

NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, January 3, 2022

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, January 3, 2022 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 January 3, 2022**
 - b. **Approve Meeting Minutes November 29, 2022**
2. **Spruce Addition – Jennifer Mangum – 206 West Main St.**
 - a. **Discussion on Water Requirements**
 - b. **Possible Recommendation to City Council**
3. **David and Katie Studdert – 250 East 300 South**
 - a. **Discussion on Water Requirement for Lot of Record**
 - b. **Possible Recommendation to City Council**
4. **New/Old Business - No motions or recommendations**
5. **. Adjourn**

General Consent Calendar

**MIDWAY WATER ADVISORY BOARD
MONDAY November 29, 2021
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held November 29, 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: City Councilman Steve Dougherty, City Councilman Jeff Drury, Wes Johnson, City Engineer, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

Mayor/Chair Celeste Johnson was excused for tonight's meeting and Midway Irrigation President/Co-Chair Steve Farrell will chair the meeting tonight. Also, to note City Councilman Steve Dougherty was attending the meeting via cell phone.

General Consent Calendar

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

- a. Approval of the Agenda for 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

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

Midway Irrigation President/Co-Chair Steve Farrell 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

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

November 29, 2021

- 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
 - 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

	Total Building (sf)	Commercial										Residential				Irrigation		Project				
		Office 25% Use per State Code (gpd)	Water Rights for Office (acre-feet)	Midway Adjustment Factor	Required Water Rights for Office (acre-feet)	Retail 25% of sf (toilets, room)	Water Use per State Code (gpd)	Midway Adjustment Factor	Water Rights Required for Retail (acre-feet)	Restaurant 50% of sf (seats)	Water Use per State Code (gpd)	Midway Adjustment Factor	Required Water Rights for Restaurant (acre-feet)	Spa Club Gym and Pool (person)	Water Use per State Code (gpd)	Midway Adjustment Factor	Required Water Rights for Spa Club and Pool (acre-feet)	Residential (Homes)	Residential Water Use (acre-feet)	Irrigated Area (acres)	Required Water Rights for Irrigation (acre-feet)	Total Required Water Rights (acre-feet)
Non-Gym/Total Gym/Pool	22,266 39,932	56 15	1.77	1.66	6	506	1.77	5.95	371.1	10	1.77	7.36	300	25	1.77	14.87					14.86 14.87	
Residential Irrigation	314,600 409,891																103	0.8	114.4	9.27	3	27.81 27.81
Project Total	22,266			1.66				5.95				7.36				14.87			114.4		27.81	172.04

As discussed at the previous meeting there had been changes to the project which the board again reviewed.

- 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

PROPOSED WATER REQUIREMENT

		Kilometers										Miles																																																																																																																																																																																																																																																																																		
Section Number	Section Name	Section Length (km)	Section Length (mi)	Section Area (km²)	Section Area (mi²)	Section Perimeter (km)	Section Perimeter (mi)	Section Volume (km³)	Section Volume (mi³)	Section Weight (kg)	Section Weight (lb)	Section Density (kg/m³)	Section Density (lb/ft³)	Section Specific Gravity	Section Moisture Content (%)	Section Plasticity Index (%)	Section Liquid Limit (%)	Section Shrinkage (%)	Section Swell (%)	Section Settlement (%)	Section Consolidation (%)	Section Compression (%)	Section Expansion (%)	Section Creep (%)	Section Relaxation (%)	Section Fatigue (%)	Section Friction (%)	Section Adhesion (%)	Section Cohesion (%)	Section Tension (%)	Section Shear (%)	Section Bending (%)	Section Torsion (%)	Section Twisting (%)	Section Rolling (%)	Section Sliding (%)	Section Spinning (%)	Section Weaving (%)	Section Knitting (%)	Section Sewing (%)	Section Darning (%)	Section Mending (%)	Section Patching (%)	Section Repairing (%)	Section Rebuilding (%)	Section Reconstructing 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(%)

Figure 2. (continued)

Figure 2 (continued) displays the distribution of the number of species per site for various taxa. The taxa are: 1. Diptera, 2. Hymenoptera, 3. Coleoptera, 4. Lepidoptera, 5. Araneae, 6. Chilopoda, 7. Diplopoda, 8. Crustacea, 9. Mollusca, 10. Annelida, 11. Nematoda, 12. Plantae, 13. Fungi, 14. Bryophyta, 15. Pteridophyta, 16. Gymnosperms, 17. Angiosperms. The x-axis represents the number of species per site (1 to 10), and the y-axis represents the number of sites (0 to 10).

