

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, April 5, 2021**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, April 5, 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 April 5, 2021**
 - b. **Approve Meeting Minutes March 1, 2021**
2. **Paul Hannie – 151 East 600 North**
 - a. **Discussion on Water Requirements**
 - b. **Possible Recommendation to City Council**
3. **Greenfield Rural Preservation– 340 W. 500 S.**
 - a. **Discussion on Water Requirements**
 - b. **Previously before board March 1, 2021**
 - c. **Possible Recommendation to City Council**
4. **New/Old Business - No motions or recommendations**
5. **. Adjourn**



General Consent Calendar



**MIDWAY WATER ADVISORY BOARD
MONDAY MARCH 1, 2021
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held March 1, 2021 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Irrigation President/Co-Chairman Steve Farrell, Grant Kohler, Brent Kelly Midway City: Mayor/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

Irrigation President/ Co-Chairman Steve Farrell asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for March 1, 2021
- b. Approval of the minutes for February 1, 2021

Motion: Irrigation President/Co-Chairman Steve Farrell made a motion to approve the General Consent Calendar, Midway Irrigation Member Brent Kelly 2nd the motion.

Mayor/Chairman Celeste Johnson asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

The Village – 541 East Main

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

- 27.47 acres
- C-2, R-1-11 & R-1-22 zones
- 29,230 square feet of commercial space
- 151 townhomes
- 25 cottages homes
- Sensitive lands
 - Slopes 25% and greater

The board reviewed the property via google maps, and the property on the plat map for The Village. This is the Master Plan review of the development and is the initial review of the property. The development will come back to the water board for each phase of the project, and tonight the determination of the water for the entire project as presented will need to be held into escrow, and then as each phase comes in the water need to be turned in.

According to the applicant, the following is the available water rights for the project:

March 1, 2021

- Midway Irrigation Water Company
 - 75-acre feet (25 shares)
- Provo River (under contract)
 - 32-acre feet
- Provo River (pending)
 - 30-acre feet
- Total 137-acre feet

Estimated Required Water Rights

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 (Homes)	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)	Total Required Water Rights (acre-feet)
1	8,690	21	15	0.35	4	500	7.24	77	10	0.81	70	0.80	16.00	0.71	3.00	2.19	21.59
2	20,540	50	15	0.84	10	500	5.60	171	10	1.92	84	0.80	67.20	1.51	3.00	4.53	80.09
3	-	-	-	-	-	-	-	-	-	-	16	0.80	12.80	0.41	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.

The board discussed the project and the water requirements.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend approval for the the Village Master Plan located at 541 East Main to City Council to be required to turn in 192.16-acre feet of water, to require meters for the secondary water, and the irrigation company would provide a will serve letter. Also, the irrigation company would sit down with the developer to sit down and make agreements on easements. City Councilman Jeff Drury 2nd the motion.

Mayor/Chairman Celeste Johnson asked if there were further questions regarding this item? There was n.

Motion was carried unanimously.

Farm Meadows – 550 Pine Canyon Road

Michael Henke, City Planner presented the following information regarding the project:

- 3.92-acre parcel
- R-1-15 & R-1-22 zoning
- Proposal contains 3 lots.
- Frontage on Pine Canyon Road
- The Lots will connect to the Midway City's culinary water line, Midway Sanitation Districts sewer line, and Midway Irrigation Company's secondary water line.

The board reviewed the property, via google maps, the property plat map.

March 1, 2021

Michael Henke, City Planner presented the following possible recommendation for water.

- 3.88 acres in lots (169,013 sq. ft.)

Impervious area for lots

0.55 acres (3 x 8,000 sq. ft.)

Irrigated acreage

3.33 acres x 3 = 9.99-acre feet

3 culinary connections

2.4-acre feet

12.39-acre feet requirement

6-acre feet have been dedicated.

- 6.39-acre feet must be dedicated.

The board discussed the project, and the water requirements.

Motion: City Councilman Jeff Drury made the motion to recommend approval to the city council for the Farm Meadows located at 550 Pine Canyon be required to turn in 6.39-acre feet of water, and to provide the project with a Will Serve letter from Midway Irrigation Company. They also will be required to have meters for the secondary water. Irrigation Member Brent Kelly 2nd the motion.

