

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, March 7, 2022**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, March 7, 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 March 7, 2022
 - b. Approve Meeting Minutes February 7, 2022
2. Midway Springer Bakery – 65 North 200 West
 - a. Discussion on Water Requirements
 - b. Possible Recommendation to City Council
3. Alan & Debbie Neerings/Jake & Hayden Neerings 36 S. 750 E.
 - a. Discussion on 2 EDU Well Water to Midway City
 - b. Possible Recommendation to City Council
4. M&I Water
 - a. Discussion on M&I and Qualifying Factors
5. New/Old Business - No motions or recommendations
6. Adjourn

General Consent Calendar



Midway Springer Bakery – 65 North 200 West



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: Travis Nokes Phone: 801-725-9900 Fax: -

Mailing Address: 1041 W. LIME CANYON City: MIDWAY State: Ut Zip: 84049

E-mail Address: Discover Design Co@gmail.com

Project Name: Midway Springer Bakery

Location: 65 N 200 West, Midway (Springer property, across from Ice rink)

Total Acreage: .85 Number of Units: 1 Historically Irrigated Area: Yes

Existing Water Connections: Yes, 1 residential

Comments:

We plan to knock down the current home that has been on this property, and replace it with a new structure. We plan to have the bakery on the first floor w/ office space on top + bottom floors, unless city will allow something different.

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

Please read and sign before application submittal

See attached drawings, etc.

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: 2-4-22

FOR OFFICE USE ONLY

STAFF:

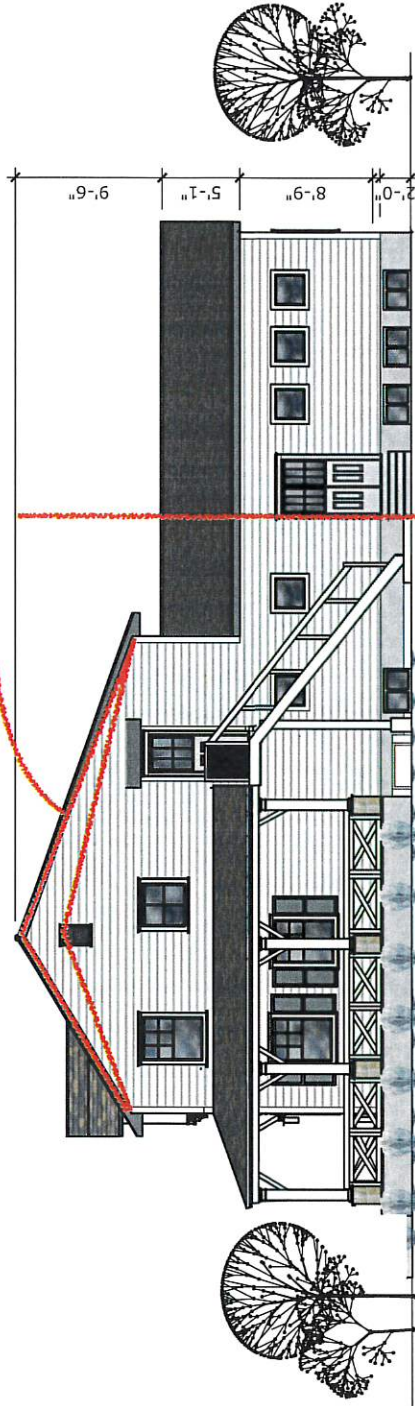
Date Received: _____
Received By: _____
Fee Paid: _____

