

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, November 4, 2019**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, November 4, 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 November 4 2019**
 - b. **Approve Meeting Minutes October 7 2019**
 - c. **Approval of Meeting Dates for 2020**
 - d. **Approval of Chairman and Co-Chairman for 2020**
 - i. **Mayor Johnson has been the Chair for 2019**
2. **The Willows at Midway – Rural Preservation Subdivision – 100 South 500 West**
 - a. **Previously Reviewed on October 7, 2019**
 - b. **Discussion on water requirement for subdivision**
 - c. **Possible Recommendation to City Council**
3. **Midway Wrangler Subdivision**
 - a. **Discussion on water requirement for subdivision**
 - b. **Possible Revised Recommendation to City Council**
4. **New/Old Business - No motions or recommendations given**
5. **Adjourn**

General Consent Calendar



MIDWAY WATER ADVISORY BOARD

MONDAY October 7, 2019

MEETING MINUTES

Minutes of the Midway Water Advisory Board meeting held October 7, 2019 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Irrigation President/Co-Chairman Steve Farrell, Grant Kohler and Brent Kelly; Midway City: Mayor/Chairman Celeste Johnson, City Councilman Bob Probst, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary. City Councilman Ken VanWagoner was excused from the meeting.

General Consent Calendar

Mayor/Chairman Celeste Johnson asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for October 7 2019
- b. Approval of the minutes for August 5 2019

Motion: Irrigation President/Co-Chairman Steve Farrell made a motion to approve the General Consent Calendar. City Council Member Bob Probst 2nd the motion. It was carried unanimously.

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

Motion was carried unanimously.

Grant Kohler arrived at 6:07 p.m. and would now be voting for the irrigation company.

Hughes Residence – Located in Wasatch County

Michael Henke, City Planner presented the following regarding this property

- 6 acres
- Historically irrigated area – 3 acres (per applicant)
- Petition for 1 culinary connection
- Property has a well and 2+ shares
 - Well has 0.506 acre feet
 - Water Right 55-12416

The board reviewed the power point presentation, plat maps and discussed the subdivision. The property is located in Wasatch County, but would be annexed when the property next to them (Midway Crest Subdivision) turn in their paperwork for annexation into Midway City. They already are hooked onto sewer. They would like to

October 7 2019

keep the well and turn in the irrigation shares for the culinary connection. The board reviewed the water right on the state website. Midway Irrigation Company easements were discussed. The board also discussed how to require water on the rest of the property if later they wanted to subdivide. Planner Henke stated that they would need to go through the subdivision process, and that is when the water would be calculated and required. At this time they are only requesting a connection for culinary water, not irrigation water outside.

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

Motion: Midway Irrigation President/Co-Chairman Steve Farrell made the motion to recommend to City Council that the Hughes Residence Located in Wasatch County be required to turn in 1 acre foot of water for inside use only (culinary water) of Midway Irrigation Water. Also with a note that the existing irrigation easement on the North Property Line of the Hughes Residence remain. Midway Irrigation Member Grant Kohler seconded the motion.

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

Motion was carried unanimously for Recommendation to City Council.

Midway Crest Subdivision – Located in Wasatch County - previously reviewed on August 5, 2019 WB

Michael Henke, City Planner presented the following regarding this property

- **24.24 acre parcel**
- **Located in Wasatch County**
- **In Midway's annexation declaration**
- **1 existing dwelling**
- **Proposals for 5 lots**
- **Property has a well**
 - **Well has 0.45 acre feet**
 - **Water right 55-5631**

The board discussed that the property had been reviewed at the August 5, 2019 water board meeting and a recommendation had been made. However Paul Berg with Berg Engineering was not able to attend that meeting, and had concerns that the board didn't require water to be on the pasture land.

The board reviewed the power point presentation, plat maps, and discussed the subdivision. The board discussed the secondary water meters that would be required on the property which would show the water usage. The board also discussed requirements that are used in Wasatch County when a property hasn't been historically irrigated.

The following was the motion that was made at the August 5, 2019 meeting:

Motion: Midway Irrigation Member Grant Kohler made a motion Midway Crest Subdivision located in Wasatch County be required to turn in 3-acre feet per lot, which would include .8 for inside use and the balance for outside irrigation and remaining water goes to Park Strip. If any extra water is left after subtracting the Park Strip, the remaining water will go to the 5 Lots. Midway Irrigation Member Brent Kelly seconded the motion.

Mayor Johnson felt the motion was vague, however the motion was written word for word, and that can't be changed. The board continued the discussion regarding the property. The conversation at the previous meeting was that the entire property had not been historically irrigated however the board was also concerned about the pasture drying out and not looking as it had historically.

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

Motion: Midway Irrigation Member Grant Kohler made a motion to revise the motion from August 5, 2019 for Midway Crest Subdivision located in Wasatch County be required to turn in 17.95-acre feet as presented to Wasatch County, which would allow for the entire property to be irrigated, including the pasture. (Breakdown in supplemental file). Midway Irrigation Member Brent Kelly seconded the motion.

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

Motion was carried unanimously.

