

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, January 7, 2019**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, January 7, 2019 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 for January 7, 2019**
 - b. **Approve Meeting Minutes for November 5, 2018**
 - c. **Approve 2019 Meeting Dates**
 - d. **Approve Chairman/Co-Chairman for 2019**
2. **Lime Canyon Meadows – 960 Lime Canyon Road**
 - a. **Discussion on subdivision water requirements**
 - b. **Possible Recommendation to City Council**
3. **Homestead Resort - Potential Master Plan Update**
 - a. **No motions or recommendations given**
4. **New/Old Business - No motions or recommendations given**
5. **Adjourn**

General Consent Calendar

**MIDWAY WATER ADVISORY BOARD
MONDAY November 5, 2018
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held November 5, 2018 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Steve Farrell, Brent Kelly, Mike Lundin. Midway City: Mayor Celeste Johnson, City Councilman Bob Probst, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary.

City Councilman Kenny VanWagoner and Bob Probst were excused from the meeting. Midway Irrigation Member Grant Kohler was excused from the meeting, and Mike Lundin would be voting in his place.

General Consent Calendar

Chairman/Irrigation President Steve Farrell asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for November 5, 2018
- b. Approval of the minutes for October 1, 2018

Motion: Midway Irrigation Member Brent Kelly made a motion to approve the General Consent Calendar with no changes. Mayor/Co-Chairman Celeste Johnson 2nd the motion. It was carried unanimously.

Chairman Farrell asked if there were further questions regarding this item? There was not

Motion was carried unanimously for Recommendation to City Council.

Michael LeBarge Subdivision – 922 North Pine Canyon Road

Michael Henke, City Planner presented the following regarding this property

1. 4.12 acres
2. Previously been to Water Advisory Board on June 4, 2018
3. Proposal now has 4 lots
 - a. Lot one – 1.96 acres
 - b. Lot two - .51 acres
 - c. Lot three - .59 acres
 - d. Lot four - .56 acres

November 5, 2018

The board reviewed the property previously at the June 4, 2018 Water Advisory Board. The subdivision had slightly changed because they had added a 4th lot, and more road surface. The board reviewed the property via google map, as well as plat maps, drawings etc. The cul-de-sac will be extending, so there will be more road, but less irrigation.

Planner Henke presented the following as possible recommendation to make to the City Council:

- 4.12-acre parcel
 - Areas of lots
 - 3.62
 - Impervious area of 4 lots (.73 acres (4 x 8,000 sq. ft. = 32,000 sq. ft.))
 - Irrigated lot area: 2.89 acres
 - ROW – Park Strip: .13 acres, Total irrigated acreage
 - 3 (3 x 3) = 9-acre feet.
- 4 culinary connections
 - 4 x 0.8 = 3.2-acre feet.
- 12.2-acre feet requirement

Chairman Farrell also pointed out on the map that there were two places on the property that irrigation easements would be needed, on the West and South Boundary. The easement would need to be 16 ½ feet on both sides.

Chairman Farrell asked if there were further questions regarding this item? There was not

Motion: Irrigation Company member Brent Kelly made a motion to recommend to City Council that the Michael LeBarge subdivision located at 922 North Pine Canyon Road be required to turn in 12.2-acre feet of water based on the water calculations presented tonight. Mayor Celeste Johnson seconded the motion.

Chairman Farrell again asked if there were further questions regarding this item? There was not

Motion was carried unanimously for Recommendation to City Council.

New/Old Business

Chairman Farrell asked if there was any other business to discuss?

Secretary/Treasurer Jennifer Sweat asked if the meeting dates for 2019 were going to stay on the 1st Monday of the month? Chairman Farrell asked if the board felt the meeting were still needed? Planner Henke stated that he felt it was good to continue to have the meetings, because it helps to make sure easements are on the plat maps, and it helps to have the irrigation company look at the

November 5, 2018

calculations. Mike Lundin also brought up that it is helpful to show that all procedures were followed, and that if there were ever any problems, they could go clear back to this advisory board to see how the process was followed. The board agreed that the meetings should continue.

Secretary/Treasurer Jennifer Sweat said she would prepare the calendar and it would be presented at the next meeting. The board discuss that the only holiday that would fall on the meeting date would be Labor Day in September, but instead of cancelling the meeting, it was decided it would occur if needed on the 2nd Monday of the month.

Chairman Farrell asked if there were further questions regarding this item? There was not

Motion was carried unanimously.

