

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, June 3, 2019**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, June 3, 2019 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.

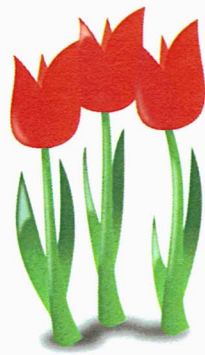
The agenda shall be as follows:

1. **General Consent Calendar**
 - a. **Approve Agenda for June 3, 2019**
 - b. **Approve Meeting Minutes May 6, 2019**
2. **Cozens Subdivision – 840 South Stringtown Road**
 - a. **Discussion on small scale subdivision water requirements**
 - b. **Possible Recommendation to City Council**
3. **Homestead Resort – 700 North Homestead Dr.**
 - a. **Discussion on water for Homestead Project**
 - b. **Possible Recommendation to City Council**
4. **New/Old Business - No motions or recommendations given**
5. **Adjourn**

General Consent Calendar



Cozens Subdivision – 840 S. Stringtown Road



MIDWAY CITY

Planning Office

75 North 100 West
Midway, Utah 84049

Phone: 435-654-3223 x105
Fax: 435-654-2830
mhenke@midwaycityut.org

Midway Water Advisory Application

Applicant or Authorized Representative:

Name: Albert Cozens Phone: 435-671-1941 Fax: _____

Mailing Address: 840 Stringtown Road City: Midway State: Utah Zip: 84049

E-mail Address: al_cozens@hotmail.com

Project Name: Cozens Subdivision

Location: 840 South Stringtown Road

Total Acreage: 3.72 Number of Units: 1 Historically Irrigated Area: 2.96

Existing Water Connections: 1

Comments:

Existing buildings and driveway is 9,862 sf (0.23 acres)

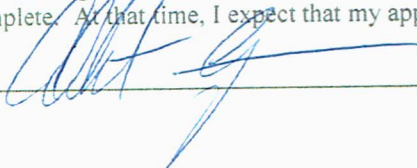
Snake Creek and 100 year floodplain is 0.53 acres

Historically irrigated = $3.72 - 0.23 - 0.53 = 2.96$ acres

Please submit with application Site Plans, Plat Maps, Drawings or any information that pertains to water calculations.

Please read and sign before application submittal

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. As the applicant for this proposal, I understand that my application is not deemed complete until the Planning Office has reviewed the application. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time.

Signature of Owner or Agent:  Date: 5/16/19

FOR OFFICE USE ONLY

STAFF:

Date Received: _____

Received By: _____

Fee Paid: _____

Application Number: _____

Zone: _____

Tax ID Number: _____

PLANNER:

Complete / Incomplete

Date: _____ Reviewed by: _____

I, FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE UTAH CODE, SECTIONS 15-23-17 IN ACCORDANCE WITH SECTION 10-9a-403 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

ADJOINING OWNERS

SURVEY BOUNDARY

SET REBAR WITH CAP
(AS NOTED ON DRAWING)

FOUND REBAR WITH CAP
(AS NOTED ON DRAWING)

FOUND REBAR (AS NOTED
ON DRAWING)

FOUND SECTION CORNERS
(AS NOTED ON DRAWING)

REBAR MARKER RAILROAD GRADELINE

—————

① ② ③ ⊕ —●—

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	44.04'	N89°27'11"E
L2	10.75'	N41°08'04"E
L3	51.75'	N10°47'21"W

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°00'00" WEST FROM THE FOUND WASATCH COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 3 TO THE FOUND REBAR WITH ALUMINUM CAP SET AS PER ROB FILE NO. 668 MARKING THE WEST 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH THE UTAH STATE COORDINATE SYSTEM 1983 CENTRAL ZONE HEARINGS.

