

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, March 1, 2021**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, March 1, 2021 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 March 1, 2021**
 - b. **Approve Meeting Minutes February 1, 2021**
2. **George Hansen Subdivision – 340 West 500 South**
 - a. **Discussion on Water Requirements**
 - b. **Possible Recommendation to City Council**
3. **Rising Ranch Subdivision – 425 Homestead Drive**
 - a. **Discussion on Water Requirements**
 - b. **Possible Recommendation to City Council**
4. **The Village – 541 East Main**
 - a. **Discussion on Water Requirements**
 - b. **Possible Recommendation to City Council**
5. **Farm Meadows- 550 Pine Canyon Road**
 - a. **Discussion on Water Requirements**
 - b. **Possible Recommendation to City Council**
6. **New/Old Business - No motions or recommendations**
7. **Adjourn**



General Consent Calendar



George Hansen Subdivision

340 West 500 South



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: GEORGE HANSEN Phone: 435-691-1663 Fax: _____

Mailing Address: PO BOX 356 City: MIDWAY State: UT Zip: 84049

E-mail Address: ghansen@conductive.com

Project Name: GREENFIELD RURAL PRESERVATION PARCEL

Location: 340 WEST 500 SOUTH / PARCEL 21-5008

Total Acreage: 6.0 Number of Units: 1 HOME Historically Irrigated Area: 6.0

Existing Water Connections: NONE

Comments:

RURAL PRESERVATION PARCEL
ONE HOUSE, BARN, 20' DRIVEWAY TO THE MOUTH
5.45 AC IRRIGATION
6 SHARES MIDWAY IRRIG. CO.

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: [Signature] Date: JAN 25, 2021

FOR OFFICE USE ONLY

STAFF:

Date Received: _____
Received By: _____
Fee Paid: _____

Application Number: _____
Zone: _____
Tax ID Number: _____

PLANNER:

Complete / Incomplete
Date: _____ Reviewed by: _____



Summit Engineering Group Inc.

Summit Engineering Group, Inc
55 West Center St.
PO Box 176
Heber City, UT 84032
435-654-9229

Water Rights Calculation Sheet

GEORGE HANSEN - GREENFIELD RURAL PRESERVATION LOT

TOTAL NEW HOMES	1	homes	
TOTAL PARCEL ACREAGE =	6.000	acres	
NON-IRRIGATED ACREAGE =	0.550	acres	(20' x 795' drive to the north and 8000 sf for impervious)
IRRIGATION ACREAGE =	5.450	acres	Midway Irrigation Shares = 3.00 ac-ft per share

Required Water

Culinary Use	0.8	AF/home
Outdoor Irrigation	3.00	AF/acre

Total Municipal Indoor =	0.800 AF
Total PI Outdoor =	16.350 AF
Total Water =	17.15 AF

Total Water Required =	17.15 AF
Midway Irrigation Shares Req'd =	5.72 SH

20 FT x 795 FT
DRIVEWAY
TO NORTH PARCEL

HOUSE
LOCATION

21-5008

6.0 AC TOTAL
5.45 AC IRRIGATED

13-8953

Rising Ranch Subdivision

425 Homestead Drive



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: Sam Castor (Bow Hunting Skills, LLC) Phone: 702-371-0724 Fax: _____

Mailing Address: 1004 Uri Lane No. 6 City: Midway State: UT Zip: 84049

E-mail Address: scastoroil@gmail.com

Project Name: Rising Ranch

Location: 425 Homestead Drive

Total Acreage: 6.35 Number of Units: 8 (7 new) Historically Irrigated Area: Yes - all but existing home

Existing Water Connections: 2

Comments:

Originally submitted and preliminarily approved as Castor Court.

Thank you Jennifer!

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

Please read and sign before application submittal

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Signature of Owner or Agent:  Date: 02-09-2021

FOR OFFICE USE ONLY

STAFF:

Date Received: _____

Received By: _____

Fee Paid: _____

Application Number: _____

Zone: _____

Tax ID Number: _____

PLANNER:

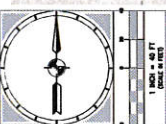
Complete / Incomplete

Date: _____ Reviewed by: _____

[illegible]

THE BASIS OF MEASUREMENTS FOR THIS PLAT IS SOUTH 07°30'W EAST BETWEEN FOUND MONUMENTS FOR THE SOUTHWEST CORNER AND WEST ONE-QUARTER CORNER OF SECTION 34, T3S, R4E, S48M.