The Willows at Midway – Rural Preservation Subdivision – 100 South 500 West

Michael Henke, City Planner presented the following regarding this property

- **36.72 acre parcel**
- **RA-1-43 zoning**
- **Proposal contains 5 lots**
- **Shared Private Driveway**
- **Public Trail**
- **FEMA FloodPlan**

The board reviewed the power point presentation, plat maps, and discussed the subdivision. There was items that Planner Henke felt should be discussed, which was Sensitive Lanes (25% slope), Driveway Area, Irrigation Easements, and per the applicant the historically irrigated area was 26.37 acres.

Planner Henke presented the following water possible recommendations

- 36.72-acre parcel
- Area of parcel
1,599,523 sq. ft.
- Impervious area for lots
40,000 sq. ft. (5 x 8,000)
- Irrigated lot area
34.88 acres (1,599,523 – 40,000 = 1,519,523)
- Total irrigated acreage
34.88 x 3 = 104.64-acre feet

- 5 culinary connections
- 4-acre feet (4 x .8)
- 108.64-acre feet requirement

And the Second Possible Water Recommendations which was based on historically irrigated:

- 36.72-acre parcel
- 26.37 acres were historically irrigated

Area of irrigated parcel

1,148,677 sq. ft.

Impervious area for lots

40,000 sq. ft. (5 x 8,000)

Irrigated lot area

34.88 acres (1,148,677 – 40,000 = 1,108,677)

Total irrigated acreage

25.45 x 3 = 76.35-acre feet

- 5 culinary connections
- 4-acre feet (4 x .8)
- 80.35-acre feet requirement

The board discussed the need to install secondary water meters because then they could see what each lot was really using, and if they went over that amount then the irrigation company would bill them for that overage. It was also discussed if the question about historically irrigated ground needed to be asked? The hard part is you can't control 5 different owners and what they will do which is why water is required for the entire property. However this property doesn't have pressurized water, they flood irrigate, so they are correct that the entire property has not always been irrigated. Having the secondary meter will help monitor that.

The board thought perhaps this project like the last project could list out what water would be for inside, outside and irrigated land to see what the total amount of water rights for the property would be.

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

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend that the Willows at Midway located at 100 South 500 West be required to come back to the November 4, 2019 Advisory Meeting with a detail plan for each lot. City Council Bob Probst 2nd the motion.

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

Motion was carried unanimously for Recommendation to City Council.

Tom and Lynn Walker – at about 500 West Main St.

Michael Henke, City Planner presented the following regarding this property

- **The property was reviewed by the Water Advisory Board on June 3, 2019**
- **7.89 acres**
- **RA-1-43 zoning**
- **One lot**
- **Historically Irrigated – 5 acres.**

The motion that was made at the June 3, 2019 meeting was:

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend to City Council the Tom and Lynn Walker- Rural Preservation Subdivision Approx. 500 W. Main be required to turn in 23.89-acre feet of water for the entire subdivision. City Council Member Bob Probst 2nd the motion.

At that time there were some questions that the engineer, Mike Johnston could not answer, and so he indicated that he would like the board to make a motion, and if more information was discovered he would come back to the Water Advisory Board. According to Ken Probst and Mike Johnston the engineer for the project, the property actually only has 4 shares of water, and the property has been flood irrigated, it does not have pressurized irrigation on it.

Planner Henke presented the following water possible recommendations:

- 7.89-acre parcel
Area of parcel
343,688 sq. ft.
Impervious area for parcel
8,000 sq. ft.
Irrigated lot area
7.7 acres (343,688 – 8,000)
Historic Irrigated lot area (4 acres)
3.82 acres (174,240 – 8,000)
Total irrigated acreage
7.7 x 3 = 23.1 acre feet
Total historic irrigated acreage
3.82 x 3 = 11.46 acre feet
- 1 culinary connection
 - 0.8 acre feet
 - 23.9 acre feet requirement
- 12.26 acre feet requirement (4-acre historic irrigation)

The board discussed going off what was historically irrigated and subtracting a quarter acre from the irrigated land. The board all felt comfortable doing that as long as it was placed on the plat so they were aware of what could and could not be irrigated.

Mayor Johnson also stated that she felt that this board needed to have a discussion regarding historical use vs. current use, water rights on wetlands now that we are starting to see dry up. A discussion needs to be started, and within the next few months present something to City Council as a result of those discussions.

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

Motion: Midway Irrigation Member Grant Kohler made a motion to recommend to City Council that the Tom and Lyn Walker subdivision located at about 500 West Main Street be required to turn in 12-acre feet, which would include .80 for inside use, and the remaining amount 11.20 acre feet for irrigation, and that it would be included on the plat map. Also that the property hook onto the secondary water pressurized system, and that a meter would be installed. The irrigation company also will retain their easement for the ditch on the property. City Council Member Bob Probst seconded the motion.

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

Motion was carried unanimously.

New/Old Business

The board discussed the developments on the agenda this evening, and the need to perhaps add items to the application for the water advisory board.

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

Irrigation Member Brent Kelly made a motion to adjourn. Irrigation Member Grant Kohler 2nd the motion. It was carried unanimously. Meeting adjourned at 7:47 p.m.

