NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, January 6, 2020

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, January 6, 2020 at 6:00 p.m. in the Midway City Office Building at 75 North 100 West Midway, Utah. Notice of the meeting and agenda was posted in the Midway City Office Building, Main Street Station and 7-Eleven, a copy was sent to each of the Trustees and a copy posted on the Utah Meeting Notice Web Site.

The agenda shall be as follows:

1. **General Consent Calendar**
    a. **Approve Agenda for January 6, 2019**
    b. **Approve Meeting Minutes November 4, 2019**
    c. **Approval of Meeting Dates for 2020**
2. **Remund Farms – 200 East 600 North**
    a. **Discussion on water calculations for new phasing plan**
    b. **Possible Recommendation to City Council**
3. **New/Old Business - No motions or recommendations given**
4. **Adjourn**

General Consent Calendar

MIDWAY WATER ADVISORY BOARD
MONDAY November 4, 2019
MEETING MINUTES

Minutes of the Midway Water Advisory Board meeting held November 4, 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, Wes Johnson, City Engineer, 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 November 4, 2019

b. Approval of the minutes for October 7, 2019

c. Approval of Meeting Dates for 2020

d. Approval of Chairman and Co-Chairman for 2020

Motion: Midway Irrigation Member Grant Kohler made a motion to approve the General Consent Calendar, including the Meeting Dates for 2020, and Irrigation President Steve Farrell as Chairman for 2020. Midway Irrigation Member Brent Kelly 2nd the motion.

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

Motion was carried unanimously.

Paul Berg, engineer for both projects on the agenda tonight had not arrived at this point, however additional information had been requested for The Willows at Midway that hadn't been received, so the board decided to skip to item # 3, Midway Wrangler Subdivision to give time for Mr. Berg to arrive.

Midway Wrangler Subdivision

Michael Henke, City Planner presented the following regarding this property

- **20.29-acre parcel**
- **R-1-15 zoning**
- **Proposal contains two lots**
  - **One lot for elementary school**
  - **One lot with no building rights until approved at a future date**
- **Frontage along Michie Lane and 220 East (to be built by the developer)**

- **The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line.**

The board reviewed the power point presentation, plat maps and reviewed the project. The board discussed the existing school, and the number of students that were planned for the school. The school had come to the advisory board in May 2018, but it was discussion only and no motions were made. The school is seeking credit for the existing elementary school, and Lot 2 will not have a building right or culinary connection.

Michael Henke, City Planner presented the following water recommendations (detail in supplemental file)

- 40.53-acre feet requirement + culinary requirement

The board discussed water usage for the school in the past 5 years, also discussed doing additional research on how the addition to the school was treated, and if additional water was turned in to the City. Wes Johnson, City Engineer, and Jennifer Sweat, Treasurer/Water Advisory Board Secretary was instructed to do some research on water requirements for elementary schools as well as researching Water Advisory Board meeting minutes. Once that information had been gathered the project would come back to the Water Advisory Board for further discussion.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend that the Midway Wrangler Subdivision be continued until further information is provided by applicant, City Engineer, and Board Secretary, and then will return to the Water Advisory Board when requested by applicant's engineer. City Councilman Bob Probst 2nd 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

This development came before the board in October and was going to come back with additional information. However, Paul Berg, engineer for the project stated that the plan is changing and there is no new information at this time to present. The board decided that the best thing would be to continue the item at this time.

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 continued until the applicant requests to be placed back on the agenda later. 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.

New/Old Business

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

City Councilman Bob Probst made a motion to adjourn. Irrigation Member Grant Kohler 2nd the motion. It was carried unanimously. Meeting adjourned at 6:45 p.m.

Remund Farms – New Phasing

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: Berg Engineering Phone: 435-657-9749 Fax: _____

Mailing Address: 380 East Main Suite 204 City: Midway State: Utah Zip: 84049

E-mail Address: paul@bergeng.net

Project Name: Remund Farms

Location: 200 East and 600 North

Total Acreage: 50.87 Number of Units: 97 Historically Irrigated Area: _____

Existing Water Connections: 3

Comments:
See attached water right calculations for the new phasing plan.
See attached phasing plan with irrigated area calculations.

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: Paul Berg Date: 18 Dec 2019

FOR OFFICE USE ONLY

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

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

PLANNER:
Complete / Incomplete
Date: _____ Reviewed by: _____

Remund Farms
Water Rights per New Phasing Plan

December 17, 2019

The Remund Farms development has 1 subdivision lot for the existing Remund home on 600 North and 96 PUD units. The Midway City Council recently approved an amendment to the phasing plan. The water rights required for each phase of the new phasing plan is provided below.

