

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, AUGUST 7, 2017**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, August 7, 2017 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. Roll Call
2. General Consent Calendar
 - a. Approve the Agenda for August 7, 2017
 - b. Approve the Minutes of July 10, 2017
3. Jones Farms – 400 West 500 South
 - a. Discuss subdivision water requirements
 - b. Possible Recommendation to City Council
4. Midway Springs – 210 East 600 North
 - a. Discuss subdivision water requirements
 - b. Possible Recommendation to City Council
5. Julian Subdivision – Diann Burgener – 125 North Center Street
 - a. Review water calculations with new water ordinance
6. Dutch Hills Subdivision – Brett Walker – 566 Saddle Drive
 - a. Review water calculations with new water ordinance
7. Saint-Prex Estates – Kent Buie Jura Holdings LLC – 800 West Swiss Alpine Rd
 - a. Review water calculations with new water ordinance
8. Trent Beasley – Abegglen Property – 250 North 100 West
 - a. Review water calculations with new water ordinance
9. Knight Residence – 475 South 250 West
 - a. Review water calculations with new water ordinance
10. Havens Farms – 1170 South Center Street
 - a. Review water calculations with new water ordinance
11. Shangri La Subdivision - 151 S. 250 W.
 - a. Review water calculations with new water ordinance
12. Kelson Subdivision- A Rural Preservation Subdivision -943 W. Swiss Alpine Rd.
 - a. Review water calculations with new water ordinance
13. Cascades at Soldier Hollow – Phase 2 –
 - a. Review water calculations with new water ordinance
14. Midway Hills Subdivision – 950 West Swiss Alpine Road
 - a. Review water calculations with new water ordinance
15. New/Old Business – No motions or recommendations
16. Adjourn

General Consent Calendar

**MIDWAY WATER ADVISORY BOARD
MONDAY JULY 10, 2017
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held July 10, 2017 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, Grant Kohler and Mike Lundin. Midway City: Mayor Colleen Bonner, City Council Member: Kenny VanWagoner, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary.

City Council Member Karl Dodge was excused from the meeting. Co-Chair Steve Farrell stated that when Irrigation Member Brent Kelly left Mike Lundin would be voting in his place along with Grant Kohler. Mayor Bonner stated we would make a note of this and indicate at what time Irrigation Member Kelly left.

General Consent Calendar

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

- a. Approval of the Agenda for July 10, 2017
- b. Approval of the minutes for June 5, 2017

Motion: Councilman Kenny VanWagoner made a motion to approve the General Consent Calendar. Irrigation Member Brent Kelly 2nd the motion. It was carried unanimously.

Shangri-La-Subdivision

Michael Henke, City Planner presented the following regarding this property

1. R-1-9 zoning
2. 1 existing dwelling on lot one
3. .67 acres parcel
4. 2 lots
 - a. Lot one (1) - .34 acre
 - b. Lot two (2) - .33 acre

The board reviewed the property via google map, and the plat maps provided by applicant. Robert Grieve, the applicant was attending the meeting and could answer any questions the board had. Planner Henke said that what they wanted to do was just create another lot so they could build a home on it. The board discussed that the property would need to have secondary meters installed for the subdivision. Robert Grieve stated that he has two connections for the secondary

Minutes of the Midway Water Advisory Board
July 11, 2017

water, and so he would need to have two meters is that correct? The board stated yes that is correct. He asked about the cost of the meters, and Steve Farrell stated it is about \$1000.00 which is just for the cost of the meter and installing it. Eventually everyone in Midway will have a secondary meter for irrigation, but right now as per the construction standard for Midway Irrigation Company all new subdivisions must have the secondary water meter.

Planner Henke reviewed the potential water commendation for the subdivision:

1. Two lots (single family dwellings)
 - a. 1.3-acre feet per lot
 - b. 2.6-acre feet requirement
2. They would receive a credit for the existing dwelling of 1.3-acre feet
3. Total requirement would be 1.3-acre feet or ½ water share.
4. Secondary water meters required

Mayor Bonner 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, Shangri La Subdivision located at 151 South 250 West would be required to turn in 1.3-acre feet of water (1/2 share) for the subdivision, and receive credit of 1.3-acre feet for the existing home. They would also need to be connected with meters for secondary water with the irrigation company. It was also stated that this requirement was based on the current code, with a pending ordinance change in effect, which if any changes are made that it will affect this project, the ordinance will be retroactive. Midway Irrigation Member Brent Kelly 2nd the motion.

Mayor Bonner asked if there were any questions on the motion? There was not.

Motion was carried unanimously for Recommendation to City Council

Kelson Subdivision – a Rural Preservation Subdivision – 943 W. Swiss Alpine Road

Michael Henke, City Planner presented the following regarding this property

1. R-1-22 zoning
2. 20.78-acre parcel
3. 4 lots
4. 1 existing dwelling
5. 5.195 acres per lot
6. 9.86 acres of common area

This property is the first one using the new code for rural subdivisions. The code is to promote open space and keep the rural feel in Midway.

The board reviewed the property via google map, and the maps provided by the applicant. Paul Berg, engineer for the project was present and could answer any questions the board may have. The existing home is currently on a well, and will continue to be on the well. Michael has used the current code, but did mention there is a pending ordinance in place for water calculations. Therefore, there is a slight difference in Paul and Michael's calculations.

There was some discussion on the water calculations for lot one, which is a different shape of lot, and has a barn that Paul did not include in his calculations. Paul stated that the barn doesn't have water, and hasn't been irrigated. Steve Farrell stated that was true but the barn could be torn down, and then it would be irrigated. The board asked Paul what the acreage was for the barn, and the strip of land that was part of lot one? Paul couldn't recall the acreage, but does have that information at the office. Mayor Bonner thought we should hold off on the recommendation, and have Paul go get the information and then come back to this item. The board decided that was the best decision, and would go to #7 on the agenda.

The board returned to this item after Paul Berg, engineer returned with requested information for the barn and strip of land that was part of lot one. The total irrigated acres for lot one would be 3.95 instead of 3.78 as previous thought in Paul's calculations.

The potential water recommendation was as follows:

1. 4 lots (single family dwellings)
 - a. Lot 1 - 11.85-acre feet
 - b. Lot 2 - 2.8-acre feet water
 - c. Lot 3 - 2.8-acre feet water + .3-acre feet
 - d. Lot 4 - 2.8-acre feet water + .3-acre feet
2. Total Water Requirement would be 20.85-acre feet (7 shares)
3. Secondary water meters required

Mayor Bonner asked if anyone had any other questions? There was not.

Motion: Midway Irrigation Member Grant Kohler made a motion to recommend to City Council, Kelson Subdivision, a Rural Preservation Subdivision located at 943 W Swiss Alpine Road be required to turn in 20.85-acre feet of water (7 shares), Lot #1 which is Jim Kelson's residence will remain on a well, and not receive any culinary credit for the existing home, and they would also need to be connected with meters for secondary water with the irrigation company. It was also stated that this requirement was based on the current code, with a pending ordinance change in effect, which if any changes are made

that it will affect this project, the ordinance will be retroactive. Midway Irrigation Member Mike Lundin 2nd the motion.

Mayor Bonner asked if there were any questions on the motion? There was not.

Motion was carried unanimously for Recommendation to City Council

Midway Hills Subdivision – 950 West Swiss Alpine Road

Michael Henke, City Planner presented the following regarding this property

1. 7.24 acres
2. R-1-22 zone
3. 11 lots
4. Open Space – 1.48 acres

The board reviewed the property via google map, and the maps provided by the applicant. Nora Lundin, Randy Lundin, Dallas Nicoll, project engineer was present. It was mentioned that the wrong name for the subdivision was on the application and it is Lundin Hills, not Midway Hills. That correction will be made on future documents submitted to the City going forward. They were also able to answer any questions the board had. Nora Lundin mentioned that the lot sizes could possibly change, but Planner Henke stated that the calculations were being based on the plat map submitted tonight. The board also discussed with the applicant the pending ordinance change.

The potential water recommendation would be as follows:

1. 11 Lots (single family dwellings)
 - a. 8 lots less than .5
 - i. 1.3-acre feet (10.4-acre feet)
 - b. 3 lots greater then .5
 - i. 2.8-acre feet (8.4-acre feet)
 - c. Open Space of 1.48 acres
 - i. 4.44-acre feet
2. Total water requirement for the 11 lots would be 23.24-acre feet (8 shares)
3. Secondary Water meters required

Mayor Bonner asked if anyone had any other questions? There was not.

Motion: Midway Irrigation Member Grant Kohler made a motion to recommend to City

Council, Lundin Hills Subdivision 950 West Swiss Alpine Road would be required to turn in 23.24-acre feet (8 shares) of water for the 11 lots. They would also need to be connected with meters for secondary water with the irrigation company. It was also stated that this requirement was based on the current code, with a pending ordinance change in effect, which if any changes are made that it will affect this project, the ordinance will be retroactive. Midway Irrigation Member Brent Kelly 2nd the motion.

Mayor Bonner asked if there were any questions on the motion? There was not.

Motion was carried unanimously for Recommendation to City Council

Cascades at Solider Hollow – Phase two (2)

Michael Henke, City Planner presented the following regarding this property

1. 11.23 acres
2. R-1-15
3. 18 lots
4. Open space consisting of 2.96 acres

The board reviewed the property via google map, and the maps provided by the applicant. Paul Berg the engineer for the project was also present and could answer any questions the board may have. There was a new plat map that was given to Michael today, which is different than the map in your packets. The change on the plat map is that they have added a round-about, the lot sizes do not change, it is just something that the HOA would like to see, and they feel adds to their subdivision. The pending ordinance change was also discussed regarding the calculations.

Midway Irrigation Member Brent Kelly left at 6:35 p.m. and Irrigation Member Mike Lundin would now be voting for Midway Irrigation Company.

The potential water recommendation is as follows:

1. 18 lots (single family dwellings)
 - a. 18 lots less than .5
 - i. 1.3-acre feet (23.4-acre feet)
2. Open Space is 2.96 acres
 - a. 8.88-acre feet
3. Total water requirement would be 32.28-acre feet (11 shares)
4. Secondary Water Meters

Mayor Bonner asked if anyone had any other questions? There was not.