Mayor/Chairman Celeste Johnson asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

George Hansen Subdivision – 340 West 500 South

Michael Henke, City Planner stated the following information regarding the subdivision, which is being called South Farm, Rural Preservation Subdivision.

- 6 acres
- RA-1-43
- 1 lot
- 56' access easement
- Remnant 1-acre parcel?

The board reviewed the property, via google maps, property plat map. Discussion regarding the road, and water calculations.

Michael Henke, City Planner presented the following possible recommendation for water.

- 6-acre parcel (261,360 sq. ft.)

Impervious area for lots

0.18 acres (8,000 sq. ft.)

March 1, 2021

Irrigated acreage

5.82 acres x 3 = 17.46-acre feet

1 culinary connection

0.8-acre feet

18.26-acre feet requirement

The board discussed the project, and the water requirements. There was discussion on the amount of water being required. There was discussion that the plan could change, and that perhaps that would change the water calculations. The board decided to make a recommendation, but if something changes, they can come back to the water board.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend approval to the city council for the George Hansen, South Farm Rural Preservation Subdivision be required to turn in 18.26-acre feet of water, to provide the project with a Will Serve letter from Midway Irrigation Company. They also will be required to have meters for the secondary water. Midway City Councilman Steve Dougherty 2nd the motion.

Mayor/Chairman Celeste Johnson asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

Rising Ranch Subdivision – 425 Homestead Drive

This project had been to the board with a different plan, and a different name under Sam Castor, the applicants name. Michael Henke, City Planner stated the following information regarding the subdivision:

- 6.6 acres
- R-1-22
- 7 lots – potentially 8 lots

The board reviewed the property via google maps, property plat map. This plan would not have new roads, it will have open space. There was concern from the board regarding the 8th lot which had no access, and why leave it on the plan. Planner Henke stated that it would be addressed in the development agreement and that lot 8 would not be buildable at this time, however it was thought it was best to get the water turned in for the entire project including the 8th lot.

Michael Henke, City Planner presented the following possible recommendation for water.

- 6.35-acre parcel

Area of parcel

276,606 sq. ft.

Irrigated area

Lots – 233,515 sq. ft. (5.36 acres)

Open Space – 43,491 sq. ft. (1 acre)

Impervious area for lots

March 1, 2021

64,000 sq. ft. (8 x 8,000) (1.47 acres)

Total irrigated acreage

4.89 acres x 3 = 14.67-acre feet

- 6 culinary connections (2 existing connections)

4.8-acre feet (6 x .8)

- 19.47-acre feet requirement

The board discussed the project, and the water requirements.

Motion: Midway Irrigation Member Brent Kelly made the motion to recommend approval to the city council for the Rising Ranch Subdivision be required to turn in 19.47-acre feet of water, and to provide the project with a Will Serve letter from Midway Irrigation Company. They also will be required to have meters for the secondary water. Midway City Councilman Jeff Drury 2nd the motion.

Mayor/Chairman Celeste Johnson asked if there were further questions regarding this item? There was not.

Vote: The motion was approved with the board voting as follows

Midway City Council Member Drury	Aye
Midway City Council Member Dougherty	Nay
Midway Irrigation Company Member Kelly	Aye
Midway Irrigation Company Member Kohler	Aye

New Old/Business

Mayor/Chairman Celeste Johnson asked if there was any New or Old Business? There was not.

City Councilman Jeff Drury moved to adjourn City Councilman Steve Dougherty 2nd the motion. It was carried unanimously. Adjourned at 7:17 p.m.