[illegible]

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS, RIGHTS-OF-WAY AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____

STATE OF UTAH } s.s.
COUNTY OF WASATCH }
ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED
BEFORE ME _____ WHO DULY ACKNOWLEDGED
TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES _____

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH,
HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF
EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS _____ DAY OF _____ A.D. 20____

#5 _____ DAY OF _____, A.D. 20____

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE
MIDWAY _____ CITY PLANNING COMMISSION

DIRECTOR - PLANNING _____ CHAIRMAN, PLANNING COMMISSION

DIRECTOR -- PLANNING CHAIRMAN, PLANNING COMMISSION

COZENS SUBDIVISION

SCALE: 1" = 20 FEET

SCALE: 1" = 20 FEET

APPROVED AS TO FORM ON THIS
DAY OF _____, 20____,

COUNTY SURVEYOR

DATE: _____

DATE: _____

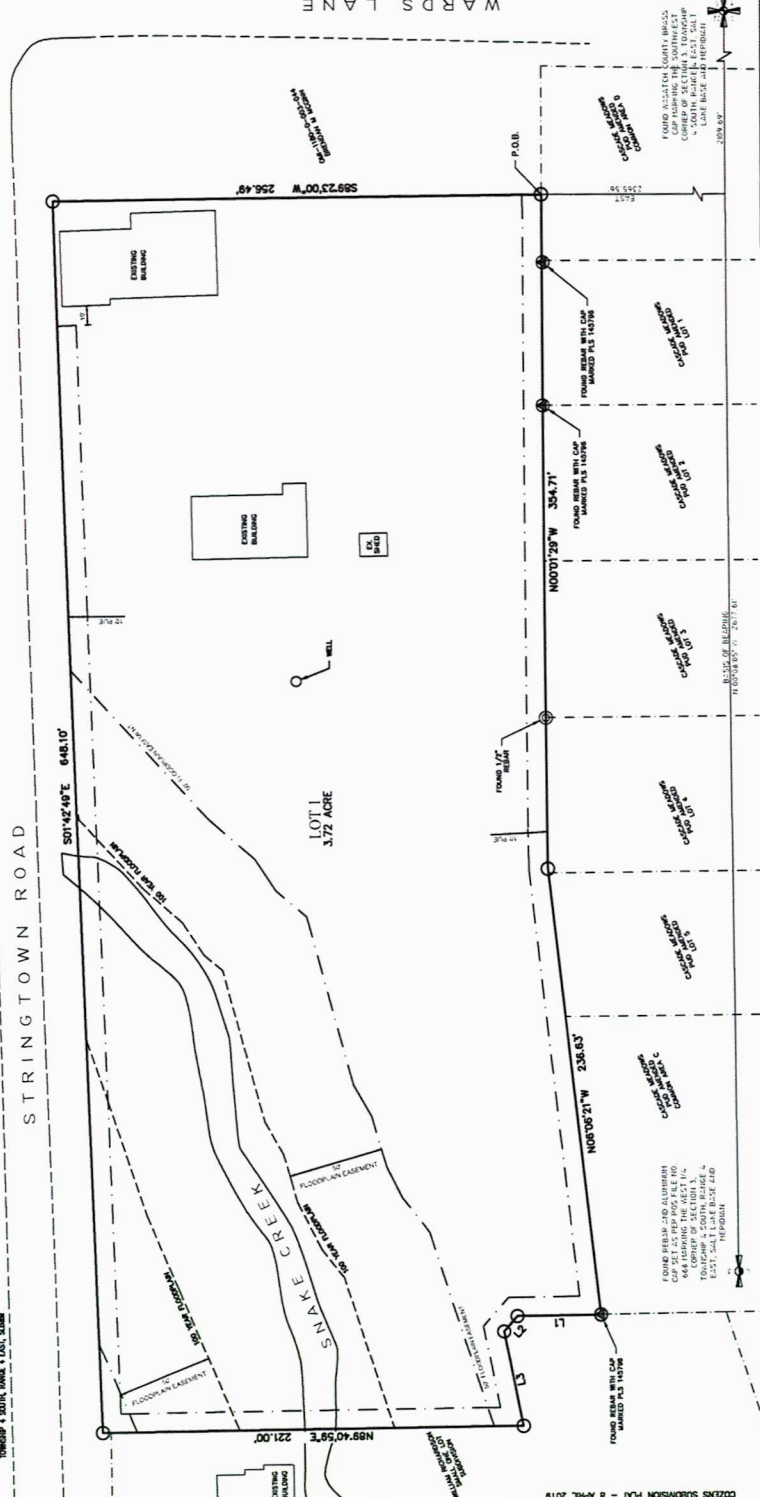
LEGEND

PUE PUBLIC UTILITY EASEMENT

SUBVENDOR
THOMAS L. TAYLOR, P.L.C.

2298 SOUTH 270 EAST
HEBER CITY, UTAH 84032

DATE OF SURVEY: APRIL 2019



Homestead Resort – 700 North Homestead Dr.



MIDWAY CITY
Planning Office

75 North 100 West
Midway, Utah 84049

Phone: 435-654-3223 x105
Fax: 435-654-2830
mhenke@midwaycityut.org

Midway Water Advisory Application

Applicant or Authorized Representative:

Name: WATS ENTERPRISES Phone: 801-673-5630 Fax: _____

Mailing Address: 5200 S. HIGHLAND DR. City: S.U.C. State: UT. Zip: 84117.

E-mail Address: russ@watsenterprises.com

Project Name: HOMESTEAD RESORT REVITALIZATION / MASTER PLAN.

Location: 700 N. HOMESTEAD DR., MIDWAY, UTAH.

Total Acreage: 154 +/- Number of Units: 290 Historically Irrigated Area: 104 ACRES

Existing Water Connections: NUMEROUS

Comments: SEE ATTACHED "WATER RIGHTS CALCULATIONS" CHART.

Please submit with application Site Plans, Plat Maps, Drawings or any information that pertains to water calculations.

Please read and sign before application submittal

