NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, May 3, 2021

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, May 3, 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 May 3, 2021**
   b. **Approve Meeting Minutes April 5, 2021**
2. **Danny Hofheins – 364 West Main Street**
   a. **Discussion on Water Requirements**
   b. **Possible Recommendation to City Council**
3. **JOMAR Small Subdivision – Joseph Probst – 320 W. 500 S.**
   a. **Discussion on Water Requirements**
   b. **Possible Recommendation to City Council**
4. **New/Old Business - No motions or recommendations**
5. **. Adjourn**



General Consent Calendar



MIDWAY WATER ADVISORY BOARD
MONDAY April 5, 2021
MEETING MINUTES

Minutes of the Midway Water Advisory Board meeting held April 5, 2021 2021 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Brent Kelly and Hylton Haeuter Midway City: City Councilman Steven Dougherty, City Councilman Jeff Drury, Wes Johnson, City Engineer, Michael Henke, City Planner.

Chairman/Mayor Celeste Johnson, Midway Irrigation Company President/Co-Chair Steve Farrell, Midway Irrigation Member Grant Kohler, and Secretary/Treasurer Jennifer Sweat are excused for tonight's meeting, and Councilman Jeff Drury will act as Chairman.

General Consent Calendar

Acting Chair Councilman Jeff Drury asked for approval of the General Consent Calendar which consisted of:

a. Approval of the Agenda for April 5, 2021

b. Approval of the minutes for March 1, 2021

Motion: Irrigation Member Brent Kelly made a motion to approve the General Consent Calendar, City Councilman Steve Dougherty 2nd the motion.

Acting Chair Councilman Jeff Drury asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

Paul Hannie – 131 East 600 North

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

- Created on January 21, 1963
- 4.28 acres
- Qualified as a lot of record.

Code required 6,000 square feet and 70' of frontage.

Midway code or State code did not require the recording of a subdivision plat.

- Cannot be subdivided or boundaries amended without land use authority approval.
- Petitioning for 1 culinary connection

The board reviewed the property via google maps and discussed that at this time the property was only requesting a culinary water connection, and there fore the board is only discussing the culinary connection, and not the outside water. The use of the outside water would need to be between the property owner and Midway Irrigation Company.

The board discussed the project and the water requirements.

Acting Chair Councilman Jeff Drury asked if there were further questions regarding this item? There was not.

Motion: City Councilman Steve Dougherty made the motion to recommend approval for the Paul Hannie property located at 151 East 600 North to City Council to be required to turn in .80-acre feet of water for one (1) culinary water connection. Midway Irrigation Member Brent Kelly 2nd the motion.

Acting Chair/City Councilman Jeff Drury asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

Greenfield Rural Preservation – 340 West 500 South ([Previously before board March 1, 2021)

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

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

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

Michael Henke, City Planner presented the following previous recommendation for water from March 1, 2021.

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

Impervious area for lots

0.18 acres (8,000 sq. ft.)

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 new proposed project, and how that affects the water requirement.

Michael Henke, City Planner presented the revised recommendation for water:

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

Impervious area for lots

0.18 acres (8,000 sq. ft.)

Driveway 0.38 acres (20' x 795')

Irrigated acreage

5.44 acres x 3 = 16.32-acre feet

1 culinary connection

0.8-acre feet

17.12-acre feet requirement

Acting Chair Councilman Jeff Drury asked if there were further questions regarding this item? There was not.

Motion: Irrigation Member Brent Kelly made the motion to recommend approval to the city council for the Greenfield Rural Preservation located at 340 West 500 South to turn in 17.55-acre feet of water which includes subtracting the mid-field driveway, and to provide the project with a Will Serve letter from Midway Irrigation Company. City Councilman Steve Dougherty 2nd the motion.

Acting Chair Councilman Jeff Drury asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

New Old/Business

Acting Chair Councilman Jeff Drury asked if there were further questions regarding this item? There was not.

Meeting was adjourned at 6,36 p.m.