Year	Number of Deaths	Number of Cases	Rate
1990	1,000	10,000	10.0
1991	1,100	11,000	11.0
1992	1,200	12,000	12.0
1993	1,300	13,000	13.0
1994	1,400	14,000	14.0
1995	1,500	15,000	15.0
1996	1,600	16,000	16.0
1997	1,700	17,000	17.0
1998	1,800	18,000	18.0
1999	1,900	19,000	19.0
2000	2,000	20,000	20.0
2001	2,100	21,000	21.0
2002	2,200	22,000	22.0
2003	2,300	23,000	23.0
2004	2,400	24,000	24.0
2005	2,500	25,000	25.0
2006	2,600	26,000	26.0
2007	2,700	27,000	27.0
2008	2,800	28,000	28.0
2009	2,900	29,000	29.0
2010	3,000	30,000	30.0
2011	3,100	31,000	31.0
2012	3,200	32,000	32.0
2013	3,300	33,000	33.0
2014	3,400	34,000	34.0
2015	3,500	35,000	35.0
2016	3,600	36,000	36.0
2017	3,700	37,000	37.0
2018	3,800	38,000	38.0
2019	3,900	39,000	39.0
2020	4,000	40,000	40.0

PROPOSED WATER REQUIREMENT

Assumptions:

Commercial											
	Office (employees)	Water Use per State Code (gpd)	Midway Adjustment Factor	Required Water Rights for Office (acre-feet)	Retail (Retail region)	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)	11,805								173		
Restaurant	7,586	76	15	1.77	2.26						1.77
Office	5,500				2	500	1.77	1.88			
Gym/Spa	19,288										
Restaurants	296,000										
Irrigation	483,891										
Project Total				2.26				1.88			

Gym/Spa Rational

	Square Feet	% of PC sf	Gallons per Year (retail to PC)	Gallons using chart above (state formula)	w/ Midway Multiple
Gym/Spa	19,288	29%	1,047,063	1,837,384	1,883,301
PC Swims/Basket 2019	70,000	100%	3,800,000		

Restaurant Comparables

Examples	Floorspace (sf)	Chairs	Chairs/sf
QB	3190	90	0.019
Loft	1417	19	0.013
Loft w/ porch	2328	35	0.015
Kitchen QB	4000	92	0.023

PROPOSED WATER REQUIREMENT

Required Water Rights for Restaurants (acre-foot)	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-foot)	Residential			Irrigation		Required Water Rights for Irrigation (acre-foot)	Total Required Water Rights (acre-foot)
					Residential Homes (home)	Residential Water Use (acre-foot)	Water Rights for Inside Use (acre-foot)	Irrigated Area (acres)	Water Use (acre-foot)		
77	3.43										3.43
											2.26
		115	25	1.77	5.70						1.98
						143	0.3	114.4			5.70
									8.27		114.4
										27.81	27.81
	3.43			5.70			114.4			27.81	135.58

After the last meeting the board asked the developer to calculate the water useage based on fire code occupancy for these buildings and to make a possible calculations based on ERU and to bring those numbers back to the board.

The following information was received from the developer, Dan Luster and his engineer, Paul Berg:

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.

DRAFT

The Village

Water Right Estimate for the Revised Master Plan

Table 1 - Water Rights Available for the Development

Type	# of Shares	Available Water-Rights (acre-feet)
Midway Irrigation	32	96.00
Provo River - Holmes		32.07
Provo River - Wilson		33.00
Ballsteadt Home	0.5	1.50
Tire Shop	0.5	1.50

Total 164.07

There was discussion on the water rights that were available for this project, and there was a question regarding the water turned in for the Tire Shop. Jennifer Sweat, Secretary, went and checked the records, and it was discovered that the tire shop was built in 1992, which was prior to the Water Advisory Board which was created in 1995. They would receive the credit as .5 shares of Midway Irrigation Water as listed on the above chart.

The board reviewed the new calculations for water usage as requested.