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. As the applicant for this proposal, I understand that my application is not deemed complete until the Planning Office has reviewed the application. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time.

Signature of Owner or Agent: Ruek - Wats Enterprises Date: 9/22/19.

FOR OFFICE USE ONLY

STAFF:

Date Received:
Received By:
Fee Paid:

Application Number:
Zone:
Tax ID Number:

PLANNER:

Complete / Incomplete
Date: Reviewed by:

The Homestead Resort Master Plan Additional Water Right Calculations

April 22, 2019

Prepared by: Paul Berg, P.E., Berg Engineering

Project Information

Tables 1-3 provide the water right requirements and additional water uses for new The Homestead Resort Master Plan.

The Homestead has 30.34 shares (91.02 acre-feet) that are available for redevelopment of the resort.

Existing uses at The Homestead that will be replaced with similar facilities are not considered in the analysis. New or expanded uses must dedicate additional water rights. These new or expanded uses are calculated below. Credits for existing uses that will be removed are also shown. Existing uses that will be replaced within the resort include the golf clubhouse, restaurants, conference rooms and existing restrooms.

The water right calculations below are based on the master plan dated April 22, 2019.

Table 1 - Water Use Requirements

Use	Water Requirement		Source of Requirement	Return Flow Requirement	Total Required	
	Quantity	Unit			Quantity	Unit
Irrigated / landscaped area	3.00	acre-feet/acre	Midway Water Board		3.00	acre-feet/acre
Estate homes	0.80	acre-feet/unit	Midway Water Board		0.80	acre-feet/unit
Villas	0.80	acre-feet/unit	Midway Water Board		0.80	acre-feet/unit
Bungalows	150	gpd/unit	Table 1, Utah Code R309-510	1.77	0.30	acre-feet/unit
Hotel, resort	150	gpd/unit	Table 1, Utah Code R309-510	1.77	0.30	acre-feet/unit
Employee Housing	40	person	Table 2, Utah Code R309-510	1.77	0.08	acre-feet/person
Swimming pools	10	gpd/person	Table 2, Utah Code R309-510	1.77	0.02	acre-feet/person
Retail / commercial / amenities	500	gpd/toilet	Table 2, Utah Code R309-510	1.77	0.99	acre-feet/toilet
Visitors (conference) center	5	gpd/person	Table 2, Utah Code R309-510	1.77	0.01	acre-feet/person

