

NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, November 29, 2021

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, November 29, 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 November 29, 2021**
 - b. **Approve Meeting Minutes November 1, 2021**
 - c. **Approval of Meeting Dates for 2022**
 - d. **Approval of Chair and Co-Chair for 2022**
2. **The Village – Approx. 550 East Main –**
 - a. **Discussion on Water Requirements**
 - b. **Possible Recommendation to City Council**
3. **New/Old Business - No motions or recommendations**
4. **. Adjourn**

General Consent Calendar

MIDWAY WATER ADVISORY BOARD
MONDAY November 1, 2021
MEETING MINUTES

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

Roll Call

Irrigation Members: President Steve Farrell, Grant Kohler, and Brent Kelly. Midway City: Mayor/Chair Celeste Johnson, City Councilman Steven Dougherty, City Councilman Jeff Drury, 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 November 1, 2021
- b. Approval of the minutes for October 4, 2021

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

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

Motion was carried unanimously.

The Village – Approx. 550 East Main – updated information for project

This item has been before the board on two other occasions the most recent one being in October 2021. The applicant would like to review the water calculations and discuss change applications for the project. Michael Henke, City Planner reviewed the project with giving the land use summary that was before the board previously:

- 27.47 acres
- 8.68 acres of open space
- C-2 zone
- 44,128 square feet of commercial space
- 143 townhomes
- Sensitive lands
 - Slopes 25% and greater

The board reviewed the plan via plat maps, architectural drawings, and google earth images.

The recommended water requirement given by this board at the last meeting was

- Occupancy for gym has been adjusted from 200 to 299

November 1, 2021

- 9.91-acre feet to 14.82-acre feet
- Gym square feet changed from 26,737 to 39,932
- Occupancy for restaurant has been adjusted from 185 to 371
 - 3.68-acre feet to 7.34-acre feet
 - Total recommended water requirement is 172-acre feet

Adjusted from 163.41-acre feet

Estimated Water Needs for The Village Project

Commercial															Residential					Irrigation		Project	
Total Building (sf)	Office 25% of sf (employees)	Water User per State Code (gpm)	Highway Adjustment Factor	Required Water Rights for Office (acre-feet)	Retail 25% of sf (retail room)	Water Use per State Code (gpm)	Highway Adjustment Factor	Water Rights Required for Retail (acre-feet)	Restaurant 150% of sf (kitchen)	Water Use per State Code (gpm)	Highway Adjustment Factor	Required Water Rights for Restaurant (acre-feet)	Spa Club 18 (sf) (pool)	Water Use per State Code (gpm)	Highway Adjustment Factor	Required Water Rights for Spa Club (acre-feet)	Residential 3 (homes) (home)	Residential 1 (water use) (acre-feet)	Water Rights for Irrigation Area (acres)	Required Water Rights for Irrigation (acre-feet)	Total Required Water Rights (acre-feet)		
Non-Gym Total	22,266	56	1.77	1.68	6	500	1.77	8.95	271.1	10	1.77	7.30	300	25	1.77	14.87					14.86		
Gym/Spa	30,012																				14.87		
Residential	244,000																143	0.8	124.4		124.4		
Irrigation	463,801																		9.27	3	27.81		
Project Total	22,266			1.68				9.33				7.36				14.87		124.4		27.81	172.04		

Since the last meeting, the plan has been more refined in the applicant's opinion, and he wanted to present the new water calculations.

- Increase office requirement from 1.66 to 2.26
- Decrease retail requirement from 5.95 to 1.98
 - Toilets reduced from 6 to 2
- Decrease restaurant requirement from 7.36 to 3.43
 - Attendees reduced from 300 to 173
- Decrease spa and pool requirement from 14.87 to 5.7
- Total requirement reduction from 172.04 to 155.58

Bryant's Restaurant																							
Commercial										Residential										Irrigation		Project	
Total Building (sf)	Office 25% (sf)	Water User per State (gpm)	Highway Adjustment Factor	Required Water Rights for Office (acre-feet)	Retail 25% of sf (retail room)	Water Use per State (gpm)	Highway Adjustment Factor	Water Rights Required for Retail (acre-feet)	Restaurant 150% of (sf) (kitchen)	Water Use per State (gpm)	Highway Adjustment Factor	Water Rights Required for Restaurant (acre-feet)	Spa Club 18 (sf) (pool)	Water Use per State (gpm)	Highway Adjustment Factor	Water Rights Required for Spa Club (acre-feet)	Residential 3 (homes)	Residential 1 (water use) (acre-feet)	Water Rights for Irrigation Area (acre-feet)	Required Water Rights for Irrigation (acre-feet)	Total Required Water Rights (acre-feet)		
Non-Gym Total 22,266	56	19	1.77	2.26	6	500	1.77	1.98	271.1	10	1.77	3.43	300	25	1.77	5.7					5.7		
Gym/Spa 30,012																					5.7		
Residential 244,000																	143	0.8	124.4		124.4		
Irrigation 463,801																			9.27	3	27.81		
Project Total 22,266				2.26				1.98				3.43				5.7		124.4		27.81	155.58		