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

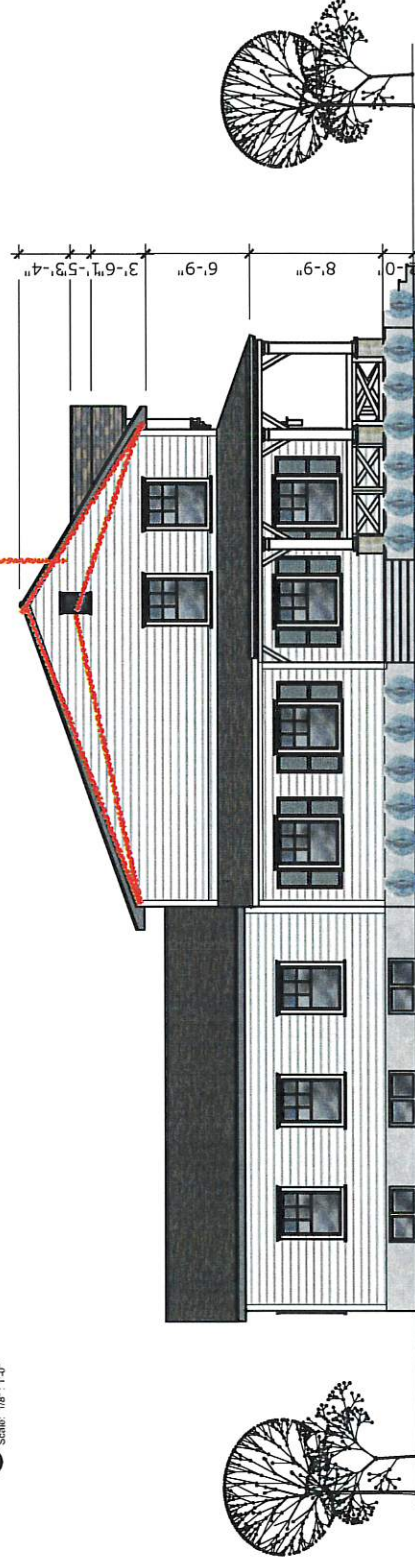
PLANNER:

Complete / Incomplete
Date: _____ Reviewed by: _____

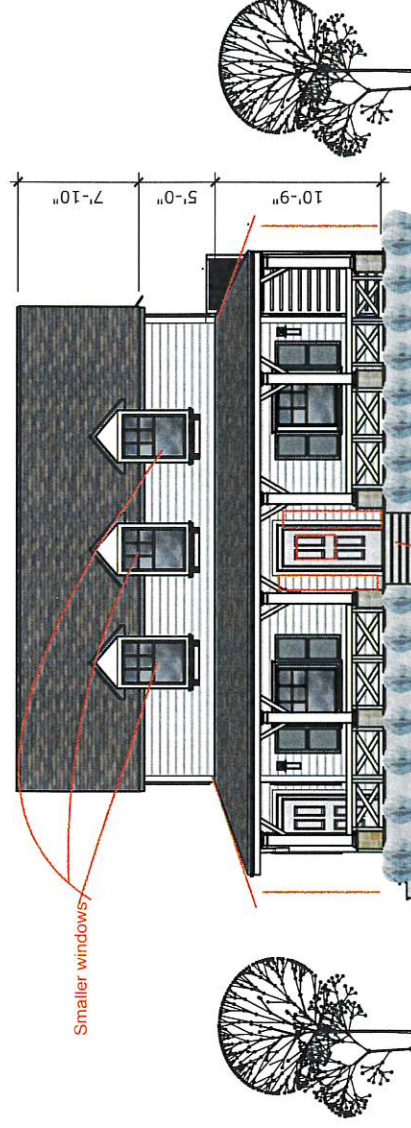
Trusses like this, instead of flat ceiling