TOTAL AREA - 6.36 ACRES
PROJECT DENSITY 1.25 UNITS/ACRE
OPEN SPACE - 0.966 ACRES
2 BUILDING LOTS & 1 EXISTING DWELLING - 5.36 ACRES

[illegible]

A SINGLE FAMILY RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SUBM.
MIDWAY, WASATCH COUNTY, UTAH

PROJECT C20-020	SHEET 1	 Sunbelt Engineering Group Inc. Structural • Civil • Surveying 88 WEST BAYVIEW AVENUE, SUITE 104 DALLAS, TEXAS 75225-3908 214/343-8888	Developer Sam Casler 11501 Elm St. Dallas, Texas 75230-2317 214/343-8888	Insurance Advertisers H. B. Walker Insurance Agency Inc. 11000 Preston Road, Suite 100 Dallas, Texas 75224-1100 214/343-8888 H. B. Walker Insurance Agency Inc. 11000 Preston Road, Suite 100 Dallas, Texas 75224-1100 214/343-8888
			Contract No. 0-351 Subcontract Agreement Number 0-351	Insurance Advertisers H. B. Walker Insurance Agency Inc. 11000 Preston Road, Suite 100 Dallas, Texas 75224-1100 214/343-8888 H. B. Walker Insurance Agency Inc. 11000 Preston Road, Suite 100 Dallas, Texas 75224-1100 214/343-8888



Summit Engineering Group Inc.

Civil - Structural - Land Surveying

P.O. Box 176
55 West Center
Heber City, Utah 84032
Phone: 435.654.9229
Fax: 435.654.9231

Rising Ranch Water Calculation

Lot	Lot Area		Impervious Areas			Irrigated Area (AC)	Irrigation Water Requirement (Acre-Feet)	Indoor Use (Acre-Feet)	Total Water Per Lot (Acre-Feet)
	SF	AC	Building Area (AC)	Historically Non-Irrigated (AC)	Other (AC)				
1	28,711	0.659	0.183	0	0	0.183	1.428	0.80	2.228
2	28,109	0.645	0.183	0	0	0.183	1.387	0.80	2.187
3	28,315	0.650	0.183	0	0	0.183	1.401	0.80	2.201
4	28,314	0.650	0.183	0	0	0.183	1.401	0.80	2.201
5	31,621	0.726	0.183	0	0	0.183	1.629	0.80	2.429
6	28,314	0.650	0.183	0	0	0.183	1.401	0.80	2.201
7	29,654	0.681	0.183	0	0	0.183	1.493	0.00	1.493
8	30,477	0.700	0.183	0	0	0.183	1.550	0.80	2.350
Open Space	43,491	0.998	0.000	0	0	0.000	2.995	0.00	2.995
Column Sums						4.895	14.686	5.60	20.286

Totals

Outdoor Use Water	14.686 Ac-Ft
Indoor Use Water	5.600 Ac-Ft
Overall Water	20.286 Ac-Ft

The Village
541 East Main



Jennifer Sweat

From: Paul Berg <paul@bergeng.net>
Sent: Thursday, February 18, 2021 9:52 AM
To: Jennifer Sweat
Cc: Michael Henke; Mike Kohler
Subject: The Village - Water Board Application
Attachments: Signed Water Advisory Board Application for The Village_2-18-2021.pdf

Jennifer

Attached is the water board application for The Village. Attached with the application are the following documents:

- water right calculations
- master site plan
- master landscape plan
- phasing plan
- culinary water master plan
- pressurized irrigation master plan

Paul Berg
Berg Engineering

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: Midway Heritage Development LLC Phone: 631-807-8466 Fax: _____

Mailing Address: 143 West Farm Springs City: Midway State: Utah Zip: 84049

E-mail Address: daniel_luster@yahoo.com

Project Name: The Village

Location: 541 East Main

Total Acreage: 27.47 Number of Units: 182 Historically Irrigated Area: 24.87 acres
+Commercial 2.60 ac of non-irrigated
Existing Water Connections: 0 on Memorial Hill

Comments:

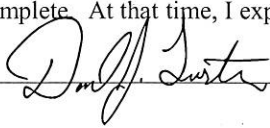
See attached calculations.

See attached master plans.

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: 2/17/21

FOR OFFICE USE ONLY

STAFF:

Date Received: _____

Received By: _____

Fee Paid: _____

Application Number: _____

Zone: _____

Tax ID Number: _____

PLANNER:

Complete / Incomplete

Date: _____ Reviewed by: _____

February 17, 2021

The Village
Water Right Estimate per Master Plan

Table 1 - Water Rights Available for Development

Type	# of Shares	Available Water-Rights (acre-feet)
Midway Irrigation	25	75
Provo River under contract	0	32
Provo River pending	0	30
Total		137

