

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

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, October 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 October 7, 2019**
  - b. **Approve Meeting Minutes August 5, 2019**
2. **Hughes Residence – Located in Wasatch County**
  - a. **Discussion water requirement for subdivision**
  - b. **Possible Recommendation to City Council**
3. **Midway Crest Subdivision – Located in Wasatch County**
  - a. **Discussion on water requirement for subdivision**
  - b. **Possible Recommendation to City Council**
4. **The Willows at Midway – Rural Preservation Subdivision – 100 South 500 West**
  - a. **Discussion on water requirement for subdivision**
  - b. **Possible Recommendation to City Council**
5. **Tom and Lynn Walker – at about 500 West Main St.**
  - a. **Discussion on water requirement for subdivision (Recommended at June 3, 2019)**
  - b. **Possible Revised Recommendation to City Council**
6. **New/Old Business - No motions or recommendations given**
7. **Adjourn**

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*General Consent Calendar*

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# MIDWAY WATER ADVISORY BOARD

MONDAY August 5, 2019

## MEETING MINUTES

Minutes of the Midway Water Advisory Board meeting held August 5, 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, City Councilman Ken VanWagoner, Michael Henke, City Planner. And Jennifer Sweat, Treasurer/Water Advisory Board Secretary.

### General Consent Calendar

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

- a. Approval of the Agenda for August 5, 2019
- b. Approval of the minutes for June 3, 2019

**Motion: Councilman Ken VanWagoner made a motion to approve the General Consent Calendar. Midway Irrigation Member Grant Kohler 2<sup>nd</sup> 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.**

### **Havin Farms (Higginson Subdivision) – 1170 South Center Street**

Michael Henke, City Planner presented the following regarding this property

- **67.43-acre parcel**
- **RA-1-43 zoning**
- **Proposal contains 13 lots**
- **Shared private driveways**
- **Public Trails**
- **FEMA floodplain**

The board reviewed the power point presentation, plat maps and discussed the subdivision. They discussed the Well Water Rights on the property which is currently servicing the existing home and the irrigation in the FEMA

August 5, 2019

flood zone. The applicant is asking to not include the FEMA flood plane in the irrigation water. The board also discussed the culvert size on the property.

Planner Henke presented the following possible water recommendations:

- 67.43 acre-parcel
  - Area of parcel is 2,937,250 sq. ft.
  - Impervious area – Lots – 104,000 sq. ft. (13x8000)
  - Driveways and Trail – 82,328.4 sq. ft/
  - Irrigated lot area – 65.04 acres (2,937,250-104,000-82328.34=2,750,921.6
  - Total Irrigated acreage – 63.15 x 3 = 189.45-acre feet
- 13 Culinary connections – 10.4-acre feet (13x.8)
- 199.85-acre feet requirement

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

**Motion: Midway Irrigation Member Brent Kelly made the motion to recommend to City Council that the Havin Farms subdivision located at 1170 South Center Street Road be required to turn in 199.85-acre feet of Midway Irrigation Water. 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 for Recommendation to City Council.**

#### **Bonner Landing – 155 East 100 South**

Michael Henke, City Planner presented the following regarding this property

- **1.22 acres**
- **R-1-9 zoning**
- **Proposal contains 4 lots – single family dwelling**
- **Standard Subdivision**
- **Public Roads**
- **The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line and Midway Irrigation Company secondary's water line.**

The board reviewed the power point presentation, plat maps, and discussed the subdivision. Planner Henke also mentioned that it was staff's understanding that the deal for this subdivision fell through, however the applicant didn't pull it from the agenda, and so it was discussed. The board discussed the irrigation easements that were on the property.

Planner Henke presented the following water possible recommendations

- 1.21-acre parcel

- Area of parcel – 52,707.6 sq. ft.
- Impervious area for lots – 23,000 sq. ft. (3x5,000 = 1 x 8,000)
- Irrigated lot area - .68 acres (52,707.6-23,000=29707.6)
- Park Strip – 2,312.35 sq. ft. (0.05 acres)
- Total Irrigated acreage - .73 x 3 = 2.19-acre feet
- 4 culinary connections – 3.2-acre feet (4x.8)
- 5.39-acre feet requirement

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 that the Bonner Landing subdivision located at 155 East 100 South be required to turn in 5.39-acre feet of Midway Irrigation Water, with the easement for the open ditch to remain and be listed on the plat map. City Council Member Ken VanWagoner seconded the motion.**

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

**Motion was carried unanimously.**

**Raynor Subdivision – 565 North River Road**

Michael Henke, City Planner presented the following regarding this property

- **.99 of an acres**
- **R-1-15 zoning**
- **Proposal contains one lot**
- **Standard subdivision**
- **Public Roads**
- **Sensitive Land**
- **The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line and Midway Irrigation Company secondary's water line.**

The board reviewed the power point presentation, plat maps, and discussed the subdivision. There is a lot of wetlands on the property, and there is a small building pad, but the house being placed on the property has been designed for this. It was discussed the importance of having a secondary water meter on the common area.

