

Jennifer Sweat

From: Paul Berg <paul@bergeng.net>
Sent: Thursday, April 14, 2022 3:54 PM
To: Jennifer Sweat
Cc: Michael Henke
Subject: Midway Water Board Application for Ameyalli (Mountain Spa)
Attachments: Midway Water Board Application for Ameyalli (Mountain Spa).pdf

Jennifer

Attached is the water board application and calculations for Ameyalli (Mountain Spa). Please place this development on the May 2, 2022 Water Board agenda for master plan approval.

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: Marley Studebaker Phone: 435-640-2301 Fax: _____

Mailing Address: PO Box 980127 City: Park City State: Utah Zip: 84098

E-mail Address: marley.studebaker@gmail.com

Project Name: Ameyalli

Location: 800 North 200 East Midway, UT 84049 (The old Mountain Spaa)

Total Acreage: 30 acres Number of Units: 131 Historically Irrigated Area: None

Existing Water Connections: None

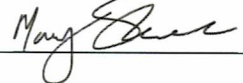
Comments:

The resort will connect to water lines in 200 East, Burgi Lane and in Sunflower Farms. Pressurized irrigation will connect to Sunflower Farms and the new pipelines approved for the Mountain Spa Rural Preservation Subdivision

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: 04-12-22

FOR OFFICE USE ONLY

STAFF:

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

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

PLANNER:

Complete / Incomplete
Date: _____ Reviewed by: _____

Mountain Spa Resort Master Plan Water Right Calculations

April 14, 2022

Prepared by: Paul Berg, P.E., Berg Engineering

Project Information

Tables 1 and 2 provide the water right requirements and water uses for The Mountain Spa Resort Master Plan. The water right calculations are based on the master plan dated March 3, 2022.

Table 1 - Water Use Requirements

Use	Water Requirement		Source of Requirement	Return Flow Requirement	Total Required	
	Quantity	Unit			Quantity	Unit
Irrigated / landscaped area	3.00	acre-feet/acre	Midway Water Board	—	3.00	acre-feet/acre
Hotel units (1 bedroom)	150	gpd/unit	Table 1, Utah Code R309-510	1.77	0.30	acre-feet/unit
Cottage units (2 bedrooms)	0.80	acre-feet/acre	Midway Water Board	—	0.80	acre-feet/unit
Presidential units (3 bedrooms)	0.80	acre-feet/acre	Midway Water Board	—	0.80	acre-feet/unit
Duplex units (6 - 7 bedrooms)	0.80	acre-feet/acre	Midway Water Board	—	0.80	acre-feet/unit
Family lodge (5 bedrooms)	0.80	acre-feet/acre	Midway Water Board	—	0.80	acre-feet/unit
Yurt	150.00	gpd/unit	Same as Hotel Unit	1.77	0.30	acre-feet/unit
Restaurant	35	gpd/seat	Table 2, Utah Code R309-510	1.77	0.07	acre-feet/seat
Bar	20	gpd/seat	Table 2, Utah Code R309-510	1.77	0.04	acre-feet/seat
Swimming pools	10	gpd/person	Table 2, Utah Code R309-510	1.77	0.02	acre-feet/person
Spa / gym	25	gpd/person	Table 2, Utah Code R309-510	1.77	0.05	acre-feet/person
Event space / conference center	5	gpd/person	Table 2, Utah Code R309-510	1.77	0.01	acre-feet/person
Hotel staff and employees	15	gpd/person	Table 2, Utah Code R309-510	1.77	0.03	acre-feet/person
Kitchen staff and employees	15	gpd/person	Table 2, Utah Code R309-510	1.77	0.03	acre-feet/person
Laundry	580	gpd/washer	Table 2, Utah Code R309-510	1.77	1.15	acre-feet/washer

