

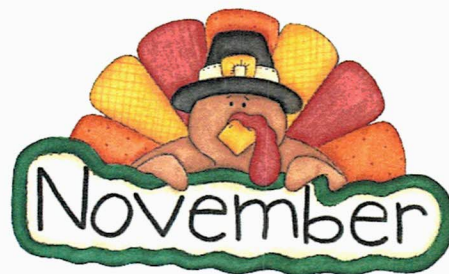
NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY November 2, 2020

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, November 2, 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 November 2, 2020**
 - b. **Approve Meeting Minutes October 5, 2020**
 - c. **Approve 2021 Meeting Schedule**
2. **Homestead Resort – 700 North Homestead Drive**
 - a. **Discussion on water requirement**
 - b. **Possible Recommendation to City Council**
3. **New/Old Business - No motions or recommendations given**
4. **Adjourn**

General Consent Calendar



**MIDWAY WATER ADVISORY BOARD
MONDAY October 5, 2020
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held October 5, 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, Brent Kelly; Midway City: Mayor/Co-Chairman Celeste Johnson, City Councilman Steven Dougherty, City Councilman Jeff Drury, Wes Johnson, City Engineer, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary. .

General Consent Calendar

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

- a. Approval of the Agenda for October 5, 2020
- b. Approval of the minutes for August 3, 2020

Motion: City Councilman Steve Dougherty made a motion to approve the General Consent Calendar, 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.

Probst Farm Rural Preservation Subdivision

Michael Henke, City Planner stated the following information regarding the subdivision:

- Located on Center Street in Midway
- 5.02-acre parcel
- Existing Agricultural buildings on property which will remain
- Sensitive Land on property

The board reviewed the proposal and reviewed the property via google maps, and the properties on the plat map for Probst Farm Rural Preservation Subdivision.

Michael Henke, City Planner presented the following staff recommendation for water requirements:

- 5.02-acre parcel
 - Area of parcel
 - 218,671 sq. ft.
 - Historically Irrigated
 - 196,020 sq. ft. (4.5 acres)

October 5, 2020

- Impervious area for lots
 - 8,000 sq. ft. (1 x 8,000) (0.18 acres)
- Irrigated acreage
 - 4.3 x 3 = 12.9-acre feet
 - 1 culinary connection
- 0.8-acre feet
- 13.7-acre feet requirement

The board discussed the water that was available for the property. Mike Johnston, engineer for the project stated that they had a spring, and irrigation shares. The idea was to do a change application for the spring. However, they do have irrigation shares available for the project. The board felt it was best to accept the staff recommendation, and if the property owner decided to do a change application for the spring, then they would return to the water board to make that change.

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

Motion: Mayor/Co-Chairman Celeste Johnson made the motion to recommend to the City Council that for the Probst Farm Rural Preservation Subdivision the board accepts the staff recommendation that 13.7 acre feet be turned into Midway City for the subdivision. Midway Irrigation Member Brent Kelly 2nd the motion.

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

Motion was carried unanimously.

Edelweiss Subdivision

Michael Henke, City Planner stated the following information regarding the subdivision:

- Parcel B
 - 3.64 acres
- R-1-11 zone
- 6 lots
- Public road
- Temporary cul-de-sac

The board reviewed the proposal and reviewed the property via google maps, and the properties on the plat map for Edelweiss Subdivision.

Michael Henke, City Planner presented the following staff recommendation for water requirements:

- 3.64-acre parcel
 - Area of parcel
 - 158,558 sq. ft.

- Irrigated area
 - Lots – 149,846.4 sq. ft. (3.44 acres)
 - Park strip – 3,920 sq. ft. (0.09 acres)
- Impervious area for lots
 - 48,000 sq. ft. (6 x 8,000) (1.1 acres)
- Total irrigated acreage
 - $2.43 \times 3 = 7.29$ -acre feet
- 6 culinary connections
 - 4.8-acre feet (6 x .8)
- 12.09-acre feet requirement

The board discussed 200 South road going through, and the pressurized irrigation line for Midway Irrigation Company and any easements.

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

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend to the City Council that for the subdivision Edelweiss Subdivision that the board accepts the staff recommendation to turn in 12.09-acre feet of water. City Council Member Jeff Drury 2nd the motion.

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

Motion was carried unanimously.

Finlayson Subdivision

Michael Henke, City Planner stated the following information regarding the subdivision:

- 0.33-acre parcel
- R-1-9 zoning
- Proposal contains one lot
- Frontage River Road
- The lot will connect to the Midway City's culinary water line, Midway Sanitation District's sewer line, and Midway Irrigation Company's secondary water line

The board reviewed the proposal and reviewed the property via google maps, and the properties on the plat map for Finlayson Subdivision.