WATER BOARD ADVISORY BOARD
2020 Meeting Schedule

Regular Meeting 6:00pm

MEETING DATE	APPLICATION DEADLINE
Monday, January 6, 2020	Friday, December 27 2019
Monday, February 3, 2020	Friday, January 24, 2020
Monday, March 2, 2020	Friday, February 21, 2020
Monday, April 6, 2020	Friday, March 20, 2020
Monday, May 4, 2020	Friday, April 24, 2020
Monday, June 1, 2020	Friday, May 22, 2020
Monday, July 6, 2020	Friday, June 26, 2020
Monday, August 3, 2020	Thursday, July 23, 2020*
Labor Day - No Meeting	Labor Day- No Meeting
Monday, October 5, 2020	Friday, September 25, 2020
Monday, November 2, 2020	Friday, October 23, 2020
Monday, December 7, 2020	Wednesday, November 20, 2020

Cut-Off Time for Deadline is 10:00 a.m. on day listed above

No Meeting in September - Labor Day

***Cutoff is Thursday, as Friday, July 24th is a Holiday**

December 2019

December 2019							January 2020						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30	31		
30	31												

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Nov 25	26	27	28	29	30	Dec 1
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
	Christmas Eve (United States)	Christmas Day (United States)		Water Board Staff 10 AM		
30	31	Jan 1, 20	2	3	4	5
	New Year's Eve (United States)					

January 2020

January 2020							February 2020						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Dec 30	31	Jan 1, 20 New Year's Day (United States)	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20 Martin Luther King Day (United States)	21	22	23	24 Water Board cutoff 10AM	25	26
27	28	29	30	31	Feb 1	2

Water Board

*Water Board cutoff
10AM*

February 2020

February 2020							March 2020						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
3	4	5	6	7	8	9	2	3	4	5	6	7	8
10	11	12	13	14	15	16	10	11	12	13	14	15	16
17	18	19	20	21	22	23	17	18	19	20	21	22	23
24	25	26	27	28	29		24	25	26	27	28	29	
							30	31					

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Jan 27	28	29	30	31	Feb 1	2
						Groundhog Day (United States)
3	4	5	6	7	8	9
Water Board						
10	11	12	13	14	15	16
				Valentine's Day (United States)		
17	18	19	20	21	22	23
Presidents' Day (United States)						
24	25	26	27	28	29	Mar 1
				Water Board Cutoff 10 AM		

March 2020

March 2020							April 2020						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Feb 24	25	26	27	28	29	Mar 1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
	St. Patrick's Day (United States)			Walter Board Staff		
23	24	25	26	27	28	29
30	31	Apr 1	2	3	4	5

Walter Board

St. Patrick's Day (United States)

Walter Board Staff

April 2020

April 2020							May 2020						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
6	7	8	9	10	11	12	4	5	6	7	8	9	10
13	14	15	16	17	18	19	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30				25	26	27	28	29	30	31

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Mar 30	31	Apr 1	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	May 1	2	3

Water Board

Water Board

Tax Day (United States)

Administrative Professionals Day (United States)

Water Board Conf

Easter Day (United States)

May 2020

May 2020							June 2020						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
4	5	6	7	1	2	3	1	2	3	4	5	6	7
11	12	13	14	15	16	17	8	9	10	11	12	13	14
18	19	20	21	22	23	24	15	16	17	18	19	20	21
25	26	27	28	29	30	31	22	23	24	25	26	27	28

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Apr 27	28	29	30	May 1	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
Memorial Day (United States)				Peace Officers Memorial Day (United States)		Mother's Day (United States)

Water Board

Water Board/Coff

June 2020

June 2020							July 2020						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	15	16	17	18	19	20	21
22	23	24	25	26	27	28	22	23	24	25	26	27	28
29	30						29	30	31				

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Jun 1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19 Juneteenth (United States)	20	21 Father's Day (United States)
22	23	24	25	26 Water Board Cohoff	27	28
29	30	Jul 1	2	3	4	5

Water Board

*Water Board
Cohoff*

July 2020

July 2020							August 2020						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30
							31						

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Jun 29	30	Jul 1	2	3 Independence Day (Observed) (United States)	4 Independence Day (United States)	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	Aug 1	2

Water Board

Water Board

August 2020

August 2020							September 2020						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
3	4	5	6	7	1	2	7	1	2	3	4	5	6
10	11	12	13	14	15	16	14	8	9	10	11	12	13
17	18	19	20	21	22	23	21	15	16	17	18	19	20
24	25	26	27	28	29	30	28	22	23	24	25	26	27
31							29	30					

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Jul 27	28	29	30	31	Aug 1	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	Sep 1	2	3	4	5	6

Math board

Vision

September 2020

September 2020							October 2020						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
7	1	2	3	4	5	6	5	6	7	8	9	10	11
14	8	9	10	11	12	13	12	13	14	15	16	17	18
21	15	16	17	18	19	20	19	20	21	22	23	24	25
28	22	23	24	25	26	27	26	27	28	29	30	31	
	29	30											

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Aug 31	Sep 1	2	3	4	5	6
7	8	9	10	11	12	13
Labor Day (United States)				Swiss Day		
14	15	16	17	18	19	20
21	22	23	24	25	26	27
				Waterband Choice		
28	29	30	Oct 1	2	3	4

New & mechniq in SEPT

October 2020

October 2020							November 2020						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
5	6	7	1	2	3	4	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30						

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Sep 28	29	30	Oct 1	2	3	4
5	6	7	8	9	10	11
12 Columbus Day (United States)	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31 Halloween (United States)	NOV 1