Table 2 - The Village Water Rights Estimate per the Master Plan

Phase	Commercial										Residential Use			Irrigation			Project	
	Total Buildings (sf)	Office 25% of sf (employees)	Water Use per State Code (gpd)	Required Water Rights for Office (acre-feet)	Retail 50% of sf (toilet room)	Water Use per State Code (gpd)	Required Water Rights for Retail (acre-feet)	Restaurants 25% of sf (seats)	Water Use per State Code (gpd)	Required Water Rights for Restaurants (acre-feet)	Residential Homes (home)	Water Use (acre-feet)	Required Water Rights for inside Use (acre-feet)	Irrigated Area (acres)	Water Use (acre-feet)	Required Water Rights for Irrigation (acre-feet)		
Phase	1	8,690	21	15	0.35	4	500	2.24	72	10	0.81	20	0.80	16.00	0.73	3.00	2.19	21.59
	2	20,540	50	15	0.84		500	5.60	171		1.92	84	0.80	67.20	1.51	3.00	4.53	80.09
	3	-										16	0.80	12.80	0.43	3.00	1.29	14.09
	4	-										19	0.80	15.20	0.56	3.00	1.68	16.88
	5	-										12	0.80	9.60	0.36	3.00	1.08	10.68
	6	-										25	0.80	20.00	5.08	3.00	15.24	35.24
	29,230			1.19				7.84			2.72	176		140.80	8.67		26.01	178.57

Notes:

Assumes 1 employee for approximately 100 sf of office space
Assumes 1 seat per 30 sf of restaurant
Best guess of toilet rooms / restrooms in retail areas.



DENSITY AND STORAGE IN 6,849 SF OF TOTAL STORAGE IN THE BASMENT OF COMMERCIAL BUILDINGS	ALLOWED DENSITY	ALLOWED UNITS	UNITS IN PLAN
R-1-11 ASBA	3.0	17.3	17
R-1-11 ASBA	5.77	81.1	8
R-1-22	7.64	75.4	25

R-1-22 DENSITY ANALYSIS

NOTE: THE FINAL NUMBER OF REQUIRED SPACES WILL DEPEND ON THE BUILDING TENANT AND FINAL BUILDING DESIGN. THE NUMBER OF PARKING SPACES SHOWN ON THIS PLAN WILL ALLOW FOR A MIX OF 1 AND 2 STORY COMMERCIAL BUILDINGS. BASEMENT STORAGE AREAS INCLUDED IN THE COMMERCIAL BUILDING SQUARE FOOTAGE BUT HAVE NO PARKING DEMANDS.