Danny Hofheins
364 W. Main Street



April 22nd 10.00Am

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: DANNY D HOFHEINS Phone: 435-654-4992 Fax: _____

Mailing Address: 364 W. MAIN ST City: MIDWAY State: UT Zip: 84049

E-mail Address: _____

Project Name: _____

Location: 364 W. MAIN ST MIDWAY UTAH

Total Acreage: 1/2 Number of Units: 1 Historically Irrigated Area: 0

Existing Water Connections: 1

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: 4-20-21

FOR OFFICE USE ONLY

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

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

PLANNER:
Complete / Incomplete
Date: _____ Reviewed by: _____

JOMAR Small Subdivision
320 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: Joseph T. Probst Phone: 435-654-8022 Fax: _____

Mailing Address: 2559 S Gritton St. City: Hurricane State: UT Zip: 84737

E-mail Address: probstjoe@gmail.com

Project Name: JOMAR Small Subdivision

Location: 320 West 500 South

Total Acreage: 1.00 Number of Units: 1 Historically Irrigated Area: 1.00

Existing Water Connections: 0

Comments:
This 1 lot subdivision will connect to the water line in 500 South.
This is pressurized irrigation on the property.

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: _____



N

20' 0' 20' 40'

Scale 1" = 20'
Scale 1" = 40' for 11"x17"

BLUE STAKE NOTE:
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

SEWER NOTES:
- ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS

WATER NOTES:
- ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS AS ADOPTED IN 2020 EDITION.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

PAUL D. BERG P.E.
SERIAL NO. 290595
DATE: 12 APR 2021

JOE PROBST
PROBST SUBDIVISION

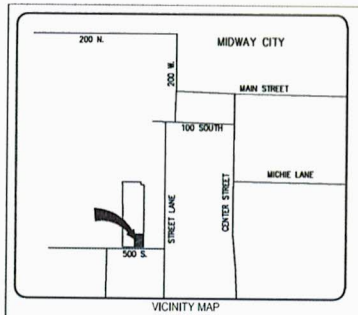
WATER AND SEWER

BERG ENGINEERING
RESOURCE GROUP P.C.
380 E Main St. Suite 204,
Midway, UT 84049
ph. (435) 657-9749