Planner Henke presented the following water possible recommendations

- .99-acre parcel
  - Area of parcel – 43,124.4 sq. ft.
  - Impervious area for parcel – 8,000 sq. ft.
  - Wetlands – 25,700.4 sq. ft.

- Irrigated lot area - .22 acres (43,124.4-8,000 – 25,700.4 = 9,424 sq. ft.)
- Total irrigated acreage - .22 x 3 = .66-acre feet
- 1 culinary connection - .8-acre feet
- 1.46-acre feet requirement

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

**Motion: City Council Member Ken VanWagoner made the motion to recommend to City Council the Raynor Subdivision located at 565 North River Road be required to turn in 1.46-acre feet of water for the entire subdivision. Midway Irrigation Member Grant Kohler 2<sup>nd</sup> 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.**

**Midway Crest Subdivision – Located in Wasatch County**

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
- Proposal for 5 lots

The board reviewed the power point presentation, plat maps and discussed the subdivision. Planner Henke stated that some discussion items were irrigation easements, how do we assure that areas that don’t have water rights aren’t irrigated, and Park Strips? Planner Henke also stated that the property does need to be annexed into Midway City, however City Council has given them 6 months to complete that process and are allowing them to move forward with the process with the City.

The board discussed the property reviewed the history of the irrigation on the property, and discussed the requirements of water for the requirement, and the number of shares the property historically had when Daryl Stubbs owned the property. It was believed the property had 6 shares, and it would adequately take care of the property, however they wouldn’t be able to water on the lower portion of the property. The well was also brought up; however, the applicant or engineer hasn’t provided any information on the well, however it could be credited.

Mayor/Chair Celeste Johnson left meeting at 7:30, Co-Chair Steve Farrell will take over the meeting.

They also discussed the possible park strip, and that the applicant wanted to put a fishpond on the property. In order to do that they would need to get approval from the irrigation company because the water (Island Ditch) would be the irrigation companies’ water.

**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.**

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

**Motion was carried unanimously.**

**Byron Day – 30 West 970 South**

Jennifer Sweat stated that she had spoke with Byron Day and he had requested to be placed on the agenda for Water Advisory Board regarding his Water Lease for his property at 30 West 970 South. He is currently selling the property and wanted to make sure that the Water Lease was still available for the new owner once it sells. According to the agreement:

**G. Assignment to New Developer**

a. The Developer may assign its obligations to a New Developer, only if the Water Advisory Board gives its prior written approval as provided in this Paragraph G. 2, and only if the Developer also assigns the Service Agreement to the New Developer. A "New Developer" is a person or entity; (i) to whom the Developer has sold all the land within the project; and (ii) who has undertaken to complete the approval process and to construct the improvements required by the City's approvals. Unless the person or entity satisfies both conditions in the immediately preceding sentence, the Developer cannot assign this Water Lease to that person or entity.

b. Not less than forty-five days before the proposed assignment, the Developer shall submit to the Water Advisory Board written request.....

This is the written request so that it is in place and approved prior to the selling of the home.

**Motion: Midway Irrigation Member Grant Kohler made the motion to recommend approval of Re-Assignment intent for water lease transfer for Bryan Day home located at 30 West 970 South. City Council Member Bob Probst seconded the motion.**

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

**Motion was carried unanimously.**

**New/Old Business**

Co-Chairman Steve Farrell asked if there was any other business to discuss? There was not

**Irrigation Member Grant Kohler made a motion to adjourn. City Council Member Bob Probst 2<sup>nd</sup> the motion. It was carried unanimously. Meeting adjourned at 7:41 p.m.**

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*Hughes Residence – 282 E. 520 S.  
(Wasatch County)*

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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: Jonathan S. Hughes Phone: 801 916-5017 Fax: 801 451-5174

Mailing Address: 927 S. mountainside Circle City: Farmington State: Ut Zip: 84025

E-mail Address: hughesjnthn@gmail.com

Project Name: Hughes Residence

Location: 282 E. 520 S. Midway, Utah 84037

Total Acreage: 6 Number of Units: 1 Historically Irrigated Area: 3

Existing Water Connections: City, well, Midway Irrigation 2 + shares

**Comments:**

This property is in Wasatch County, bordering Midway City. We are applying for annexation. We request a connection and meter to City water as soon as possible. We request a connection and agree to proceed with annexation. Paul Berg is our engineer.