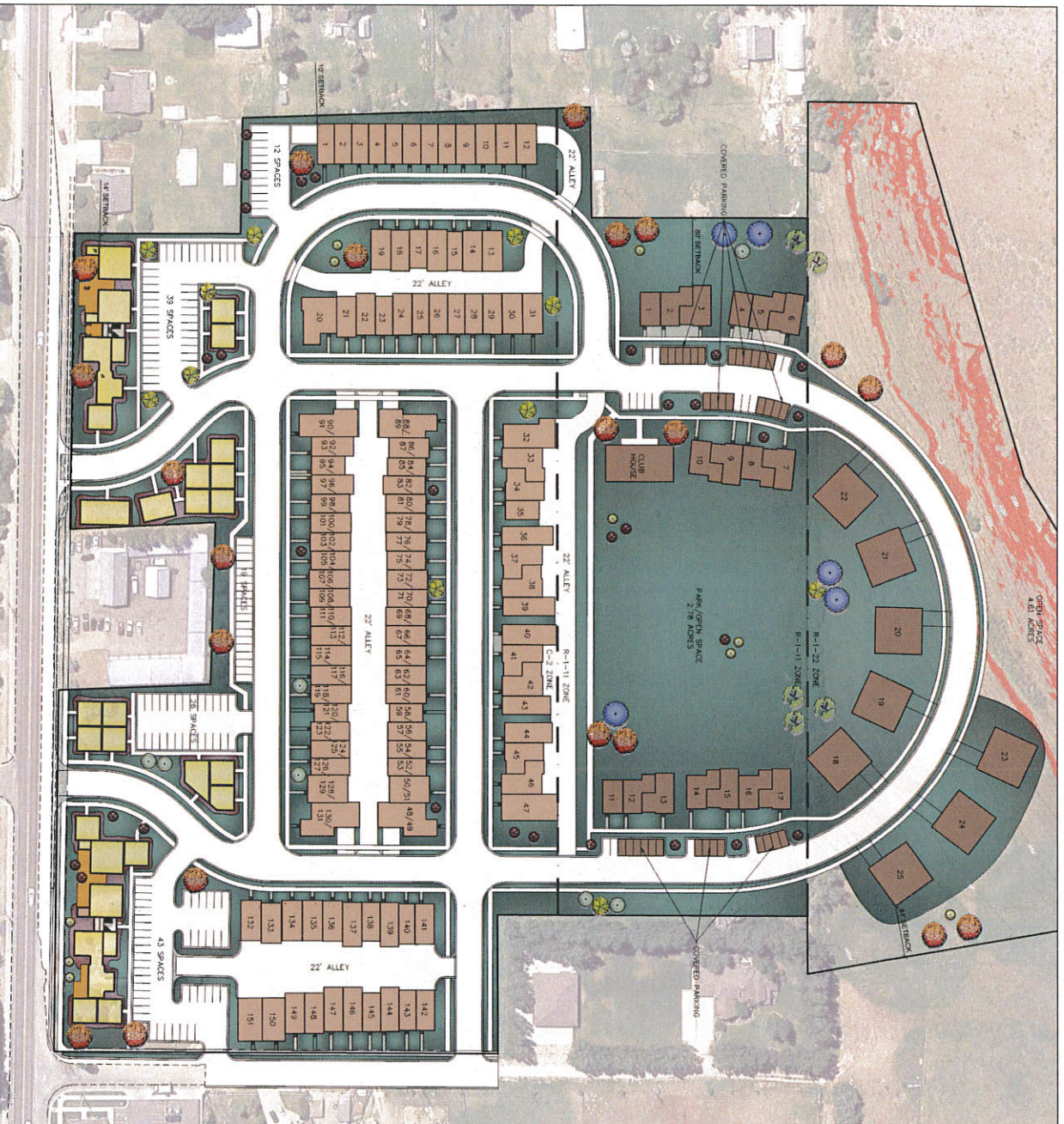
BERG
CONSTRUCTION

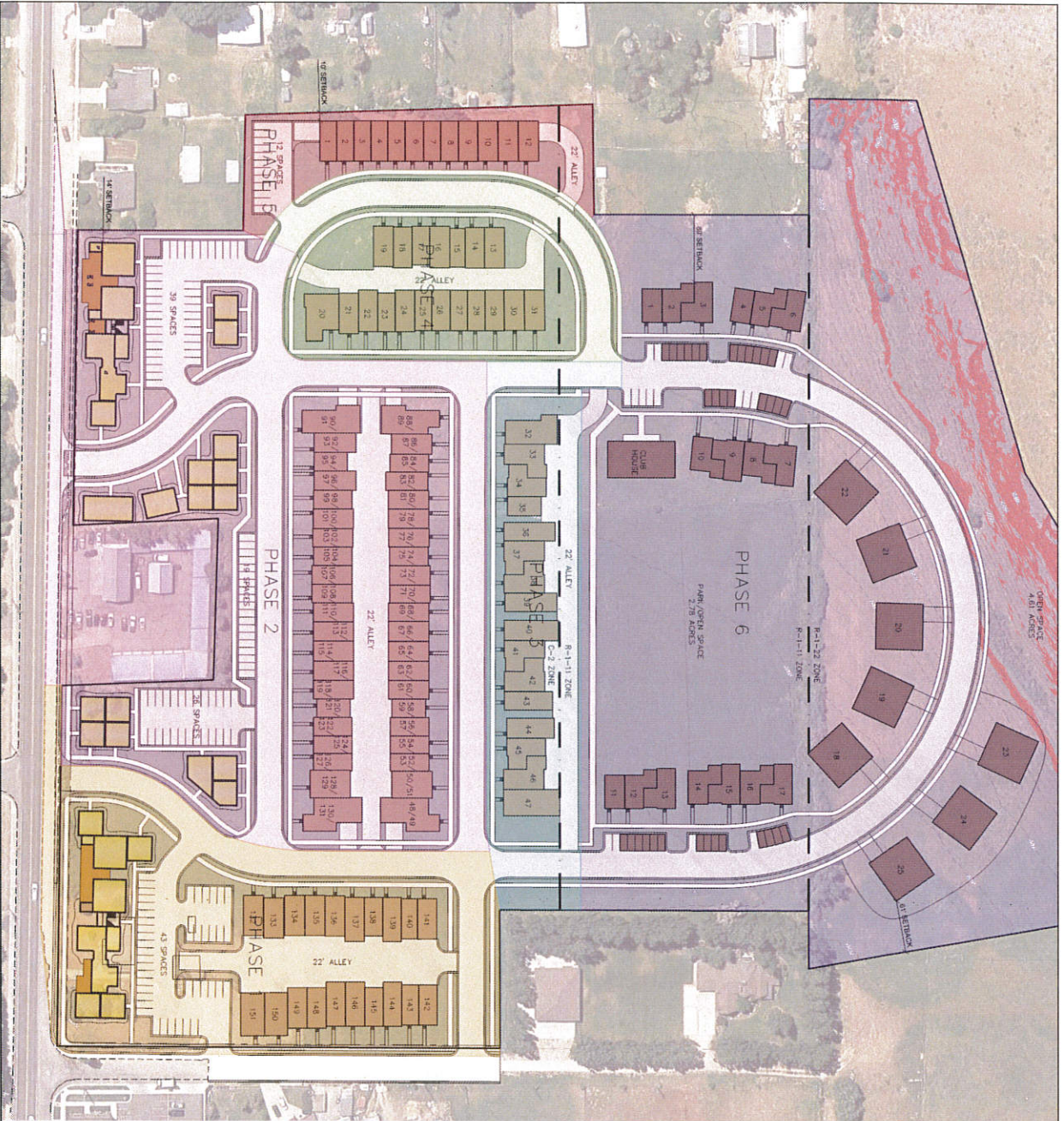
RESOURCE GROUP P
380 E MAIN ST, SUITE 20
MIDDLETOWN, UT 84049
PH: (435) 657-9749