Michael Henke, City Planner presented the following staff recommendation for water requirements:

- 0.33-acre parcel
 - Area of parcel
 - 14,375 sq. ft.

- Irrigated area
 - Lots – 14,375 sq. ft. (0.33 acres)
- Impervious area for lots
 - 5,000 sq. ft. (1 x 5,000) (0.1 acres)
- Total irrigated acreage
 - $0.23 \times 3 = 0.69$ -acre feet
- 1 culinary connection
 - 0.8-acre feet (1 x .8)
- 1.49-acre feet requirement

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

Motion: City Councilman Steve Dougherty made the motion to recommend the City Council that the board for the Finlayson Subdivision accepts staff recommendation that the subdivision turn in 1.49-acre feet. Midway Irrigation Member Brent Kelly 2nd the motion.

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

Motion was carried unanimously.

Howland Subdivision

Michael Henke, City Planner stated the following information regarding the subdivision:

- 2.49 acres
- R-1-15 zone
- 1 lot
- Sensitive lands
 - FEMA floodplain
 - 50' setback
 - Wetlands
 - 25' setback
 - Slopes greater than 25%
 - Public trail
- 50' setback from 200 North

The board reviewed the proposal and reviewed the property via google maps, and the properties on the plat map for Howland Subdivision.

October 5, 2020

Michael Henke, City Planner presented the following staff recommendation for water requirements:

- 2.49-acre parcel
 - Area of parcel
 - 108,464 sq. ft.
 - Historically irrigated area
 - 49,222 sq. ft. (1.13 acres)
 - Impervious area for lots
 - 8,000 sq. ft. (1 x 8,000) (0.18 acres)
 - Total irrigated acreage
 - $0.95 \times 3 = 2.85$ -acre feet
- 1 culinary connection
 - 0.8-acre feet (1 x .8)
- 3.65-acre feet requirement

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

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend to the City Council that for the Howland Subdivision the board accepts the staff recommendation to turn in 3.65-acre feet of water. Mayor/Co-Chairman Celeste Johnson 2nd the motion.

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

Motion was carried unanimously.

Mountain Spa Rural Preservation Subdivision

Michael Henke, City Planner stated the following information regarding the subdivision:

- 52.45 acres
- R-1-22 zone
- 5 lots
- Access from River Road and Burgi Lane
- Utilities
 - Connect to culinary water
 - Lots 1, 2, & 5 to connect to sewer
 - Lots 2 & 3 to install septic
 - Secondary – to be determine

The board reviewed the proposal and reviewed the property via google maps, and the properties on the plat map for Mountain Spa Rural Preservation Subdivision.

Michael Henke, City Planner presented the following staff recommendation for water requirements:

- 52.45-acre parcel
 - Area of parcel
 - 2,284,722 sq. ft.
 - Impervious area for lots
 - 40,000 sq. ft. (5 x 8,000) (0.92 acres)
 - Irrigated acreage
 - 22.1 x 3 = 66.3-acre feet
 - 5 culinary connections
 - 4-acre feet
 - 70.3-acre feet requirement

Also, the board looked at Paul Berg, engineer for the project water right estimates

Mountain Spa Rural Preservation Subdivision Water Right Estimate

September 17, 2020

The Hot Pot Conservation Area will not be irrigated and not water rights have been calculated for this area.
The farm parcel along Burgi Lane has not been historically irrigated. This area will continue to be used for grazing with irrigation.
The farm parcel along River Road is proposed to be irrigated (14.10 acres).

Water Right Estimate for Mountain Spa Concept Plan

Use	Water Right per Unit (acre-feet)	Unit	Unit Quantity	Required Water Rights (acre-feet)
Preservation Lots				
Homes	0.80	per home	5	4.00
Total Estimated Water Rights for Inside Use				4

Lot 1 Irrigated Area	3.00	acre	1.87	5.61	Lot size less sensitive lands and 8,000 sf for home and driveway per city code.
Lot 2 Irrigated Area	3.00	acre	0.82	2.46	Lot size less 8,000 sf for home and driveway per city code.
Lot 3 Irrigated Area	3.00	acre	1.52	4.56	Lot size less sensitive lands and 8,000 sf for home and driveway per city code.
Lot 4 Irrigated Area for Home	3.00	acre	1.60	4.80	Parcel for home less 8,000 sf for home and driveway per city code.
Lot 4 Farm Parcel	3.00	acre	0.00	0.00	This area has not be historically irrigated. To be used for grazing.
Lot 5 Irrigated Area for Home	3.00	acre	2.19	6.57	Parcel for home less sensitive lands and 8,000 sf for home and driveway per city code.
Lot 5 Farm Parcel	3.00	acre	14.10	42.30	Historically irrigated area.
Total Estimated Water Rights for Irrigation				66.30	
Total Estimated Water Rights Needed for Development				70.30	

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

Motion: City Councilman Steve Dougherty made the motion to recommend to City Council that for Mountain Spa Rural Preservation subdivision to accept staff recommendation to turn in 70.30-acre feet for the project. Midway Irrigation Member Grant Kohler 2nd the motion.