0 EAST ELEVATION
Scale: 1/8" = 1'-0"



0 WEST ELEVATION
Scale: 1/8" = 1'-0"

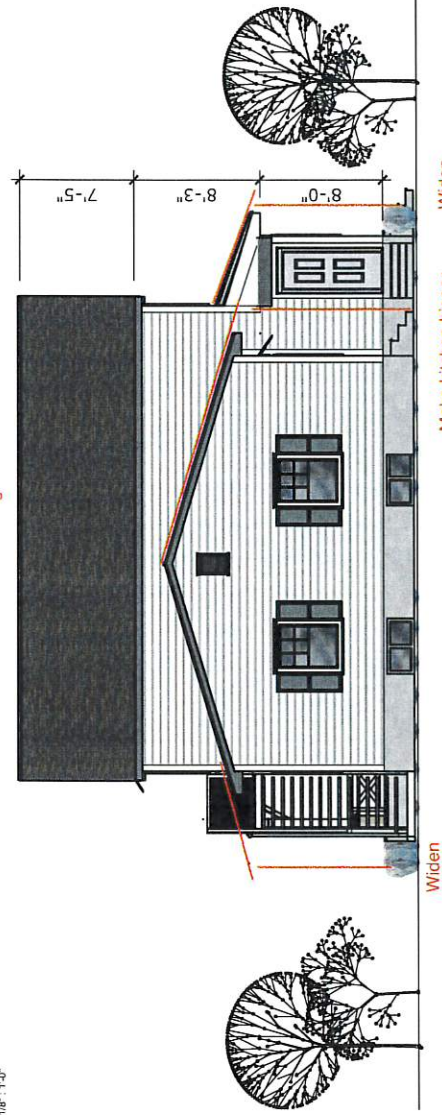


Widen patio

Glass in door and 2 sidelights

Widen patio

0 NORTH ELEVATION
Scale: 1/8" = 1'-0"



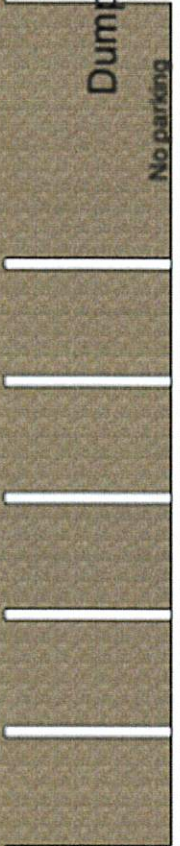
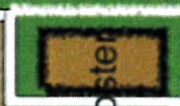
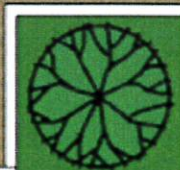
Widen

Make kitchen bigger

Widen

0 NORTH ELEVATION
Scale: 1/8" = 1'-0"

Gravel Parking



Dumpster

No parking

Load/
Unload
area

Kitchen

Kitchen entrance

Sign

60"

Bakery dining

30"

Main entrance

Porch
dining

15'

6.5'

22'

