

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, February 3, 2020**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, February 3, 2020 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 February 3, 2020**
 - b. **Approve Meeting Minutes January 6, 2020**
2. **Scotch Fields Phase 4 and 5 Amended Mast Plan**
 - a. **Discussion on water calculations for new phasing plan**
 - b. **Possible Recommendation to City Council**
3. **Revise Water Requirements (Wetland, Irrigation etc.) – Discussion Only**
4. **New/Old Business - No motions or recommendations given**
5. **Adjourn**



MIDWAY WATER ADVISORY BOARD

MONDAY January 6, 2020

MEETING MINUTES

Minutes of the Midway Water Advisory Board meeting held January 6, 2020 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Irrigation President/Chairman Steve Farrell, Grant Kohler (via phone); Midway City: Mayor/Co-Chairman Celeste Johnson, City Councilman Steven Dougherty, Wes Johnson, City Engineer, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary. City Councilman Ken VanWagoner was excused from the meeting.

General Consent Calendar

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

- a. Approval of the Agenda for January 6, 2020
- b. Approval of the minutes for November 4, 2019

Jennifer Sweat indicated in error the agenda she sent out prior to the meeting had list "approval of Meeting Dates for 2020" and that was an error as those dates were already approved at the November 4, 2019 meeting.

Motion: Mayor/Co-Chairman Celeste Johnson made a motion n to approve the General Consent Calendar, with the correction of the approval of meeting dates for 2020 to be removed. Midway Irrigation Member Grant Kohler 2nd the motion.

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

Motion was carried unanimously.

Remund Farms – 200 East 600 North – Discussion on water calculations for new phasing plan.

Michael Henke, City Planner stated this subdivision had come before the Water Advisory previously for Master Plan approval, however since then they had decided to do additional phasing and were required to come back to the water board. Planner Henke presented the following regarding this property

- **R-1-15 zoning**
- **34.91 acres (15.71 acres of open space)**
- **Planned Unit Development**
- **Proposal contains 58 building pads**
 - **Phase 2 – 18.05 acres – Units 40-52,59,60,69-76,84-87 Clubhouse and Pool**
 - **Phase 3A – 3.53 acre – Units 53-58, 61-68**
 - **Phase 3B – 4.1 acres – Units 77-83**

January 6, 2020

- **Phase 3C – 9.22 acres – Units 88-97**

The board reviewed the property via google earth, and new plat maps showing the phasing of the project. Below is the Water Calculations for the project as per Paul Berg, engineer for the project.

Table 2 - Inside Use

Use	Units	Water Right Requirement (ac-ft)	Required Rights (ac-ft)
Subdivision lot (Phase 1)	1	0.80	0.80
Phase 1 PUD units	38	0.80	30.40
Phase 2 PUD units	27	0.80	21.60
Phase 3a PUD units	14	0.80	11.20
Phase 3b PUD units	7	0.80	5.60
Phase 3c PUD units	10	0.80	8.00
Clubhouse and Pool (Phase 2)	1	0.80	0.80
Existing Home Credit	3	-1.50	-4.50
			73.90 ac-ft

Total Water Rights = Irrigated Area + Indoor Use

146.35 ac-ft
48.78 shares

Table 1 - Irrigated Area

Irrigated Use	Irrigated Area (acres)	Irrigation Duty (ac-ft/acre)	Required Water Rights (ac-ft)
Lot 1 - 0.39 acres (Phase 1)	0.33	3.00	0.99
Offsite open space (Phase 1)	1.32	3.00	3.96
Phase 1 PUD grass areas	8.28	3.00	24.84
Phase 2 PUD grass areas	7.66	3.00	22.98
Phase 3a PUD grass areas	1.75	3.00	5.25
Phase 3b PUD grass areas	2.56	3.00	7.68
Phase 3c PUD grass areas	2.25	3.00	6.75
24.15			72.45 ac-ft

Table 3 - Water Rights per Phase

Phase	Inside (ac-ft)	Irrigation (ac-ft)	Credits (ac-ft)	Total (ac-ft)	Total (shares)
1	31.20	29.79	-4.50	56.49	18.83
2	22.40	22.98	0.00	45.38	15.13
3a	11.20	5.25	0.00	16.45	5.48
3b	5.60	7.68	0.00	13.28	4.43
3c	8.00	6.75	0.00	14.75	4.92
	78.40	72.45	-4.50	146.35	48.78

Notes

1. Water rights for offsite open space near the River Road Roundabout were dedicated with Phase 1.
2. Wetlands are not considered irrigated areas. No water rights have been dedication for wetland areas.

