

NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, June 7, 2021

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, June 7, 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 June 7, 2021
 - b. Approve Meeting Minutes May 3, 2021
2. The Village – Revised Water Calculations
 - a. Discussion on Water Requirements
 - b. Possible Recommendation to City Council
3. The Farm at Wilson Lane – 1550 North Canyon View Road
 - 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 May 3, 2021
MEETING MINUTES

Minutes of the Midway Water Advisory Board meeting held May 3, 2021 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: President/Co-Chair Steve Farrell, Grant Kohler, and Brent Kelly. Midway City: Mayor/Chair Celeste Johnson, City Councilman Steven Dougherty, City Councilman Jeff Drury (arrived at 6:05 p.m.), Wes Johnson, City Engineer, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

General Consent Calendar

Mayor/Chair Celeste Johnson asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for May 3, 2021
- b. Approval of the minutes for April 5, 2021

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

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

Motion was carried unanimously.

Danny Hofheins – 364 West Main Street

Michael Henke, City Planner stated that there is already one home at this location, and that the owner would like to add a second home. The property is ½ acre in size and does meet the requirements to add an additional dwelling.

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.

Status and Recommendations is

- Would like to add an additional dwelling.
 - Code requires:
 - 110' of frontage (actual is about 130')
 - 22,000 square feet (actual is 0.50 acres per the tax roll)
- Property currently has a dwelling and is irrigated.

May 3, 2021

- Staff is recommending that 0.8-acre feet of water are dedicated to the city for the second connection.
- All impact fees and connection fees will be required for the second connection.

The board discussed the project and the water requirements. The property is in the historic 21 blocks, and the irrigation company will provide water and bill accordingly as it treats the older areas within Midway.

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

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend approval for the Danny Hofheins located at 364 West Main Street to City Council to be required to turn in .80-acre feet of water for one (1) culinary water connection. They will also be required to have two meters for the secondary water*, as well as a rental fee to the irrigation company. City Councilman Steve Dougherty 2nd the motion.

Mayor/Chair Celeste Johnson asked if there were further questions regarding this item? City Councilman Jeff Drury abstained from voting since he arrived in the middle of item.

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

Motion was carried unanimously.

*City Engineer Wes Johnson after meeting called and said that they would only need one secondary water meter because the ownership is the same for both homes.

JOMAR Small Subdivision – Joseph Probst – 320 West 500 South

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

- RA-1-43 Zone
- One Lot Small Subdivision
- 1 acre in size
- No New Roads
- The lots will connect to the Midway Sanitation District sewer (via privately owned sewer lateral), Midway City's culinary water line, and Midway Irrigation Company's secondary water line.

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

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

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

- 1 acre parcel (43,560 sq. ft.)
 - Impervious area for lots
 - 0.18 acres (8,000 sq. ft.)
 - Irrigated acreage
 - 0.82 acres x 3 = 2.46-acre feet
 - 1 culinary connection

- 0.8-acre feet
- 3.26-acre feet requirement

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

Motion: City Councilman Steve Dougherty made the motion to recommend approval to the city council for the JOMAR Small Subdivision located at 320 West 500 South to turn in 3.62-acre feet of water for the inside and outside water. Secondary water meter will also need to be used for the home. Midway Irrigation Member Brent Kelly 2nd the motion.

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

Motion was carried unanimously.

New Old/Business

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

Meeting was adjourned at 6:22 p.m.

The Village – Revised Water Calculation



Jennifer Sweat

From: Paul Berg <paul@bergeng.net>
Sent: Thursday, May 13, 2021 7:35 AM
To: Michael Henke
Cc: Dan Luster; wes@horrocks.com; Jennifer Sweat
Subject: The Village - Updated Water Right Calculations
Attachments: Water Calculations with Spa.pdf

Michael

Attached are the updated water right calculations for The Village per the master plan dated March 31, 2021. The updates consider the Spa Club, changes to the other commercial areas, the reduction of 20 residential units, the road on the west side of the project that connects to River Road and the updated landscape plan.

These updated calculations are provided in response to the motion from the City Council at the May 4, 2021 meeting. We also request that these updated calculations be presented to the water board at the June 7, 2021 meeting.