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

October 5, 2020

Motion was carried unanimously.

Edelweiss Estates (Name will need to change)

Michael Henke, City Planner stated the following information regarding the subdivision:

- 6.35 acres
- R-1-22 zone
- 8 lots
 - 1 existing dwelling
 - 100' setback from Homestead Drive
 - No direct success from Homestead Drive or Swiss Alpine Road
- Public trail and public trail easement along Swiss Alpine Road
- Public road
 - Cul-de-sac
 - Connect to culinary water, sewer, and secondary water

The board reviewed the proposal and reviewed the property via google maps, and the properties on the plat map for Edelweiss Estates. There were two different plans presented to the board, one with the subdivision using the Kohler Lane as Road Access, and second with the road access coming off of Homestead Drive

Michael Henke, City Planner presented the following staff recommendation for water requirements:

1st Possible Recommendation:

- 6.35-acre parcel
 - Area of parcel
 - 276,606 sq. ft.
 - Irrigated area
 - Lots – 193,088 sq. ft. (4.4 acres)
 - Open Space – 40,789 sq. ft. (0.94 acres)
 - Park strip – 7,656 sq. ft. (0.17 acres)
 - Impervious area for lots
 - 64,000 sq. ft. (8 x 8,000) (1.47 acres)
 - Total irrigated acreage
 - $4.04 \times 3 = 12.12$ -acre feet
- 7 culinary connections (1 existing connection)
 - 5.6-acre feet (7 x .8)

October 5, 2020

- 17.9-acre feet requirement

2nd Possible Recommendation:

- 6.35-acre parcel
 - Area of parcel
 - 276,606 sq. ft.
 - Irrigated area
 - Lots – 194,567 sq. ft. (4.5 acres)
 - Open Space – 29,867 sq. ft. (0.69 acres)
 - Park strip – 7,326 sq. ft. (0.17 acres)
 - Impervious area for lots
 - 64,000 sq. ft. (8 x 8,000) (1.47 acres)
 - Total irrigated acreage
 - $3.89 \times 3 = 11.7$ -acre feet
- 7 culinary connections (1 existing connection)
 - 5.6-acre feet (7 x .8)
- 17.3-acre feet requirement

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

Motion: Midway Irrigation Member Brent Kelly made the motion to recommend to the City Council that for the Edelweiss Estates (Castor Subdivision) the board accepts the staff recommendation, and recommends both recommendations depending on what road access the subdivision ultimately end up using. Kohler Lane access has 17.9-acre feet being turned in, and Homestead Drive access has 17.3-acre feet being turned in. City Council Member Jeff Drury 2nd the motion.

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

Motion was carried unanimously.

New/Old Business

Chairman Steve Farrell asked if there was any New or Old Business? There was not.

Midway Irrigation Member Brent Kelley moved to adjourn. City Councilman Jeff Drury 2nd the motion. It was carried unanimously. Meeting adjourned at 7:50 p.m.

WATER BOARD ADVISORY BOARD
2021 Meeting Schedule

Regular Meeting 6:00pm

MEETING DATE	APPLICATION DEADLINE
Monday, January 4, 2021	Monday, December 28, 2020
Monday, February 1, 2021	Thursday, January 21, 2021
Monday, March 1, 2021	Thursday, February 18, 2021
Monday, April 5, 2021	Thursday, March 18, 2021
Monday, May 3, 2021	Thursday, April 22, 2021
Monday, June 7, 2021	Thursday, May 20, 2021
No Meeting in July - 4th of July	No Meeting in July - 4th of July
Monday, August 2, 2021	Thursday, July 22, 2021
Labor Day - No Meeting	Labor Day- No Meeting
Monday, October 4, 2021	Thursday, September 23, 2021
Monday, November 1, 2021	Thursday, October 21, 2021
Monday, December 6, 2021	Thursday, November 18, 2021

Cut-Off Time for Deadline is 10:00 a.m. on day listed above

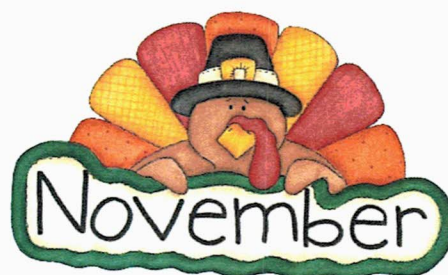
No Meeting in July - 4th of July

***If board wants to, it would be 2nd Monday, July 12th**

No Meeting in September - Labor Day

***If board wants to, it would be 2nd Monday, September 13th**

Homestead Resort



Jennifer Sweat

From: Paul Berg <paul@bergeng.net>
Sent: Monday, October 19, 2020 10:11 AM
To: Jennifer Sweat
Cc: Michael Henke
Subject: Homestead - Updated Water Right Calculations for Preliminary Plan
Attachments: Homestead Preliminary Water Right Calculations_10-19-20.pdf

