

**NOTICE AND AGENDA  
MIDWAY WATER ADVISORY BOARD  
MONDAY, October 1, 2018**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, October 1, 2018 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 1, 2018
  - b. Approve Meeting Minutes for August 6, 2018
2. Francis Subdivision – 95 South 700 East
  - a. Discussion on two (2) lot subdivision water requirements
  - b. Possible Recommendation to City Council
3. Dutch Draw 3-Lot Subdivision – 1414 North Dutch Canyon Road
  - a. Discussion on subdivision water requirements
  - b. Possible Recommendation to City Council
4. New/Old Business - No motions or commendations given
5. Adjourn

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*General Consent Calendar*

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**MIDWAY WATER ADVISORY BOARD  
MONDAY AUGUST 6, 2018  
MEETING MINUTES**

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

**Roll Call**

Irrigation Members: Steve Farrell, Brent Kelly, Grant Kohler. Midway City: City Councilman Kenny VanWagoner and City Councilman Bob Probst, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary.

Mayor Celeste Johnson was excused from the meeting.

**General Consent Calendar**

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

- a. Approval of the Agenda for August 6, 2018
- b. Approval of the minutes for June 4, 2018

**Motion: City Councilman Kenny VanWagoner made a motion to approve the General Consent Calendar with no changes. Midway Irrigation Member Brent Kelly 2<sup>nd</sup> the motion. It was carried unanimously.**

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

**Motion was carried unanimously for Recommendation to City Council.**

**Ford Subdivision – 115 West 980 South**

Michael Henke, City Planner presented the following regarding this property

1. 2.07-acre parcel
2. RA-1-22 zoning
3. Proposal contains 2 lots
4. Access from 970 South
5. The lot will connect to Midway City's culinary water line and MSD's sewer line, and Midway Irrigation Secondary water line.

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

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Planner Henke discussed that the City had recently signed a change application to transfer the existing well rights for Mr. Fords current home into the Well that Midway City owns. The board discussed the irrigation ditch on the property, which runs on the North end of the property. The irrigation company would like to have an easement for the ditch, and it should be noted on the plat map.

Planner Henke calculated that the project would need to turn in 5.9-acre feet of water. (See supplemental file for breakdown of calculations). This would include the change application that is currently being done for the existing home.

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

**Motion: Irrigation Company member Grant Kohler made a motion to recommend to City Council that the Ford subdivision located at 115 West 980 South be required to turn in 5.9-acre feet of water based on the water calculations presented tonight. City Councilman Kenny VanWagoner seconded the motion.**

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

**Motion was carried unanimously for Recommendation to City Council.**

**Swiss Square – Mixed Use Commercial – 210 East Main**

Michael Henke, City Planner presented the following regarding this property

1. 1.78-acre parcel
2. C-2 zoning
3. Mixed Use Project
  - a. Minimum 20% commercial square feet
    - i. Proposal has 42%
  - b. Up to 80% residential square feet
    - i. Proposal has 58%

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

Planner Henke explained that the commercial building, referred to as Old Swiss Square had been approved prior to Water Board being created, but we did know from looking at past minutes that water had been dedicate to the project for a total of 4.5-acre feet. The board also reviewed the water usage for the past year, and it appears they are using currently 1.7-acre feet per year. The water usage is unknown for the unfinished basement, so that could increase the usage.

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They are proposing to build 4 units on the property and that would require 4 culinary connections. Planner Henke has calculated they would need to turn in 3.2-acre feet for the culinary water, and .72 for the irrigation water, for a total of 3.92-acre feet.

The board elected to leave the commercial building as is and look at the new residential space only when calculating the water. They felt that was the most cleanliness way to calculate the water.

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

**Motion: Irrigation Company member Grant Kohler made a motion to recommend to City Council that the Swiss Square located at 210 East Main be required to turn in 3.92-acre feet of water based on the water calculations presented tonight. Irrigation Company Member Brent Kelly seconded the motion.**

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

**Motion was carried unanimously for Recommendation to City Council.**

#### **Whitaker Farm – 500 North River Road – Foreign Water Application to State Office**

Michael Henke, City Planner stated that this was to get approval for a Change Application for foreign water for the state office. The application had already been signed by Mayor Johnson and President Steve Farrell of the irrigation company, but there is procedure that is included in our code that must be followed according to Jim Riley at the state office and Corbin Gordon, City Attorney.

