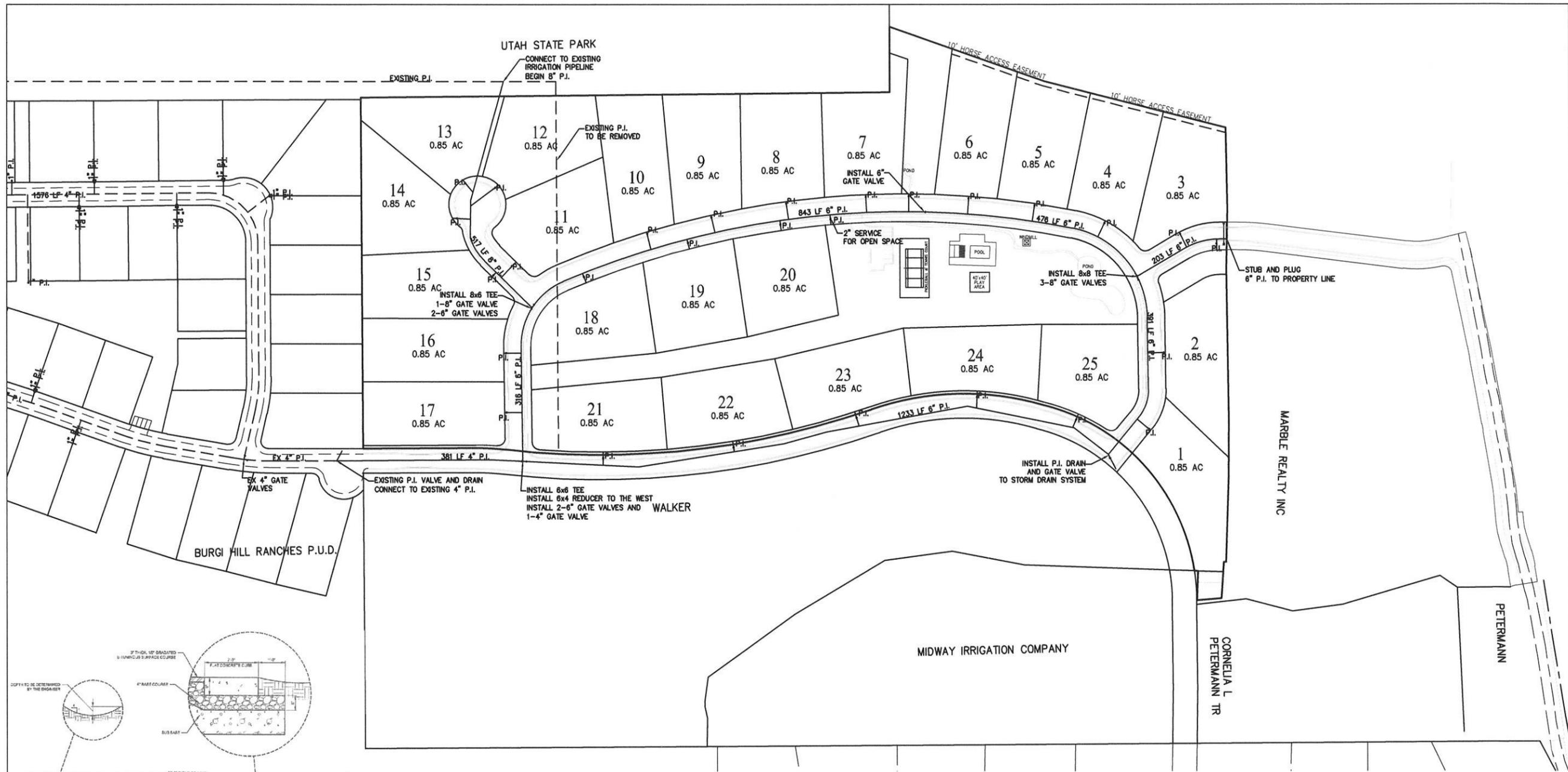


- CULINARY WATER SYSTEM NOTES:**
1. ALL CULINARY WATER CONSTRUCTION TO MEET MIDWAY CITY STANDARDS AS ADOPTED IN JUNE 2012 EDITION.
  2. ALL PRIVATE STREETS WILL BE A DEDICATED AS A PUBLIC UTILITY EASEMENT.
  3. ALL UNITS SHALL HAVE A 1" WATER SERVICE WITH A 1" METER.