Commercial										Residential										Irrigation		Project	
Total Building (sf)	Office 25% (sf)	Water User per State (gpm)	Highway Adjustment Factor	Required Water Rights for Office (acre-feet)	Retail 25% of sf (retail room)	Water Use per State (gpm)	Highway Adjustment Factor	Water Rights Required for Retail (acre-feet)	Restaurant 150% of (sf) (kitchen)	Water Use per State (gpm)	Highway Adjustment Factor	Water Rights Required for Restaurant (acre-feet)	Spa Club 18 (sf) (pool)	Water Use per State (gpm)	Highway Adjustment Factor	Water Rights Required for Spa Club (acre-feet)	Residential 3 (homes)	Residential 1 (water use) (acre-feet)	Water Rights for Irrigation Area (acre-feet)	Required Water Rights for Irrigation (acre-feet)	Total Required Water Rights (acre-feet)		
Non-Gym Total 22,266	56	19	1.77	2.26	6	500	1.77	1.98	271.1	10	1.77	3.43	300	25	1.77	5.7					5.7		
Gym/Spa 30,012																					5.7		
Residential 244,000																	143	0.8	124.4		124.4		
Irrigation 463,801																			9.27	3	27.81		
Project Total 22,266				2.26				1.98				3.43				5.7		124.4		27.81	155.58		

Commercial										Residential										Irrigation		Project	
Total Building (sf)	Office 25% (sf)	Water User per State (gpm)	Highway Adjustment Factor	Required Water Rights for Office (acre-feet)	Retail 25% of sf (retail room)	Water Use per State (gpm)	Highway Adjustment Factor	Water Rights Required for Retail (acre-feet)	Restaurant 150% of (sf) (kitchen)	Water Use per State (gpm)	Highway Adjustment Factor	Water Rights Required for Restaurant (acre-feet)	Spa Club 18 (sf) (pool)	Water Use per State (gpm)	Highway Adjustment Factor	Water Rights Required for Spa Club (acre-feet)	Residential 3 (homes)	Residential 1 (water use) (acre-feet)	Water Rights for Irrigation Area (acre-feet)	Required Water Rights for Irrigation (acre-feet)	Total Required Water Rights (acre-feet)		
Non-Gym Total 22,266	56	19	1.77	2.26	6	500	1.77	1.98	271.1	10	1.77	3.43	300	25	1.77	5.7					5.7		
Gym/Spa 30,012																					5.7		
Residential 244,000																	143	0.8	124.4		124.4		
Irrigation 463,801																			9.27	3	27.81		
Project Total 22,266				2.26				1.98				3.43				5.7		124.4		27.81	155.58		

November 1, 2021

Information

Commercial											
	Office (employees)	Water Use per State Code (gpd)	Midway Adjustment Factor	Required Water Rights for Office (acre-feet)	Retail (toilet room)	Water Use per State Code (gpd)	Midway Adjustment Factor	Water Rights Required for Retail (acre- feet)	Restaurants (seats)	Water Use per State Code (gpd)	Midway Adjustment Factor
Total Buildings (sf)	11,605								173		
Restaurant	11,605										
Office	7,598	76	15	1.77	2.26						
Retail	5,300				2	500	1.77	1.98			
Gym/Spa	19,288										
Residential	286,000										
Irrigation	409,801										
Project Total				2.26				1.98			

Gym/Spa Rational

	Square Feet	% of PC of	Gallons per Year (w/10 sf to PC)	Gallons using chart above (state formula)	w/ Midway Multiple
Gym/Spa	19,288	28%	1,047,063	1,857,394	1,858,301
PC Swim/Requet 2019	70,000	100%	3,800,000		

Restaurant Comparables

Examples	Floorspace (sf)	Chairs	Chairs/sf
OG	5130	50	0.016
Lola's	1417	19	0.013
Lola's w/porch	2128	35	0.016
Kitchen 88	4030	92	0.023

Information

Residential											
Required Water Rights for Restaurants (acre-feet)	Spa Club Gym and Pool (person)	Water Use per State Code (gpd)	Midway Adjustment Factor	Required Water Rights for Spa Club Gym and Pool (acre-feet)	Residential Homes (home)	Residential Water Use (acre-feet)	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)
3.43											3.43
											2.26
											1.98
	119	25	1.77	5.70	143	0.8	114.4				5.70
								9.27	3	27.81	114.4
											27.81
3.43				5.70			114.4			27.81	155.58

Dan Luster stated that he had been reviewing the architectural design more in depth with his architect and he felt the plan was more refined based on the people that are looking at purchasing the pads in the development. The board and applicant discussed the sizes of the restaurant, and the type of restaurants were comparable to what was planned. Those were Lola's, Back 40, Fernweh and the OG Café. The board also discussed the gym, and the state standards were what was used for calculation. There was discussion on the pool (2 planned) and water features.