Martin Bando

Martin Bando

November 2020

November 2020							December 2020						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
2	3	4	5	6	7	8	1	2	3	4	5	6	
9	10	11	12	13	14	15	7	8	9	10	11	12	13
16	17	18	19	20	21	22	14	15	16	17	18	19	20
23	24	25	26	27	28	29	21	22	23	24	25	26	27
30							28	29	30	31			

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Oct 26	27	28	29	30	31	Nov 1
	3 Election Day (United States)	4	5	6	7	8
9	10	11 Veteran's Day (United States)	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26 Thanksgiving Day (United States)	27 Day After Thanksgiving (United States)	28	29
30	Dec 1	2	3	4	5	6

Woban Board

WBC OFF 10AM

December 2020

December 2020							January 2021						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	31

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Nov 30	Dec 1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24 Christmas Eve (United States)	25 Christmas Day (United States)	26	27
28	29	30	31 New Year's Eve (United States)	Jan 1, 21	2	3

Nothing MB

The Willows at Midway
Rural Preservation Subdivision
100 South 500 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: Brett Walker Phone: 801-244-4426 Fax: _____

Mailing Address: 1129 West Lime Canyon City: Midway State: UT Zip: 84049

E-mail Address: scanyonllc@yahoo.com

Project Name: The Willows at Midway, a Rural Preservation Subdivision

Location: 100 South and 500 West

Total Acreage: 36.72 Number of Units: 5 Historically Irrigated Area: 26.37

Existing Water Connections: 0

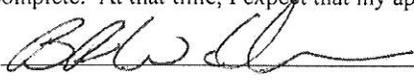
Comments:

Please see the attached subdivision site plan.

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

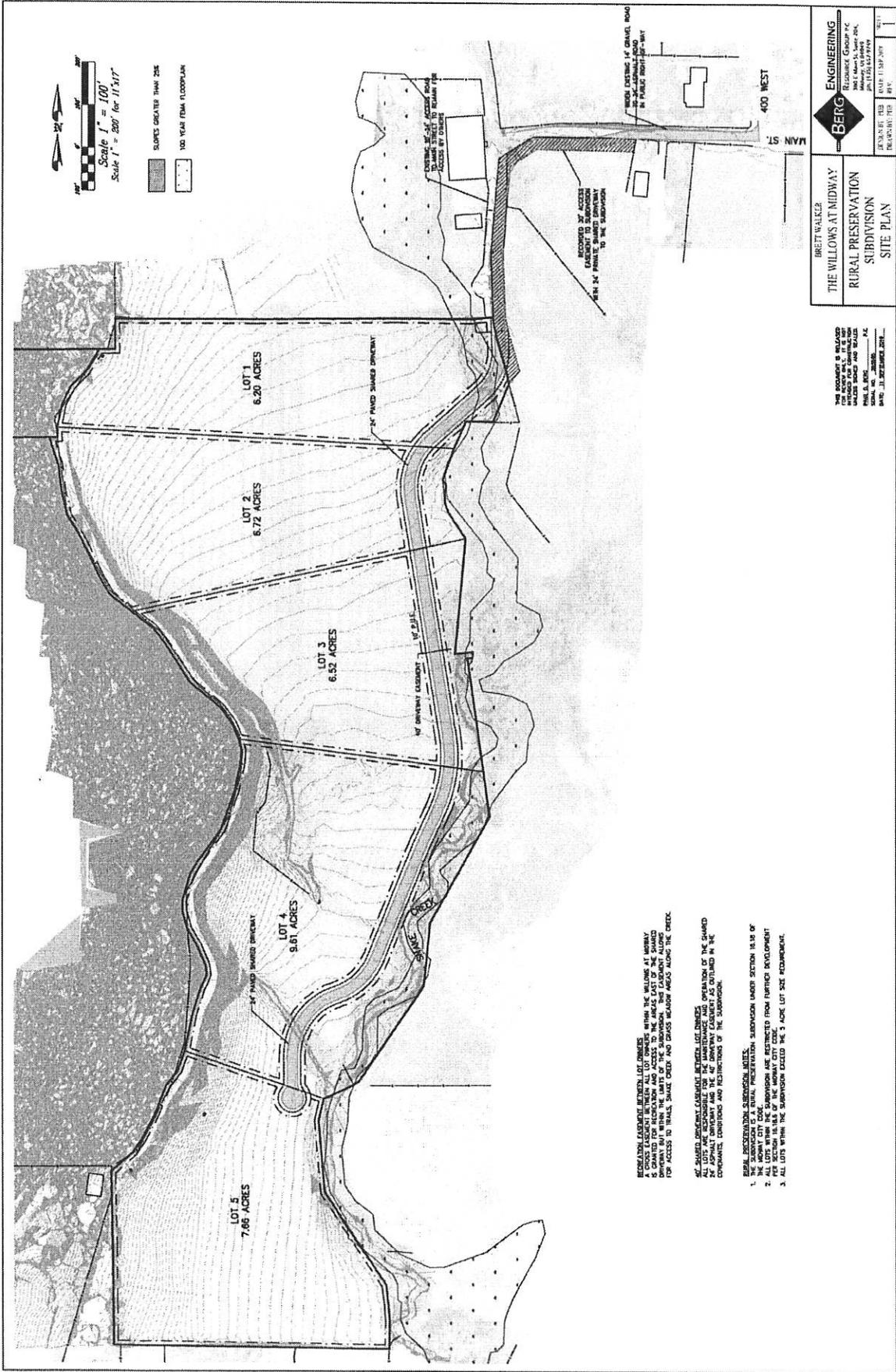
Please read and sign before application submittal