New/Old Business

Irrigation Member Brent Kelly moved for adjournment. Mayor Celeste Johnson 2nd the motion. It was carried unanimously. Meeting adjourned 6:34 p.m.

November 5, 2018

Lime Canyon Meadows
960 Line Canyon Road

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: Brett Walker Phone: 801-244-4426 Fax: _____

Mailing Address: 1171 Dutch Fields Pkwy City: Midway State: Utah Zip: 84049

E-mail Address: scanyonllc@yahoo.com

Project Name: Lime Canyon Meadows

Location: 960 Lime Canyon Road

Total Acreage: 2.00 Number of Units: 4

Historically Irrigated Area: 2.00

Irrigated Land acreage in proposed development: 1.26

Existing Water Connections: 0

Comments:

4 - 1/2 acre lots are proposed for this subdivision

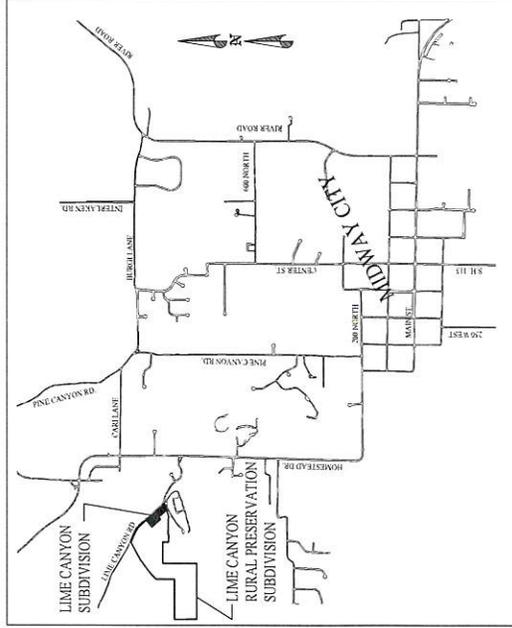
Please submit with application Site Plans, Plat Maps, Drawings or any information that pertains to water calculations.

FOR OFFICE USE ONLY

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

LIME CANYON MEADOWS

FINAL APPLICATION



VICINITY MAP

SHEET INDEX

1. SITE PLAN
2. LIME CANYON SUBDIVISION PLAT
3. WATER PLAN
4. PRESSURIZED IRRIGATION PLAN
5. SEWER PLAN
6. WATER CONSTRUCTION DETAILS
7. SEWER CONSTRUCTION DETAILS

LIME CANYON MEADOWS - 10 DECEMBER 2018

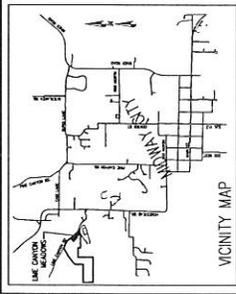
THIS DOCUMENT IS INCOMPLETE
FOR REVIEW ONLY. IT IS
NOT TO BE USED FOR PERMITS,
BIDDING, OR FOR CONSTRUCTION.
DATE: 10/22/2018 P.E.
PROJECT: LIME CANYON MEADOWS
DATE: 10/22/2018

BRETT WALKER
LIME CANYON MEADOWS

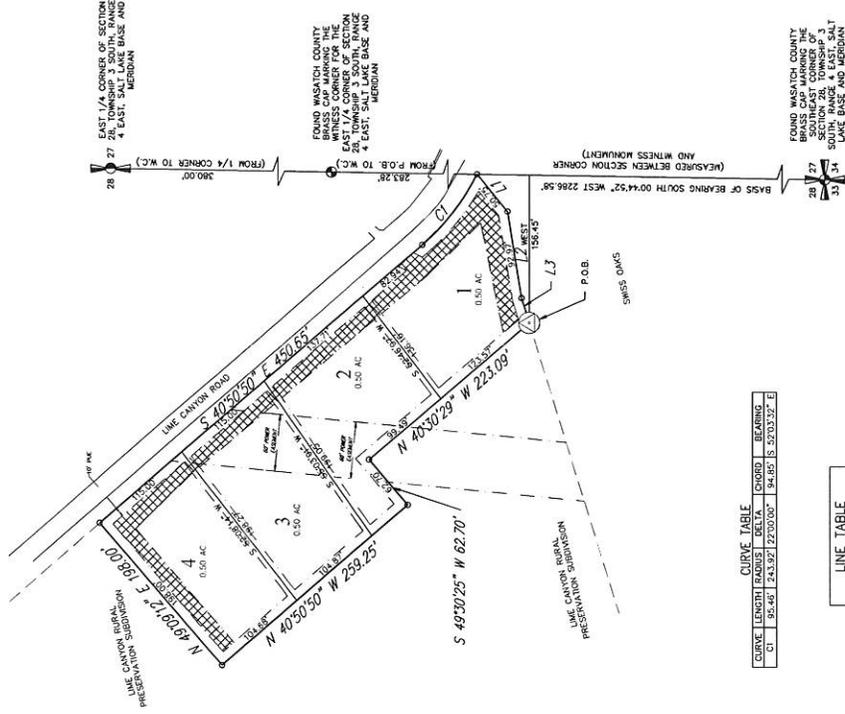
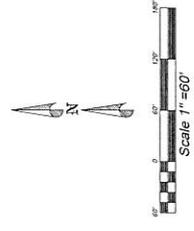
COVER SHEET