Gravel
Parking

Outdoor seating



MIDWAY
BAKERY
ON MAIN

mountainresearch.com

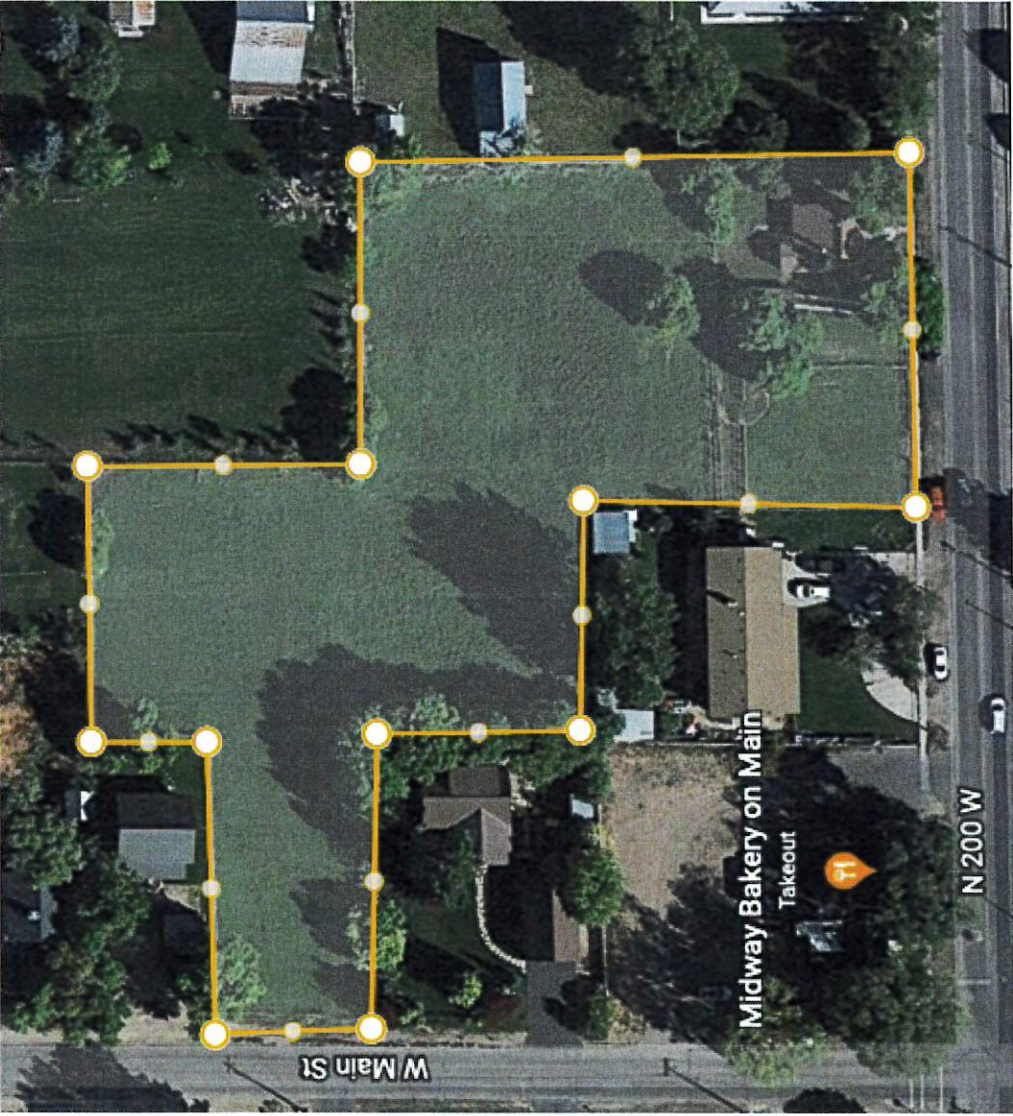
Related images

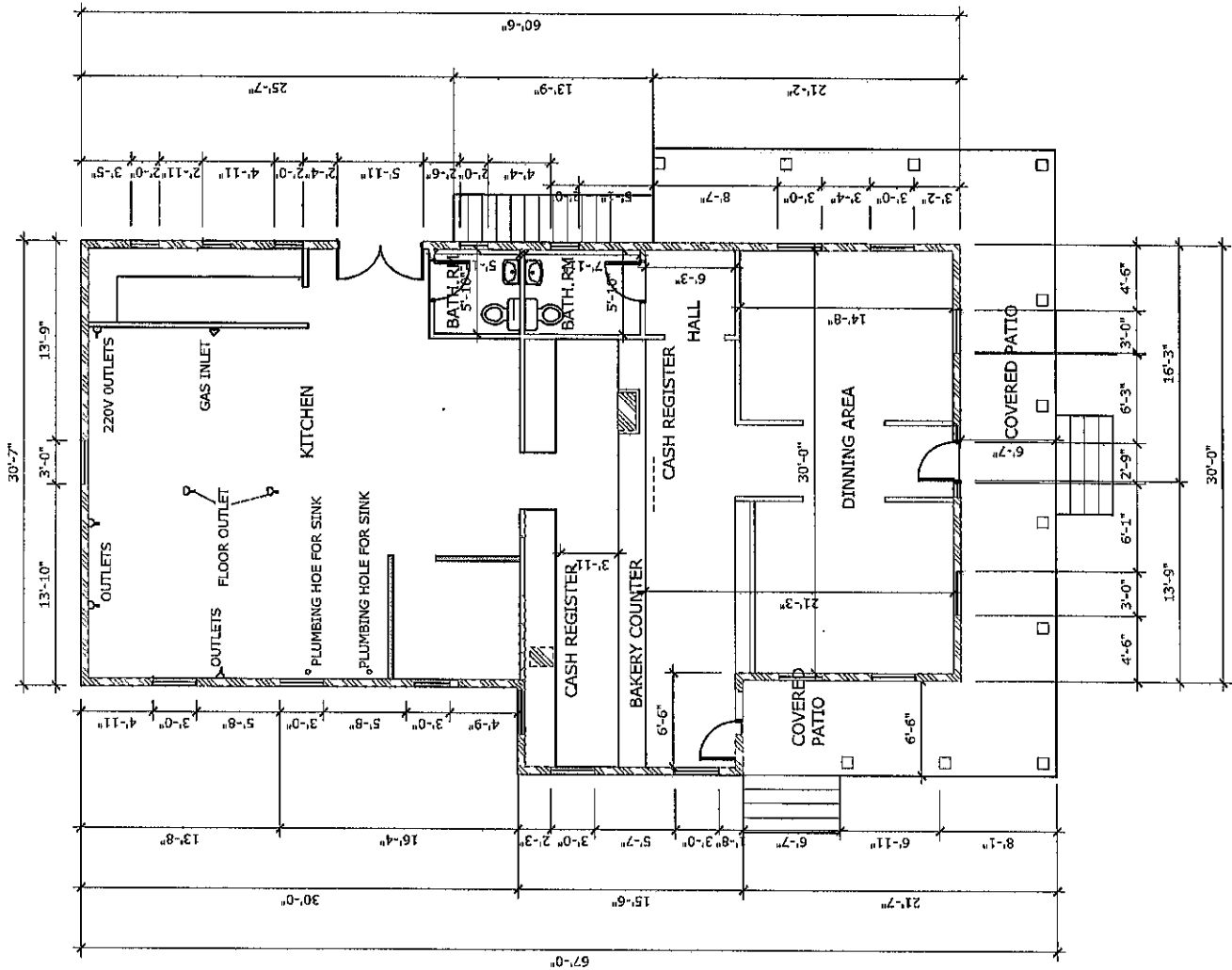


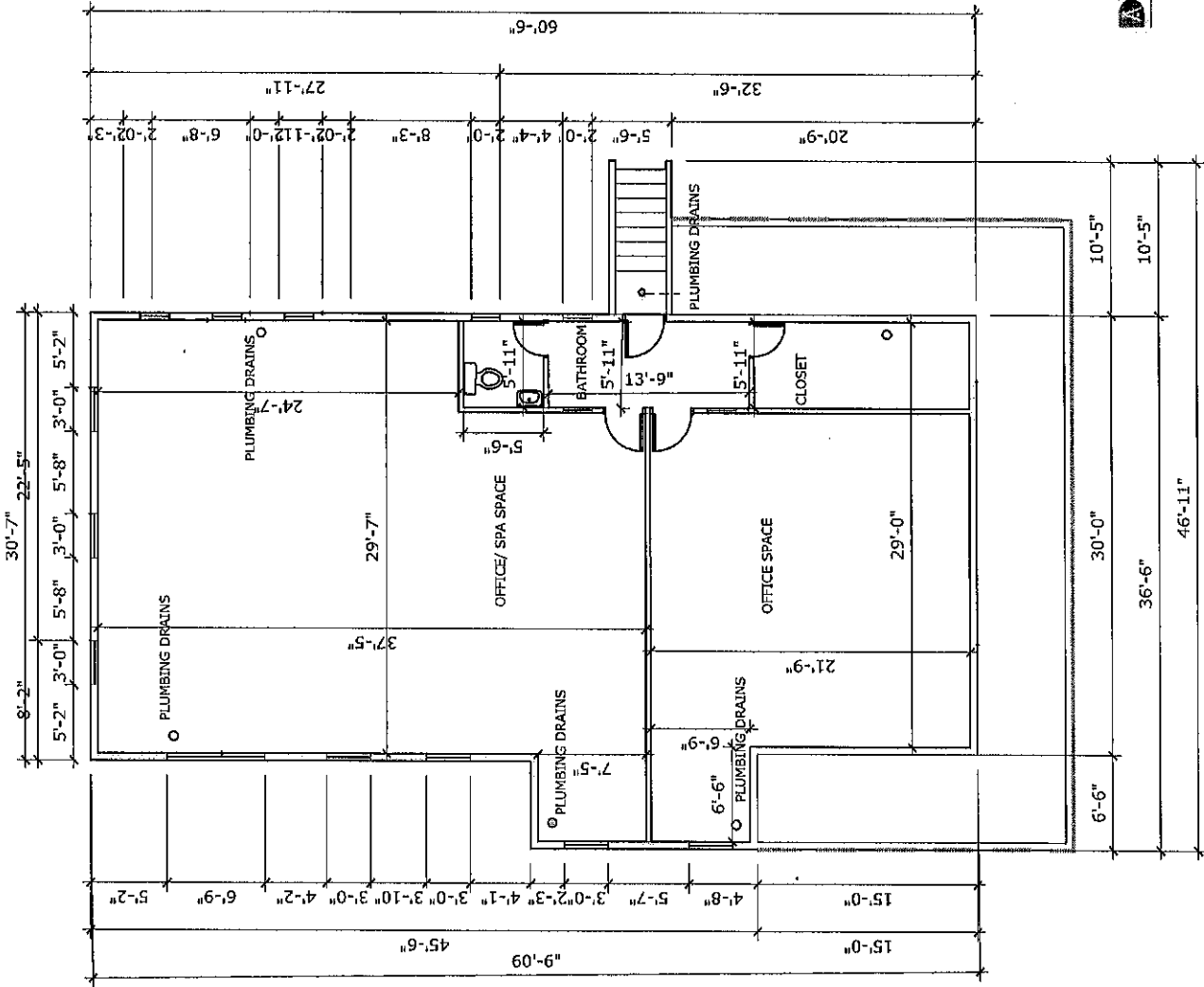


The boundary lines shown here have been generated for the internal use of Wasatch County and should only be used for general reference purposes.

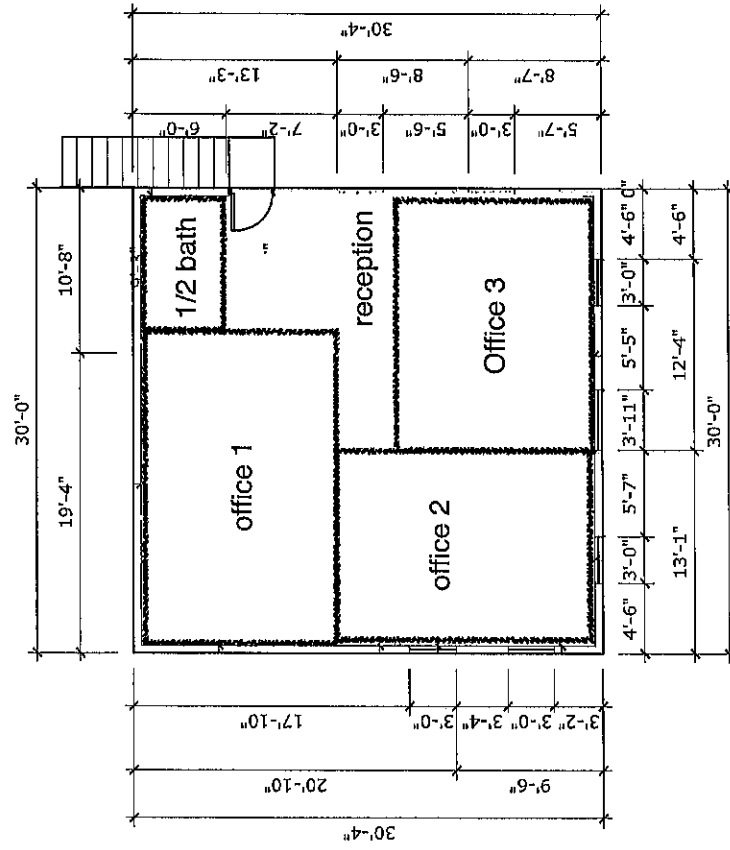
Questions concerning ownership boundary locations should be directed to a title company, attorney, or licensed land surveyor. Wasatch County makes no warranty as to the accuracy or usefulness of this information. The end user of this information assumes all responsibility concerning this information's appropriate use.







Business Office



Top floor
 Scale: 1/8" = 1'-0"

Alan & Debbie Neerings
Jake & Hayden Neerings
36 S 750 E



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: Alan & Debbie Neerings, Jake & Hayden Neerings Phone: 435-671-3467 Fax: _____

Mailing Address: PO Box 547 City: Midway State: UT Zip: 84049

E-mail Address: damneerings@gmail.com

Project Name: Neerings 2 EDU Well Water to Midway City

Location: 36 S 750 E, Midway, UT 84049 - Parcel 00-0006-6154 (1 Home) and Parcel 00-0020-3370 (1 Home)

Total Acreage: _____ Number of Units: 2 Historically Irrigated Area: _____

Existing Water Connections: 1 Well with 2 EDUs, .5 acres of irrigation, and 12 livestock (Water Right 55-937).
Only 2 EDUs under consideration for this application.