There was a lot of discussion about other projects in Midway City, and the way those developments or projects had their water calculated. Dan Luster stated that in the previous plans the board have seen of this project were

November 1, 2021

not accurate, it was really a big swing not using correct water calculations. For example, they based some figures on twenty-five gallons per minute, and it should have been ten gallons per minute.

The board felt more comfortable with the previous recommendation of 172.04, and how it was calculated. With the understanding is that this is for Master Plan and as each phase come into the Water Advisory Board and City Council the use will be more defined and more accurate. The board discussed figuring the commercial use by ERU however some members thought ERU was not "apples to apples" because the use for a restaurant vs. an office space is very different. The idea was to have a starting point and try to agree on how to produce the calculations. There was debate on the use, compared to seller, new owner, or new seller. Dan Luster feels the board is requiring too much water, and he is wanting the board to be reasonable and fair with the amount required.

There was discussion on the best way to produce the escrow amount of the water. Really this is the first development that has had pad development.

City Councilman Jeff Drury summarized that the bottom line is that the board is being asked to reduce the water requirement from 172.04 to 155.58 and it felt that the board needed additional information and so he was going to make the following motion.

Motion: City Councilman Jeff Drury made the motion that this item be continued and to ask the developer to calculate based on fire code occupancy for these buildings and to make possible calculations based on ERU and to bring those numbers backed to us and then we can make a recommendation with that information available. Midway Irrigation President/Co-Chair Steve Farrell 2nd the motion.

Mayor/Chair Celeste Johnson asked if there were further questions regarding this item?

City Councilman Steve Dougherty asked what that was going to do to the calendar for the meeting on November 16th if we do not have the water calculations recommendation. Planner Henke stated that the way the code reads is that once the Master Plan is approved, the Master Plan agreement has to be recorded/executed within 45 days, which means the water would need to be in escrow by 45 days.

Dan Luster the applicant stated he was fine with removing himself from the City Council Agenda on November 16th, because he was not comfortable being on agenda without know what he was required of the project.

The board discussed that the next meeting would be December 6th, and that was the day before the next City Council meeting, so that would not give a 2-week noticing period, so it would be moved to the next City Council Meeting, which was December 21st, however that meeting has been cancelled. Midway Irrigation President /Co-Chair Steve Farrell asked if City Council is having the meeting on December 7th which they are, and so what if the applicant can get us the information could the Water Advisory Board meet on November 29th? The noticing would still go out for the 2 weeks' notice since it is a public comment meeting for December 7th.

Everyone was ok with this meeting date change. Motion remained the same except the date of next meeting changed as per discussion.

Motion: City Councilman Jeff Drury made the motion that this item be continued and to ask the developer to calculate based on fire code occupancy for these buildings and also to make possible calculations based on ERU and to bring those numbers backed to us and then we can make a recommendation with that information available. If the information is ready, we can then move the December water advisory board meeting to Monday, November 29th and the calculations would need to be ready by November 24th. Midway Irrigation President/Co-Chair Steve Farrell 2nd the motion.

November 1, 2021

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

Motion was carried with all members voting Aye except for City Councilman Steve Dougherty who voted Nay. Motion has passed.

The Change Application for The Village

1. Wilson Water Right

- 11 acres
- 33-acre feet
- Diverted to Alpenhof Weber Well

2. Holmes Western Deer Springs

- 10.69 acres
- 32.07-acre feet
- Diverted to Alpenhof Weber Well

The board discussed the change applications, and the need to recharge the aquafer.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend to City Council the approval of the Wilson Water Right Change Application to accept the 11 acres of irrigated land, with 33-acre feet of water which is already in the River Ditch, and it continue into our system to recharge the aquafer and diverted into the Alpenhof and Alpenhof Weber Well. City Councilman Steven Dougherty 2nd the motion.

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

Motion was carried unanimously.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend to City Council the approval of the Holmes Western Deer Springs Change Application to accept the 10.69 acres of irrigated land, with 32.07-acre feet of water and be diverted into the Alpenhof and Alpenhof Weber Well contingent upon the change application to transfer the diversion of the water to the River Ditch. City Councilman Steven Dougherty 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

Water Requirements in Wetlands – Code Text Amendment

City Planner Henke gave details about this amendment that is being proposed which came when discussing Remund Farms, because there was nothing in the code for wetland, and Staff requested to make the change.