DESIGNED BY: TWR DATE: 10/22/2018 SHEET: 0
DRAWN BY: CWS DATE: 10/22/2018



VICINITY MAP
LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS
OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST,
SALT LAKE AND MERIDIAN.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	95.481	243.927	27°20'00"	94.852	S 57°03'32" E

LINE TABLE

LINE	LENGTH	BEARING
L1	50.75	S50°30'20" W
L2	95.97	S89°44'28" W
L3	11.755	S77°43'04" W

ADDRESS TABLE

LOT	ADDRESS
1	XXXX WEST LIME CANYON ROAD
2	XXXX WEST LIME CANYON WAY
3	XXXX WEST LIME CANYON ROAD
4	XXXX WEST LIME CANYON ROAD

ADDRESSING TO BE DETERMINED BY
WASATCH COUNTY GIS

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS SOUTH 00°44'52" WEST 283.28 FEET FROM THE BRASS CAP MARKING THE SECTION CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
THENCE NORTH 49°30'25" WEST 233.09 FEET, THENCE SOUTH 49°30'25" WEST 62.70 FEET, THENCE NORTH 40°50'00" WEST 209.25 FEET, THENCE NORTH 49°08'12" EAST 188.45 FEET, THENCE SOUTH 27°20'00" WEST 95.48 FEET, THENCE SOUTH 89°44'28" WEST 95.97 FEET, THENCE SOUTH 77°43'04" WEST 11.76 FEET, THENCE SOUTH 72°45'04" WEST 27.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.00 ACRES

BASIS OF BEARING
THE BASIS OF BEARING IS SOUTH 00°44'52" WEST 2286.58' (MEASURED BETWEEN SECTION CORNER AND WITNESS MONUMENT).

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THIS DEED TO BE RECORDED FOR THE PURPOSE OF DEDICATING TO THE PUBLIC AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND HEREBY REQUEST VERBAL ACCESSION.

DATED THIS _____ DAY OF _____, A.D. 20____ BY: _____
BRETT ROBERT WALKER ET AL. DEBBY WAGNER WALKER

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF WASATCH) S.S.
ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED TO ME _____, A PUBLIC OFFICER QUALIFIED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED BY MY COMMISSION ERRORS. _____ NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF WASATCH) S.S.
ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED TO ME _____, A PUBLIC OFFICER QUALIFIED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED BY MY COMMISSION ERRORS. _____ NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY
THE CITY OF MIDWAY, UTAH, HAS REVIEWED THE PLANS, SPECIFICATIONS, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC UTILITIES SHOWN HEREON AS SHOWN.

APPROVED MAYOR _____ ATTEST CLERK/RECORDER _____
APPROVED CITY ENGINEER _____ APPROVED CITY ATTORNEY _____

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ CITY PLANNING COMMISSION
PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION

SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH SECTION 15-96-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6884112 IN ACCORDANCE WITH PROFESSIONAL LAND SURVEYORS LICENSING ACT, AND THAT THIS PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

LIME CANYON MEADOWS
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
SCALE 1" = 60' FEET

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____
BY _____
COUNTY SURVEYOR
APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____
BY _____
COUNTY SURVEYOR

POWER EASEMENT NOTE:
NO BUILDINGS, STRUCTURES OR UTILITIES ARE TO BE PLACED WITHIN THE 60 FOOT POWER EASEMENT.