Table 2 - The Village Water Rights Estimate for the Revised Master Plan - Original Restaurant Capacity Presented to the Water Board (173 seats)

Phase	Total Buildings (sf)	Office (employees)	Water Use per State Code (gpd)	Midway Return Flow Factor	Required Water Rights for Office (acre-feet)	Retail (toilet room)	Water Use per State Code (gpd)	Midway Return Flow Factor	Required Water Rights for Retail (acre-feet)	P ₁ (gpm)
1	25,045	76	15	1.77	2.26					
2	11,285					4	500	1.77	3.97	
3	-									
4	-									
5	-									
	36,330				2.26				3.97	

Table 3 - The Village Water Rights Estimate for the Revised Master Plan - WC3 Dining Occupancy Analysis (289 seats)

Phase	Total Buildings (sf)	Office (employees)	Water Use per State Code (gpd)	Midway Return Flow Factor	Required Water Rights for Office (acre-feet)	Retail (toilet room)	Water Use per State Code (gpd)	Midway Return Flow Factor	Required Water Rights for Retail (acre-feet)	P ₁ (gpm)
1	25,045	76	15	1.77	2.26					
2	11,285					4	500	1.77	3.97	
3	-									
4	-									
5	-									
	36,330				2.26				3.97	

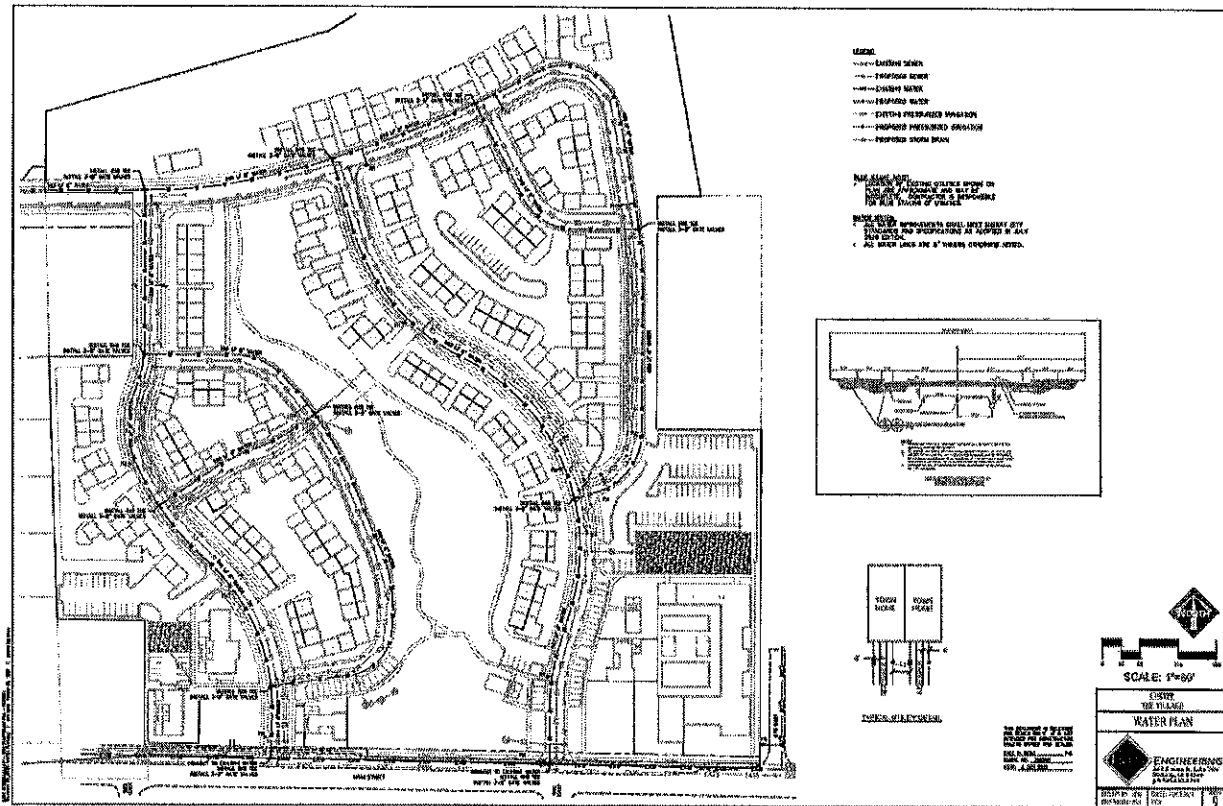
Table 4 - The Village Water Rights Estimate for the Revised Master Plan - Architects Revised Design and Occupancy Analysis (343 seats)