Motion: Midway Irrigation Member Mike Lundin made a motion to recommend to City Council, Cascades at Soldier Hollow, Phase 2 be required to turn in 32.28-acre feet of water (11 shares) for the 18 lots and open space. They would also need to be connected with meters for secondary water with the irrigation company. It was also stated that this requirement was based on the current code, with a pending ordinance change in effect, which if any changes are made that it will affect this project, the ordinance will be retroactive. City Councilman Kenny VanWagoner 2nd the motion.

Mayor Bonner asked if there were any questions on the motion? There was not.

Motion was carried unanimously for Recommendation to City Council

Saint-Prex – 800 West Swiss Alpine Road

Michael Henke, City Planner stated that this is the second time the board has seen this property. It was originally reviewed by the water board on May 1, 2017. As far as the property and water requirements nothing had changed. Because the property had been continued by Planning Commission, Paul Berg, engineer for the project thought that it had not been approved by the water board as well, and so he had resubmitted the project for the review of the board.

However the irrigation company did have some concerns regarding the easement for the secondary water system, and the location of the pipe for the irrigation. The pipe would be located on the back of lots 6,7, 8, 9, & 10. The concern was that if there was a problem with the line, that the irrigation company would have to dig in the backyards of the homes, and could possible destroy the landscaping. There was discussion on changing the layout of the subdivision, however in doing that the subdivision would need to go to the Board of Adjustments because it wouldn't work with the open space ordinance for subdivisions.

After much discussion on how to remedy the situation, it was decided that the best solution would be to make a note on the plat map regarding restrictions on landscaping and structures on the back portion of the five (5) lots, as well as recording a document towards each lot, as well as putting it in the development agreement. Paul Berg, engineer for the project felt that wouldn't be a problem.

Mayor Bonner asked if anyone had any other questions? There was not.

Motion: City Councilman Kenny VanWagoner made a motion to recommend to City Council for Saint-Prex subdivision located at 800 West Swiss Alpine Road, reaffirmed the

original recommendation to City Council on May 1, 2017 along with all conditions listed in that motion. The board also recommended to the City Council that a note regarding the restrictions for landscaping be placed on the plat map, Deed Restrictions for lot 6-10, and included in the development agreement the landscaping restrictions. Midway Irrigation Member Mike Lundin 2nd the motion.

Mayor Bonner asked if there were any questions on the motion? There was not.

Motion was carried unanimously for Recommendation to City Council

Returned to Item #4

New/Old Business

Co-Chair Steve Farrell stated that at the irrigation meeting held early tonight they had discussed the need for the irrigation company to hire someone else to work with Mike Kohler during the summer. Their board thought one way to do that would be to have Midway City hire the employee, and then the irrigation company would reimburse the City for this employee. Mayor Bonner stated that the City currently does this with the Sewer District, and it doesn't work always the best.

Steve Farrell stated that this would be different, because the employee would be hired to work only with the Irrigation Company from for example May 1st thru October 1st. Then the employee would then be assigned to work for the City in the winter only. The irrigation company would reimburse the City for wages, benefits, etc.

Mayor Bonner thought that this might be something that would work better then how MSD has worked in the past. Councilman VanWagoner stated they had done something like this at the Sheriff's office, and it does work well. It helps both the City and the irrigation company financially. Mayor Bonner said that Councilman VanWagoner could bring this up at the City Council meeting on July 12th in the department reports, and then Corbin, city attorney could work on language for a contract/agreement that perhaps could be presented at the July 26th City Council Meeting.

The board discussed who would be a part of the hiring process, and it was decided it should be one member from the irrigation board, one member of the City Council, Midway Irrigation President Steve Farrell, Mayor Bonner, Cory Lott, Public Works Supervisor, and perhaps Human Resources.

The board also discussed the type and size of culverts for ditches under bridges, and filing of

ditches. The irrigation company two years ago did a storm drain study, it might be something that the board should look at later this year.

Mayor Bonner asked if there were any other items of business to discuss? There was not.

Council Member Kenny VanWagoner moved for adjournment at 7:30 p.m. Midway Irrigation Member Mike Lundin 2nd the motion. It was carried unanimously.

Draft

Jones Farms - 400 West 500 South

Midway Water Advisory Project Data Sheet

Name of Project: Jones Farm

Address: _____

Name of Developer: Luster Development

Total Acres of Project: 9.67

Total Acres of Irrigated Land: 9.67 9.49

No. of Buildings: 1

No. of Residential Units: 1

No. of Hotel Units: NA

No. of Seats in Restaurant: NA

No. of Water Fixtures in Commercial Buildings (attach detail if applicable): NA

Utah Administrative Code R317-502-23/Requirements of the Division of Drinking Water:

Other: _____

Other: _____

No. of Acre Feet needed for inside use: 0.8

No. of Acre Feet needed for outside use: 28.47

Extension or Modification of the City Water System:
We will connect to city water through the access/utility easement

Storage Facilities: _____

Midway Irrigation Company Consent:

a. Storm Water Runoff: _____

b. Piping of Irrigation Ditch (Easements): _____

c. Relocation of Ditches (Easements) _____

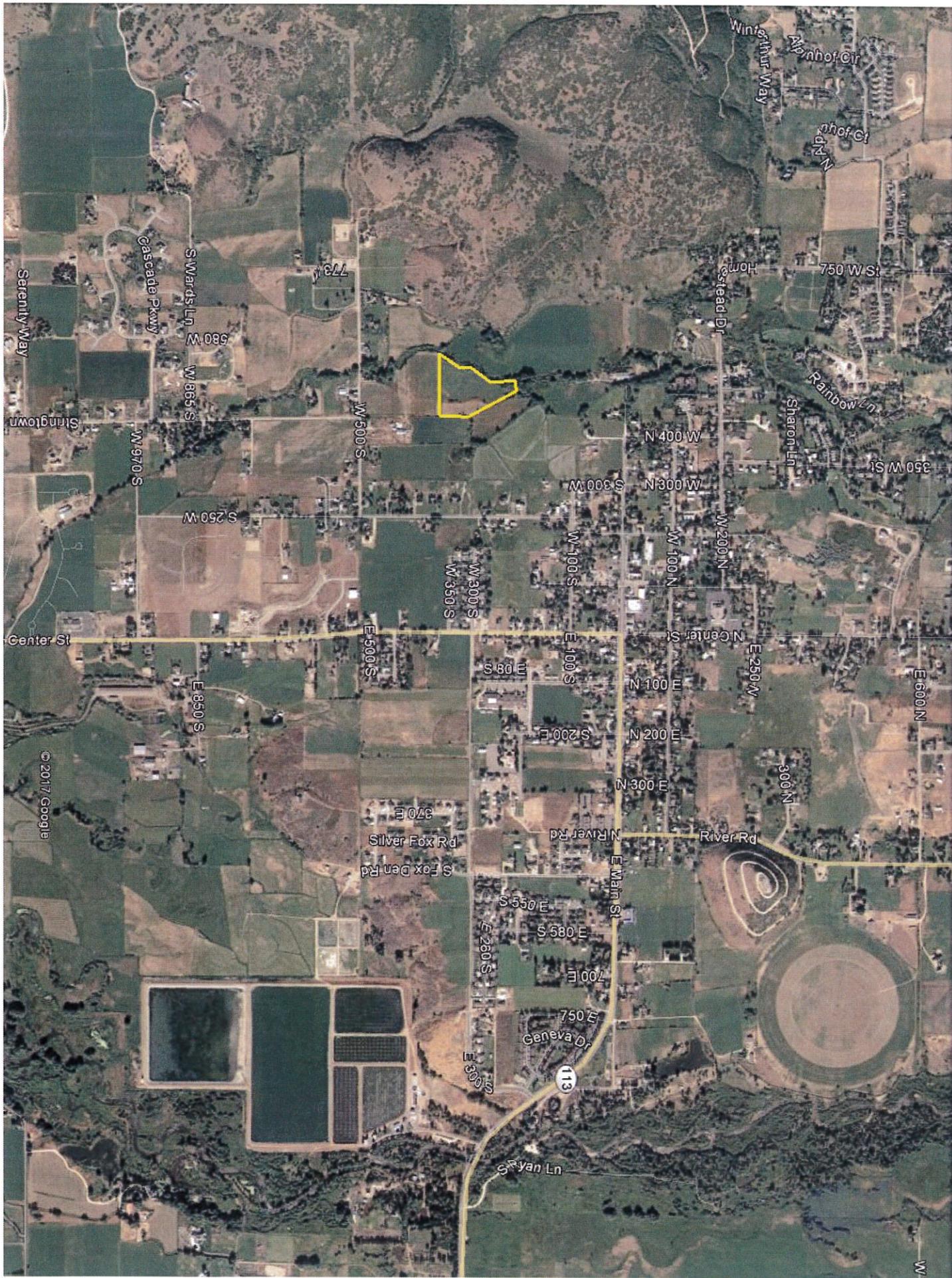
d. Tail Water Control: _____

Secondary Water System: _____

Comments:

LAND USE SUMMARY

- 9.67-acre parcel
- RA-1-43 zoning
- Proposal contains one lot
- Access from 500 South
- The lot will have a septic tank, connect to Midway City's culinary water line, and Midway Irrigation Company's secondary water line





Midway Springs – 210 East 600 North

Midway Water Advisory Project Data Sheet

Name of Project: Midway Springs

Address: 210 East 600 North

Name of Developer: Watts Enterprises

Total Acres of Project: 50.76

Total Acres of Irrigated Land: 29.96 acres of irrigated area in the development

No. of Buildings: clubhouse and pool

No. of Residential Units: 97

No. of Hotel Units: _____

No. of Seats in Restaurant: _____

No. of Water Fixtures in Commercial Buildings (attach detail if applicable): _____

Utah Administrative Code R317-502-23/Requirements of the Division of Drinking Water:

Other: _____

Other: _____

No. of Acre Feet needed for inside use: (97 units + 1 clubhouse) x 0.80 af = 78.4 af

No. of Acre Feet needed for outside use: 29.97 acres of irrigated x 3.0 af = 89.91 af

Extension or Modification of the City Water System:

Increase size of water line in 600 North.

