

Jennifer Sweat

From: Paul Berg <paul@bergeng.net>
Sent: Thursday, December 24, 2020 11:26 AM
To: Jennifer Sweat
Cc: Michael Henke
Subject: Homestead - Irrigated Area Exhibits and Golf Course Water Rights
Attachments: Homestead Proposed Master Plan Irrigated Area Exhibit_12-23-2020.pdf; Homestead Existing Irrigated Area Exhibit_12-23-2020.pdf; Homestead Preliminary Water Right Calculations_12-23-20.pdf; Letter to Water Board on Golf Course Water Rights_Dec 2020.pdf

Jennifer

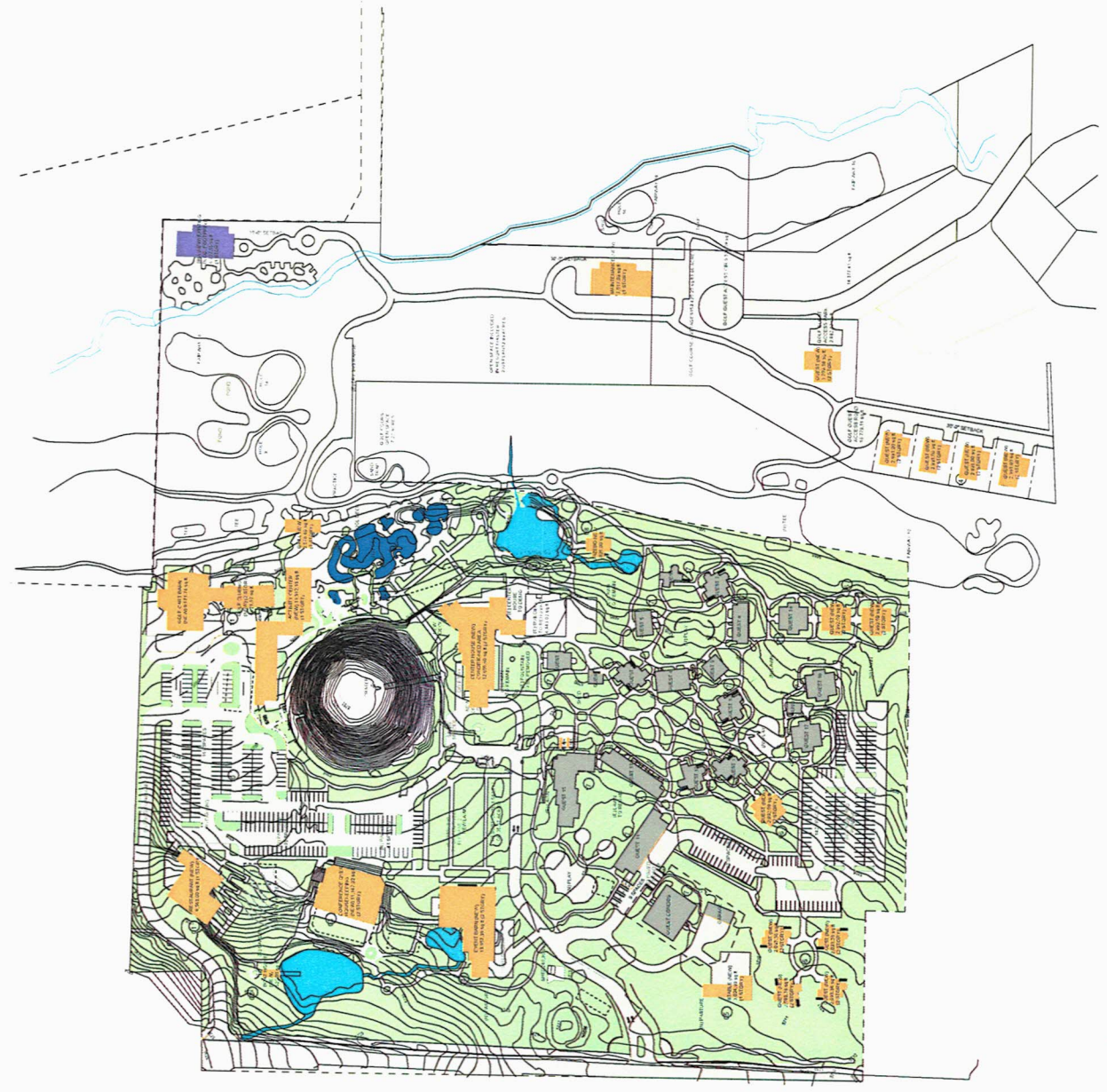
The Midway Water Board granted preliminary approval to the new Homestead Master Plan in November 2020. Attached are the irrigated area exhibits and the updated water calculations they requested as a condition of approval. Also attached is a letter regarding the water rights for the golf course.