Paul Berg
Berg Engineering

The Village

Water Right Estimate per 156 Unit Master Plan dated 31 March 2021

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				Total Water Rights (acre-feet)					
	Total Buildings (#)	Office per 20,000 (employees)	Water Use per Square Foot (feet)	Midway Adjustment Factor	Required Water Rights (acre-feet)	Real of Square Foot (feet)	Water Use per Square Foot (feet)	Midway Adjustment Factor	Required Water Rights (acre-feet)	Restaurants per Square Foot (feet)	Water Use per Square Foot (feet)	Midway Adjustment Factor	Required Water Rights (acre-feet)	Residential Homes (#)	Water Use (acre-feet)	Required Water Rights (acre-feet)	Irrigated Area (acres)	Water Use per Irrigation Foot (feet)		Required Water Rights (acre-feet)				
Phase 1	26,177	59	15	1.75	1.75	12	500	1.77	11.90	196	10	1.77	3.89	200	25	1.77	9.51	0	0.80	0.00	0.44	3.00	1.32	61.88
2	23,513	-	-	-	-	-	-	-	-	-	-	-	-	-	84	0.80	67.20	0.59	3.00	3.15	0.88	3.00	1.32	61.88
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19	0.50	15.50	0.56	3.00	1.68	3.00	1.68	10.68	
5	-	-	-	-	-	-	-	-	-	-	-	-	-	12	0.80	9.60	0.96	3.00	1.08	3.00	1.08	10.68		
6	-	-	-	-	-	-	-	-	-	-	-	-	-	25	0.80	20.00	6.35	3.00	19.05	39.05	27.57	179.81		
	50,250	-	-	-	1.75	-	-	-	11.90	-	-	-	3.89	-	156	-	124.80	9.19	-	-	-	-	-	179.81

Notes

Assumes 1 employee for approximately 100 sf of office space

Assumes 1 seat per 30 sq ft of restaurant

Best guess of toilet rooms / restrooms in retail areas.

Assumed capacity of the Spa Club is 200 people.

Commercial uses will need to be evaluated again when the buildings are designed. This analysis assumes square footage and number of users. spa Club uses the value of 2300-2400, range of 23 (gender 8/11 participants). The estimate for pools is 20 gpm.

Consequently, the authors suggest that the results of this study may be generalizable to other countries.

The Farm at Wilson Lane

1550 North Canyon View Road



Jennifer Sweat

From: Paul Berg <paul@bergeng.net>
Sent: Thursday, May 20, 2021 5:35 AM
To: Jennifer Sweat
Subject: The Farm at Wilson Lane - Water Board Application
Attachments: Midway Water Advisory Board Application - The Farm at Wilson Lane.pdf

Jennifer

Please place The Farm at Wilson Lane on the June 7, 2021 Midway Water Board meeting agenda.

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: Jared and Kurt Wilson Farm LLC Phone: 801-597-0375 Fax: _____

Mailing Address: 1980 River Road City: Midway State: UT Zip: 84049

E-mail Address: flyingwilsons@gmail.com, jared8400@gmail.com

Project Name: The Farm at Wilson Lane

Location: 1550 North Canyon View Road

Total Acreage: 10.28 Number of Units: 8 Historically Irrigated Area: 10.28

Existing Water Connections: 0

Comments:

Please see the attached water right calculations and maps.

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: _____

May 20, 2021

Water Right Estimate for The Farm at Wilson Lane

Lot	Water Rights for Inside Use (acre-feet)	Total Area (acres)	Estimated Impervious Area (acres)	Irrigated Area (acres)	Irrigation Requirement (acre-feet/acre)	Water Rights for Irrigation (acre-feet)	Total Water Rights (acre-feet)
1	0.80	1.04	0.18	0.86	3.00	2.58	3.38
2	0.80	1.02	0.18	0.84	3.00	2.52	3.32
3	0.80	1.00	0.18	0.82	3.00	2.46	3.26
4	0.80	2.00	0.18	1.82	3.00	5.46	6.26
5	0.80	1.32	0.18	1.14	3.00	3.42	4.22
6	0.80	1.01	0.18	0.83	3.00	2.49	3.29
7	0.80	1.01	0.18	0.83	3.00	2.49	3.29
8	0.80	1.01	0.18	0.83	3.00	2.49	3.29
Road Parkstrips	0.00	0.16	0.00	0.16	3.00	0.48	0.48
Subtotals	6.40			8.13		24.39	30.79

New/Old Business



Adjourn