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: 9/19/19

FOR OFFICE USE ONLY

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



SLOPES GREATER THAN 20%
 100 YEAR FLOOD FLOODPLAIN

REGULATION EASEMENTS BETWEEN LOTS 1, 2, 3, 4 AND 5
 ARE SHOWN WITH DASHED LINES. THESE EASEMENTS
 ARE GRANTED FOR RECREATION AND ACCESS TO THE WILLOWS AT MIDWAY
 DRIVEWAY BUT WITHIN THE LIMITS OF THE SUBDIVISION. THE EASEMENTS ALLOW
 FOR ACCESS TO TRAILS, GAME, CREEK AND OTHER NATURAL AREAS ADJACENT TO THE CREEK.

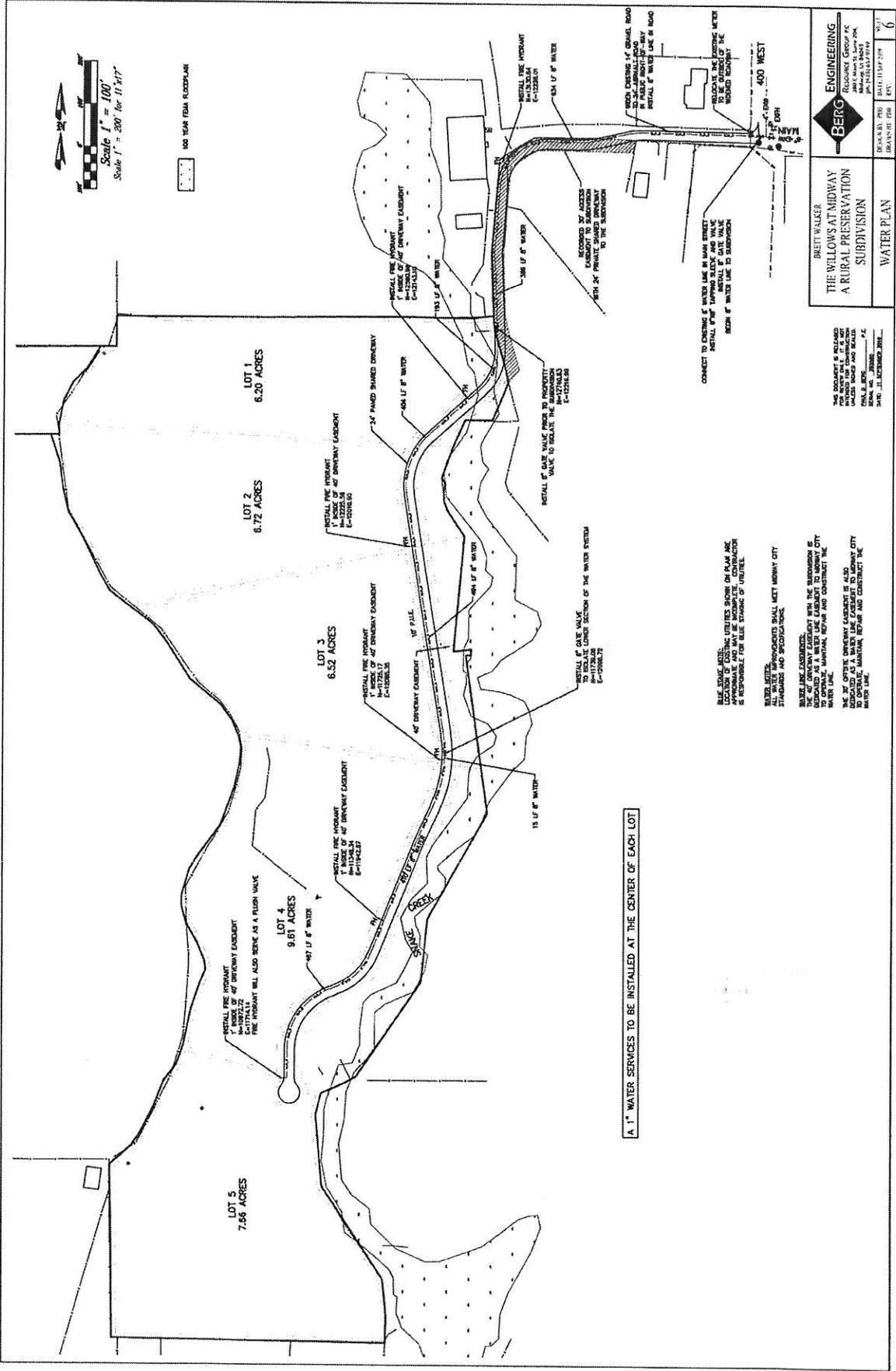
ALL LOTS ARE RESPONSIBLE FOR THE MAINTENANCE AND
 OPERATION OF THE SHARED
 16' ASPHALT DRIVEWAY AND THE 24' DRIVEWAY EASEMENT AS OUTLINED IN THE
 COVENANT, CONDITIONS AND RESTRICTIONS OF THE SUBDIVISION.