Paul Berg
Berg Engineering

SITE PLAN LEGEND

NOTES:
DEMOLISHED ELEMENT

- NEW BUILDINGS
- EXISTING BUILDINGS TO REMAIN
- EXISTING UTILITIES
- PROPOSED DEMOLISHED UTILITY SPACE
- PROPOSED DEMOLISHED LANDSCAPE AREAS
- TOTAL 762,752 SQ FT (17.1 AC) NEW AND 112,000 SQ FT (2.5 AC) DEMOLISHED
- PROPOSED DEMOLISHED AREAS
- 14,400 SQ FT (0.33 AC) NEW AND 2,112 SQ FT (0.05 AC) DEMOLISHED



LA Logo 1208180.jpg
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HOMESTEAD RESORT
700 N. HOMESTEAD DR MIDWAY UT 84049

SEAL

PRINT DATE
12/16/20

PROJECT PHASE
LEGEND: DESIGN

DRAWING REVISIONS	
REV.	DATE

SHEET TITLE
SITE-IRRIGATION DIAGRAM

SHEET NUMBER

A002

573 EAST 600 SOUTH
SALT LAKE CITY, UT 84102
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HOMESTEAD RESORT
700 N. HOMESTEAD DR MIDWAY UT 84049

SEAL

PRINT DATE
12/16/20

PROJECT PHASE

[illegible]

**EXISTING
IRRIGATION
EXHIBIT**

SHEET NUMBER

AE001

IF THIS SHEET IS LESS THAN 24X36" IT IS A REDUCED PRINT. SCALE ACCORDINGLY.



SITE PLAN LEGEND

- (4) ELEMENT
- DEMARKED ELEMENT
- EXISTING BUILDING
- EXISTING IRRIGATED LANDSCAPE AREAS
12.90 AC
- EXISTING POND/WATER FEATURE AREAS
0.72 AC



The Homestead Resort Preliminary Plan Additional Water Right Calculations

December 23, 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.
 Maps showing the existing irrigated areas and proposed irrigated areas are enclosed with this plan update.
 There are 12.90 acres of irrigated area within the existing Homestead resort core.
 The new master plan has 17.51 acres of irrigated area in the resort core.
 The existing site has 0.72 acres of ponds. The new master plan has 0.79 acres.

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	Comments
Existing units to be removed	-12	units	Only 12 existing units to be removed, 125 of the existing 137 units will remain.
Irrigated area added to resort	4.61	acres	
Pond area added to resort	0.07	acres	
Residential homes	5	homes	
New hotel units	49	units	42 units in 6-plex buildings, 4 in Virginia House and 3 in Center House
Additional restaurants seating	130	seats	See note 4.
Additional swimming pool capacity	206	person	See note 1.
Retail and commercial	2	toilet	Additional mens and womens toilet stalls in commercial and amenity areas
Conference Center and Wedding Barn	864	person	Proposed additional conference center capacity at The Homestead
Spa	50	person	Based on gym participant in the state code.
Activity Center	40	person	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 hotel units	12	units	-0.30	acre-feet/unit	-3.60
Irrigated area added to resort	4.61	acres	3.00	acre-feet/acre	13.83
Pond area added to resort	0.07	acres	3.00	acre-feet/acre	0.21
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

57.48 acre-feet of additi

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.



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December 23, 2020

Mayor Johnson
Midway Water Advisory Board
75 North 100 West
Midway, Utah 84049

Re: Homestead Golf Course
Water Rights for Golf Course Irrigation

Dear Mayor Johnson:

The Midway Water Board granted preliminary approval to the new master plan for The Homestead on November 2, 2020. A condition of the preliminary approval was to provide an accounting of the water rights for the golf course. This letter provides a summary of the water rights available for the golf course.

Golf Course Area

The Homestead Golf Course was built in the late 1980's. The golf course contains 104 acres of irrigated area. This was documented with the approved 2008 Homestead Master Plan in the Jim Riley Engineering letter dated April 26, 2007. This area was recently confirmed by the Hansen, Allen and Luce in their Water Right Evaluation of The Homestead Resort dated September 2020.

Water Rights

On May 6, 2019, Steve Farrell made the following motion at the Midway Water Advisory Board meeting. *"..We again recognize that the Homestead owns 57.5 shares tied up in certificate number #3788, that they own 3 shares with Midway City/Turnberry in certificate number #3989, they have 33.84 shares in perpetual leases, they have a 40 share lease with the State of Utah that has a 50 year term, with 28 years remaining, which gives them a total amount of shares leased as 73.84 shares, and combined with the ownership shares they have a total of 134.34 shares of water available for their project. The Board accepts documentation provided by Judge Stuart Waldrip and Steve Eddington as legal notice given for the perpetual leases, (Sally Brinton (3), Keith Gertsch (1), Kyle Robertson (2), and Cottages on the Green (18.50))..."* This motion was approved unanimously.

Not specifically listed in the motion but included in the 134.34 share total is certificate # 3658 of 1.22 shares from The Kantons, certificate # 3668 of 7.50 shares from The Links and 0.62 shares dedicated for golf course area with the Midway Village PUD. Below is a summary of the Midway Irrigation Company shares that owned, leased or transferred to Midway City as part of a development approval.

<u>Owner</u>	<u>Certificate #</u>	<u>Shares</u>
The Homestead	3788	57.50
Midway City/Turnberry	3989	3.00
Midway City/Midway Village		0.62
Sally Brinton	2630	3.00
Keith Gertsch	3114	1.00
Kyle Robertson	3976	2.00
Cottages on the Green	3325	18.50
The Kantons	3658	1.22
The Links	3668	7.50
Utah State Parks		<u>40.00</u>
		134.34

In addition to the Midway Irrigation Company shares that are owned or leased, The Homestead also has irrigation rights in the Schneitter Spring (55-1497) and the Slough Ditch (55-1497). These water rights are not included in the master plan but are available for use by The Homestead. In their September 2020 report, Hansen, Allen and Luce has stated that *"between the water rights and the Midway Irrigation Company shares, The Homestead has the ability to irrigate 149 acres of land."*

We request that this letter be provided to the Midway Water Board and reviewed at the January 4, 2021 board meeting in response to the condition of the preliminary approval motion.

Respectfully,


Paul Berg, P.E.