Storage Facilities: _____

Midway Irrigation Company Consent:

a. Storm Water Runoff: Retained onsite

b. Piping of Irrigation Ditch (Easements):

Ditch has been improved. Limited piping at road and trail crossings.

c. Relocation of Ditches (Easements) Not required

d. Tail Water Control: Not required.

Secondary Water System: Connect to existing line in 600 North.

Comments:

27.10 acres of irrigated area in PUD and Subdivision open space.

2.86 acres of irrigated area in lots once 8,000 sf per home is removed.

1.50 acre-feet credit for existing home

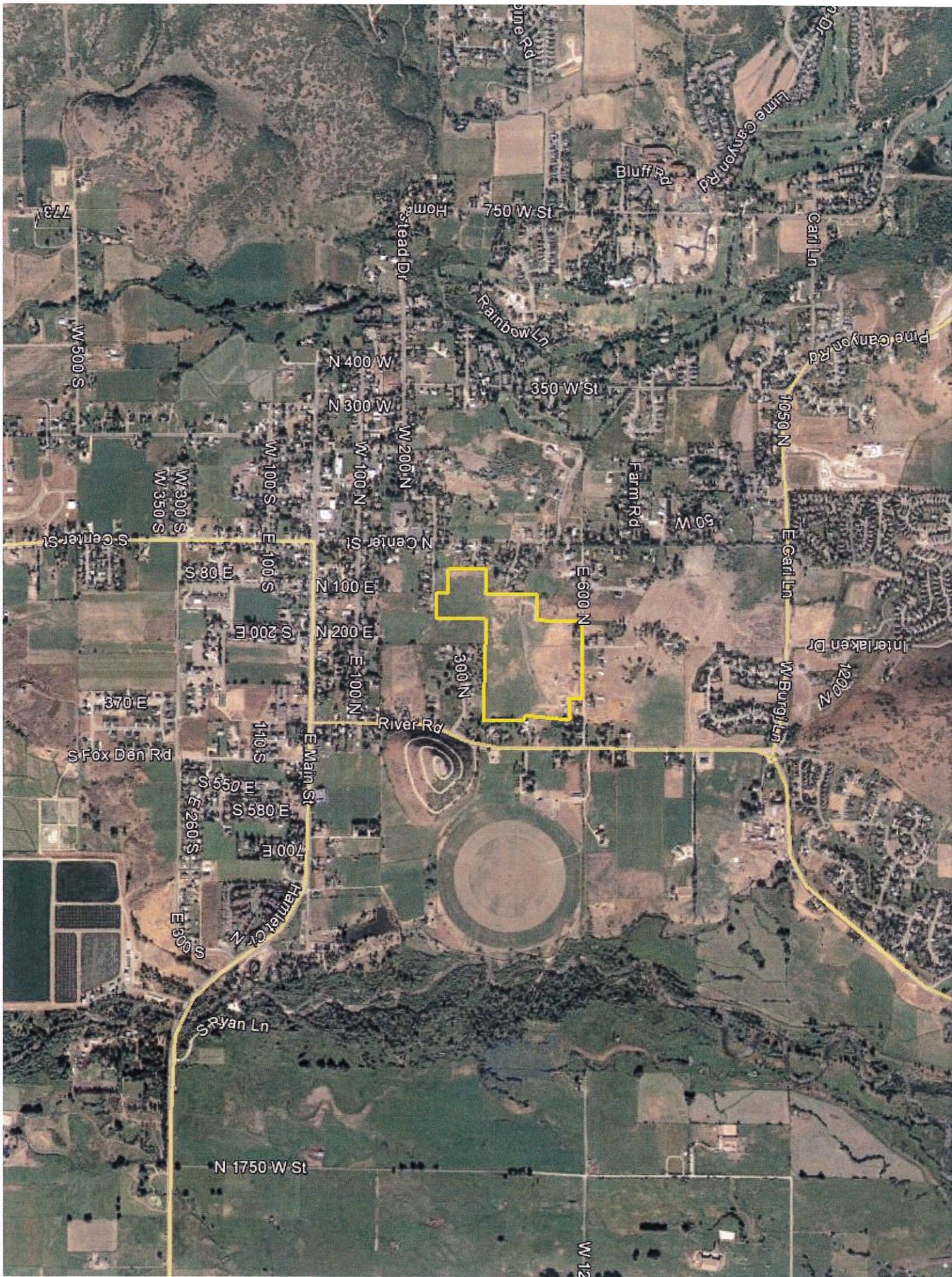
Required rights = 78.4 + 89.91 - 1.5 = 166.81 af = 55.6 shares

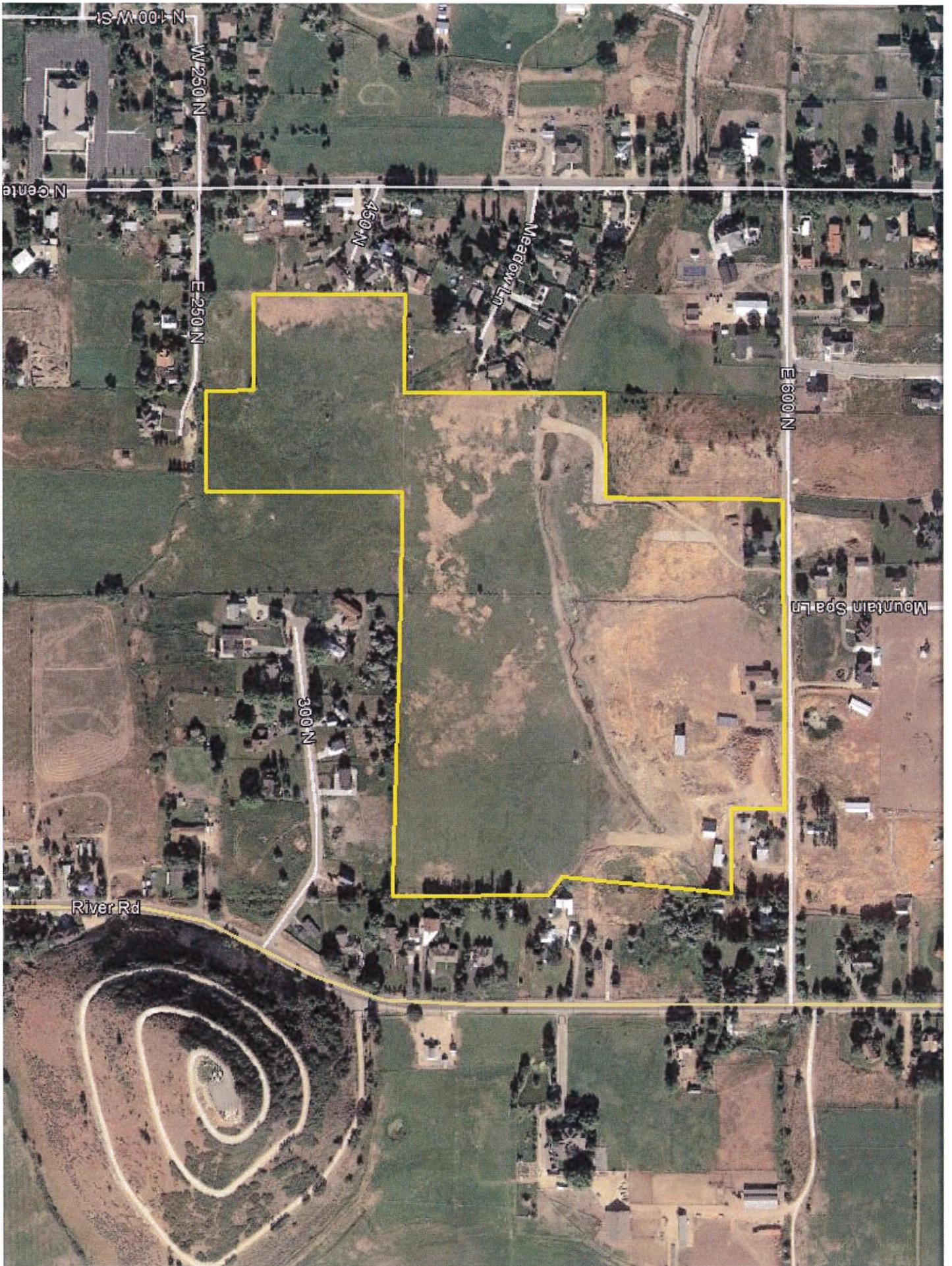
LAND USE SUMMARY

- R-1-15 zoning
- Proposal contains 77 building pads (PUD)
- Proposal contains 20 lots (standard subdivision)
- Three phases
 - Phase I – 31 units (20 lots, 11 pads)
 - Phase II – 41 units (41 pads)
 - Phase III – 25 units (25 pads)
- Project is a Planned Unit Development/Standard Subdivision

LAND USE SUMMARY

- Private roads will be maintained by the HOA
- Public roads will be the responsibility of the City
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- 8' paved public trail is planned to run north and south through the length of the property
- Sensitive land of the property includes wetlands and stream corridors







- LEGEND**
- RECURS
 - ASPHALT TRAIL
 - IMPROVED DRIVE

LAND USE VALUES

6-1-1-B
50.75 AC

AREA
77.7 AC (2.25 PER ACRE)
TOTAL OPEN SPACE 14.1 AC (18.1%)
TOTAL OPEN SPACE 14.1 AC (18.1%) (SEE RECOMMENDATIONS)

PERMITS
77.7 AC (2.25 PER ACRE)
TOTAL OPEN SPACE 14.1 AC (18.1%) (SEE RECOMMENDATIONS)

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PERMITS
77.7 AC (2.25 PER ACRE)
TOTAL OPEN SPACE 14.1 AC (18.1%) (SEE RECOMMENDATIONS)

UNIT FLOOR PLANS

55	7	29	39	35.2
55.00' x 55.00'				

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DATE: 01/28/2022

WAITS ENTERPRISES
MIDWAY SPRINGS
PRELIMINARY
SITE PLAN

ENGINEERING
Professional Engineer
No. 10000
10000
10000

PROJECT NO. 2022-001
DATE: 01/28/2022

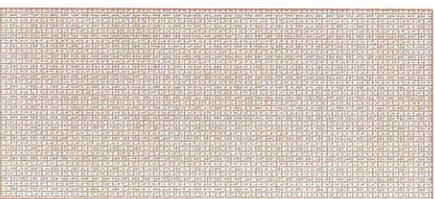
2

Review water calculations with new
water ordinance for past projects.