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: Jonathan S. Hughes Date: 8/30/19

**FOR OFFICE USE ONLY**

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

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*Midway Crest Subdivision  
Wasatch County*

*Recommended approval on August 5, 2019*

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## Jennifer Sweat

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**From:** Paul Berg <paul@bergeng.net>  
**Sent:** Friday, August 23, 2019 8:18 AM  
**To:** Jennifer Sweat  
**Subject:** Midway Crest Subdivision - Request to be on the Water Board

Jennifer

Will you put the Midway Crest Subdivision on the Water Board agenda again. I have questions and concerns about the motion the passed last month.

Thanks,

Paul Berg  
Berg Engineering

## Jennifer Sweat

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**From:** Paul Berg <paul@bergeng.net>  
**Sent:** Friday, July 19, 2019 9:58 AM  
**To:** Jennifer Sweat  
**Cc:** Steve Farrell; Michael Henke  
**Subject:** Midway Crest Subdivision  
**Attachments:** 02\_PLAT-Model.pdf; 04\_WATER PLAN-4.pdf; 05\_PI PLAN-5.pdf

Jennifer

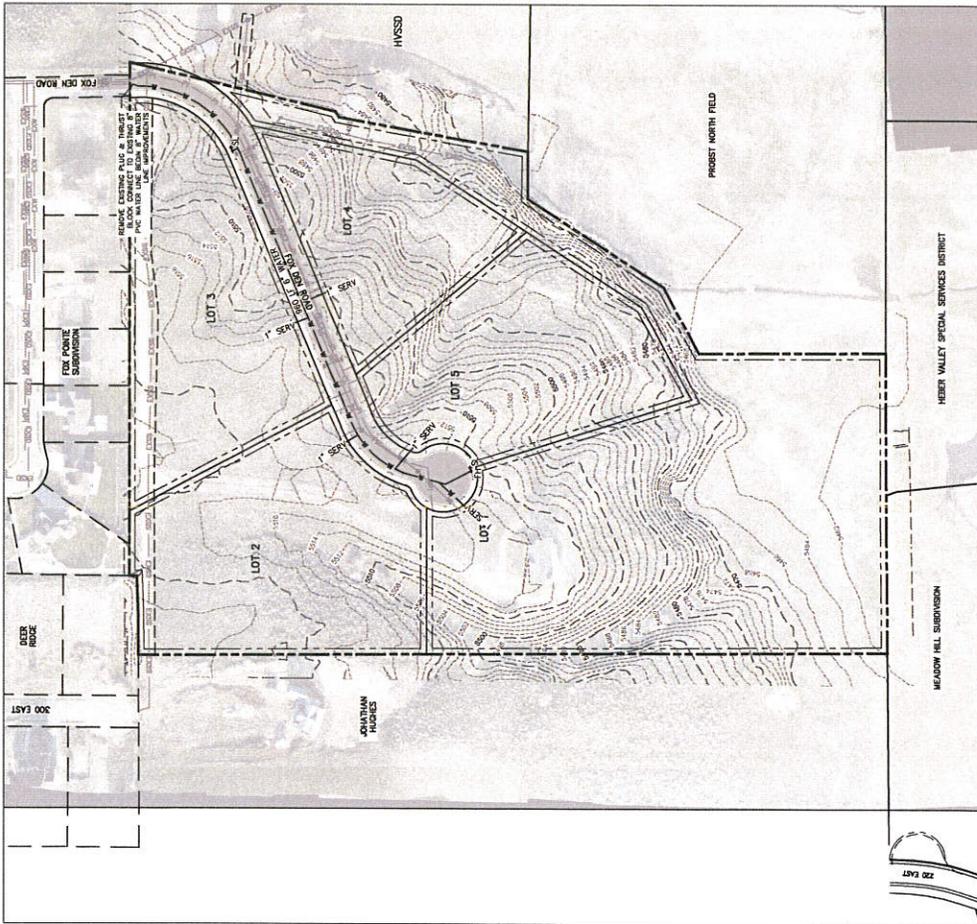
Attached is the plat, culinary water plan and pressurized irrigation plan for the Midway Crest Subdivision. This subdivision is in Wasatch County and is being processed as a small scale subdivision by the County Planning Department. This subdivision appeared before the Wasatch County Water Board on June 4, 2019. During the county meeting, Steve Farrell recommended that this item be reviewed by the Midway Water Board. Since then the Midway City Council has approved a will serve agreement for this subdivision.