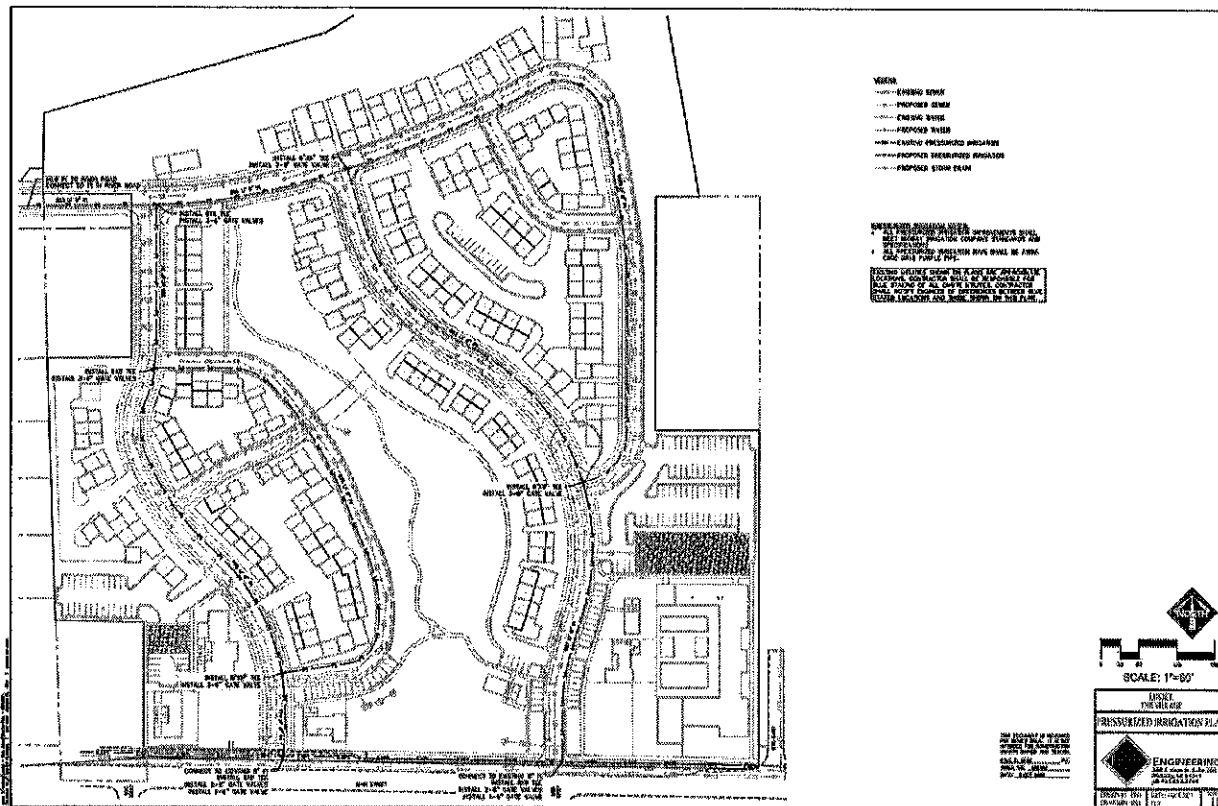
Phase	Total Buildings (sf)	Office (employees)	Water Use per State Code (gpd)	Midway Return Flow Factor	Required Water Rights for Office (acre-feet)	Retail (toilet room)	Water Use per State Code (gpd)	Midway Return Flow Factor	Required Water Rights for Retail (acre-feet)	P ₁ (gpm)
1	25,045	76	15	1.77	2.26					
2	11,285					4	500	1.77	3.97	
3	-									
4	-									
5	-									
	36,330				2.26				3.97	

Required Water Rights for Irrigation, Pool (acre-feet)	Restaurants (seats)	Water Use per State Code (gpd)	Midway Return Flow Factor	Required Water Rights for Restaurants (acre-feet)	Residential Use			Irrigation			Project Total Required Water Rights (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)	
4.81	173	10	1.77	3.43	10	0.80	8.00	3.16	3.00	9.48	29.94
					35	0.80	28.00	2.2	3.00	6.6	38.57
					43	0.80	34.40	2.26	3.00	6.78	41.18
					40	0.80	32.00	1.79	3.00	5.37	37.37
					15	0.80	12.00	1.68	3.00	5.04	17.04
4.81				3.43	143		114.40	11.09		35.27	165.49