Julian Subdivision

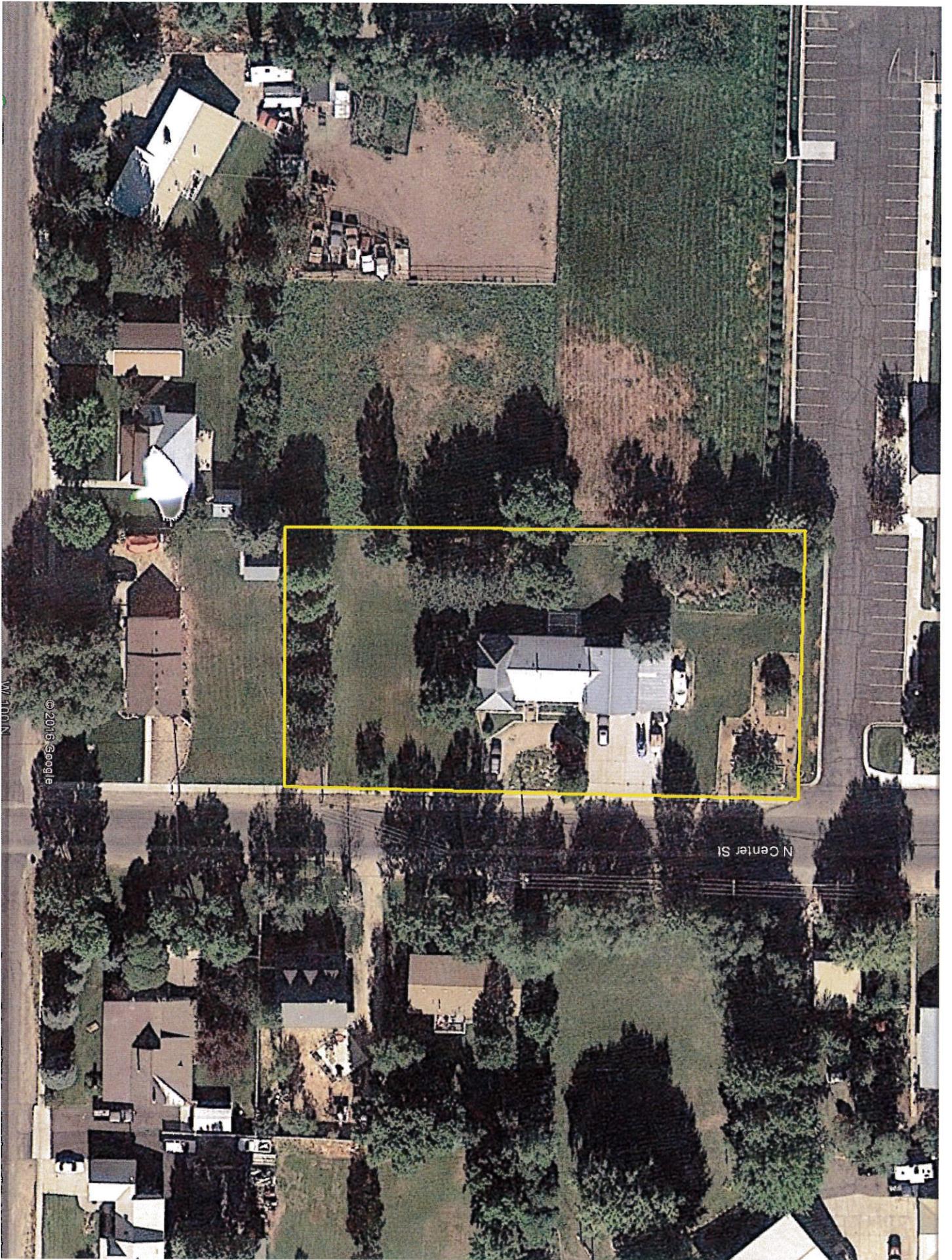
JULIAN SUBDIVISION

BERG ENGINEERING



LAND USE SUMMARY

- 0.8 acre parcel
- R-1-7
- 2 lots
- 1 existing dwelling



N Center St

©2015 Google

W 100 N

POTENTIAL WATER RECOMMENDATION

- 2 lots (single-family dwellings)
 - 1.3 acre feet per lot
 - 2.6 acre feet requirement
- Credit existing lot
 - 1.3 acre feet
- Total water requirement
 - 1.3 acre feet
- Secondary water meters

Dutch Hills

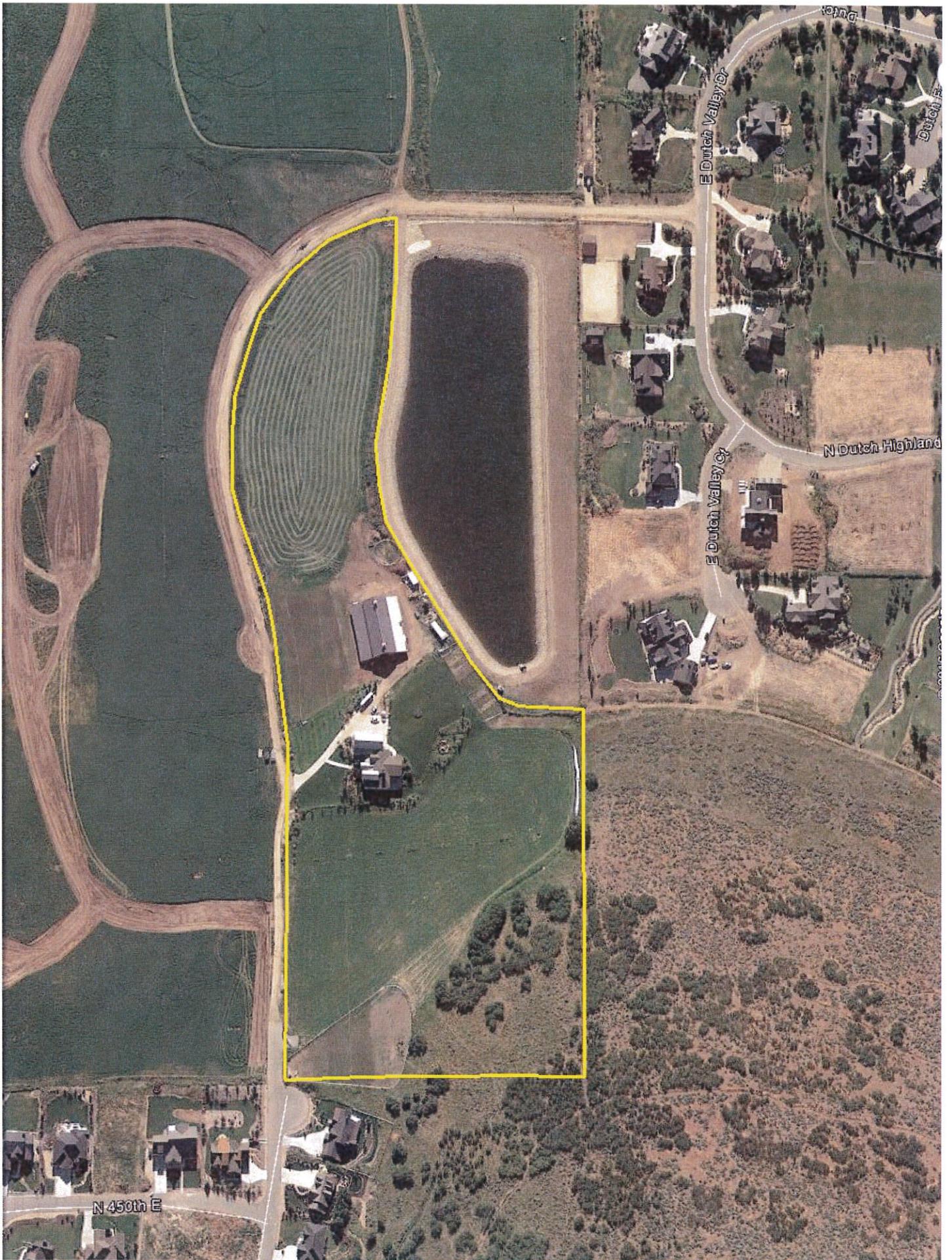
DUTCH HILLS SMALL-SCALE SUBDIVISION

BRETT WALKER



LAND USE SUMMARY

- 14.8 acres
- Zoning: RA-1-43
- 6 lots
- Open Space 2.22 acres
 - Entirely located on lot 1
- Frontage along Saddle Drive, Dutch Meadows Circle, and Dutch Meadows Lane.
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water system
- Sensitive lands
 - An area of lot 1 has 25% slopes or greater





BRETT WALKER
 DUTCH HILLS SUBDIVISION
 SITE PLAN

ENGINEERING
 2001 S MAIN ST. SUITE 204
 DENVER, CO 80202
 PHONE: 303.733.8888
 FAX: 303.733.8889

DATE: 14 APR 2017
 SHEET: 001 OF 001

LAND USE CODES
 R1-1-47
 2.22 AC (10,000)
 6 LOTS

NOTES:
 -LOT AREA REDUCED UP TO THE PER CITY CODE DUE TO USE
 -LOT AREA REDUCED UP TO THE PER CITY CODE DUE TO USE
 -LOT FRONTAGE REDUCED BY 10% AS ALLOWED BY CITY CODE PER
 -OPEN SPACE.