Table 2 - New Water Uses at The Homestead

Use	Quantity	Unit	Comments
Irrigated / landscaped area	-1.48	acres	See note 1
Existing units to be demolished	-137	units	The existing 137 units will be demolished with the new resort plan.
Estate Homes	19	units	
Villas	60	units	
Grand Hotel	80	units	
Spa Resort Suites	24	units	
Family Suites	48	units	
Bungalows / Cabins	26	units	
Employee Rooms	12	employees	
Swimming Pools	206	person	See note 2
Retail / commercial / amenities	6	toilet	Additional mens and womens toilet stalls in commercial and amenity areas
Conference Center, Barn, Chapel	350	person	Proposed additional conference center capacity at The Homestead

Table 3 - Additional Water Needs for The Homestead Resort

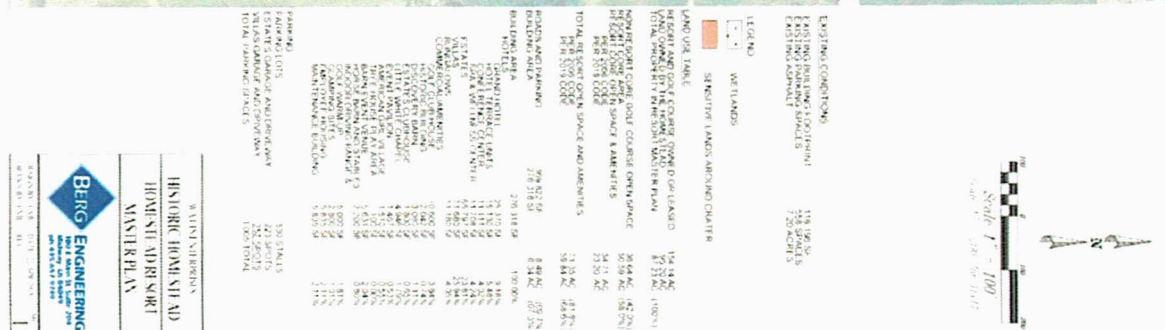
Use	Project Quantity	Unit	Water Requirement with Return Flow	Unit	Total (acre-feet)
Credit for Removed Irrigated Area	1.48	acres	-3.00	acre-feet/acre	-4.44
Credit for Demolished Hotel Units	137	units	-0.30	acre-feet/unit	-41.10
Estate Homes	19	units	0.80	acre-feet/unit	15.20
Villas	60	units	0.80	acre-feet/unit	48.00
Grand Hotel	80	units	0.30	acre-feet/unit	24.00
Spa Resort Suites	24	units	0.30	acre-feet/unit	7.20
Family Suites	48	units	0.30	acre-feet/unit	14.40
Bungalows / Cabins	26	units	0.30	acre-feet/unit	7.80
Employee Rooms	12	person	0.08	acre-feet/person	0.96
Swimming Pools	206	person	0.02	acre-feet/person	4.12
Retail / commercial / amenities	6	toilet	0.99	acre-feet/toilet	5.94
Conference Center, Barn, Chapel	350	person	0.01	acre-feet/person	3.50

85.58 acre-feet of additional water required

28.53 additional Midway Water Board shares required

Notes

- There are 7.0 acres within the resort core that are not currently being irrigated that are part of the resort master plan. 3.90 acres of this historically non-irrigated area will now be irrigated with the new resort plan. 4.06 acres of existing irrigated area will be removed and used for buildings, roads or parking in the new resort plan. The new golf course clubhouse and driving range will encroach on to Hole #1 and will reduce the irrigated area by 1.32 acres. The net irrigated area in the Homestead Resort core is reduced by 1.48 acres.
- 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.
- 1 acre-foot per year = 892 gallons per day
- 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.



New/Old Business



Adjourn