WATTS ENTERPRISES  
DUTCH CANYON SUBDIVISION  
PRELIMINARY  
WATER PLAN

RESOURCE GROUP, P.C.  
380 E Main St. Suite 204,  
Midway, UT 84049  
ph. (435) 657-9749

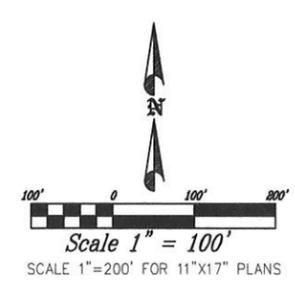
DESIGN BY: PDB DATE: 18 FEB 2016 SHEET  
DRAWN BY: CNB REV: 4



**NOTES:**

- THIS CROSS SECTION MAY BE USED WHEN THERE IS AN AVERAGE PROPORTION OF 100 PERCENT OF CORNER LOTS NOT PROPORTIONATE TO BE CALLED LOTS AND ON THE OTHER SIDE OF THE STREET BY PLANS OR EQUIPMENT & CITY CODES.
- WHENEVER NECESSARY, SANITARY SINKERS SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE STREET.
- NO WATER MAIN SHALL BE INSTALLED.
- IF A REDUCED SINKER IS REQUIRED WHEN THE SUBGRADE IS DETERMINED BY THE CITY AND NEAR TO BE UNRELIABLE.
- SUGGESTED UTILITY PLACEMENTS SHALL BE APPROVED BY CITY ENGINEER.
- STORM WATER FLOW TO COURTESY THROUGH THE DRIVEWAY CONNECTION.

LOCAL STREET CROSS SECTION #1  
STREET CROSS-SECTIONS AND UTILITY LOCATIONS



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

PAUL D. BERG P.E.  
SERIAL NO. 295595  
DATE: 18 FEB 2016

- PRESSURIZED IRRIGATION SYSTEM NOTES:**
- ALL PRESSURIZED IRRIGATION CONSTRUCTION TO MEET MIDWAY IRRIGATION COMPANY STANDARDS.
  - ALL PIPE SHALL BE AWWA C-900 CLASS OR EQUIVALENT.
  - ALL PRESSURIZED IRRIGATION SERVICES SHALL BE 1".
  - RECONNECT WALKER IRRIGATION SERVICE(S) TO NEW 6" P.I. LINES IN SADDLE DRIVE.
  - DUTCH CANYON SUBDIVISION TO BE FEED FROM EXISTING SUPPLY LINE AND FROM 4" P.I. LINE IN BURGI HILL RANCHES.
  - ALL LINES IN DUTCH CANYON SUBDIVISION SHALL BE A MINIMUM OF 6". MAINLINE SUPPLY LINE SHALL BE 8".

WATTS ENTERPRISES  
DUTCH CANYON SUBDIVISION  
PRELIMINARY PRESSURIZED IRRIGATION PLAN

**BERG ENGINEERING**  
RESOURCE GROUP P.C.  
380 E Main St. Suite 204,  
Midway, UT 84049  
ph. (435) 657-9749

DESIGN BY: PDB DATE: 18 FEB 2016 SHEET 5  
DRAWN BY: CNB REV:

Brinton Small Subdivision  
310 West 200 North

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# Midway Water Advisory Project Data Sheet

Name of Project: Brinton Small subdivision

Address: 310 W 200 N

Name of Developer: Robert Brinton

Total Acres of Project: 0.76

Total Acres of Irrigated Land: 0.5

No. of Buildings: 2

No. of Residential Units: 2

No. of Hotel Units: \_\_\_\_\_

No. of Seats in Restaurant: \_\_\_\_\_

No. of Water Fixtures in Commercial Buildings (attach detail if applicable): \_\_\_\_\_

Utah Administrative Code R317-502-23/Requirements of the Division of Drinking Water:

Other: \_\_\_\_\_

Other: \_\_\_\_\_

No. of Acre Feet needed for inside use: \_\_\_\_\_

No. of Acre Feet needed for outside use: \_\_\_\_\_

Extension or Modification of the City Water System:

Storage Facilities: \_\_\_\_\_

Midway Irrigation Company Consent:

a. Storm Water Runoff: \_\_\_\_\_

b. Piping of Irrigation Ditch (Easements): \_\_\_\_\_

c. Relocation of Ditches (Easements) \_\_\_\_\_

d. Tail Water Control: \_\_\_\_\_

Secondary Water System: \_\_\_\_\_

Comments:

A 2 lot subdivision is proposed, with an existing home on lot 2 that will remain. A new water service will be needed for lot 1.