Required Water Rights for Irrigation, Pool (acre-feet)	Restaurants (seats)	Water Use per State Code (gpd)	Midway Return Flow Factor	Required Water Rights for Restaurants (acre-feet)	Residential Use			Irrigation			Project Total Required Water Rights (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)	
4.81	299	10	1.77	5.93	10	0.80	8.00	3.16	3.00	9.48	32.44
					35	0.80	28.00	2.2	3.00	6.6	38.57
					43	0.80	34.40	2.26	3.00	6.78	41.18
					40	0.80	32.00	1.79	3.00	5.37	37.37
					15	0.80	12.00	1.68	3.00	5.04	17.04
4.81				5.93	143		114.40	11.09		33.27	165.49

Required Water Rights for Irrigation, Pool (acre-feet)	Restaurants (seats)	Water Use per State Code (gpd)	Midway Return Flow Factor	Required Water Rights for Restaurants (acre-feet)	Residential Use			Irrigation			Project Total Required Water Rights (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)	
4.81	243	10	1.77	4.82	10	0.80	8.00	3.16	3.00	9.48	31.33
					35	0.80	28.00	2.2	3.00	6.6	38.57
					43	0.80	34.40	2.26	3.00	6.78	41.18
					40	0.80	32.00	1.79	3.00	5.37	37.37
					15	0.80	12.00	1.68	3.00	5.04	17.04
4.81				4.82	143		114.40	11.09		33.27	165.49





The board discussed the project, and the different water calculations that were presented tonight. They reviewed all the charts, and new maps that were presented. There were three different water calculations, the original restaurant capacity presented to the Water Board with 173 seats, WC3 dining occupancy analysis with 299 seats, and the Architects revised design and occupancy analysis with 243 seats.

The board discussed the project, and the different calculations for water. They discussed that the unknown water was in Phase 1 and 2 and the rest of the phases are known. The board discussed having the project come before the board for each phase, and then when a permit was applied for that staff could update the board.

The board reviewed the three different proposals for water calculations and felt they would recommend the calculations from WC3 to the City Council.

Motion: Midway Irrigation Member Grant Kohler made the motion that The Village Master Plan be recommended for approval to the City Council on the condition that they turn in 166.60 acre feet of water for the Master Plan, which will be held in escrow and that with each phase for the project they come before the Water Advisory Board for a calculation by phase, and the water will be turned in by phase, and placed from the developers name into the City's name. Midway Irrigation Member Brent Kelly 2nd the motion.

Midway Irrigation President/Co-Chair Steve Farrell asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

November 29, 2021

New Old/Business

There was not any new or old business to discuss

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

Motion was carried unanimously. Meeting was adjourned at 6:30 p.m.

DRAFT

Spruce Addition – 206 West Main St.

December 27th 2011

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: Jennifer Manquim Phone: 703-867-6164 Fax: _____

Mailing Address: 206 W MAIN ST City: MIDWAY State: UT Zip: 84049

E-mail Address: jenn@spruceyourhome.com

Project Name: SPRUCE addition

Location: 206 W MAIN ST

Total Acreage: .46 Number of Units: _____ Historically Irrigated Area: _____

Existing Water Connections: 3

Comments:

current property building 2 bathrooms and two kitchen SINKS (batteries area kitchen)
addition to building 4 additional bathrooms