I would like to comply with the recommendation from Steve Farrell but it may not be necessary with the recently approved will serve agreement. Please review this and place this item on the August agenda if needed.

Thanks for assistance.

Paul Berg  
Berg Engineering





- LEGEND**
- EXISTING SEWER
  - PROPOSED SEWER
  - EXISTING WATER
  - PROPOSED WATER
  - EXISTING PRESSURIZED IRRIGATION
  - PROPOSED PRESSURIZED IRRIGATION
  - PROPOSED STORM DRAIN
  - PROPOSED STORM DRAIN
  - PROPOSED FIRE HYDRANT
  - PROPOSED STREET LIGHT

**BLUE STAKE NOTE:**  
 LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT GUARANTEED. CONTRACTOR TO BE RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

**WATER NOTES:**  
 ALL WATER IMPROVEMENTS SHALL MEET MOWAY CITY STANDARDS AND SPECIFICATIONS.  
 CULINARY WATER WILL SERVE LETTER FOR THE MOWAY CREST SUBDIVISION WAS APPROVED ON JUNE 16, 2019

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BERG ENGINEERING, P.C.  
 SHALL BERG ENGINEERING, P.C.  
 DATE: 18 JUNE 2019

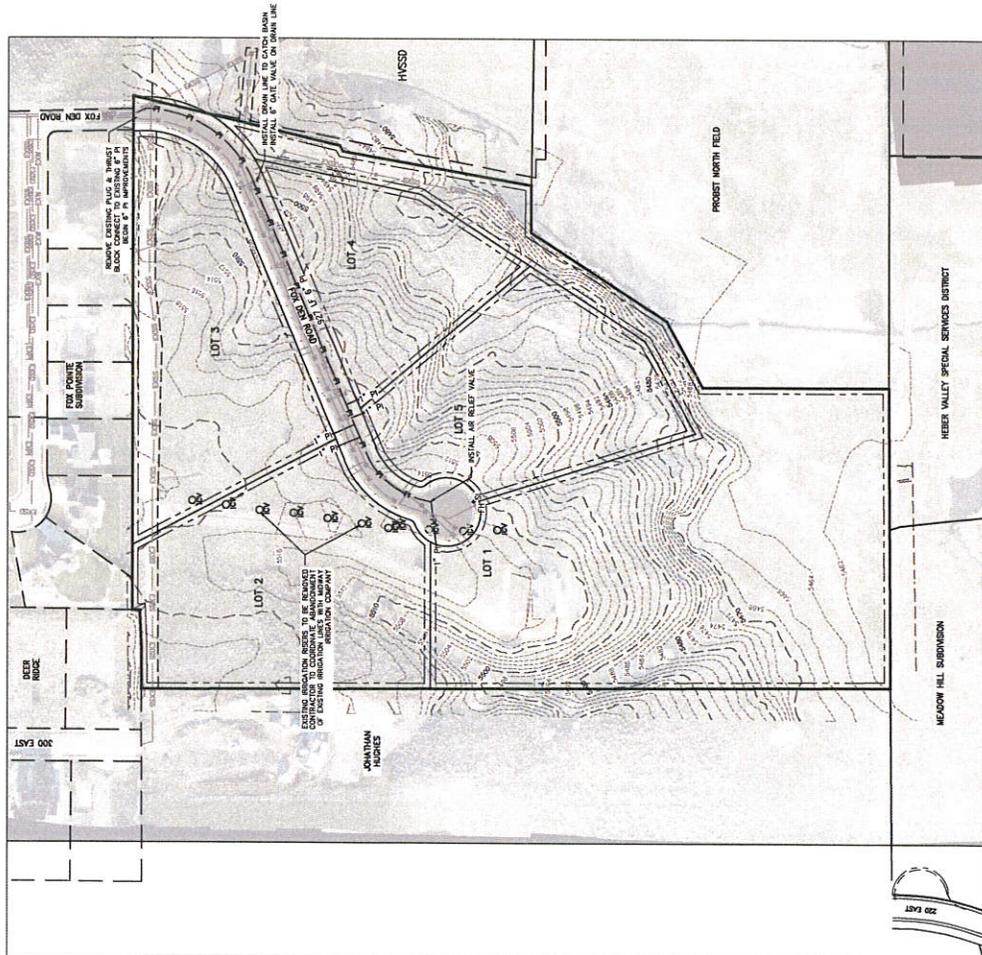


BRAD FELD  
 MIDWAY CREST  
 WATER PLAN



BERG ENGINEERING  
 1000 W. 1000 N.  
 MESA, UT 84701  
 PH: 435.627.9299

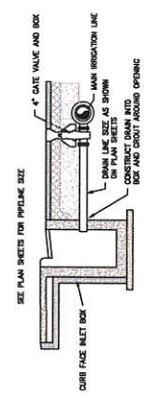
DESIGNER: ROB	DATE: 05/28/2019	SHEET:	4
DRAWN BY: DEJ	REV:		



- LEGEND**
- EXISTING SEWER
  - PROPOSED SEWER
  - EXISTING WATER
  - PROPOSED WATER
  - EXISTING PRESSURIZED IRRIGATION
  - PROPOSED PRESSURIZED IRRIGATION
  - PROPOSED STORM DRAIN
  - PROPOSED STORM DRAIN
  - PROPOSED FIRE HYDRANT
  - PROPOSED STREET LIGHT

**PRESSURIZED IRRIGATION NOTES:** IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION STANDARDS AND SPECIFICATIONS.

**BLUE LINE NOTE:** LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.



IRRIGATION SYSTEM DRAIN TO STORM SEWER