November 1, 2021

The purpose of this item is to amend Title 10 so that if a property is developed that has a delineated wetland that has been historically irrigated, the developer would be required to dedicate sufficient irrigation water rights to ensure that the wetlands can continue to be irrigated

The Possible findings for the change are

- The proposed amendment will require water rights to be turned over for the continued irrigation of historically irrigated delineated wetlands
- The proposed amendment would ensure that adequate irrigation is provided in the event a wetland boundary changes, allowing a former wetland to be landscaped and irrigated

The proposed code language is (proposed text in RED)

TABLE 1

MIDWAY CITY

WATER REQUIRED FOR BUILDING AND DEVELOPMENT

NOTE: The following general formula will be used in determining the required number of acre feet of water. The city will utilize its own experience and Division of Drinking Water Standards in allocating specific water requirements.

Indoor Culinary Usage: 0.8 acre-feet of water per equivalent residential unit

Outdoor Irrigation Usage:

For lots measuring less than 14,520 sq. ft.: 5,000 sq. ft. will be subtracted for impervious surface that will not be calculated for outdoor water requirements.

For lots measuring 14,520 sq. ft. or more: 8,000 sq. ft. will be subtracted for impervious surface that will not be calculated for outdoor water requirements.

All irrigated areas in the subdivision (including park strips and water features) are required 3-acre feet of water.

Areas proposed for development that has delineated wetlands and has been historically irrigated and/or has had water rights may be required to dedicate water rights to ensure that the wetlands can continue to be irrigated.

The City reserves the right to require water rights anywhere that the City feels that a future property owner will want to irrigate in the future, even if the property has not been historically irrigated.

Commercial Usage: Water requirements will be determined by the city on a case-by-case basis using the above formulas and applying any factors unique to the application.

The board reviewed the proposed code language change. There were suggestions to replace the "may" to "will" and to replace "and/or" to "or"

Areas proposed for development that has delineated wetlands and has been historically irrigated or has had water rights will be required to dedicate water rights to ensure that the wetlands can continue to be irrigated.

The City reserves the right to require water rights anywhere that the City feels that a future property owner will want to irrigate in the future, even if the property has not been historically irrigated.

November 1, 2021

Motion: City Councilman Jeff Drury made the motion to recommend to City Council approve the code text amendment with the exceptions of the replacement of the word "may" to "will" and replace "and/or" to "or." City Councilman Steven Dougherty 2nd the motion.

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

Motion was carried unanimously.

Midway Irrigation Member Grant Kohler moved for adjournment of the meeting and City Councilman Steve Dougherty 2nd the motion.

Motion was carried unanimously.

Meeting was adjourned at 8:00 p.m.

WATER BOARD ADVISORY BOARD
2022 Meeting Schedule

Regular Meeting 6:00pm

MEETING DATE	APPLICATION DEADLINE
Monday, January 3, 2022	Monday, December 27, 2021
Monday, February 7, 2022	Thursday, January 20, 2022
Monday, March 7, 2022	Thursday, February 17, 2022
Monday, April 4, 2022	Thursday, March 17, 2022
Monday, May 2, 2022	Thursday, April 21, 2022
Monday, June 6, 2022	Thursday, May 19, 2022
No Meeting in July - 4th of July	No Meeting in July - 4th of July
Monday, August 1, 2022	Thursday, July 21, 2022
Labor Day - No Meeting	Labor Day- No Meeting
Monday, October 3, 2022	Thursday, September 22, 2022
Monday, November 7, 2022	Thursday, October 20, 2022
Monday, December 5, 2022	Thursday, November 17, 2022

Cut-Off Time for Deadline is 5:00 p.m. on day listed above

No Meeting in July - 4th of July

No Meeting in September - Labor Day

JANUARY 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27 Water Board Cutoff 5:00 p.m.	28	29	30	31	1
2	3 Water Board 6:00p.m.	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20 Water Board Cutoff 5:00 p.m.	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

FEBRUARY 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31	1	2	3	4	5
6	7 Water Board 6:00p.m.	8	9	10	11	12
13	14	15	16	17 Water Board Cutoff 5:00 p.m.	18	19
20	21	22	23	24	25	26
27	28	1	2	3	4	5

MARCH 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	1	2	3	4	5
6	7 Water Board 6:00p.m.	8	9	10	11	12
13	14	15	16	17 Water Board Cutoff 5:00 p.m.	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

APRIL 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	31	1	2
3	4 Water Board 6:00p.m.	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21 Water Board Cutoff 5:00 p.m.	22	23
24	25	26	27	28	29	30

MAY 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Water Board 6:00p.m.	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19 Water Board Cutoff 5:00 p.m.	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4

JUNE 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	1	2	3	4
5	6 Water Board 6:00p.m.	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	1	2

JULY 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	1	2
3	4 No Meeting Holiday	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21 Water Board Cutoff 5:00 p.m.	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

AUGUST 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1 Water Board 6:00p.m.	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

SEPTEMBER 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	31	1	2	3
4	5 No Meeting Holiday	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22 Water Board Cutoff 5:00 p.m.	23	24
25	26	27	28	29	30	1

OCTOBER 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
25	26	27	28	29	30	1
2	3 Water Board 6:00p.m.	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20 Water Board Cutoff 5:00 p.m.	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