Comments:

We would like to transfer the 2 EDUs (2 domestic house water rights) from our well to Midway City in return for 2 domestic/culinary water hook-ups from Midway City for future development on parcel 00-0020-9351 (located behind our home). We plan on subdividing this parcel in the future so that two children can build homes there. Our well is certificated and has been claimed as part of the adjudication. The well is currently in use and is not dry. The well is connected to two homes that are also currently connected to Midway City culinary 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: *Alan R Neerings* Date: 2-14-22

FOR OFFICE USE ONLY

STAFF:

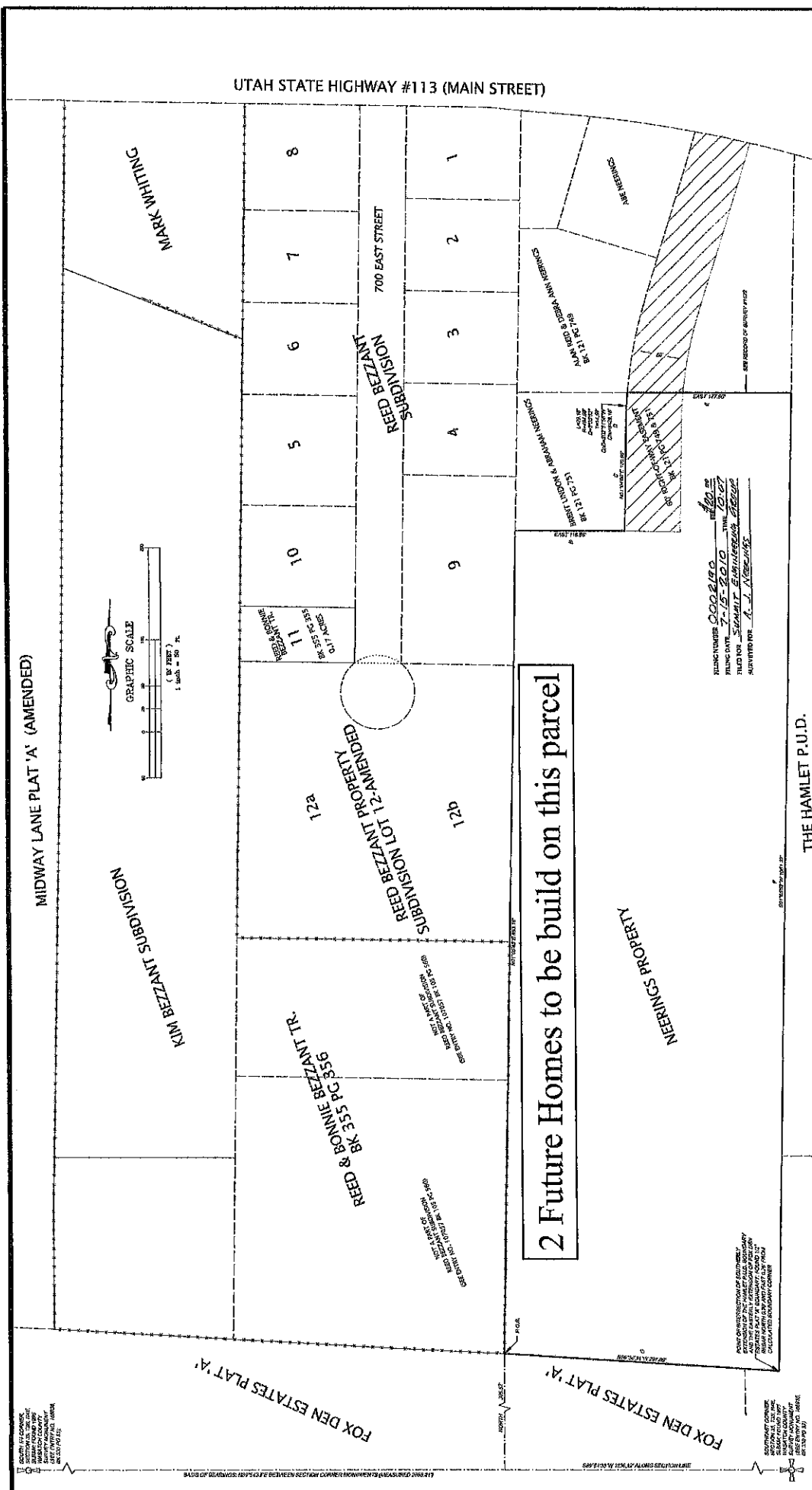
Date Received: _____
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Fee Paid: _____