The change application, water right 55-12895 is to transfer 102-acre feet by diverting it from the Provo River to the River Ditch, and then divert it into the Alpenhof Weber well.

The board discussed the process of the change application, and how the application will most likely receive a “haircut” based on the past applications. But until its processed that won’t be known.

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

**Motion: Irrigation Company member Brent Kelly made a motion to recommend to City Council that the Change application for Whitaker Farms be approved for culinary purposes. Irrigation Company Member Grant Kohler seconded the motion.**

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### **New/Old Business**

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

Secretary/Treasurer Jennifer Sweat stated that in their packets they would see calendars for the rest of the year and next year for the board to see where the meetings would fall if it was changed to the 2<sup>nd</sup> Monday of the month as discussed at our last meeting. This was to put the meetings on the same week as of City Council. However, four (4) times the meeting would fall after City Council. Also, Chairman Farrell already had a meeting on the 2<sup>nd</sup> Monday at 3:30 p.m. and so that would affect the Midway Irrigation Meeting time, and the Water Advisory Board meeting start time. After discussion on the dates it was decided to leave the date of the meeting to the 1<sup>st</sup> Monday of the month at 6:00 p.m.

**Motion: Irrigation Member Brent Kelly made a motion to keep the meeting dates for the Midway Advisory Board on the 1<sup>st</sup> Monday of each month as business requires, and that the time remain at 6:00 p.m. City Councilman Bob Probst seconded the motion.**

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

**Motion was carried unanimously.**

### **New/Old Business**

Chairman/President Steve Farrell wanted to know about the meter readings for the springs. He was interested in knowing the amounts. Treasurer/Secretary Jennifer Sweat said she would email Wes Johnson, City Engineer and get that information to him.

City Councilman Kenny VanWagoner moved for adjournment. Irrigation Company member Brent Kelly 2<sup>nd</sup> the motion. It was carried unanimously. Meeting adjourned 6:30 p.m.

August 6, 2018

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*Francis Subdivision*  
*95 South 700 East*

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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: Steven Francis Phone: 801-842-6765 Fax: \_\_\_\_\_  
Mailing Address: 95 S 700 E City: Midway State: UT Zip: 84049  
E-mail Address: bass84094@yahoo.com

Project Name: Francis Subdivision

Location: 95 S 700 E Midway, UT 84049

Total Acreage: .59 Number of Units: 2

Historically Irrigated Area: Yes

Irrigated Land acreage in proposed development: .10

Existing Water Connections: Yes for current home, new connections need  
Comments: to be established for new lot (.25 acres)

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

FOR OFFICE USE ONLY

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



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*Dutch Draw – 3 Lot Subdivision*  
*1414 North Dutch Canyon Road*

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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: JEREMY POPE Phone: 801-576-8886 Fax: ---

Mailing Address: PO BOX 1415 City: MIDWAY State: UT Zip: 84049

E-mail Address: leftynte@gmail.com

Project Name: DUTCH DRAW 3-LOT SUBDIVISION

Location: 1414 N. DUTCH CANYON RD

Total Acreage: 5.63 Number of Units: 3 LOTS Historically Irrigated Area: 4 AC

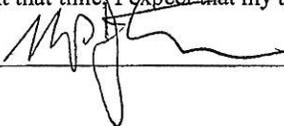
Existing Water Connections: NONE

Comments: AMENDING LOT 2 OF THE FRANCIS PROBST DUTCH CANYON SUBD  
(INTO 3 LARGE LOTS (ADDING 0.90 AC FROM ABEGGLEN))

**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: 9-18-2018

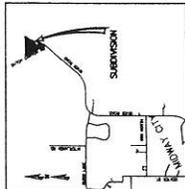
### FOR OFFICE USE ONLY

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

# FRANCIS PROBST DUTCH CANYON SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

LOCATED NORTH 10.52 FEET AND EAST 2.44 FEET FROM THE CURRENT WASATCH COUNTY SECTION MONUMENT AT THE NE CORNER SECTION 26.