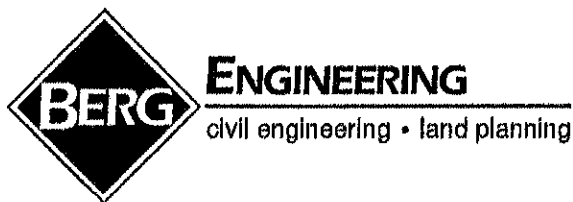
NOVEMBER 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31	1	2	3	4	5
6	7 Water Board 6:00p.m.	8	9	10	11	12
13	14	15	16	17 Water Board Cutoff 5:00 p.m.	18	19
20	21	22	23	24	25	26
27	28	29	30	1	2	3

DECEMBER 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	1	2	3
4	5 Water Board 6:00p.m.	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

The Village – Approx. 550 East Main



380 E. Main, Suite 204
Midway 84049 UT
435.657.9749

November 24, 2021

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

Re: The Village Revised Master Plan
Water Right Calculations

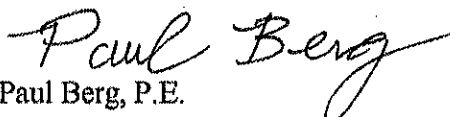
Dear Mayor:

Enclosed are revised water right calculations for The Village. The revised calculations are based on the revised master plan, the new project phasing plan and comments received at the Midway Water Board meeting held on November 1, 2021. Water Board comments have been addressed as follows:

- The number of toilets in the retail area has been increased from 2 to 4 to address comments from the City Engineer. Please note that the architect's building code analysis determined that only 2 toilets are needed.
- The pool and gym capacity has increased from 176 to 196 people based on the latest plans from the architect. Both the pool and gym are at maximum capacity per the architect's capacity analysis.
- The enclosed calculations show three methods to calculate the restaurant capacity. The original 173 seat capacity is shown per the developers proposed level of service for each restaurant. A 299 seat restaurant capacity is also provided based on the maximum occupancy analysis completed by West Coast Code Consultants, Inc. (WC3). A 243 seat restaurant capacity is also shown per the architectural analysis for the restaurants. It should be noted that the difference between the 173 seat option and the 299 seat option is only 2.50 acre-feet.

We request that this information be provided to the Water Board for the meeting to be held on November 29, 2021.

Respectfully,


Paul Berg, P.E.

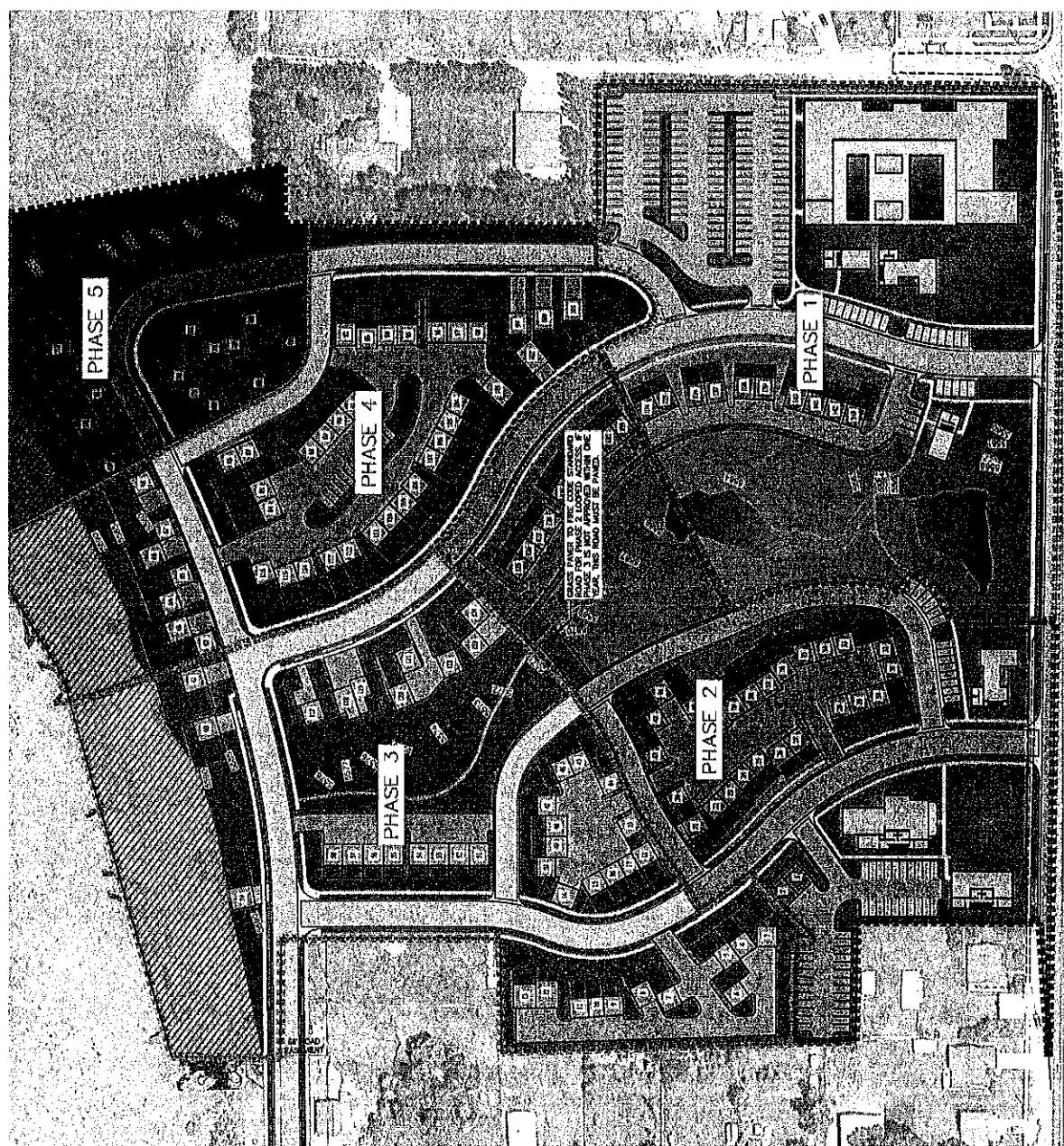
Type	# of Stumps	Available Water-Rights (acre-feet)
Midway Irrigation	32	56.00
Provo River - Holmes		32.07
Provo River - Wilson		33.00
Ballastest Home	0.5	1.50
Tire Shop	0.5	1.50
Total		164.07