- SYMBOL LEGEND
- ⊕ SURVEY BOUNDARY
 - ⊙ SET BEARER WITH CAP STAMPED ELEMENT LAND SURVEYING AS 6884112
 - ⊙ FOUND REBAR WITH CAP
 - ⊙ FOUND SECTION CORNERS (NO NOTED ON DRAWING)
 - ⊙ 20' IRIGATION EASEMENT (HONEYCREEK)

DATE: _____
WASATCH COUNTY HEALTH DEPARTMENT
DATE: _____
MIDWAY BRIGADIER COMPANY
DATE: _____
MIDWAY SANITATION DISTRICT
COUNTY RECORDER

EXISTING SIDEWALK ALONG LIME CANYON ROAD SHALL BE PRESERVED AND PROTECTED. ANY SIDEWALK TO BE REMOVED OR REPAIRED SHALL BE RECONSTRUCTED AND REPLACED AT CONTRACTOR'S EXPENSE.

CONSTRUCTION NOTES:
 - STORE RIP RAP SMALES TO PRECONSTRUCTION CONDITIONS.
WALKWAY NOTES:
 - IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS & SPECIFICATIONS.
 - WATER LINE SHALL BE 1000 DIPS-IE.
BULK STAGING NOTES:
 - LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLOCK STAGING OF UTILITIES.

LEGEND:
 - W - PROPOSED WATER
 - EW - EXISTING WATER
 - EESS - EXISTING SEWER
 - EOP - EXISTING OVERHEAD POWER
 - EPI - EXISTING PRESSURIZED IRRIGATION
 - PI - PROPOSED PRESSURIZED IRRIGATION

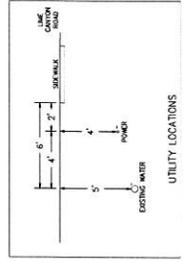
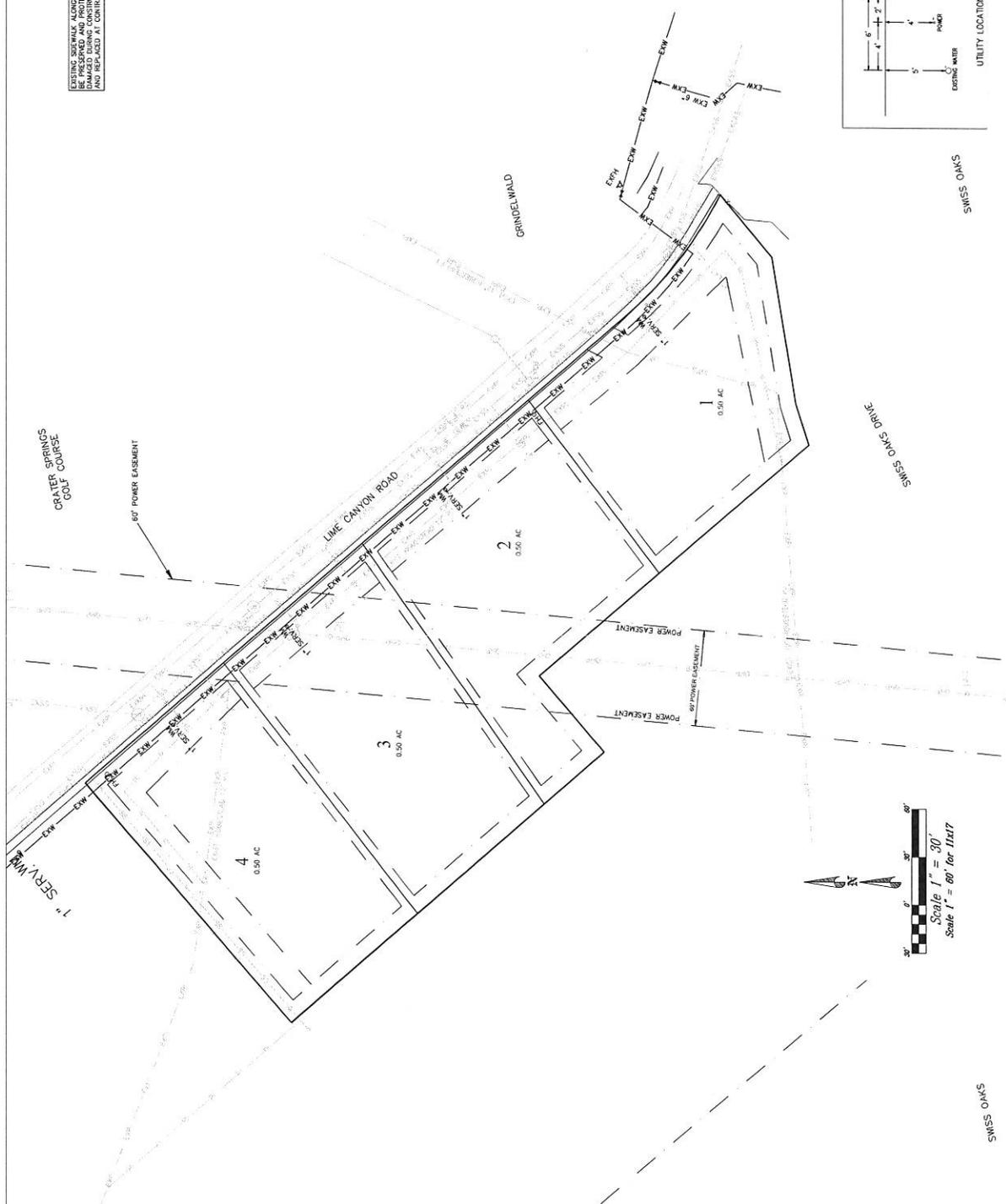
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 P.E.
 DATE: 03/26/2025