Property Information

Water Uses

- 1 - 0.39 acre subdivision lot
- 96 units in the PUD
- 1 cluhouse and pool
- 3 existing homes on the property
- 22.50 acres of irrigated area

Total area of project		50.87	acres
Subdivision lot (Phase 1)		0.51	acres
PUD area		50.36	acres
Wetland areas	Phase 1	0.66	acres
	Phase 2	5.05	acres
	Phase 3A	0.12	acres
	Phase 3B	0.15	acres
	Phase 3C	5.02	acres
	Total	11.00	acres

Table 1 - Irrigated Area

Irrigated Use	Irrigated Area (acres)	Irrigation Duty (ac-ft/acre)	Required Water Rights (ac-ft)	
Lot 1 - 0.39 acres (Phase 1)	0.33	3.00	0.99	
Offsite open space (Phase 1)	1.32	3.00	3.96	
Phase 1 PUD grass areas	8.28	3.00	24.84	
Phase 2 PUD grass areas	7.66	3.00	22.98	
Phase 3a PUD grass areas	1.75	3.00	5.25	
Phase 3b PUD grass areas	2.56	3.00	7.68	
Phase 3c PUD grass areas	2.25	3.00	6.75	
	24.15		**72.45**	**ac-ft**

Table 2 - Inside Use

Use	Units	Water Right Requirement (ac-ft)	Required Rights (ac-ft)	
Subdivision lot (Phase 1)	1	0.80	0.80	
Phase 1 PUD units	38	0.80	30.40	
Phase 2 PUD units	27	0.80	21.60	
Phase 3a PUD units	14	0.80	11.20	
Phase 3b PUD units	7	0.80	5.60	
Phase 3c PUD units	10	0.80	8.00	
Clubhouse and Pool (Phase 2)	1	0.80	0.80	
Existing Home Credit	3	-1.50	-4.50	
			73.90	**ac-ft**

Total Water Rights = Irrigated Area + Indoor Use	**146.35**	**ac-ft**
	48.78	**shares**

Table 3 - Water Rights per Phase

Phase	Inside (ac-ft)	Irrigation (ac-ft)	Credits (ac-ft)	Total (ac-ft)	Total (shares)
1	31.20	29.79	-4.50	56.49	18.83
2	22.40	22.98	0.00	45.38	15.13
3a	11.20	5.25	0.00	16.45	5.48
3b	5.60	7.68	0.00	13.28	4.43
3c	8.00	6.75	0.00	14.75	4.92
	78.40	72.45	-4.50	**146.35**	**48.78**

Notes

1. Water rights for offsite open space near the River Road Roundabout were dedicated with Phase 1.
2. Wetlands are not considered irrigated areas. No water rights have been dedication for wetland areas.

Scale 1" = 100'

SCALE 1"=200' FOR 11"X17" PLANS

LEGEND

WETLANDS

PHASING	AREA	LOTS
PHASE 1	15.96 ACRES	1–39
PHASE 2	18.02 ACRES	40–52, 56–60, 66–76, 84–87
PHASE 3A	3.53 ACRES	53–55, 61–65
PHASE 3B	4.14 ACRES	77–83
PHASE 3C	9.22 ACRES	88–97

WATER RIGHTS TABLE

PHASE	TOTAL AREA	BUILDINGS & DRIVEWAYS	ROADS & PARKING	TRAILS & SIDEWALKS	WETLANDS & STREAMS	IRRIGATED AREAS
1	15.96 AC	4.62 AC	1.68 AC	0.72 AC	0.66 AC	8.28 AC
2	18.02 AC	3.23 AC	1.40 AC	0.68 AC	5.05 AC	7.66 AC
3A	3.53 AC	1.51 AC	0.01 AC	0.14 AC	0.12 AC	1.75 AC
3B	4.14 AC	0.76 AC	0.45 AC	0.22 AC	0.15 AC	2.56 AC
3C	9.22 AC	1.11 AC	0.57 AC	0.27 AC	5.02 AC	2.25 AC

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

PAUL D. BERG P.E.
SERIAL NO. 290095
DATE: 15 JAN 2020

WATTS ENTERPRISES
REMUND FARMS

AMENDED PHASING PLAN

BERG ENGINEERING
RESOURCE GROUP, P.C.
380 E Main St. Suite 204,
Midway, UT 84049
ph. (435) 657-9749

DESIGN BY: PDB
DRAWN BY: CNB
DATE: 15 JAN 2020
REV:
SHEET 3

Adjourn