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

PLANNER:

Complete / Incomplete
Date: _____ Reviewed by: _____

 Parcel 00-0020-9351 - location of two future homes for children (planned)



GENERAL NOTES

1. The manufacturer's name, address, and telephone number should be included on every drawing. Dimensions are in inches unless otherwise noted. The manufacturer should be responsible for the design and construction of the structure. The manufacturer should be responsible for the design and construction of the structure. The manufacturer should be responsible for the design and construction of the structure.
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[illegible]

SURVEYED BOUNDARY DESCRIPTION

[illegible]

Points of Diversion:**Points of Diversion - Underground:**

(1) S 430 ft. W 1035 ft. from E4 corner, Sec 35 T 3S R 4E SLBM

Well Diameter: 6 in.

Depth: 94 to ft.

Year Drilled: 1960

Well Log: Yes Well Id#: 3227

Elevation:

UTM: 461304.996, 4484833.463 (NAD83)

Source/Cmnt:

Proposed Water Uses:

Proposed Water Uses - Group Number: 409532

Water Use Types:**Irrigation-Beneficial Use Amount:** 0.5 acres**Group Total:** 0.5**Period of Use:** 04/01 to 10/31**Stock Water-Beneficial Use Amount:** 12 ELUs**Group Total:** 12**Period of Use:** 01/01 to 12/31**Domestic-Beneficial Use Amount:** 2 EDUs**Group Total:** 2**Period of Use:** 01/01 to 12/31**Place Of Use:**

	North West				North East				South West				South East				Section Totals
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	
Sec 35 T 3S R 4E SLBM														X			
Group Acreage Total :																	

Place of Use Stock:

	North West				North East				South West				South East			
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE
Sec 35 T 3S R 4E SLBM														X		

Use Totals:

Irrigation sole-supply total: 0.5 acres

for a group total of: 0.5 acres

Stock Water sole-supply total: 12 ELUs

for a group total of: 12 ELUs

Domestic sole-supply total: 2 EDUs

for a group total of: 2 EDUs

M&I Water



Jennifer Sweat

From: Celeste Johnson
Sent: Thursday, February 17, 2022 9:59 AM
To: Jennifer Sweat
Subject: M & I water

Thank you for the information on the M & I water. Would you please email that to everyone on the water advisory board. Let them know that I'm following up on the question that came up during our last meeting. And also, would you add this to our next water board meeting. I would like to have a discussion on how the individuals who are using this water qualified to get it.

Sent from my iPhone

M&I WATER

Leased from WCSSA #1	Original	Slough	Revised	Amount
	158.00	0.00	158.00	
Brent Colwell – 339301 #	1.50		1.50	600.00
Doug Palmer – 139511 #	1.00		1.00	400.00
Fox Pointe – A/R 520	33.00		33.00	13200.00
Nephi Jensen – 103851 #	0.66		0.66	5.00
Quinn Calder – 122351 #	1.26		1.26	10.00
Robert Riddle – 122001 #	0.51		0.51	5.00
The Links – A/R 864	70.50	15.31	55.19	22076.00
Zermatt – A/R 868	6.00		6.00	2400.00
Total	114.43	15.31	99.12	38696.00
Remaining	43.57	-15.31	58.88	38696.00

As of February 9, 2022

Yearly Fee to Wasatch County Special Service Area 1 is \$34,128.00
(Bill is \$42660.00 for 158 acre feet of M&I Water, which is \$270.00 per, however a discount is given to \$216.00 per)

New/Old Business



Adjourn