LEGEND
 OPEN SPACE USED ACCORDING
 TO COMPLY WITH OPEN SPACE REQUIREMENTS

6.75 AC

POTENTIAL WATER RECOMMENDATION

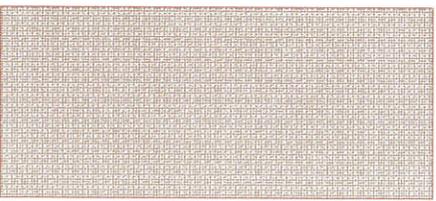
- 6 lots (single-family dwellings)
- Three 1-acre lots
- 2.6 acre feet requirement (7.8 acre feet)
- 2.22 acre lot
- 7.3 acre feet
- 2.76 acre feet
- 8.8 acre feet
- 6.75 acre lot (2.58 non irrigated, 4.17 irrigated)
- 13.3 acre feet

POTENTIAL WATER RECOMMENDATION

- Total
 - 37.2 acre feet
- Credit existing share
 - 3 acre feet
- Total water requirement
 - 33.2 acre feet
- Secondary water meters

Saint-Prex Estates

SAINT-PREX ESTATES



LAND USE SUMMARY

- 11.54 acre parcel
- R-1-22
- 16 lots
- Open space
 - 1.75 acres

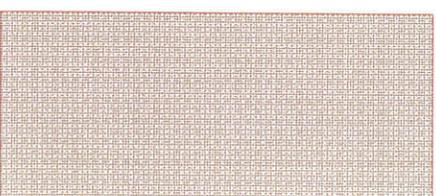
POTENTIAL WATER RECOMMENDATION

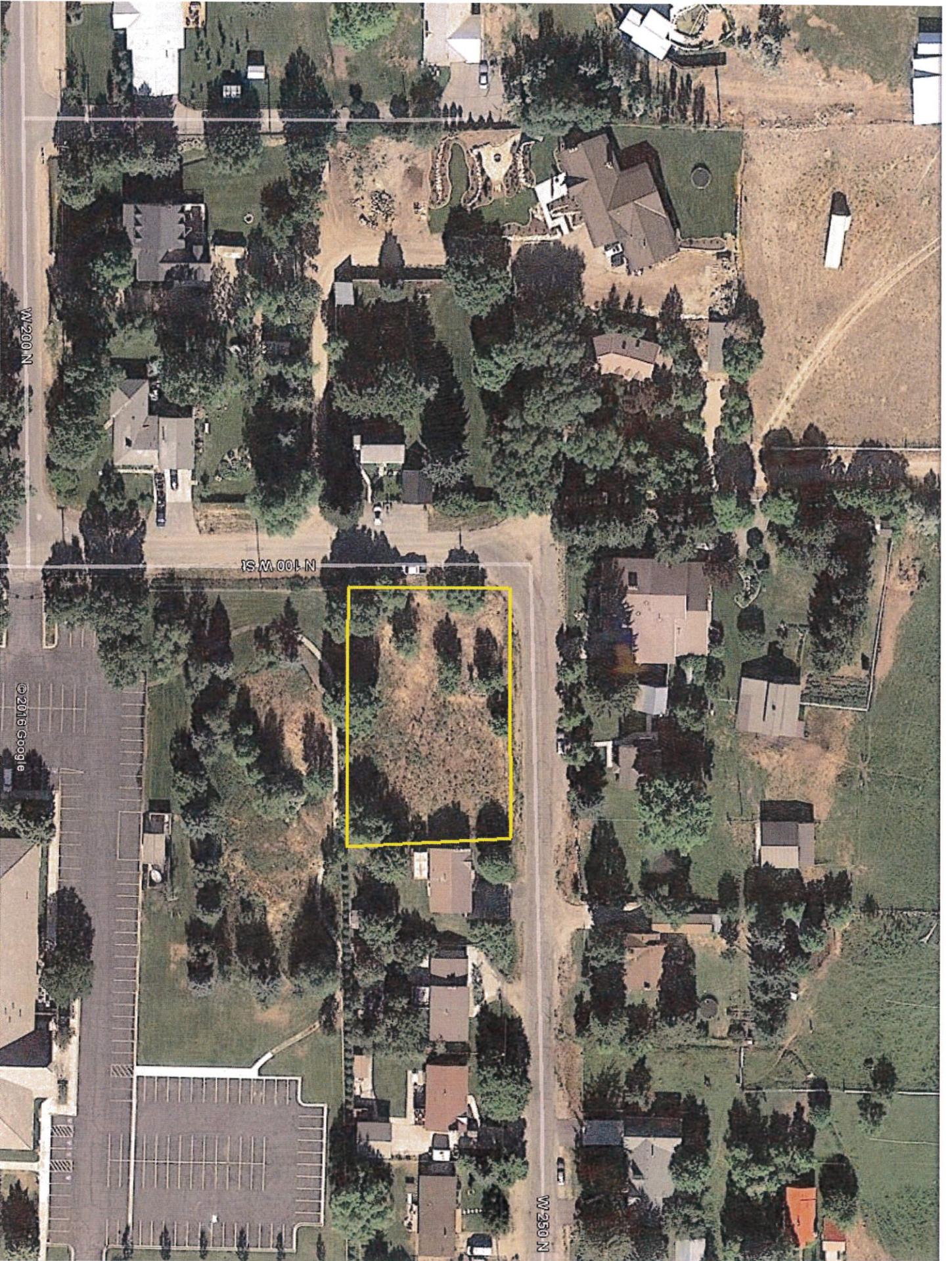
- 13 lots (single-family dwellings)
 - 13 lots less than 0.5
 - 1.3 acre feet (16.9 acre feet)
 - 3 lots great than 0.5
 - 2.8 acre feet (8.4 acre feet)
 - Open space 1.75 acres
 - 5.25 acre feet
- Total water requirement
 - 30.55 acre feet
- Secondary water meters

Abbeglen Property

250 NORTH 100 WEST

TRENT BEASLEY





W 200 N

N 100 W St

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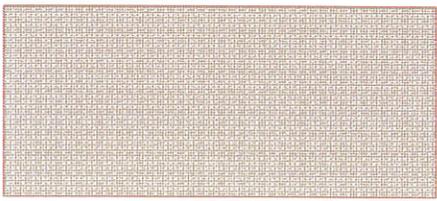
W 230 N

POTENTIAL WATER RECOMMENDATION

- 1 lots 0.5 or more
 - 2.8 acre feet per lot
 - 2.8 acre feet requirement
- **Total: 2.8 acre feet**
- Secondary water meters

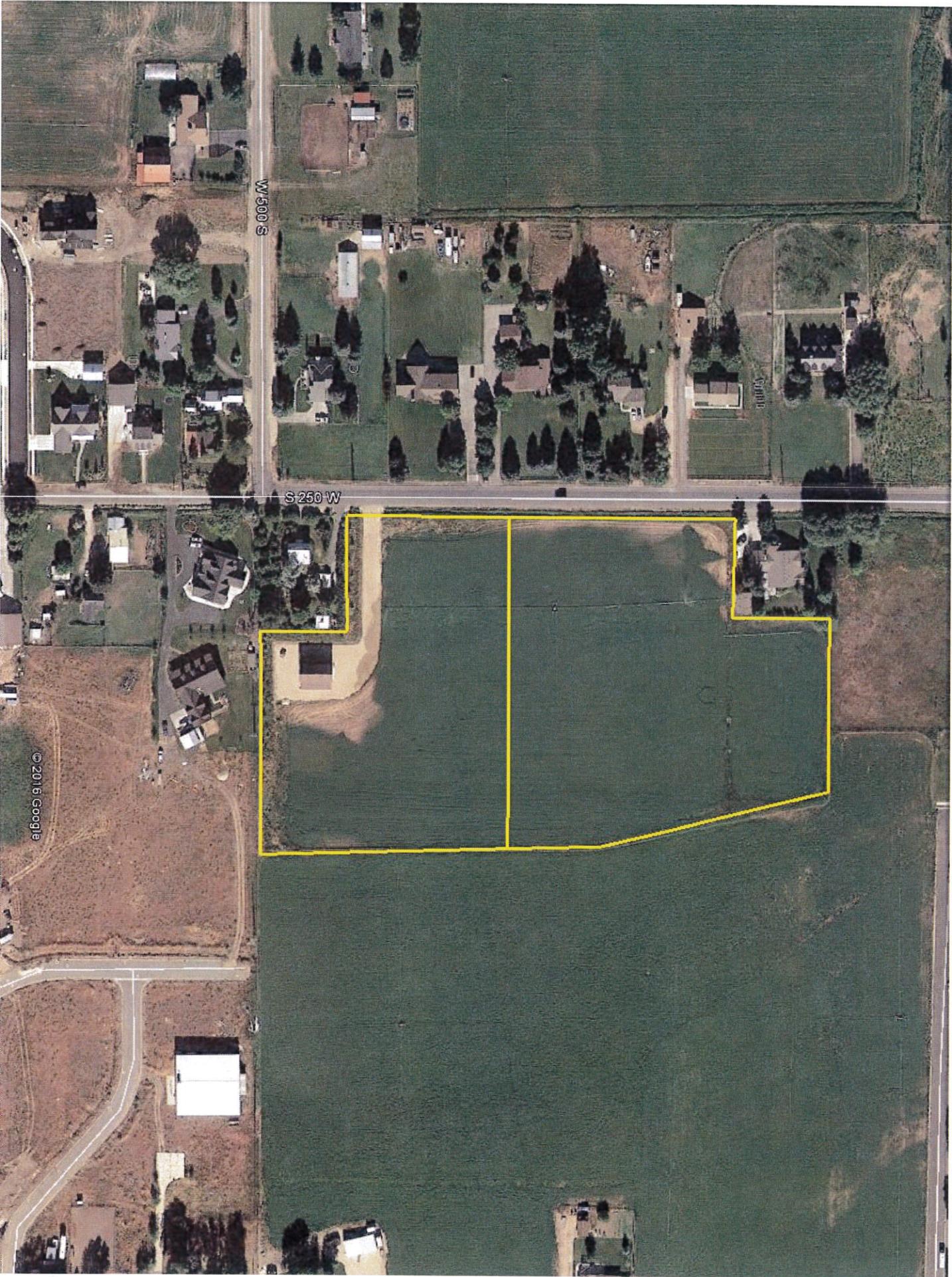
Knight Residence

KNIGHT RESIDENCE



LAND USE SUMMARY

- Knight property
 - 3 parcels
 - 9.44 acres
- Knight dwelling parcel
 - 3.07 acres