DESIGN BY PDB
DRAWN BY DAW
DATE 12 APR 2021
REV
SHEET 2

JOMAR SMALL SUBDIVISION

LOCATED IN THE NE QUARTER OF SECTION 3 TOWNSHIP 4 SOUTH,
RANGE 4 EAST, SALT LAKE BASE & MERIDIAN



VICINITY MAP

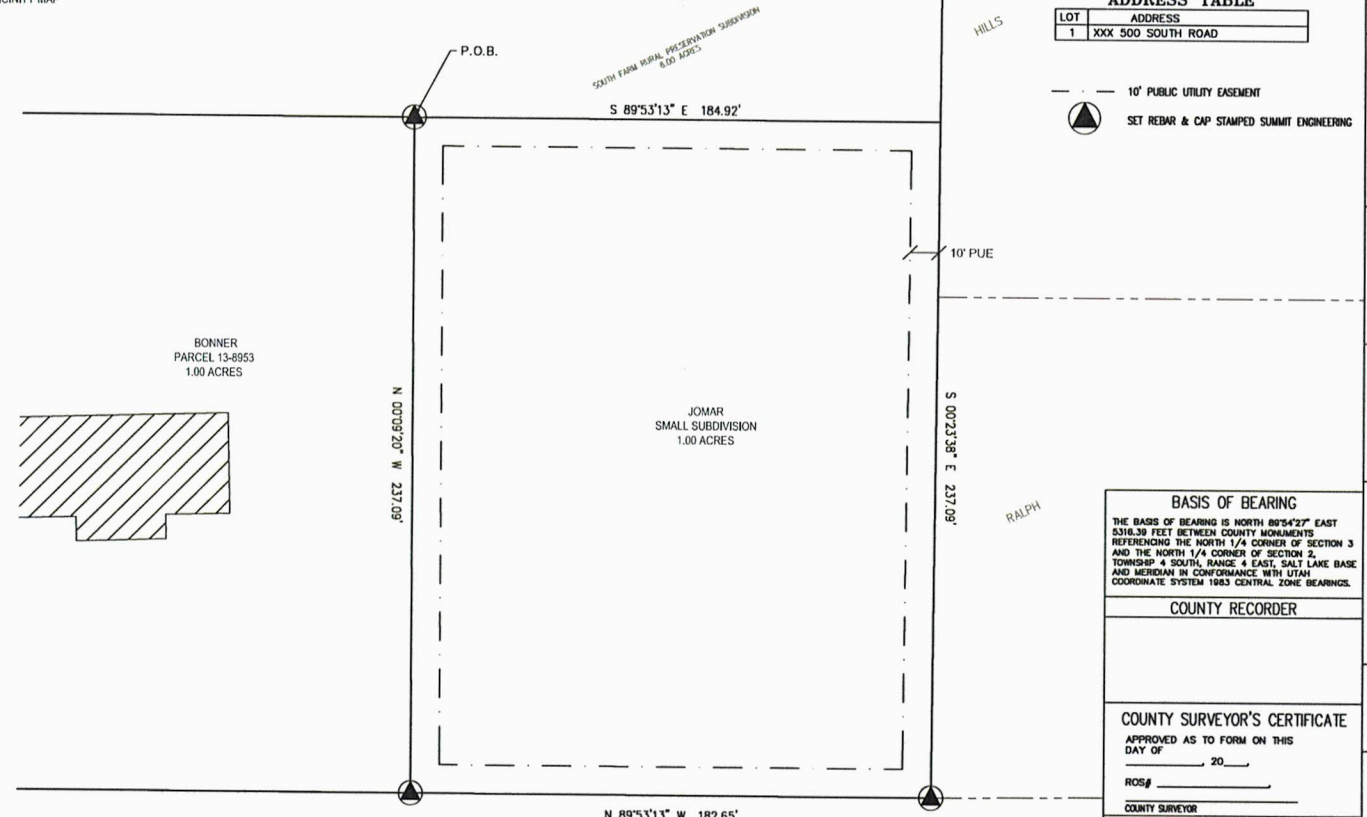


ADDRESS TABLE

LOT	ADDRESS
1	XXX 500 SOUTH ROAD

10' PUBLIC UTILITY EASEMENT

SET REBAR & CAP STAMPED SUMMIT ENGINEERING



JOMAR SMALL SUBDIVISION.DWG 12 - TRIAD 2021

BASIS OF BEARING

THE BASIS OF BEARING IS NORTH 89°54'27" EAST 5316.39 FEET BETWEEN COUNTY MONUMENTS REFERENCING THE NORTH 1/4 CORNER OF SECTION 3 AND THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN IN CONFORMANCE WITH UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS
DAY OF
_____, 20___,

ROS# _____

_____
COUNTY SURVEYOR

_____ DATE:
MIDWAY IRRIGATION COMPANY

_____ DATE:
MIDWAY SANITATION DISTRICT

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, KEVIN M BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 11207308 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

_____ DATE _____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 1068.59 FEET AND EAST 542.89 FEET FROM THE 1995 WASATCH COUNTY BRASS MONUMENT FOR THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS BEING NORTH 89°54'27" EAST 5316.39 FEET BETWEEN SAID NORTH QUARTER CORNER OF SECTION 3, AND THE WASATCH COUNTY BRASS MONUMENT FOR THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN);

THENCE SOUTH 89°53'13" EAST 184.92 FEET; THENCE SOUTH 00°23'38" EAST 237.09 FEET; THENCE NORTH 89°53'13" WEST 182.65 FEET; THENCE SOUTH 00°09'20" WEST 237.09 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.00 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, OWNER(S), JOSEPH T. PROBST AND MARSHA L. PROBST, OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

DATED THIS _____ DAY OF _____, A.D. 20___

_____ JOSEPH T. PROBST

_____ MARSHA L. PROBST

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH } S.S.

ON THE ____ DAY OF _____, A.D. 20___ PERSONALLY APPEARED BEFORE ME, _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____

_____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH } S.S.

ON THE ____ DAY OF _____, A.D. 20___ PERSONALLY APPEARED BEFORE ME, _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____

_____ NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS _____ DAY OF _____, A.D. 20___

APPROVED _____ MAYOR ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) APPROVED _____ CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20___ BY THE MIDWAY CITY PLANNING COMMISSION

_____ PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION

JOMAR SMALL SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 20 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

SURVEYOR
SUMMIT ENGINEERING GROUP INC.
55 WEST CENTER
PO BOX 176
HEBER CITY, UT 84032
PHONE (435) 654-9229

DATE OF SURVEY: MARCH, 2021

New/Old Business
Discussion Only



Adjourn