WCC, an engineering consulting firm that provides building permit review services for many cities and counties, was contacted to complete an independent occupancy analysis of the restaurant spaces based on the building code.

[illegible]

Phase	Commercial										Residential Use										Irrigation		Total	
	Total Buildings (all)	Office (Impervious)	Required Water Rights for Office (acre-feet)	Midway Return Flow Factor	Water Use per Acre (gpd)	Pool Size Code (gpd)	Water Rights per Acre (gpd)	Required Water Rights for Gym, Pool (acre-feet)	Midway Return Flow Factor	Water Use per Acre (gpd)	Gym (gallons)	Required Water Rights for Gym, Pool (acre-feet)	Midway Return Flow Factor	Water Use per Acre (gpd)	Restaurants (sewers)	Required Water Rights for Restaurants (acre-feet)	Residential Homes (thousand)	Water Use (thousand-feet)	Required Water Rights (acre-feet)	Water Rights for Irrigation (acre-feet)	Project Required (acre-feet)			
1	11,285	70	2.26	3.17	15	28	2.77	1.96	25	97		3.17	4.81	299	1.77	3.98	10	0.80	8.00	32.44				
2	11,285	70	2.26	3.17	15	28	2.77	1.96	25	97		3.17	4.81	299	1.77	3.98	10	0.80	8.00	32.44				
3	11,285	70	2.26	3.17	15	28	2.77	1.96	25	97		3.17	4.81	299	1.77	3.98	10	0.80	8.00	32.44				
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40	0.80	32.00	37.37				
5	96,830	2.26	3.17	1.96												15	0.80	12.00	17.04	38.27				
																5.98	143	114.40	11.69	255.29				

[illegible]



- LEGEND**
- NON-RECLAIMABLE AREA
 - DRAINAGE SLOPED
 - COMMERCIAL BUILDINGS
 - RESIDENTIAL BUILDINGS
 - GARAGES

NOTES

TEMPORARY CUT-AND-FILL TO BE INSTALLED WITH PHASE 1 AS SHOWN.

PHASE		AREA	COMMERCIAL	RESIDENTIAL	RESIDENTIAL UNITS	DETAILED SPACE
1	1.00 AC	25,000 SF	10,000 SF	15,000 SF	10	1.00 AC
2	1.00 AC	15,000 SF	10,000 SF	5,000 SF	10	1.00 AC
3	0.50 AC	0 SF	0 SF	0 SF	0	0 SF
4	0.50 AC	0 SF	0 SF	0 SF	0	0 SF
5	0.50 AC	0 SF	0 SF	0 SF	0	0 SF
TOTAL		3.50 AC	25,000 SF	25,000 SF	20	3.50 AC

PHASE		DETAILED SPACE
1	1.00 AC	1.00 AC
2	1.00 AC	1.00 AC
3	0.50 AC	0.50 AC
4	0.50 AC	0.50 AC
5	0.50 AC	0.50 AC
TOTAL		3.50 AC



SCALE: 1"=60'