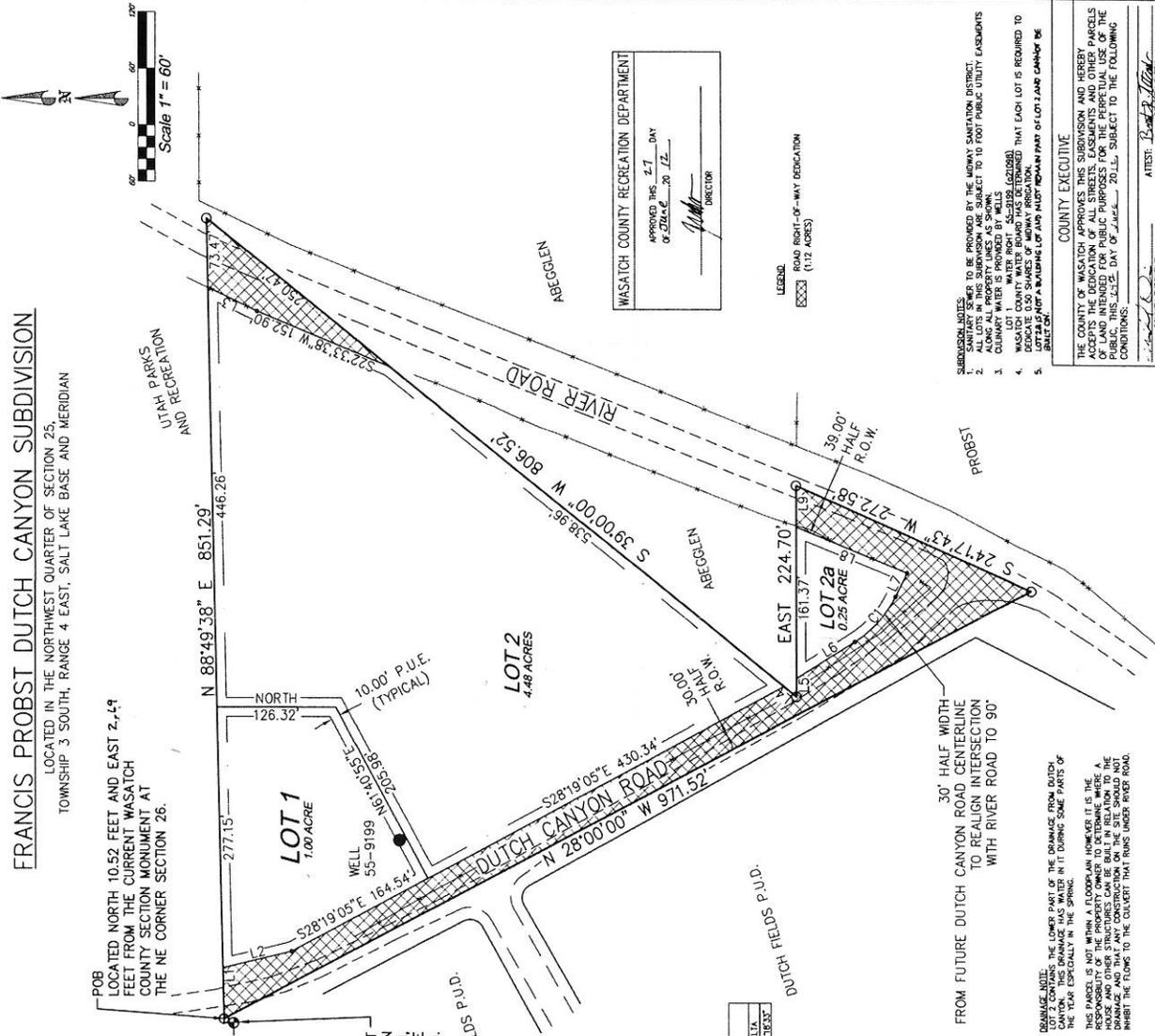


VICINITY MAP

S89°39'56" W 2662.38' (MONUMENT TO MONUMENT)

FOUND ALUMINUM CAP AT NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

FOUND ALUMINUM CAP AT NE CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



LINE	LENGTH	BEARING
L1	34.47	N88°49'38" E
L2	208.98	S28°19'05" E
L3	528.19	S28°19'05" E
L4	11.00	S30°00'00" W
L5	19.22	S89°39'56" W
L6	20.87	S89°39'56" W
L7	20.87	S89°39'56" W
L8	108.84	N22°02'58" E
L9	41.13	EAST

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	65.57	170.00'	S89°37'41" E	84.78	318°32'

LOT	ADDRESS
1	1444 NORTH DUTCH CANYON ROAD
2	1414 NORTH DUTCH CANYON ROAD

**DRAINAGE NOTE:**  
LOT 2 CONTAINS THE LOWER PART OF THE DRAINAGE FROM OUTCROPPING ROCKS IN THE YEAR ESPECIALLY IN THE SPRING. THIS PARCEL IS NOT WITHIN A FLOODPLAIN HOWEVER IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO DETERMINE WHERE A DRAINAGE CAN BE PLACED AND THAT ANY CONSTRUCTION ON THE SITE SHOULD NOT INHIBIT THE FLOWS TO THE CONVEYER THAT RUNS UNDER RIVER ROAD.