THIS DOCUMENT IS THE PROPERTY OF BERG ENGINEERING. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BERG ENGINEERING.

DATE: 30 JUNE 2019



BRAD PELO	
MIDWAY CREST	
PRESSURIZED IRRIGATION PLAN	
<b>BERG ENGINEERING</b>	DATE: 17 APRIL 2019
200 S. MAIN ST. SUITE 204 PROVO, UT 84601	REV. 5
DAWN B. BEJ	REV.

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

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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

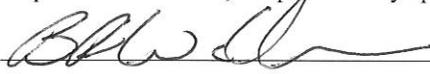
Comments:

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

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





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*Tom and Lynn Walker  
at about 500 West Main St.  
Wasatch County*

*Recommended approval on June 3, 2019*

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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: TOM AND LYNN WALKER Phone: 360-461-6998 Fax: \_\_\_\_\_

Mailing Address: 987 CASS ST. City: PORT TOWNSEMAN State: WA Zip: 98368

E-mail Address: fishbake@gmail.com

Project Name: WALKER FARM

Location: PARCEL 06-3763 AT ABOUT 500 WEST MAIN ST.

Total Acreage: 7.5 Number of Units: ONE Historically Irrigated Area: ± 4 ACRES MAX

Existing Water Connections: NO THE NEW HOUSE WILL USE A SEPTIC SYSTEM.

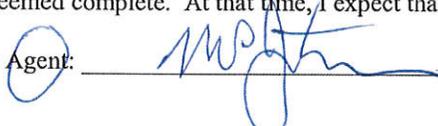
Comments:

ONLY 3.5-4 ACRES OF THIS PROPERTY HAVE BEEN IRRIGATED HISTORICALLY.  
THE AREA ALONG SNAKE CREEK IS LOW AND WET. THE AREA ALONG THE LAKE  
AT THE NORTHWEST END OF THE PROPERTY IS HIGHER THAN THE DITCH AND  
NEVER WATERED.

**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: AUG 21, 2019

FOR OFFICE USE ONLY

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



Summit Engineering Group Inc.