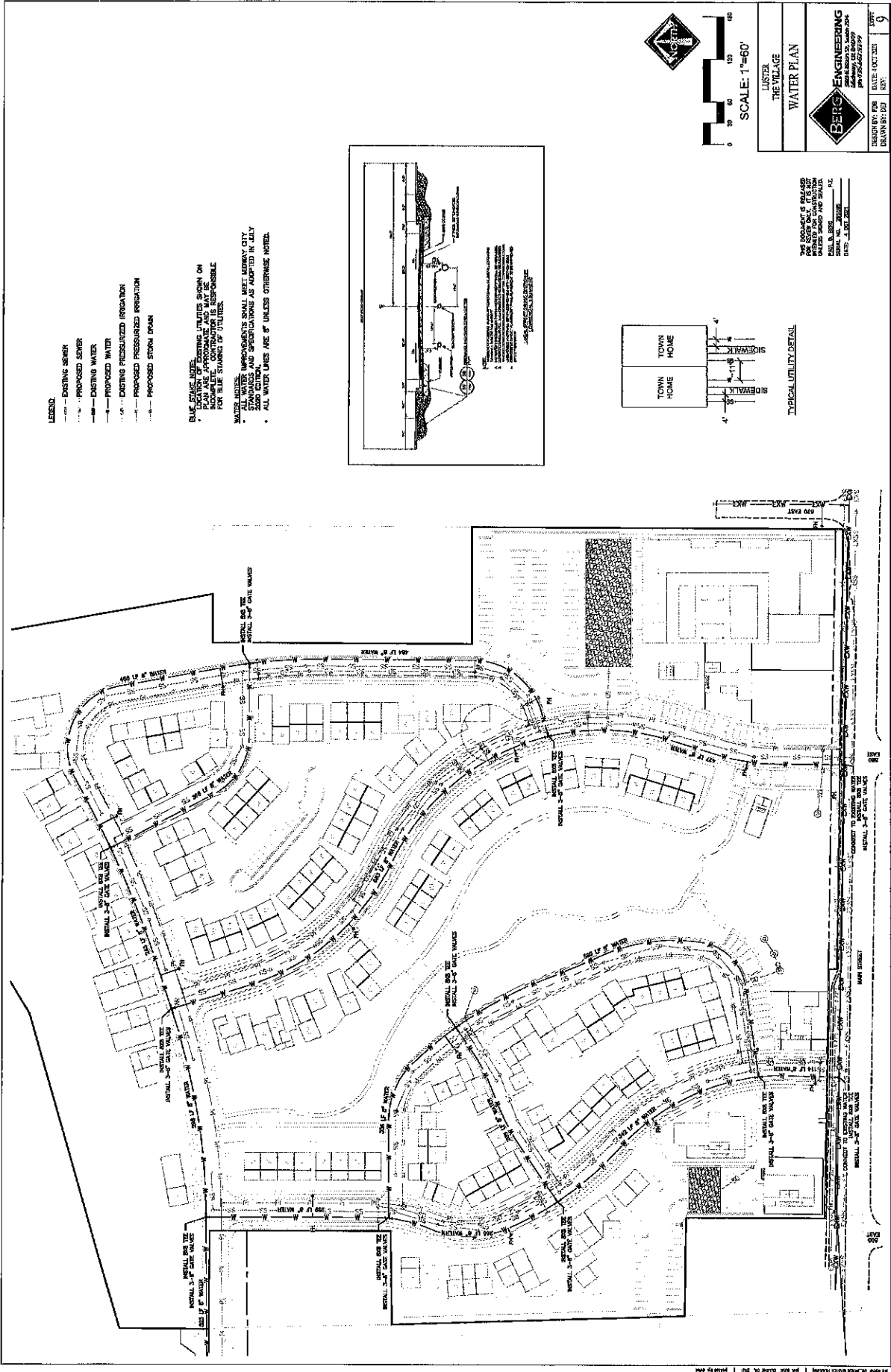
THE VILLAGE

PHASING PLAN

THIS DOCUMENT IS PREPARED FOR THE CLIENT BY THE ENGINEER. IT IS THE CLIENT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN.



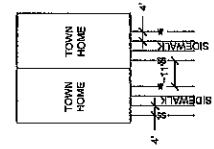
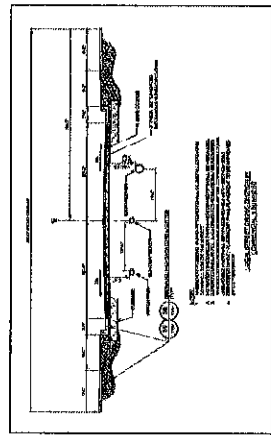
DESIGNED BY	DATE	5
DRAWN BY	DATE	