Table 2 - Water Rights Needs for the Mountain Spa Resort

Use	Project Quantity	Unit	Water Requirement with Return Flow	Unit	Total (acre-feet)
Irrigated area	4.30	acres	3.00	acre-feet/acre	12.90
Hotel units (1 bedroom)	80	units	0.30	acre-feet/unit	24.00
Cottage units (2 bedrooms)	24	units	0.80	acre-feet/unit	19.20
Presidential units (3 bedrooms)	1	units	0.80	acre-feet/unit	0.80
Duplex units (6 - 7 bedrooms)	24	units	0.80	acre-feet/unit	19.20
Family lodge (5 bedrooms)	2	units	0.80	acre-feet/unit	1.60
Yurt	4	units	0.30	acre-feet/unit	1.20
Restaurants	71	seats	0.07	acre-feet/person	4.97
Rooftop bar	35	seats	0.04	acre-feet/person	1.40
Event space / conference center	245	person	0.01	acre-feet/person	2.45
Swimming pools	201	person	0.02	acre-feet/person	4.02
Spa - Main Full Service	102	person	0.05	acre-feet/person	5.10
Spa - Med Spa	73	person	0.05	acre-feet/person	3.65
Spa - Basement	51	person	0.05	acre-feet/person	2.55
Fitness Center	53	person	0.05	acre-feet/person	2.65
Hotel staff and employees	53	person	0.03	acre-feet/person	1.59
Kitchen staff and employees	18	person	0.03	acre-feet/person	0.54
Laundry	4	washers	1.15	acre-feet/washer	4.60
Event space / conference center	245	person	0.01	acre-feet/person	2.45

114.87 acre-feet

Notes:

- 1 acre-feet per year = 892 gallons per day
- Return Flow Factor = State Indoor Requirement / Midway City Indoor Requirement = 0.45 / 0.80 = 1.77
- The architect has estimated 4.30 acres of irrigated area for the resort property.

Midway Mountain Spa - Capacity Requirements

Core		Program SF	Occupant Load SF	Seats Shown	Occupants (estimated)
Restaurant	116 seats shown at Restaurant	3,180		116	116
Event Space	A-3 Occupancy	3,670	15		245
Restaurant/Event Basement (Revised)	Group B Occupancy	7,100	100		71
Rooftop Bar	Group B Occupancy	3,500	100		35
Hotel Lobby/Admin/Staff (Employees)	Group B Occupancy	5,304	100		53
Kitchen/Restaurant (Employees)	A-2 Occupancy	3,600	200		18
Spa					
Full Service Spa (Main Areas)	Group B Occupancy	10,220	100		102
Med Spa	Group B Occupancy	7,300	100		73
Basement (Support)	Group B Occupancy	5,140	100		51
Fitness	Group B Occupancy	5,310	100		53
Pool	50 sf per person in 5' deep water	10,052	50		201
Laundry	Number of commercial washing machines (estimated)			4	
Event Barn	A-3 Occupancy	4,000	15		267
TOTAL					1285

From: Dyami Luster
Sent: Thursday, April 14, 2022 3:02 PM
To: Paul Berg
Cc: Michael Monceaux
Subject: RE: City Council Meeting on Architecture

TOTAL AREA OF RESORT | AC

Building Footprint:	5.72	19.1%
Roads, Parking & Driveways:	3.75	12.5%
Open Space:	20.53	68.4%
Landscaped Areas:	4.30	14.3%
Natural Areas:	15.99	53.3%
Pool Areas:	0.23	0.8%

TOTAL Project Area: **30**

Dyami A. N. Luster, AIA, NOMA, LEED AP BD+C
ARCHITECT

Achiever | Responsibility | Learner | Competition | Focus

OVERLAND

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From: Dyami Luster
Sent: Thursday, April 14, 2022 1:55 PM
To: Marley Studebaker <marley.studebaker@gmail.com>; Paul Berg <paul@bergeng.net>
Cc: Michael Monceaux <michaelm@overlandpartners.com>; Bob Shemwell <rls@overlandpartners.com>
Subject: RE: City Council Meeting on Architecture

Marley + Paul,

Please see attached (and below).

CONCEPT DESIGN / PROPOSED LAND USE PLAN | SITE METRICS



TOTAL AREA OF RESORT | AC

Building Footprint:	5.72	19.1%
Roads, Parking & Driveways:	3.75	12.5%
Open Space:	20.53	68.4%
Landscaped Areas:	4.30	14.3%
Natural Areas:	15.99	53.3%
Pool Areas:	0.23	0.8%

TOTAL Project Area: 30

PROGRAM | GROSS SF

80 Hotel Rooms:	41,920
24 Cottages:	42,240
1 Presidential Suite:	3,210
Core Building:	55,705
24 Duplexes:	86,800
2 Family Lodges:	12,160
Yurts:	3,000
Event Barn:	4,000
TOTAL:	249,035

TOTAL # of Bedrooms: 223

PARKING |

# of Units:	131
# of Parking Spaces:	133
(Including Garages)	