- RURAL PRESERVATION SUBDIVISION NOTES:**
1. THE SUBDIVISION IS A RURAL PRESERVATION SUBDIVISION UNDER SECTION 16.16 OF
 2. ALL LOTS WITHIN THE SUBDIVISION ARE RESTRICTED FROM IMPROVED DEVELOPMENT
 3. ALL LOTS WITHIN THE SUBDIVISION EXCEED THE 3 ACRE LOT SIZE REQUIREMENT.

THE WILLOWS AT MIDWAY
 RURAL PRESERVATION
 SUBDIVISION
 SITE PLAN

THE DOCUMENT IS RELATED
 TO THE SUBDIVISION OF
 LAND IN THE COUNTY OF
 HANCOCK, MAINE, P.L.
 2000, CH. 100, § 16-A,
 AS AMENDED.

BERG ENGINEERING
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 100 W. BROAD ST.
 PORTLAND, ME 04101
 TEL: 603.733.2000
 FAX: 603.733.2001



100 FEET FROM FLOODPLAIN

A 1" WATER SERVICES TO BE INSTALLED AT THE CENTER OF EACH LOT

BASE STATE MAPS:
 LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE
 FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY
 THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION
 AND IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.

WATER METERS:
 ALL WATER SUPPLIERS SHALL MEET MINWAY CITY
 STANDARDS AND SPECIFICATIONS.

WATER LINE EASEMENTS:
 THE CONTRACTOR SHALL OBTAIN THE NECESSARY EASEMENTS
 TO INSTALL, MAINTAIN, REPAIR AND CONSTRUCT THE
 WATER LINE EASEMENTS TO MINWAY CITY.

THE CONTRACTOR SHALL OBTAIN THE NECESSARY EASEMENTS
 TO INSTALL, MAINTAIN, REPAIR AND CONSTRUCT THE
 WATER LINE EASEMENTS TO MINWAY CITY.

BERG ENGINEERING
 BRETT WALKER
 THE WILLOWS AT MIDWAY
 A RURAL PRESERVATION
 SUBDIVISION
 WATER PLAN

REGISTERED PROFESSIONAL ENGINEER
 STATE OF MISSOURI
 NO. 11324
 EXPIRES 12/31/2024

DATE: 11/15/24
 SHEET NO. 6 OF 6

Midway Wrangler Subdivision



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: Wasatch School District Phone: 654-0280 Fax: _____

Mailing Address: 101 East 200 North City: Heber State: Utah Zip: 84032

E-mail Address: paul.sweat@wasatch.edu

Project Name: Midway Wrangler Subdivision

Location: 400 South 220 East

Total Acreage: 19.63 Number of Units: 1 Historically Irrigated Area: 19.63

Existing Water Connections: None on the property. School District seeks credit for existing elementary school.

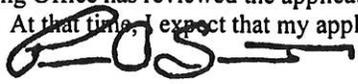
Comments:

Lot 1 for the school is 11.96 acres with 5.00 acres of irrigated area.
220 East ROW dedication is 1.24 acres from the original property. Parkstrip on west side of 220 East is 0.13 acres.
Lot 2, the remaining parcel for the LDS Church, is 6.42 acres.

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: 10.17.19

FOR OFFICE USE ONLY

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

Scale 1" = 60'
Scale 1" = 120' for 11x17"

- SCHOOL SITE 11.96 ACRES
- 220 EAST R.O.W. 1.24 ACRES
- SCHOOL BUILDING 2.14 ACRES
- LANDSCAPED AREA 5.00 ACRES
- PAVING DRIVEWAYS 1.00 ACRES
- HARDSCAPE 1.00 ACRES
- 220 EAST PARKSTRIP 0.13 ACRES

THIS DOCUMENT IS RELEASED FOR YOUR USE ONLY. IT 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.