- LEGEND**
- EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN

BLUE STAKE NOTE:
 LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

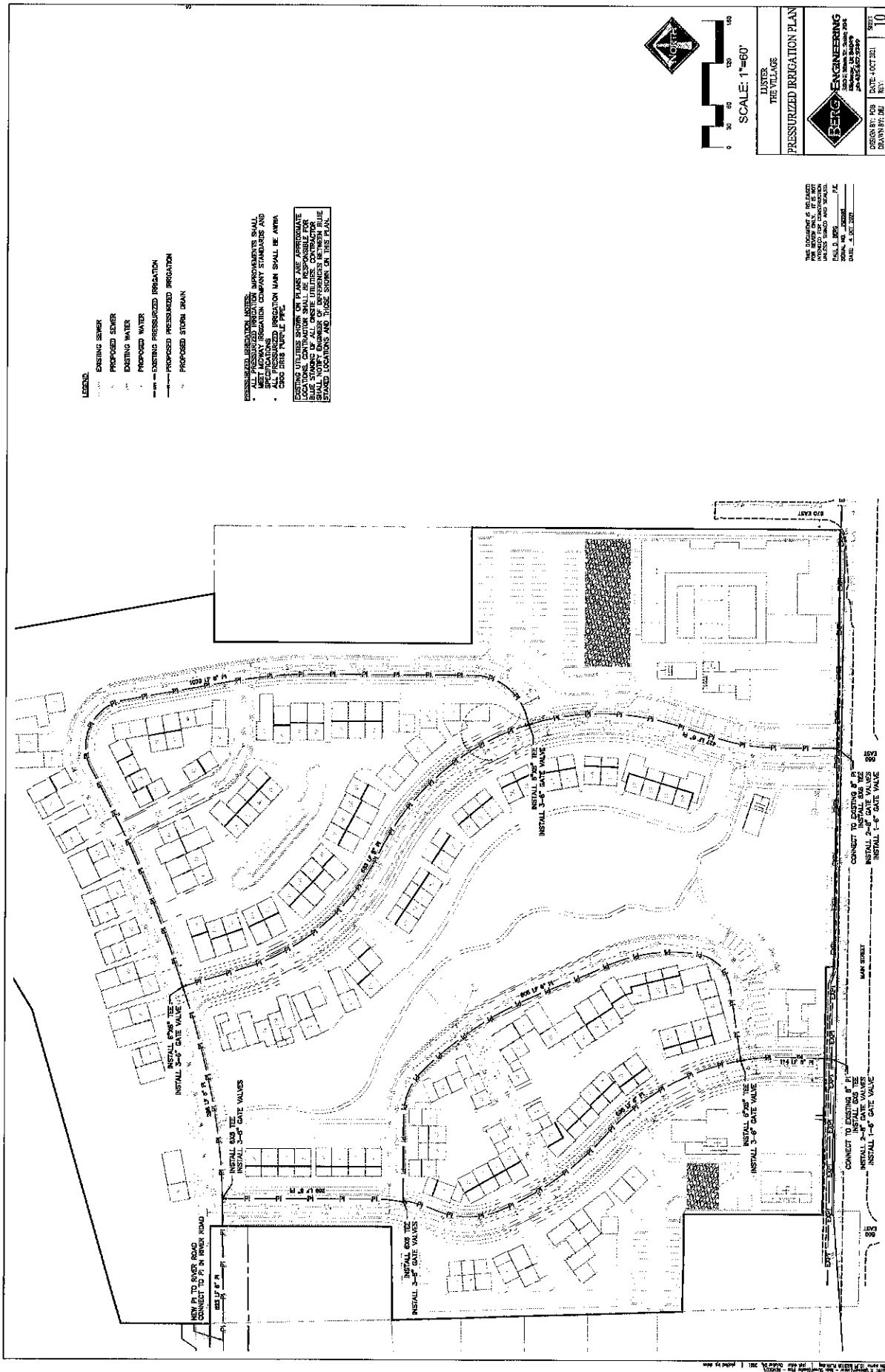
WATER NOTE:
 UNLESS OTHERWISE NOTED, ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.



SCALE: 1"=60'

LUSTER THE VILLAGE	
WATER PLAN	
DESIGNED BY: PWS	DATE: 08/20/01
DRAWN BY: EDS	EST: 9

THIS DOCUMENT IS RELEASED FOR THE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM BERG ENGINEERING, INC.



- LEGEND**
- EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - PROPOSED STORM DRAIN

EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN FIELD BEFORE BEGINNING WORK. CONTRACTOR SHALL MAINTAIN RECORD OF ALL UTILITIES LOCATED AND SHOWN ON THIS PLAN.



SCALE: 1"=60'

THE VILLAGE

PRESSURIZED IRRIGATION PLAN

BERG ENGINEERING
1000 N. 10TH AVE., SUITE 100
DENVER, CO 80202
PHONE: 303.733.1111
FAX: 303.733.1112
WWW.BERG-ENG.COM

DESIGN BY: JES DATE: 10/12/21
DRAWN BY: JES DATE: 10/12/21
SHEET NO. 10

THIS DOCUMENT IS RELEASED FOR THE PROJECT AND NOT FOR REUSE ON OTHER PROJECTS. ANY REUSE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BERG ENGINEERING IS PROHIBITED. DATE: 4 OCT 2021

New/Old Business