W 500 S

S 250 W

© 2016 Google

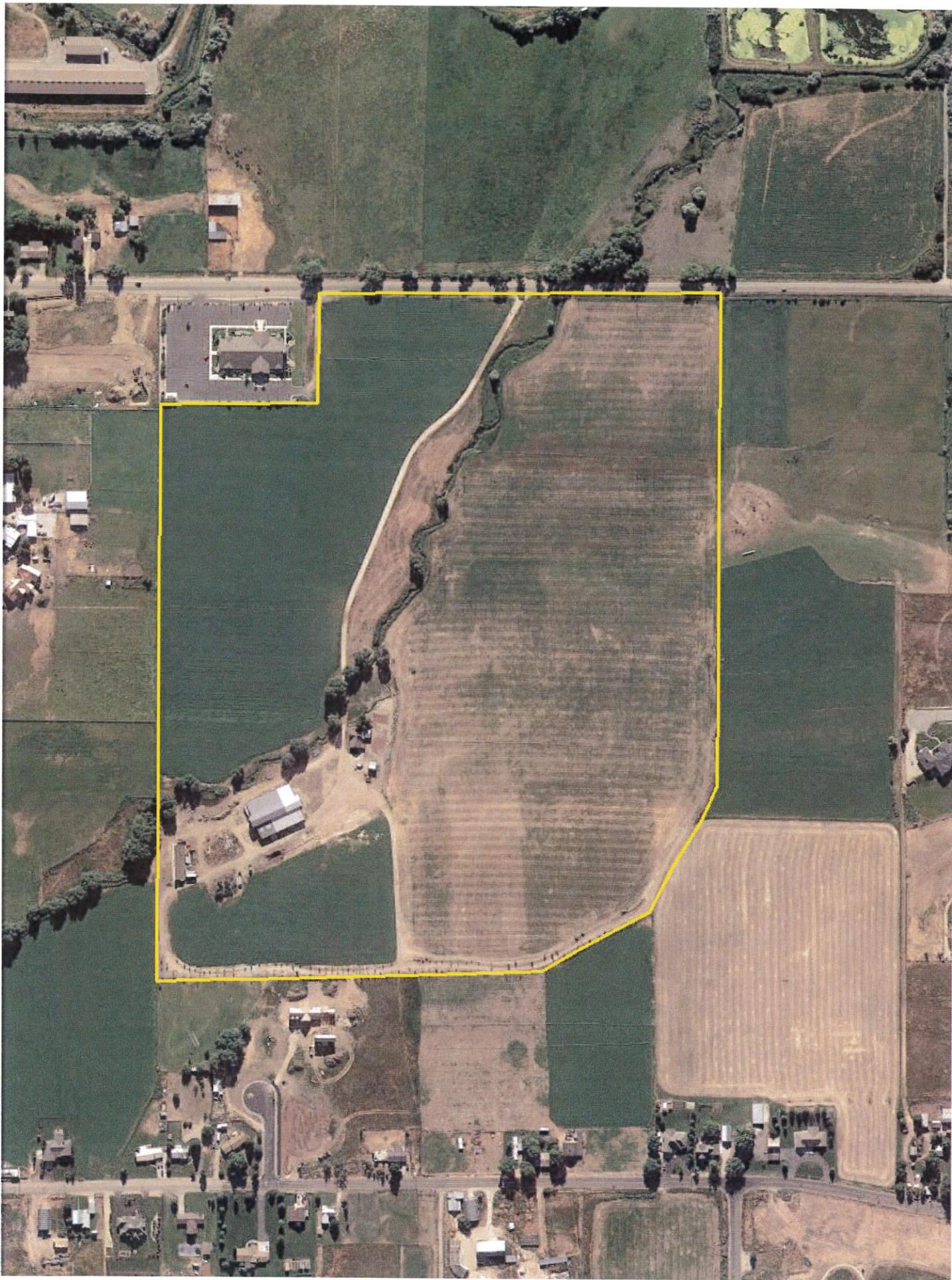
Haven Farms

HAVEN FARMS



LAND USE SUMMARY

- RA-1-43 zone
- 67.46 acres
- 20 lots
- Open Space
 - 12.04 acres (17.85%)
 - 10.12 required (15%)



KITTS GROUP LLC
 C/O LANCE FORD
 1150 SPRING CREEK PL STE A2
 SPRINGVILLE, UT
 84606-2288
 LANCE@KITTSGROUP.COM

HEPEC
 PROJECT ENGINEERING CONSULTANTS
 986 WEST JORDAN, UTAH, 84088
 OFFICE 801-489-4340
 INFO@PECONS.COM

HAVEN FARMS
 MIDWAY, UTAH



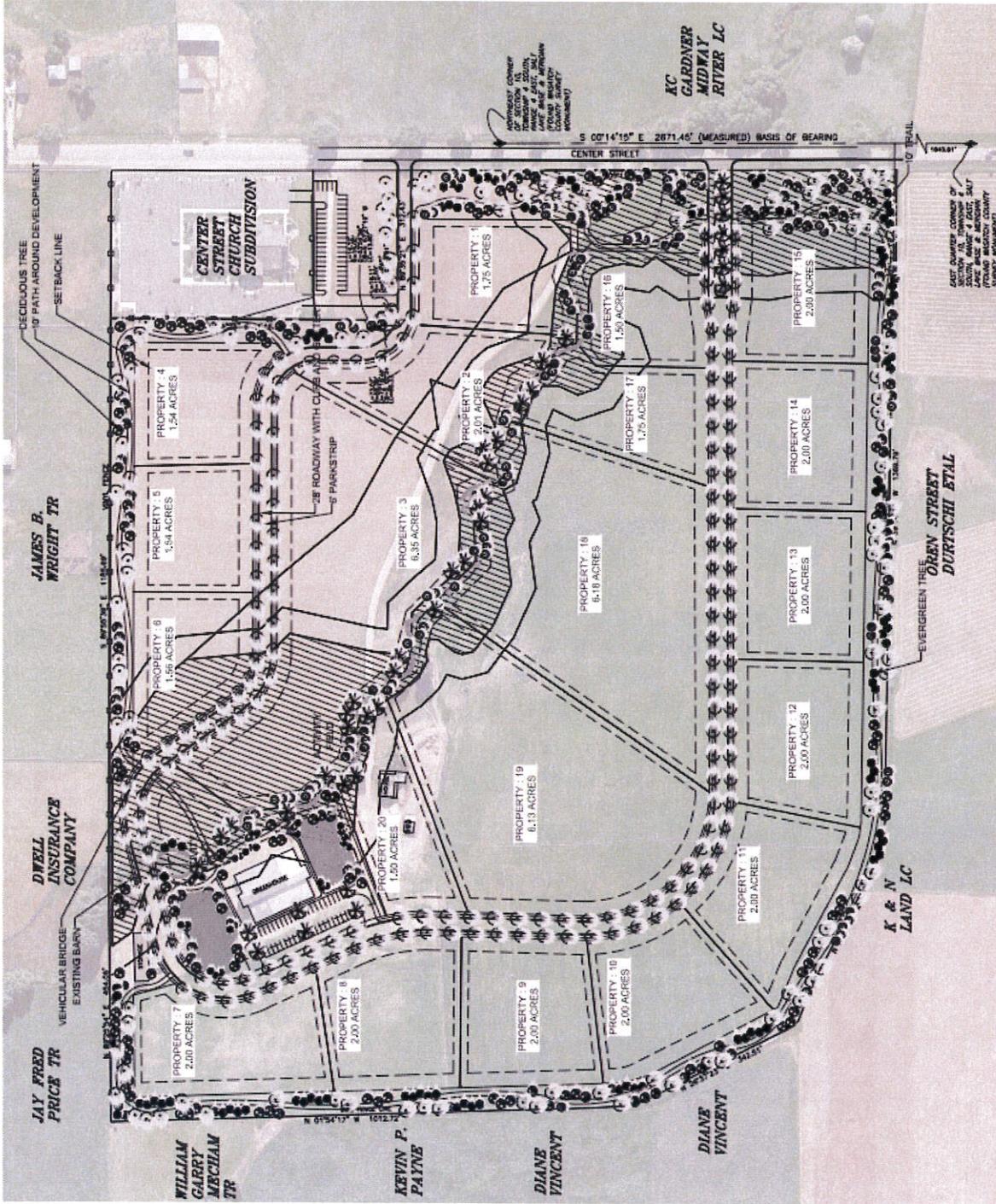
DATE: 5-22-2017

NO.	REVISIONS	DATE
1	ISSUE FOR PERMIT	
2	ISSUE FOR PERMIT	
3	ISSUE FOR PERMIT	
4	ISSUE FOR PERMIT	
5	ISSUE FOR PERMIT	
6	ISSUE FOR PERMIT	
7	ISSUE FOR PERMIT	
8	ISSUE FOR PERMIT	
9	ISSUE FOR PERMIT	
10	ISSUE FOR PERMIT	