BRETT WALKER
 WATER PLAN

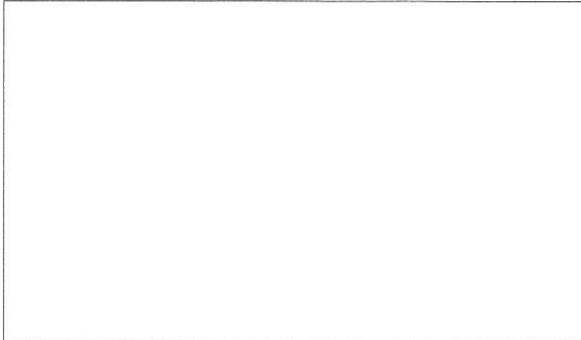


Resource Group PC
 14000 N. 10th Ave., Suite 100
 Phoenix, AZ 85020
 TEL: 602.998.8888
 FAX: 602.998.8889

PROJECT: SWISS OAKS
 SHEET: 3



SWISS OAKS

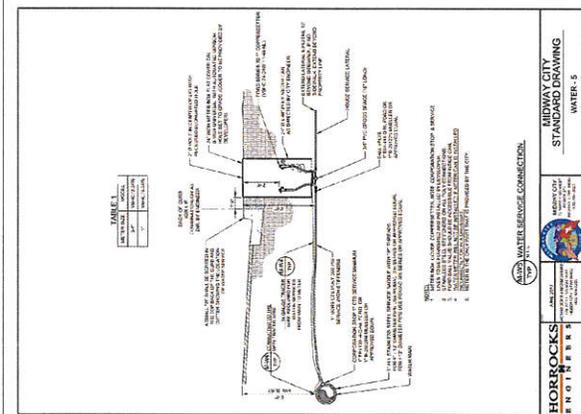


HORROCKS
P. O. BOX 100
MIDWAY, MISSOURI 64571
PHONE: (816) 488-1000
FAX: (816) 488-1001
WWW.HORROCKS.COM

ADDITIONAL NOTES:

- SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
- ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND STATE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.

MIDWAY CITY STANDARD DRAWING
UTILITY-1

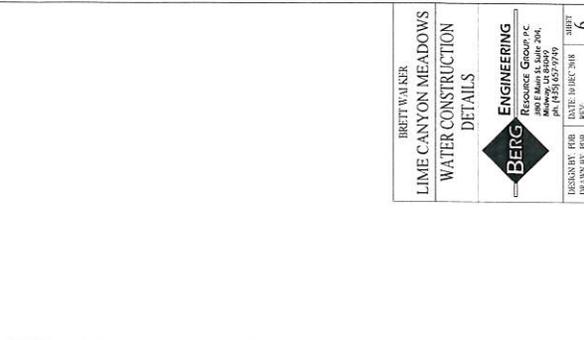


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FAX: (816) 488-1001
WWW.HORROCKS.COM

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MIDWAY CITY STANDARD DRAWING
WATER-1



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MIDWAY CITY STANDARD DRAWING
WATER-5



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MIDWAY CITY STANDARD DRAWING
WATER-1

BRETT WALKER
LIME CANYON MEADOWS
WATER CONSTRUCTION
DETAILS

BERG ENGINEERING
Professional Engineer
300 E. Main St., Suite 201
Midway, MO 64571
Phone: (816) 488-1000
Fax: (816) 488-1001
www.bergeng.com

DRAWN BY: TEB
DATE: 10/28/2016
REV: 6

Homestead Resort
Potential Master Plan Update