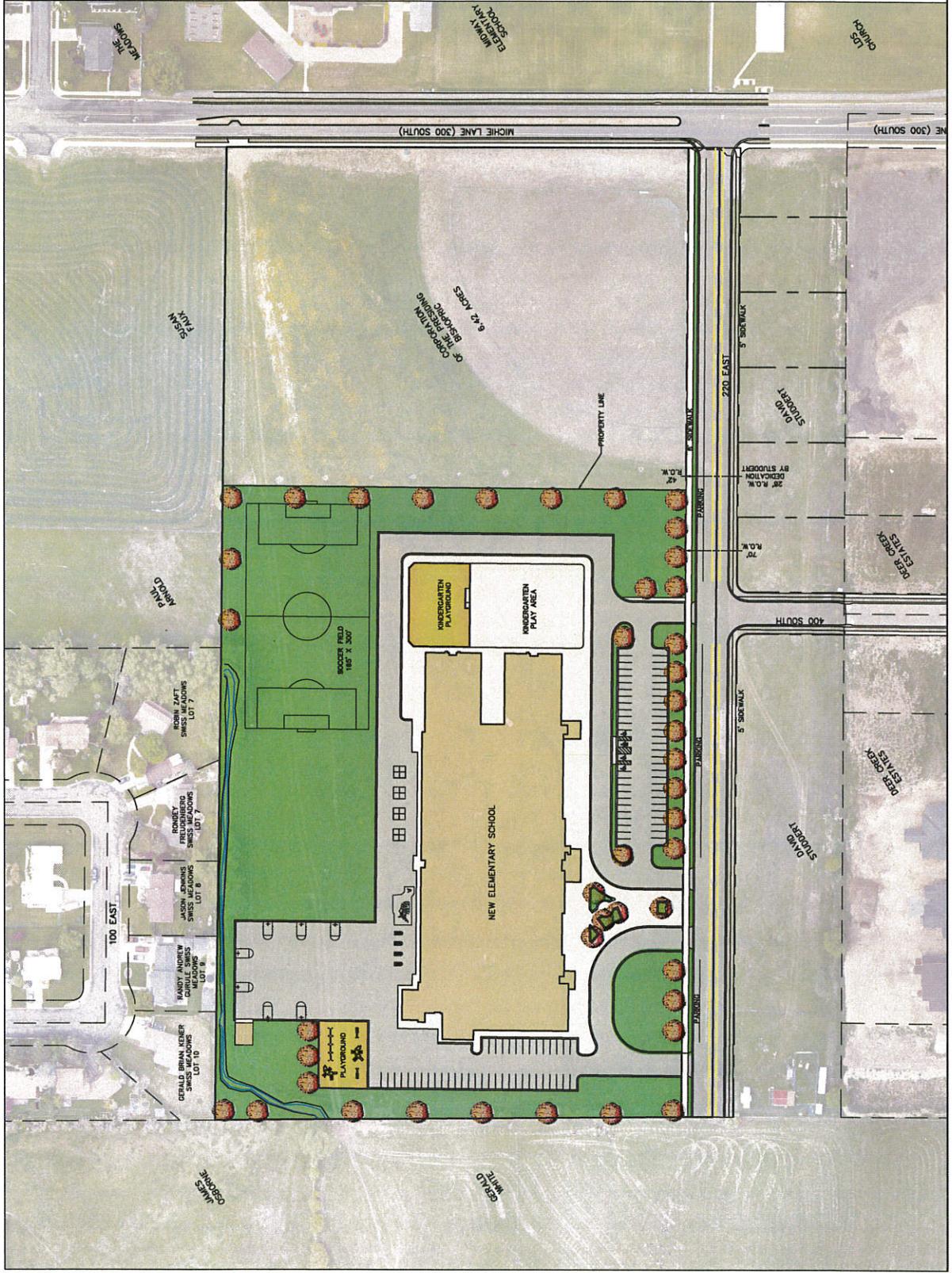
DATE: 10.02.2023

WASATCH COUNTY SCHOOL DISTRICT
NEW MIDWAY ELEMENTARY

BERG ENGINEERING
1000 E. MAIN ST. SUITE 200
SALT LAKE CITY, UT 84143
PH: 325.457.9799

DATE: 10.02.2023
DRAWN BY: CMB
CHECKED BY: CMB
SCALE: 1/8" = 1' 0"

SHEET 2





BLUE SOURCE NOTE:
 ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE. CONTRACTOR SHALL BE RESPONSIBLE FOR BLUE SOURCE OF UTILITIES.

UTILITY NOTE:
 THIS PLAN PROVIDES THE OVERALL UTILITY INFORMATION FOR THE PROJECT. CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES SHOWN ON THIS PLAN AND THE DEPTHS OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATES, ETC. FOR THE VARIOUS UTILITIES.