March 1, 2021

Paul Hannie
151 East 600 North



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: PAUL HANNIE Phone: 208-351-5289 Fax: —

Mailing Address: 408 FOX DEN RD. City: MIDWAY State: UT Zip: 84049

E-mail Address: PABLO HANNIE @ GMAIL.COM

Project Name: HANNIE HOME

Location: 151 E 600 N MIDWAY

Total Acreage: 4.2 Number of Units: Historically Irrigated Area: ALL

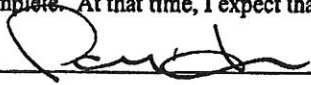
Existing Water Connections:

Comments:

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: MARCH 10, 2021

FOR OFFICE USE ONLY

STAFF:

Date Received:
Received By:
Fee Paid:

Application Number:
Zone:
Tax ID Number:

PLANNER:

Complete / Incomplete
Date: Reviewed by:

Greenfield Rural Preservation
340 West 500 South



Jennifer Sweat

From: Mike Johnston <mike@summiteg.com>
Sent: Thursday, March 18, 2021 2:44 PM
To: Jennifer Sweat
Cc: Luke Robinson
Subject: Midway Water Board - George Hansen South Farm Rural Pres
Attachments: Midway Water Committee Application.pdf; George Hansen Water Rights Calculation.pdf; HANSEN - South Farm Rural Preservation Plat 3-18-2021.pdf

Jennifer,

Please find attached an application, water calc sheet, and plat showing the impervious driveway surface and notes regarding water requirements.

Please add this project to the April Water Meeting.

Thank you!

Michael P. Johnston
Principal Engineer, President

Summit Engineering Group, Inc.
PO Box 176
55 West Center Street
Heber City, UT 84032
435-654-9229
mike@summiteg.com

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 NORTH
6.45 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

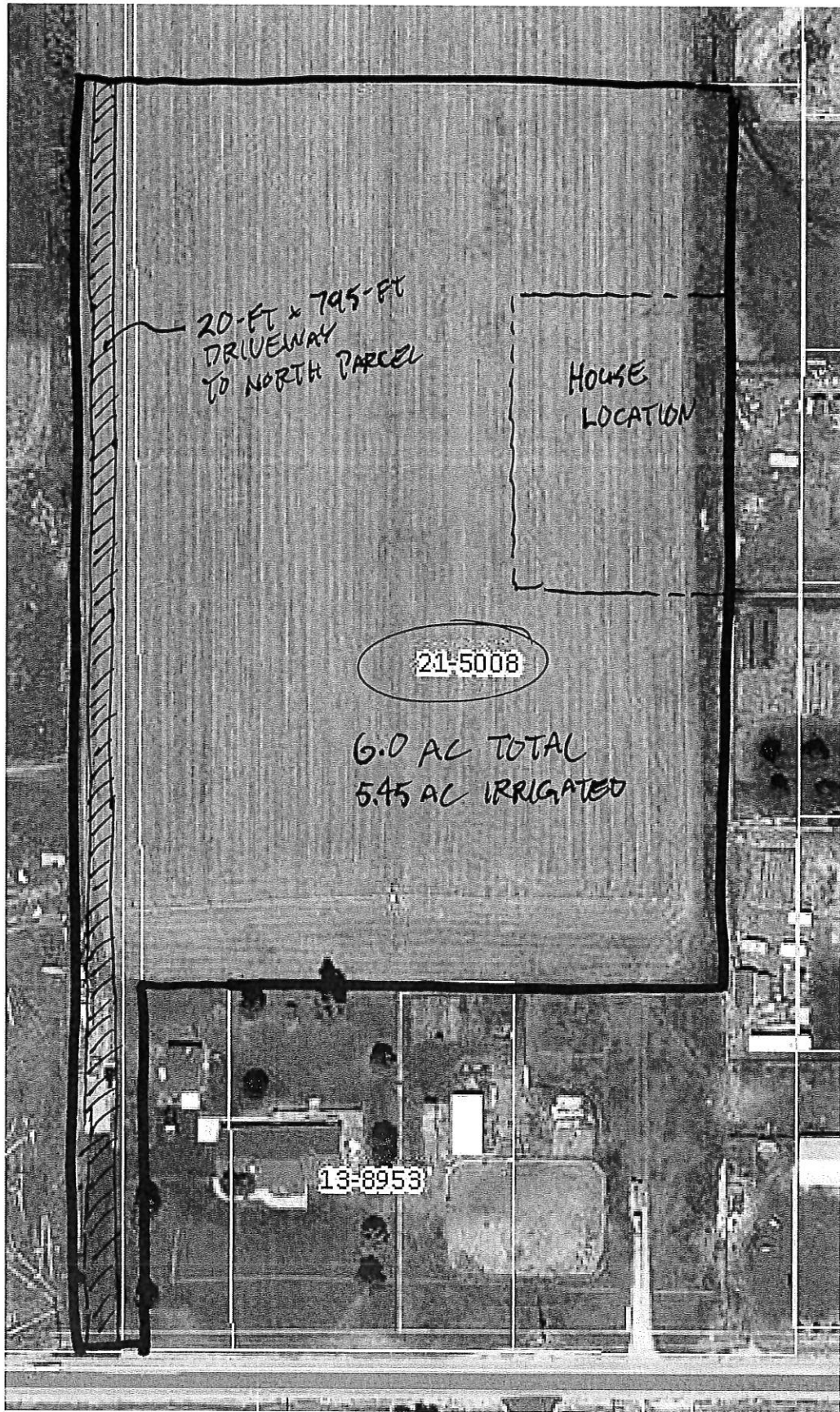
TOTAL NEW HOMES	1	homes	
TOTAL PARCEL ACREAGE =	6.000	acres	
NON-IRRIGATED ACREAGE =	0.550	acres	(20' x 795' drive to the north and 8000 sf for impervious)
IRRIGATION ACREAGE =	5.450	acres	Midway Irrigation Shares = 3.00 ac-ft per share