Jennifer

When The Homestead received master plan approval from the Midway Water Board it was requested that the water rights be reviewed again with the preliminary plan. Attached are updated water right calculations based on the preliminary plan that was submitted on October 13, 2020. Berg Engineering calculated that the master plan needed 104.79 acre-feet of additional water rights. The preliminary plan only needs 70.17 acre-feet of additional water rights.

Reductions in the needed water rights included the following:

1. The additional restaurant spaces has been revised from 400 seats to 130 seats.
2. The additional capacity of the swimming pool has been reduced from 441 to 206 people.
3. The number of additional toilets in the retail and commercial area has changed from 16 in the master plan to 2 with the preliminary plan.
4. New hotel units was 75 in the master plan. This has been changed to 5 residential homes and 49 new hotel units.

Items that increased in needed water rights included:

1. Conference center and wedding barn increased from 650 people to 864 people.

Also note that the water right calculations have been revised to base the Spa and Activity Center on capacity of the gym instead of number of toilets.

Paul Berg
Berg Engineering

The Homestead Resort Preliminary Plan Additional Water Right Calculations

October 19, 2020

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.

Resolution 2008-09 A Master Plan Development Agreement for The Homestead Resort states in Section 3.1(b)(4) - Water
"On May 5, 2008 the Midway Advisory Board determined that the Developer owns or leases enough water to provide an additional 107 acre-feet of water which is necessary to serve the improvements (including the golf course) identified on the project."

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, house keeping and existing restrooms.

The water right calculations below are based on the preliminary plan dated October 13, 2020.

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	0.00	3.00	acre-feet/acre
Hotel resort unit	150	gpd/unit	Table 1, Utah Code R309-510	1.77	0.30	acre-feet/unit
Restaurant	35	gpd/seat	Table 2, Utah Code R309-510	1.77	0.07	acre-feet/seat
Swimming pools	10	gpd/person	Table 2, Utah Code R309-510	1.77	0.02	acre-feet/person
Retail and commercial	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
Spa and activity center	25	gpd/person	Table 2, Utah Code R309-510	1.77	0.05	acre-feet/person

Table 2 - Change in Water Uses at The Homestead

Use	Quantity	Unit
Irrigated area removed for developme	-2.16	acres
Irrigated area removed for ponds	-0.15	acres
Ponds being removed	-0.72	acres
Irrigated area added to resort	11.15	acres
Pond area added to resort	0.79	acres
Existing units to be removed	-12	units
Residential homes	5	homes
New hotel units	49	units
Additional restaurants seating	302	seats
Additional swimming pool capacity	206	person
Retail and commercial	2	toilet
Conference Center and Wedding Barn	864	person
Spa	50	person
Activity Center	40	person

Comments

Only 12 existing units to be removed, 125 of the existing 137 units will remain.
42 units in 6-plex buildings, 4 in Virginia House and 3 in Center House
See note 4.
See note 1.
Additional mens and womens toilet stalls in commercial and amenity areas
Proposed additional conference center capacity at The Homestead
Based on gym participant in the state code.
Based on gym participant in the state code.

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	2.16	acres	-3.00	acre-feet/acre	-6.48
Credit for removed ponds	0.15	acres	-3.00	acre-feet/acre	-0.45
Pond area being removed	0.72	acres	-3.00	acre-feet/acre	-2.16
Credit for removed hotel units	12	units	-0.30	acre-feet/unit	-3.60
Irrigated area added to resort	11.15	acres	3.00	acre-feet/acre	33.45
Pond area added to resort	0.79	acres	3.00	acre-feet/acre	2.37
Residential homes	5	homes	0.80	acre-feet/home	4.00
New hotel units	49	units	0.30	acre-feet/unit	14.70
New restaurant spaces	130	seats	0.07	acre-feet/person	9.10
Swimming Pools	206	person	0.02	acre-feet/person	4.12
Retail and commercial	2	toilet	0.99	acre-feet/toilet	1.98
Conference Center and Wedding Barn	864	person	0.01	acre-feet/person	8.64
Spa	50	person	0.05	acre-feet/person	2.50
Activity Center	40	person	0.05	acre-feet/person	2.00

70.17 acre-feet of addi

Notes:

- 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-feet 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.
- 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.

New/Old Business



Adjourn