DATE: 01/11/01

BY: [Signature]

DRAWN BY: CNB	REV:	3
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DATA
TOTAL PROJECT AREA 27.47 ACRES
C-2 ZONE 13.29 ACRES
R-1-11 ZONE 7.74 ACRES
R-1-22 ZONE 2.44 ACRES
ROW DEDICATION 0.17 ACRES

LEGEND

- NON-BUILDABLE AREA (25% SLOPES)
- COMMERCIAL BUILDINGS (29,320 SF)
- RESIDENTIAL BUILDINGS C-2 ZONE (151 UNITS) (135,478 SF)
- PUD UNITS (25 UNITS) (48,537 SF)

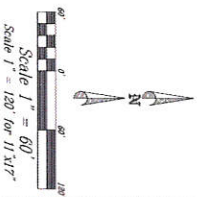
NOTES
TEMPORARY CUL-DE-SACS TO BE INSTALLED WITH PHASE 3 AS SHOWN.

PHASING PLAN

PHASE	AREA	COMMERCIAL	RESIDENTIAL	RESIDENTIAL UNITS	OPEN SPACE
1	3.46 AC	6,690 SF	20,952 SF	20	N/A
2	7.55 AC	20,540 SF	48,270 SF	54	N/A
3	1.71 AC	0 SF	21,385 SF	16	N/A
4	1.95 AC	0 SF	21,260 SF	19	N/A
5	0.85 AC	0 SF	12,488 SF	12	N/A
6	12.57 AC	0 SF	52,561 SF	25	14.03 ACRES

BLINDS - GENERATED AREA

1	0.73 AC	0 AC
2	1.51 AC	0 AC
3	0.43 AC	0 AC
4	0.56 AC	0 AC
5	0.38 AC	0 AC
6	5.08 AC	5.25 AC



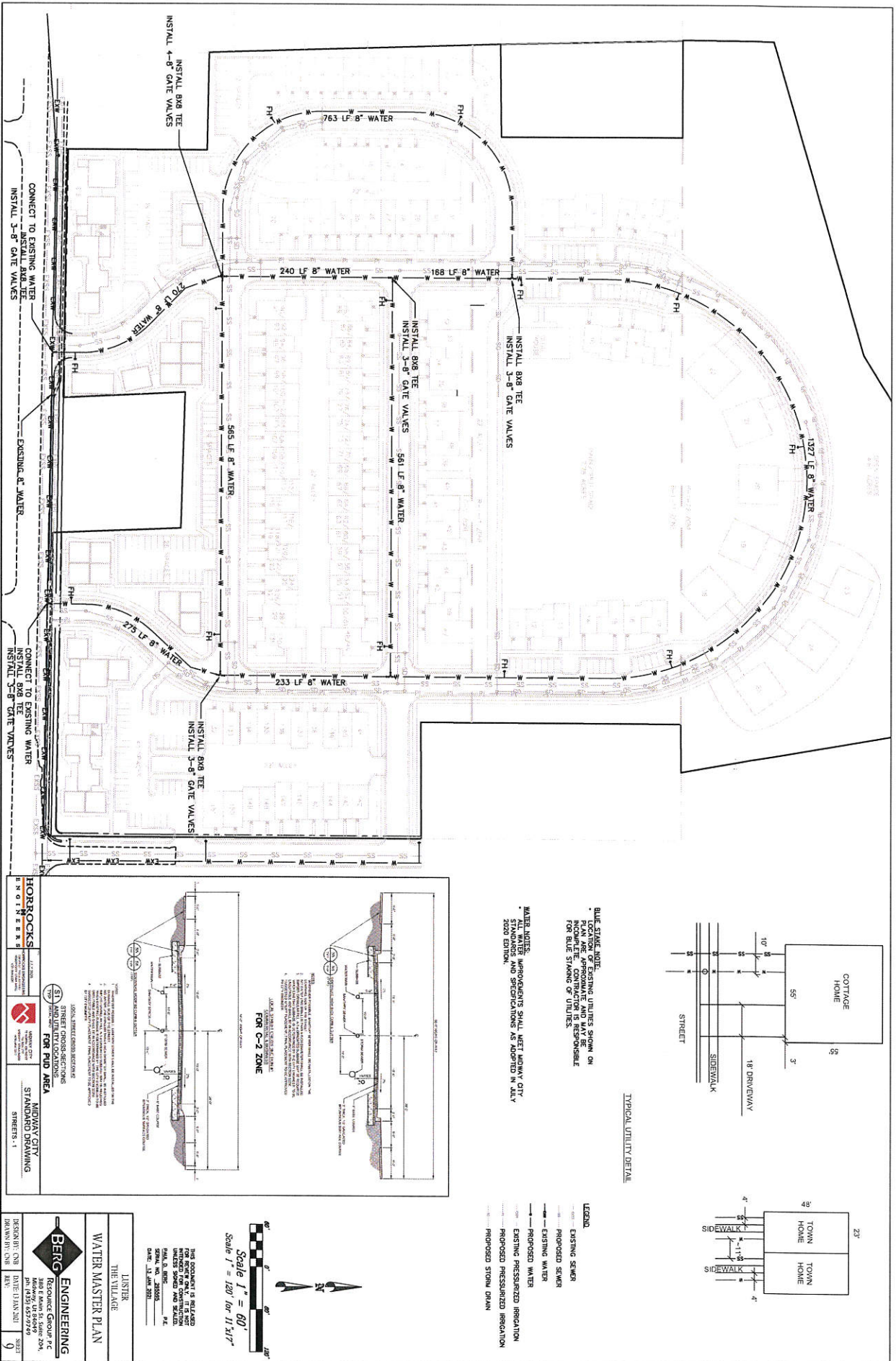
THIS DOCUMENT IS PREPARED FOR THE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. DATE: 12.28.2021