PRELIMINARY LANDSCAPE
 PLAN

C-02



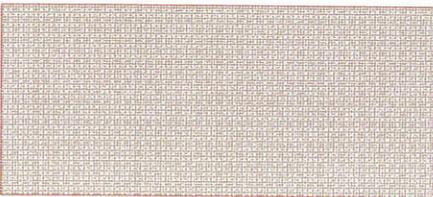
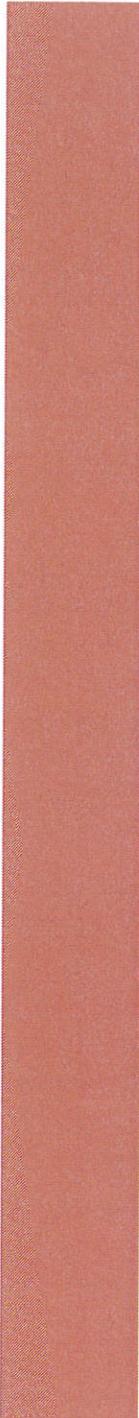
Lot	Lot Size		Above 1		1st acre	(3 ac-ft. per 1 ac) Outdoor	Total (ac-ft)
	Acres	Acre	Acre	Acre			
1	1.75	0.75	0.75	2.8	2.25	5.05	
2	2.01	1.01	1.01	2.8	3.03	5.83	
3	6.35	5.35	5.35	2.8	16.05	18.85	
4	1.54	0.54	0.54	2.8	1.62	4.42	
5	1.54	0.54	0.54	2.8	1.62	4.42	
6	1.56	0.56	0.56	2.8	1.68	4.48	
7	2.00	1.00	1.00	2.8	3.00	5.80	
8	2.00	1.00	1.00	2.8	3.00	5.80	
9	2.00	1.00	1.00	2.8	3.00	5.80	
10	2.00	1.00	1.00	2.8	3.00	5.80	
11	2.00	1.00	1.00	2.8	3.00	5.80	
12	2.00	1.00	1.00	2.8	3.00	5.80	
13	2.00	1.00	1.00	2.8	3.00	5.80	
14	2.00	1.00	1.00	2.8	3.00	5.80	
15	2.00	1.00	1.00	2.8	3.00	5.80	
16	1.50	0.50	0.50	2.8	1.50	4.30	
17	1.75	0.75	0.75	2.8	2.25	5.05	
18	6.18	5.18	5.18	2.8	15.54	18.34	
19	6.13	5.13	5.13	2.8	15.39	18.19	
20	1.50	0.50	0.50	2.8	1.50	4.30	
Open Space							36.12
Total Water Required, (ac-ft)							181.55

Open Space 12.04

Total Water Required, (ac-ft) 181.55

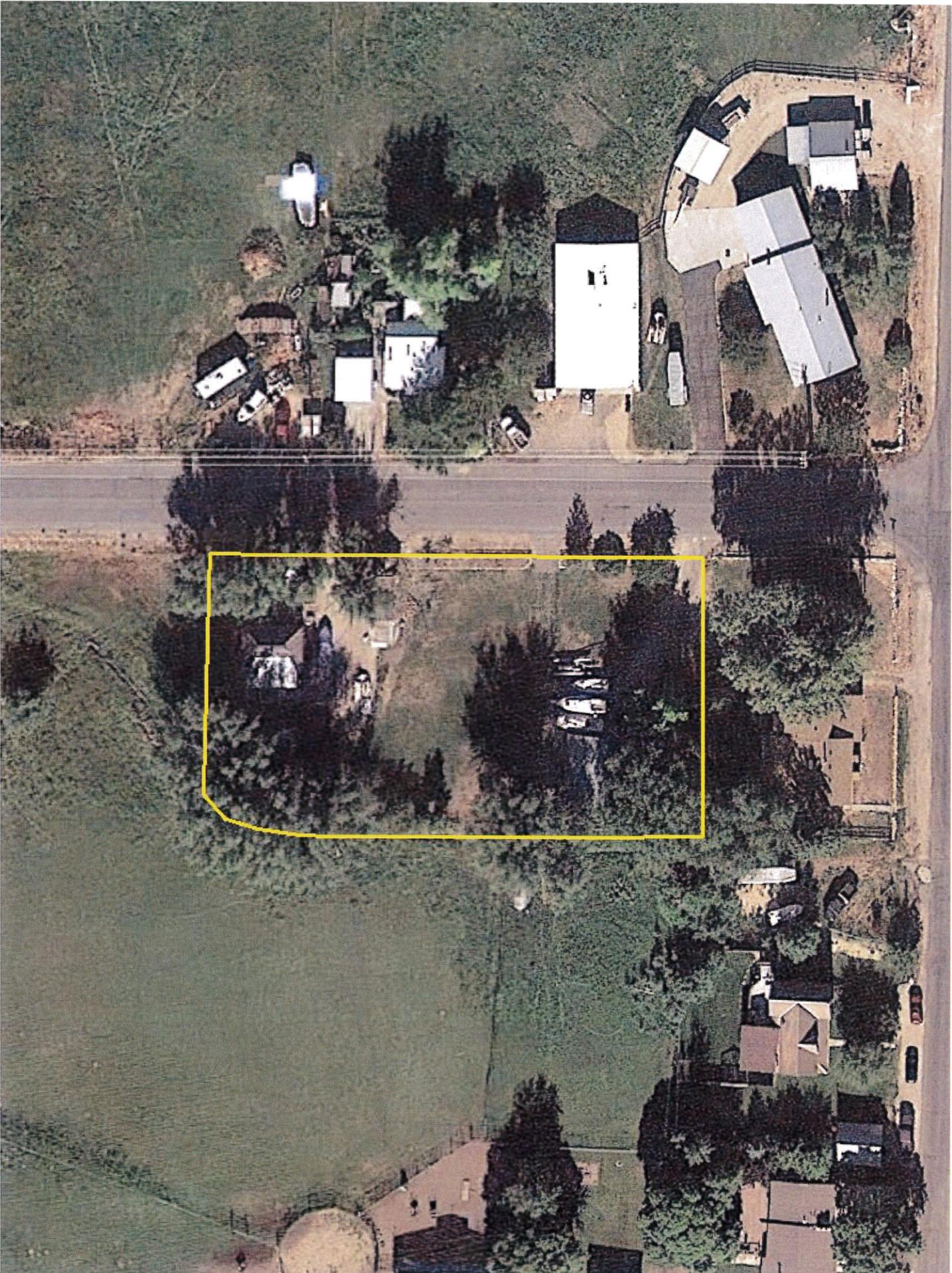
Shangri La Subdivision

SHANGRI LA SUBDIVISION



LAND USE SUMMARY

- R-1-9 zoning
- 1 existing dwelling
- 0.67 acre parcel
- 2 lots
 - Lot 1 0.34 acre
 - Lot 2 0.33 acre

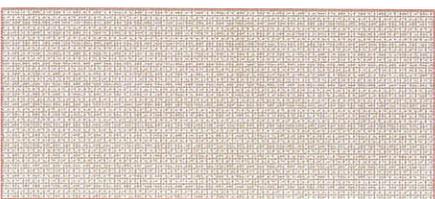


POTENTIAL WATER RECOMMENDATION

- 2 lots (single-family dwellings)
 - 1.3 acre feet per lot
 - 2.6 acre feet requirement
- Credit existing dwelling
 - 1.3 acre feet
- Total water requirement
 - 1.3 acre feet
- Secondary water meters

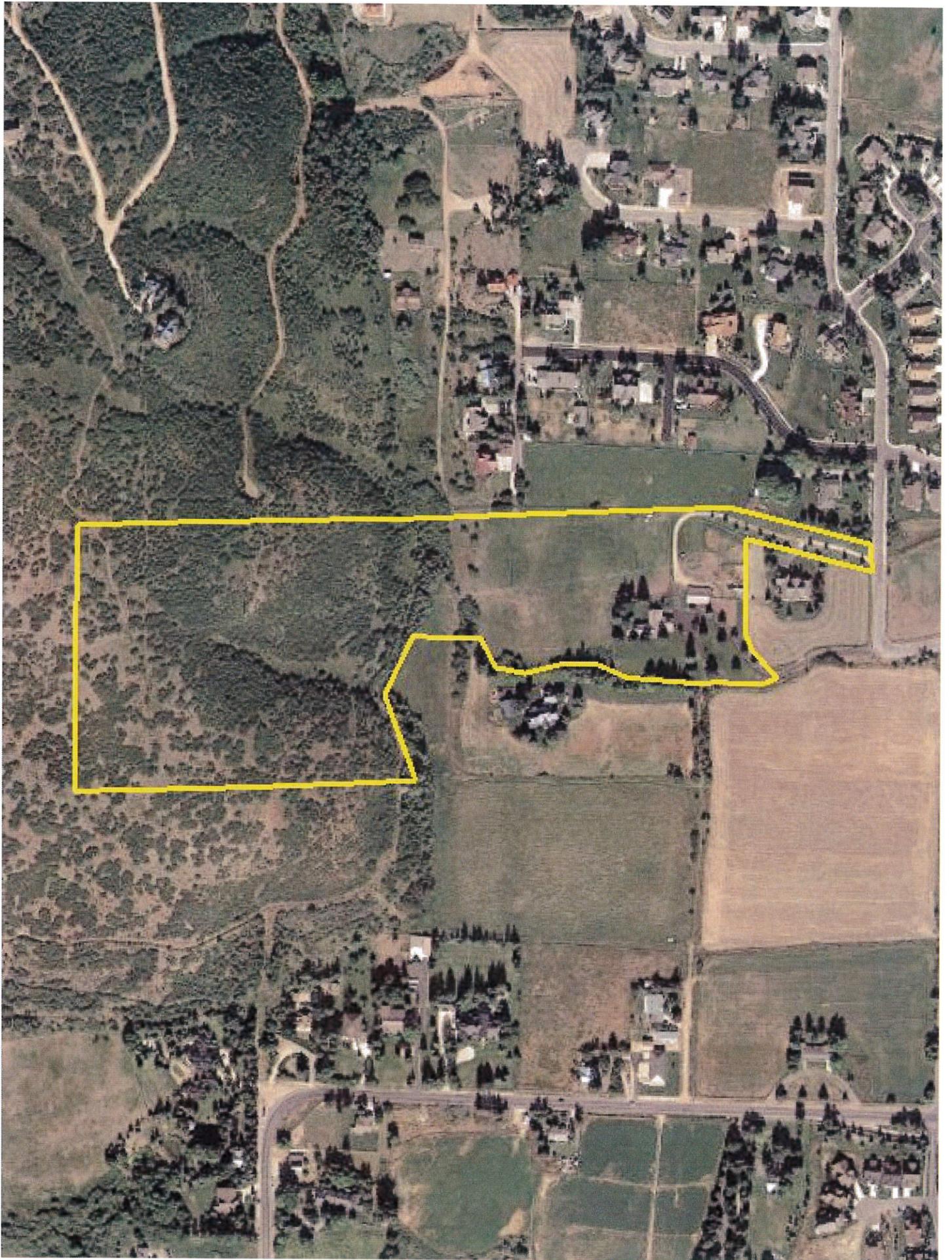
Kelson Subdivision

**KELSON SUBDIVISION - A RURAL
PRESERVATION SUBDIVISION**



LAND USE SUMMARY

- 20.78 acre parcel
- R-1-22
- 4 lots
- 1 existing dwelling
- 5.195 acres per lot
- 9.86 acres of common area