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

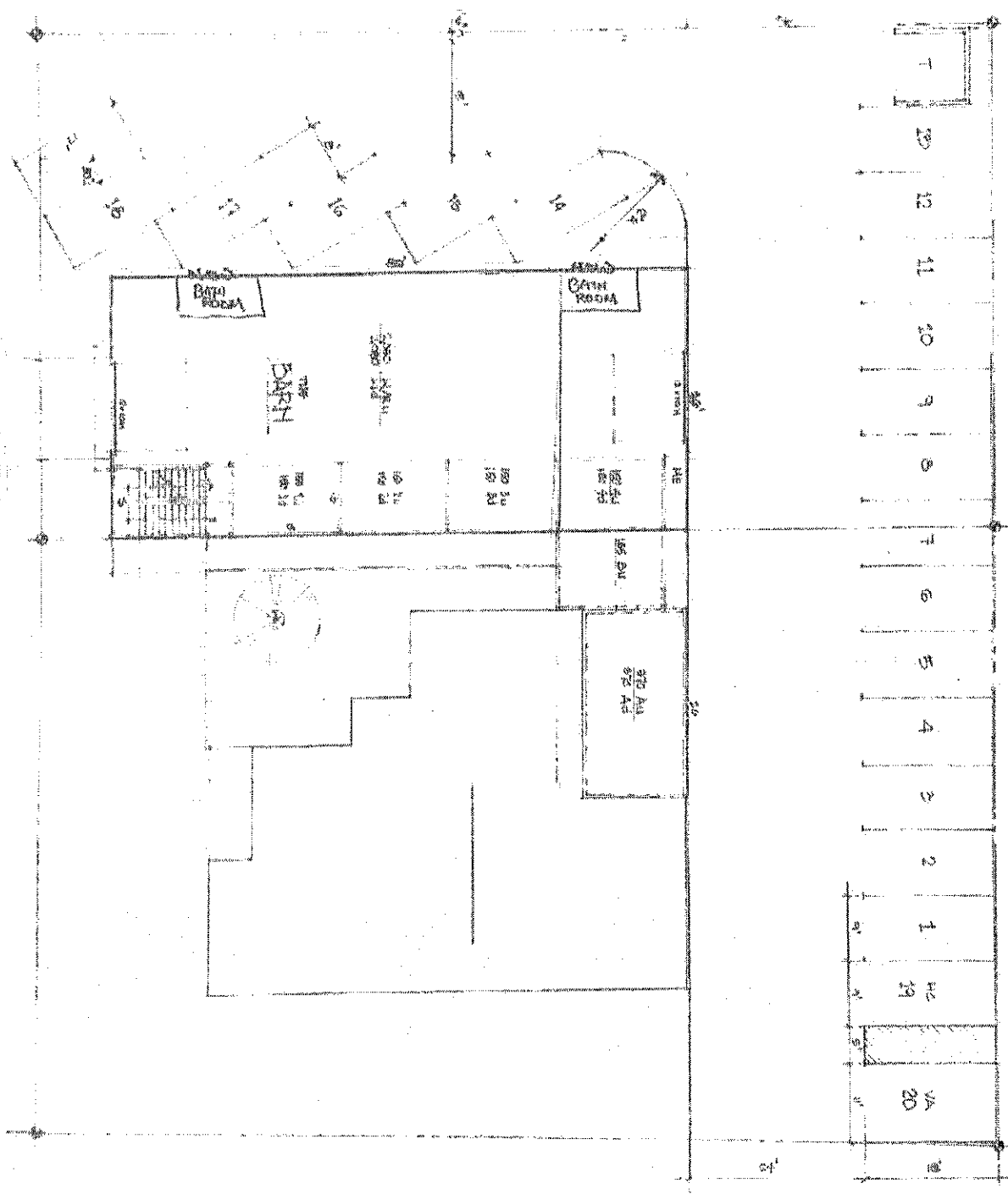
Please read and sign before application submitted

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: 12/14/21

FOR OFFICE USE ONLY

STAFF:		Application Number: _____	
Date Received:	_____	Zone:	_____
Received By:	_____	Tax ID Number:	_____
Fee Paid:	_____		
PLANNER:			
Complete / Incomplete			
Date:	_____	Reviewed by:	_____



David and Katie Studdert – 250 East 300 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: KATIE STODDERT Phone: 801 361 0782 Fax: _____

Mailing Address: 284 S. 300 E City: MIDWAY State: UT Zip: 84049

E-mail Address: KATIE.STODDERT@gmail.com

Project Name: STODDERT HOME

Location: 250 E. 300 S.

Total Acreage: 5.06 Number of Units: 1 Historically Irrigated Area: YES

Existing Water Connections: 5 SHARES

Comments:

WE WANT TO BUILD OUR HOME ON THE 5
ACRE PARCEL. TRYING TO UNDERSTAND THE WATER

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: Katie Stoddert Date: 12/27/21

FOR OFFICE USE ONLY

STAFF:

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

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

PLANNER:

Complete / Incomplete
Date: _____ Reviewed by: _____

*New/Old Business –
No motions or recommendations*

Adjourn