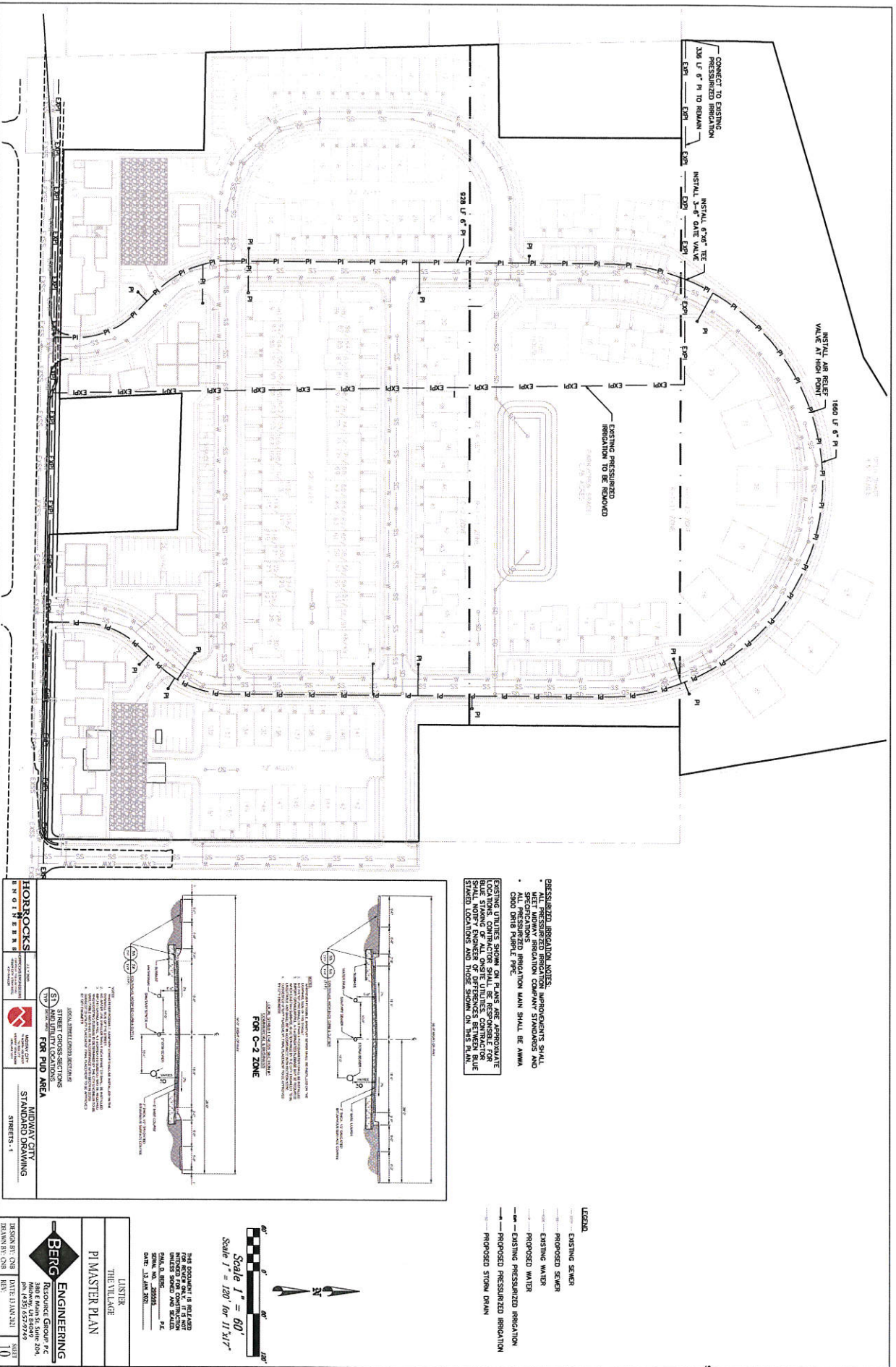
LISTER
THE VILLAGE

PHASING PLAN

BERG ENGINEERING
Resource Group P.C.
10000 Highway 100, Suite 200
P.O. Box 602779
Dallas, TX 75260-2779
PH: (469) 652-7799

DESIGNED BY: CMB DATE: 12/28/2021
DRAWN BY: CMB
5



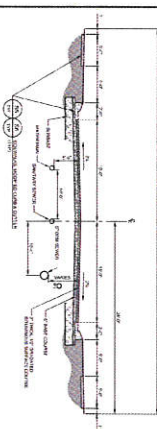
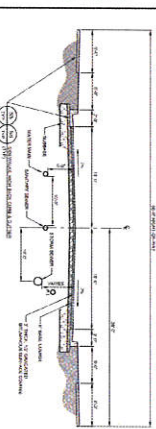


PRESSURIZED IRRIGATION NOTES:

- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IRRIGATION SPECIFICATIONS.
- ALL PRESSURIZED IRRIGATION MAIN SHALL BE AWMA C900 DRIP RIGID PIPE.
- EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. FIELD SURVEY SHALL BE CONDUCTED TO DETERMINE EXACT LOCATION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND FOR PROTECTING THEM DURING CONSTRUCTION.

LEGEND

- EXISTING SINKER
- PROPOSED SINKER
- EXISTING WATER
- PROPOSED WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED PRESSURIZED IRRIGATION
- PROPOSED STORM DRAIN



HOBOKS ENGINEERING
 1111 10TH AVENUE
 SUITE 200
 HOBOKEN, NJ 07030
 TEL: (201) 961-1111
 FAX: (201) 961-1112
 www.hoboks.com

FOR PUD AREA
 STANDARD DRAWING
 SHEET 1

BERG ENGINEERING
 Resource Group PC
 1000 ROUTE 100
 SUITE 200
 HOBOKEN, NJ 07030
 TEL: (201) 961-1111
 FAX: (201) 961-1112
 www.berg-engineering.com

PI MASTER PLAN
 THE VILLAGE
 LINDER
 DATE: 11/11/2011
 SHEET 10

Farm Meadows
550 Pine Canyon Road



Jennifer Sweat

From: Paul Berg <paul@bergeng.net>
Sent: Thursday, February 18, 2021 11:01 AM
To: Jennifer Sweat
Cc: Michael Henke; Mike Kohler
Subject: Farm Meadows - Water Board Application
Attachments: Farm Meadows Water Advisory Board Application_2-18-2021.pdf

Jennifer

Attached is the water board application for the Farm Meadows density reduction subdivision. Included with the application is the plat and the utility plan.

Paul Berg
Berg Engineering

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: Ryan Davis Phone: 801-875-8589 Fax: _____

Mailing Address: 228 Farm Springs Lane City: Midway State: Utah Zip: 84049

E-mail Address: rdavis1@gmail.com

Project Name: Farm Meadows

Location: 550 Pine Canyon Road

Total Acreage: 3.93 Number of Units: 3 Historically Irrigated Area: 3.93

Existing Water Connections: 1

Comments:

Total area in lots = 3.88 acres

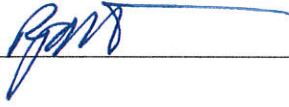
Total irrigated area in subdivision = 3.88 - 3(0.18) = 3.34 acres

Water rights = 3.34 acres(3.0 ac-ft/acre) + 2 homes(0.80 ac-ft/home)=11.62 af
2 shares have already been transferred to Midway City

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: 2/18/21

FOR OFFICE USE ONLY

STAFF:

Date Received: _____

Received By: _____

Fee Paid: _____

Application Number: _____

Zone: _____

Tax ID Number: _____

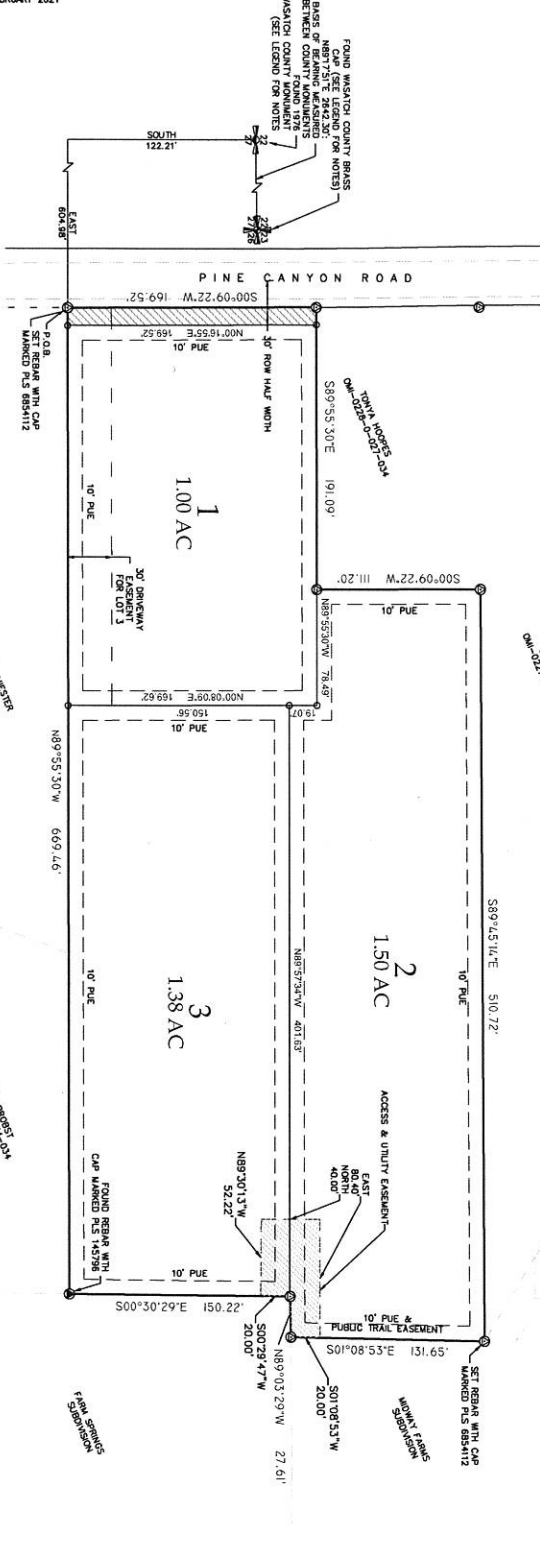
PLANNER:

Complete / Incomplete

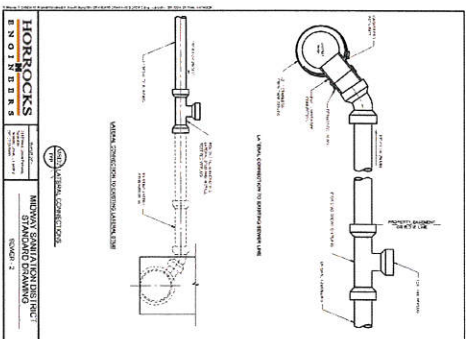
Date: _____ Reviewed by: _____

FAIRM MEADOWS

NO FURTHER SUBDIVISION
LOTS IN A DENSITY REDUCTION SUBDIVISION
ARE RESTRICTED FROM FURTHER DEVELOPMENT
AND CAN NOT BE FURTHER SUBDIVIDED



SYMBOL LEGEND DRAINAGE EASIMENT (0.05 AC) DRAINAGE EASIMENT ADJOINING OWNERS SURVEY BOUNDARY FENCE ① SET BEARIN WITH CAP (AS NOTED ON DRAWING) ② FENCED BEARIN WITH CAP (AS NOTED ON DRAWING) ③ FENCED BEARIN (NO CAP) ④ FENCED BEARIN (NO CAP) MARKING THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN ⑤ FOUND 1978 WASHATCH COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN	BASIS OF BEARINGS THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°17'51" EAST A MEASURED DISTANCE OF 26442.30 FEET BETWEEN THE FOUND 1978 ASHER FOUND MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND THE FOUND 1978 WASHATCH COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.	COUNTY SURVEYOR'S CERTIFICATE APPROVED AS TO FORM ON THIS DAY OF _____ 20____ RC# _____ COUNTY SURVEYOR _____	COUNTY RECORDER DATE: _____ WASHATCH REGISTRATION COMPANY DATE: _____ WASHATCH SANITATION DISTRICT	FARM MEADOWS WASHATCH CO., WASHINGTON COUNTY, STATE OF UTAH SCALE: 1" = 40 FEET DATE: _____ BY: _____ FOR: _____
--	---	--	--	---



Half Scale 11"X17": 1"=80'

RYAN DAVIS
FARM MEADOWS
UTILITY
PLAN

BERG
ENGINEERING
3100 E. Main St., Suite 208
Midway, UT 84049
tel 815.657.9740

PRESEN BY: TDS	DATE: 12 JAN 2021	SHEET
DRAWN BY: DJJ	REV:	3

New/Old Business



Adjourn