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

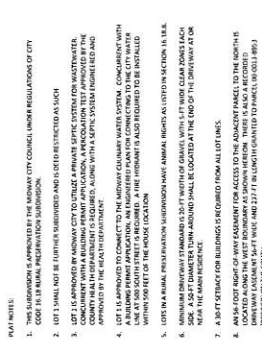
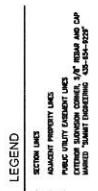
SECTION 3, 14' 0" SLAB

SECTION 2, 14' 0" SLAB (TYP. MOMENT)

SECTION 1, 14' 0" SLAB

NORTH QUARTER CORNER

SOUTH QUARTER CORNER

[illegible]

MIDWAY CITY

MAIN STREET

MOORE LANE

CENTER STREET

STREET LANE

200' N.

100' SOUTH

500' S.

PROJECT

IN MIDWAY CITY, UTAH

WASATCH COUNTY, UTAH

I, DEREK KOHLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 11723301 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE COMMISSION THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS.

BASIS OF BEARINGS

[illegible]

1. The undersigned owner of ALL THE REAL PROPERTY DESCRIBED ON THIS TAX MAP AND DESCRIBED IN THE ADJACENT DESCRIPTIONS THEREON, HEREBY CERTIFIES THAT THE INFORMATION CONTAINED ON THIS MAP AND IN THE ADJACENT DESCRIPTIONS IS TRUE AND CORRECT AND THAT THE INFORMATION CONTAINED ON THIS MAP AND IN THE ADJACENT DESCRIPTIONS IS IN ACCORDANCE WITH THE PROVISIONS OF 10-3-207 UPM CODE TO MONTEZUMA CITY THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

[illegible]

THE CITY COUNCIL OF IDEWAT CITY, WASHINGTON COUNTY, UTAH, APPROVES AND ADOPTS THE FOLLOWING RESOLUTION, TO BE KNOWN AS THE _____ ORDINANCE, AND THE CITY MANAGER SHALL ENFORCE THE SAME IN ACCORDANCE WITH THE UTAH MUNICIPALITY CODE.

CITY CLERK

CITY MANAGER

ATTORNEY	DATE	MONEY RESCATION	DATE
CITY ENGINEER	DATE	MONEY RESCATION DISTRICT	DATE

PLANNING COMMISSION APPROVAL	PLANNING DIRECTOR APPROVAL
------------------------------	----------------------------

APPROVED AS TO FORM THIS DAY OF _____
 RGS # _____
 COUNTY SURVEYOR _____
 DATE _____

ENTRY # _____ BOOK _____ PAGE _____
DATE _____ TIME _____ FEE _____
FOR _____
BY _____ WASATCH COUNTY RECORDER MURRAY

New/Old Business



#196943785

Adjourn



#196943785

Adjourn



#196943785