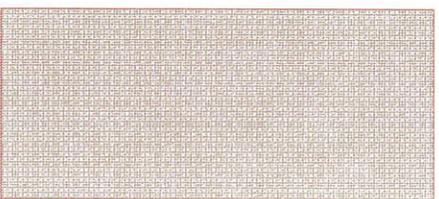
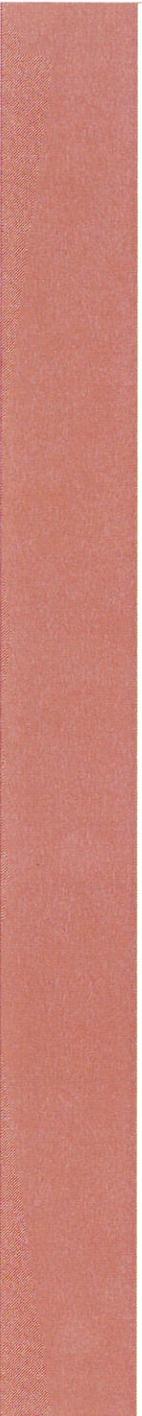


POTENTIAL WATER RECOMMENDATION

- 4 lots (single-family dwellings)
 - Lot 1
 - 11.85 acre feet
 - Lot 2
 - 2.8 acre feet
 - Lot 3
 - 2.8 acre feet + .3 acre feet
 - Lot 4
 - 2.8 acre feet + .3 acre feet
- Total water requirement
 - 20.85 acre feet
- Secondary water meters

Cascades at Soldier Hollow Phase Two

CASCADES AT SOLDIER
HOLLOW PHASE II



LAND USE SUMMARY

- 11.23 acre parcel
- R-1-15
- 18 lots
- Open space
 - 2.96 acres (26%)





NOTE:
A TEMPORARY ROAD ALIGNMENT CREATING A 90° INTERSECTION WILL BE INSTALLED UNTIL 970 SOUTH IS EXTENDED TO THE ROUNDABOUT

TEMPORARY ROAD ALIGNMENT



LAND USE CALCULATIONS
TOTAL AREA 11.23 ACRES
LOTS 18 LOTS
OPEN SPACE 2.96 ACRES (26.36%)

MIDWAY, UTAH

WASATCH MOUNTAIN DEVELOPMENT, LLC
ADDRESS: 1209 W. RANCH CIRCLE, MIDWAY, UT
PHONE: (435) 242-7702

CASCADES AT SOLDIER HOLLOW - PHASE 2 CONCEPT PLAN

SONRAY & BRIC CONSULTANTS
390 E. MAIN ST., SUITE B, MIDWAY 84049
PHONE: (435) 857-9749

SCALE: 1" = 60'
DISCUSS BY: PDB
DRAWN BY: CUB

DATE: 23 OCT 2006
REV: 001

ISSUANCE NO: CONCEPT

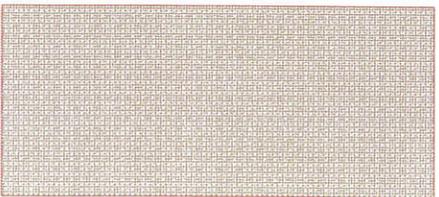
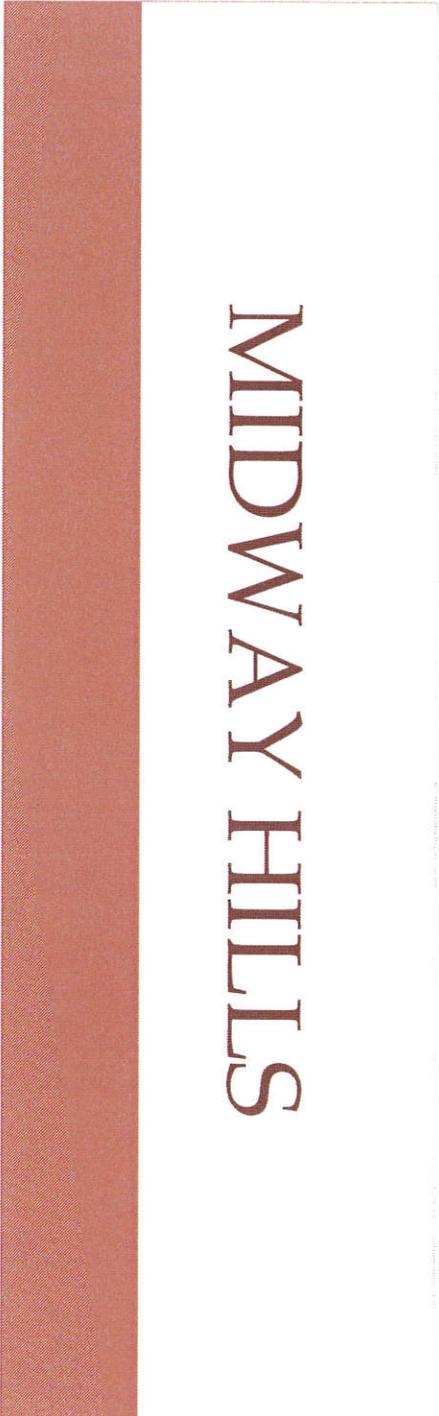
SHEET NO: 1

POTENTIAL WATER RECOMMENDATION

- 18 lots (single-family dwellings)
 - 18 lots less than 0.5
 - 1.3 acre feet (23.4 acre feet)
- Open space 2.96 acres
 - 8.88 acre feet
- Total water requirement
 - 32.28 acre feet
- Secondary water meters

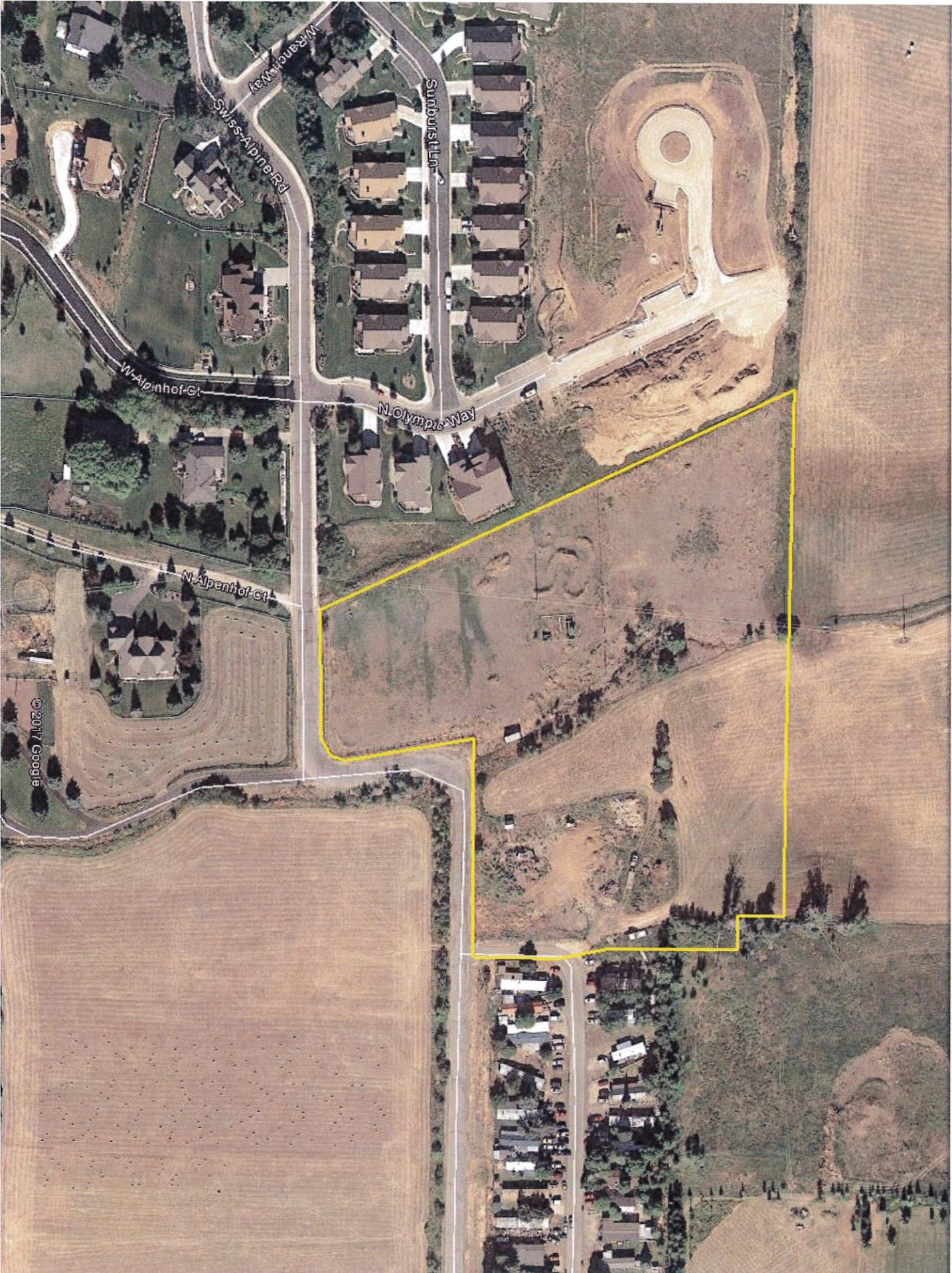
Midway Hills

MIDWAY HILLS



LAND USE SUMMARY

- 7.24 acre parcel
- R-1-22
- 11 lots
- Open space
 - 1.48 acres



POTENTIAL WATER RECOMMENDATION

- 11 lots (single-family dwellings)
 - 8 lots less than 0.5
 - 1.3 acre feet (10.4 acre feet)
 - 3 lots great than 0.5
 - 2.8 acre feet (8.4 acre feet)
 - Open space 1.48 acres
 - 4.44 acre feet
- Total water requirement
 - 23.24 acre feet
- Secondary water meters

New/Old Business