The board discussed the charts and discussed how the water calculations are figured. Also why wasn't all the water turned in when Master Plan was given? Planner Henke explained that this project came in through the old ordinance, and now we do require all water to be turned in at Master Plan. The board discussed the wetlands. The board discussed who polices if we tell them not to irrigate the wetland since it isn't included in the calculations? It was thought it would have to be placed on the plat, so they were made aware of it.

The board also discussed that Phase one had already been recorded, and water shares had been turned in for Phase one. So, the board was only looking at Phases 2 and 3a,3b & 3c.

The board discussed that the sizes of the pads are actual smaller, however there is the same number of building pads. The board discussed that Phase 3B and 3C on the chart needed to be reversed in regard to the wetland. Carl Berg, who was attending in place of Paul Berg stated he would pass that information along to him. (Planner Henke spoke with Paul Berg after the meeting, and it was discussed at City Council, and the charts were correct, and no change was needed. The charts in the minutes have been verified as being correct and accurate information per Planner Henke)

Chairman Steve Farrell if there were further discussion? There was not.

Motion: Midway Mayor Celeste Johnson made the motion to recommend that for Remund Farms located at 200 East 600 North that the numbers provided be accepted however a new chart needs to be turned in and that an additional suggestion was made to City Council that the water requirements are put on each plat including the delineated wetlands which cannot be watered without turning over additional water. Midway Irrigation Member Grant Kohler 2nd the motion.

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

Motion was carried unanimously.

New/Old Business

Mayor Johnson reiterated the need to draft language on how to treat wetland in the future. The board discussed various ideas and had the question if it should be code or policy? The board feels like it should be policy, but that is something that needs to be discussed. It was also discussed that perhaps it wasn't just wetlands, maybe it was

additional locations such as the mound. The board discussed past projects and how this type of thing had been handled.

Adjudication letters were sent out from the State and if you receive any questions to please refer them to the state, and to use the contact information that was given in the letter.

Chairman Steve Farrell asked if there were further questions regarding this item?

Mayor Celeste Johnson made a motion to adjourn. Irrigation Member Grant Kohler 2nd the motion. It was carried unanimously. Meeting adjourned at 6:55 p.m.

*Scotch Fields Phase 4 and 5
Amended Master Plan*



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: Berg Engineering Phone: 435-657-9749 Fax: _____

Mailing Address: 380 East Main Suite 204 City: Midway State: Utah Zip: 84049

E-mail Address: paul@bergeng.net

Project Name: Scotch Fields Phase 4 and 5 Amended Master Plan

Location: 1300 North Canyon View Road

Total Acreage: 16.80 Number of Units: 37 Historically Irrigated Area: _____

Existing Water Connections: 0

Comments:

Phase	Units	Irrigated Area	Water Rights	Shares
4	29	7.50	45.7 af	15.2
5	8	1.18	9.94 af	3.3

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: _____

FOR OFFICE USE ONLY

STAFF:

Date Received: _____

Received By: _____

Fee Paid: _____

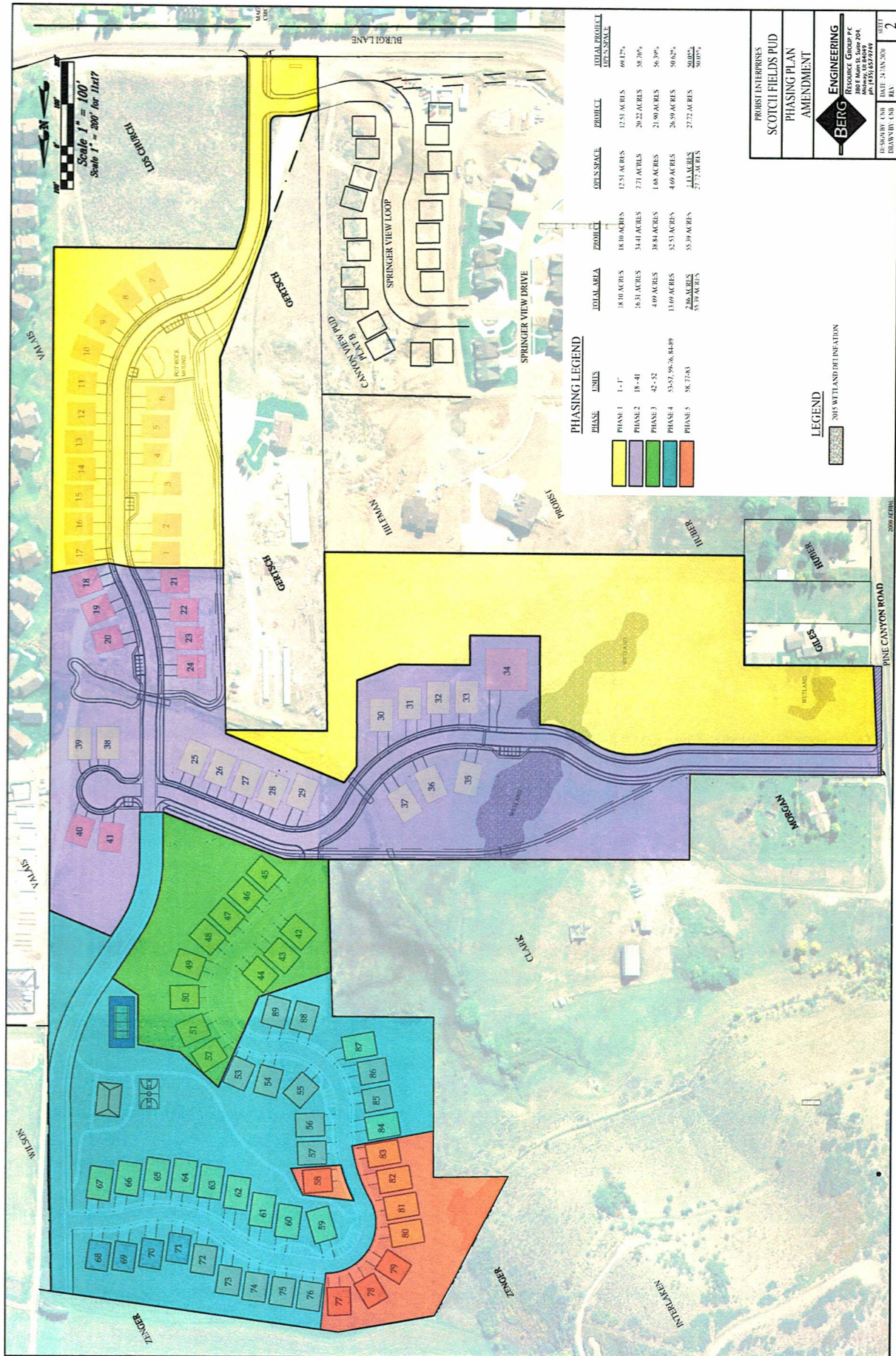
Application Number: _____

Zone: _____

Tax ID Number: _____

PLANNER:

Complete / Incomplete
Date: _____ Reviewed by: _____



PHASING LEGEND

PHASE	UNITS
PHASE 1	1 - 17
PHASE 2	18 - 41
PHASE 3	42 - 52
PHASE 4	53-57, 58-59, 60-69
PHASE 5	70 - 87

PHASE	UNITS	TOTAL AREA	PROJECT	OPEN SPACE	PROJECT	TOTAL PROJECT ACRES
PHASE 1	1 - 17	18.10 ACRES	18.10 ACRES	12.51 ACRES	12.51 ACRES	60.12%
PHASE 2	18 - 41	16.31 ACRES	34.41 ACRES	7.71 ACRES	20.22 ACRES	38.36%
PHASE 3	42 - 52	4.09 ACRES	18.84 ACRES	1.68 ACRES	21.90 ACRES	56.39%
PHASE 4	53-57, 58-59, 60-69	13.69 ACRES	52.53 ACRES	4.09 ACRES	26.99 ACRES	50.42%
PHASE 5	70 - 87	2.86 ACRES	55.39 ACRES	1.11 ACRES	27.72 ACRES	50.05%

LEGEND



PRORST ENTERPRISES
 SCOTCH FIELDS PUD
 PHASING PLAN
 AMENDMENT

BERG ENGINEERING
 Resource Group P.C.
 10000 E. 1st Avenue, Suite 200
 Aurora, CO 80012
 PH: 303.755.7744
 FAX: 303.755.7745

DATE: 24 JAN 2020
 DRAWN: LMS
 CHECKED: LMS
 SHEET: 2



HILL PROUST

SCOTCHFIELDS PUD

LANDSCAPE PLAN

PHASES 3 & 4

3000 Madison St., Suite 204

Albany, OR 97399 ph: (503) 271-2000

DESIGNED BY: CMB

DATE: MAR 2005

DRAWN BY: CMB

REV: 3

*Revise Water Requirements
(Wetland, Irrigations etc.)*



New/Old Business



Adjourn