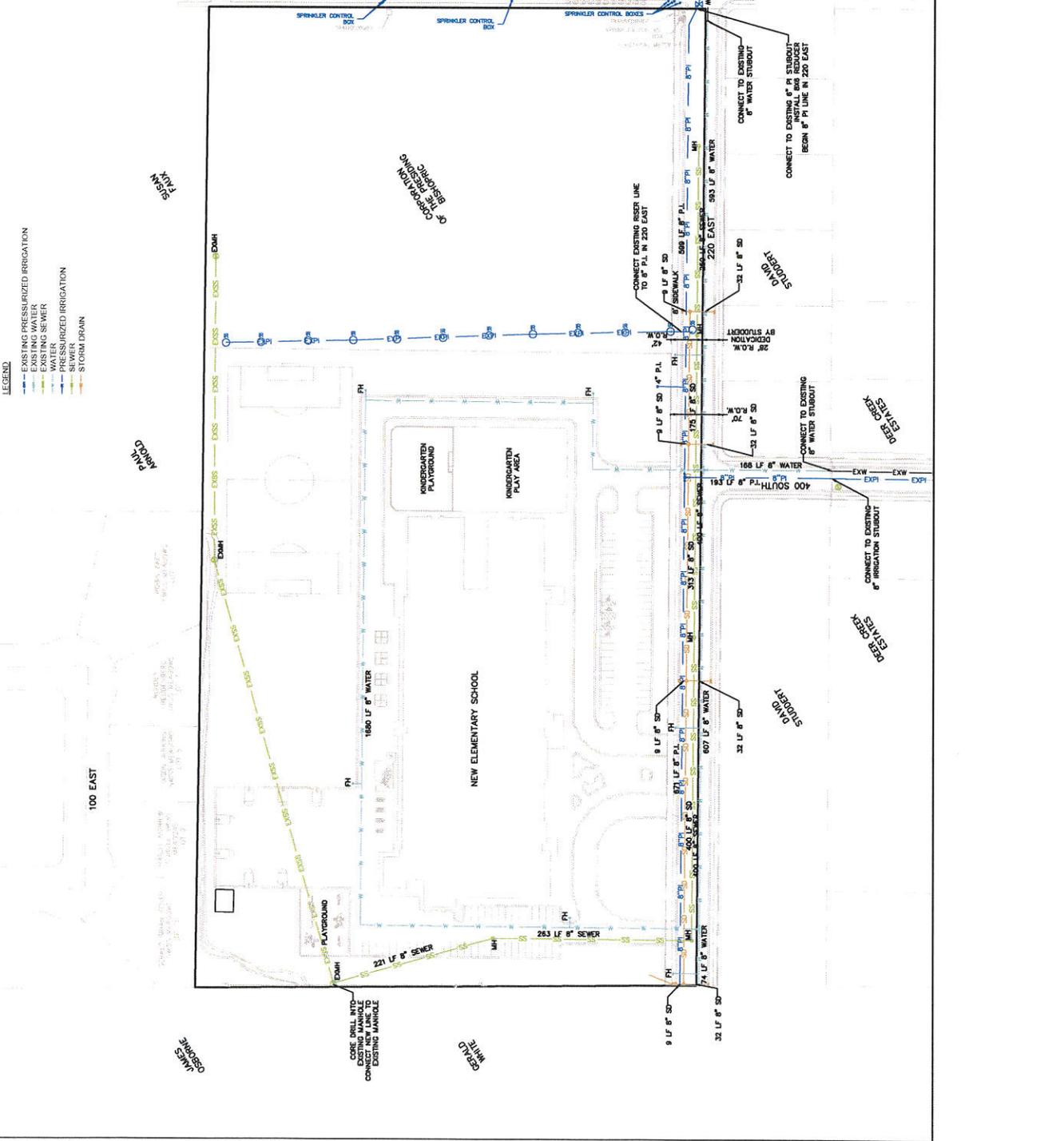
THIS DOCUMENT IS BELIEVED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN ON THE DATE SHOWN AND SIGNED.

DATE: 08/14/2013
 TIME: 10:00 AM
 BY: J. B. BERRY

WASHINGTON COUNTY SCHOOL DISTRICT
 NEW MIDWAY ELEMENTARY
 UTILITY PLAN

BERG ENGINEERING
 300 E. Main St., Suite 204
 Midway, MO 64579
 PH: 417-657-9749
 FAX: 417-657-9749
 E-MAIL: BERG@BERG-ENG.COM

DATE: 08/14/2013
 TIME: 10:00 AM
 SHEET: 4
 DRAWN BY: J. B. BERRY



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

100 EAST
 200 EAST
 300 EAST
 400 SOUTH
 500 SOUTH
 600 SOUTH
 700 SOUTH
 800 SOUTH
 900 SOUTH
 1000 SOUTH

100 WEST
 200 WEST
 300 WEST
 400 WEST
 500 WEST
 600 WEST
 700 WEST
 800 WEST
 900 WEST
 1000 WEST

100 NORTH
 200 NORTH
 300 NORTH
 400 NORTH
 500 NORTH
 600 NORTH
 700 NORTH
 800 NORTH
 900 NORTH
 1000 NORTH

100 SOUTH
 200 SOUTH
 300 SOUTH
 400 SOUTH
 500 SOUTH
 600 SOUTH
 700 SOUTH
 800 SOUTH
 900 SOUTH
 1000 SOUTH

requirements of the development. It was also recommended that legal clarification would be needed as well to determine what obligation the City would have if they did sign the change application. Irrigation Member Brent Kelly seconded the motion.

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

Motion was carried unanimously for Recommendation to City Council.



Wasatch County School District

Michael Henke, City Planner stated that the School District was doing due diligence on property that was North of the existing elementary school. It was a location that in 5-8 years could be a location for a new elementary school. In regards for water requirements Chairman Farrell stated the best thing to do is go by the Drinking Water Standards, and to go to other schools to see what water they use and size of meters. The water located on the existing school should stay with that property, and when the new land is purchased they will want to get water shares to cover that. The board also discussed irrigation water on the property.

No motion was required as it was just a discussion and the applicant were not asking for a motion at this time.

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

Ryan Davis Residence – 228 West Farm Springs Lane

Michael Henke, City Planner presented the following regarding this property

1. 4.42 acres and are in 3 different parcels
2. 1 existing dwelling
3. 2 acres grandfathered in with existing dwelling

The board reviewed the property via google map, as well as plat maps, drawings etc.

The board discussed the project, and what historically had happened on the property regarding water irrigation.

Motion: Irrigation Member Grant Kohler made a recommendation for the Ryan Davis Residence located at 228 West Farm Springs Lane, be required to turn in 6 acre-feet of water (2 shares). With the understanding that .8-acre feet will go towards inside use, and the right to irrigate 1.7 acres. The water will need to be turned in prior to the residence receiving a Certificate of Occupancy from the building department. Councilman Bob

New/Old Business



Adjourn