Summit Engineering Group, Inc  
55 West Center St.  
PO Box 176  
Heber City, UT 84032  
435-654-9229

**Water Rights Calculation Sheet**

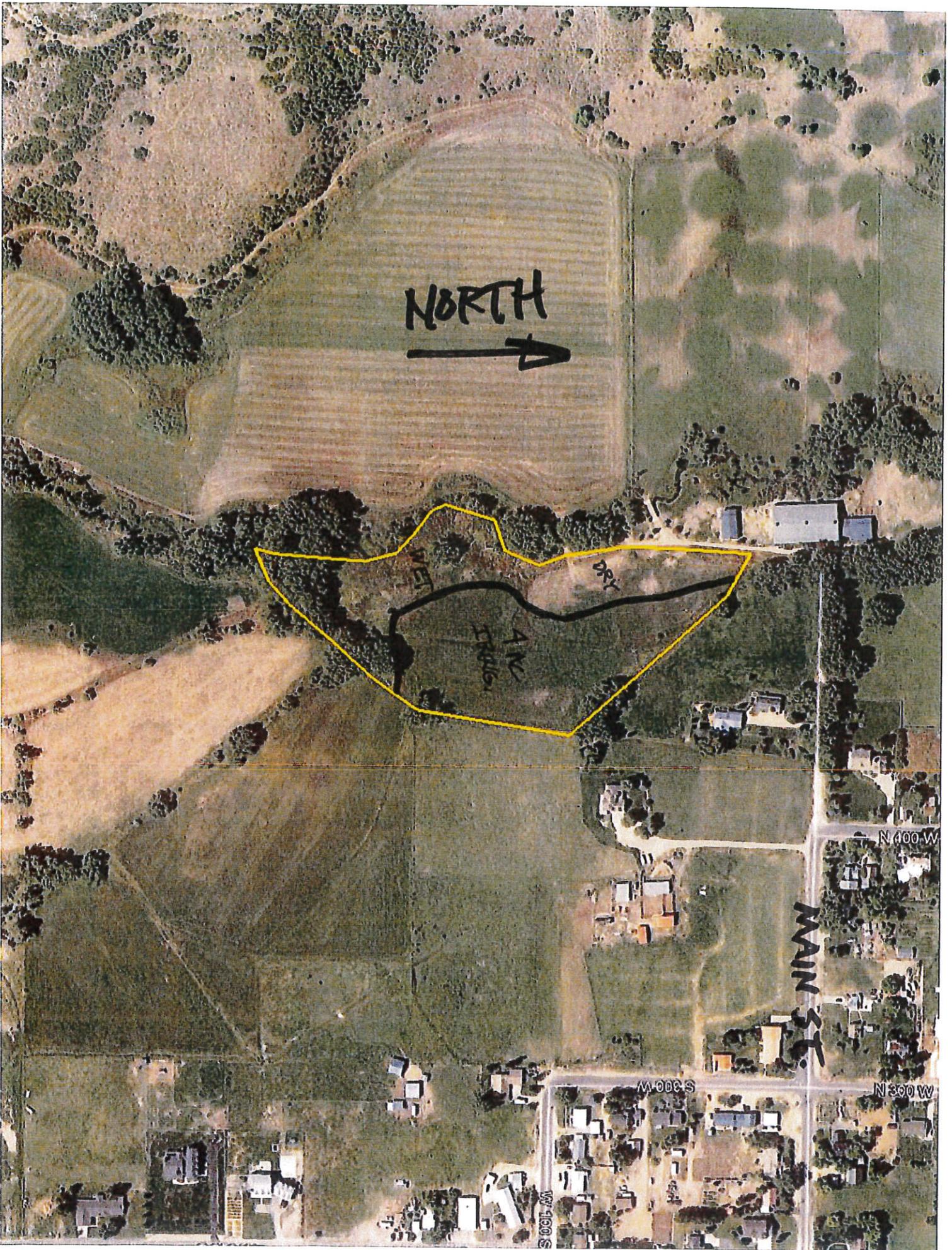
**WALKER RURAL PRESERVATION PARCEL**

TOTAL NEW HOMES	1	homes	Midway Irrigation Shares =	3.00	ac-ft per share
TOTAL IRRIGATION =	3.850	acres			

**Required Water**

Culinary Use	0.45	AF/home	Total Municipal Indoor =	0.450	AF
Outdoor Irrigation	3.00	AF/acre	Total Outdoor =	11.550	AF
			<b>Municipal Water =</b>	<b>12.00</b>	<b>AF</b>

Total Water Required =	<b>12.00 AF</b>
Midway Irrigation Shares Req'd =	<b>4.00 SH</b>



NORTH



MET

DRY

ANV

N 400 W

MAIN ST.

W 300 S

W 300 W

W 100 S

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*New/Old Business*

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