30' HALF WIDTH FROM FUTURE DUTCH CANYON ROAD CENTERLINE TO REALIGN INTERSECTION WITH RIVER ROAD TO 90'

<p><b>WASATCH COUNTY WEED BOARD</b></p> <p>APPROVED THIS 27<sup>th</sup> DAY OF <u>June</u>, 20<u>12</u>.</p> <p><i>[Signature]</i> DIRECTOR</p> <p><b>COUNTY ENGINEER DEPARTMENT</b></p> <p>APPROVED THIS 27<sup>th</sup> DAY OF <u>June</u>, 20<u>12</u>.</p> <p>SUBJECT TO THE FOLLOWING CONDITIONS:</p> <p><i>[Signature]</i> DIRECTOR, PUBLIC WORKS</p> <p><b>HEALTH DEPARTMENT</b></p> <p>APPROVED THIS 27<sup>th</sup> DAY OF <u>June</u>, 20<u>12</u>.</p> <p>SUBJECT TO THE FOLLOWING CONDITIONS:</p> <p><i>[Signature]</i> PUBLIC HEALTH DEPARTMENT</p> <p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS <u>14</u> DAY OF <u>June</u>, 20<u>12</u>.</p> <p><i>[Signature]</i> COUNTY ATTORNEY</p> <p><b>WASATCH COUNTY SHERIFF'S OFFICE</b></p> <p>APPROVED THIS 27<sup>th</sup> DAY OF <u>June</u>, 20<u>12</u>.</p> <p>SUBJECT TO THE FOLLOWING CONDITIONS:</p> <p><i>[Signature]</i> WASATCH COUNTY SHERIFF</p> <p><b>WASATCH COUNTY WATER RESOURCES</b></p> <p>APPROVED THIS 27<sup>th</sup> DAY OF <u>June</u>, 20<u>12</u>.</p> <p><i>[Signature]</i> DIRECTOR</p> <p><b>COUNTY SURVEYOR</b></p> <p>APPROVED AS TO FORM ON THIS 27<sup>th</sup> DAY OF <u>June</u>, 20<u>12</u>.</p> <p>ROS 1, 2, 3, 2</p> <p><i>[Signature]</i> COUNTY SURVEYOR</p> <p><b>WASATCH COUNTY FIRE CHIEF</b></p> <p>APPROVED THIS 27<sup>th</sup> DAY OF <u>June</u>, 20<u>12</u>, WITH THE FOLLOWING CONDITIONS:</p> <p><i>[Signature]</i> FIRE CHIEF</p> <p><b>COUNTY PLANNING OFFICE</b></p> <p>APPROVED THIS 27<sup>th</sup> DAY OF <u>June</u>, 20<u>12</u>, BY THE WASATCH COUNTY PLANNING DIRECTOR.</p> <p><i>[Signature]</i> PLANNING DIRECTOR</p>	<p><b>BOUNDARY DESCRIPTION</b></p> <p>BEGINNING AT A POINT WHICH IS NORTH 10.52 FEET AND EAST 2.44 FEET FROM THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.</p> <p>THENCE NORTH 89°39'56" EAST 2662.38 FEET; THENCE SOUTH 28°19'05" WEST 208.98 FEET; THENCE NORTH 28°19'05" WEST 971.52 FEET TO THE POINT OF BEGINNING, CONTAINING 6.555 ACRES.</p> <p><b>BASIS OF BEARING</b></p> <p>THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE STATE SURVEY OF UTAH. THE MONUMENTS AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.</p> <p><b>OWNER'S DEDICATION</b></p> <p>KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL THE UNDERSIGNED, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, EASEMENTS AND STREET EASEMENTS, AND WE HEREBY CERTIFY THAT WE HAVE CAUSED THE SAME TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF UTAH.</p> <p>IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 27<sup>th</sup> DAY OF <u>June</u>, 20<u>12</u>.</p> <p><i>[Signature]</i> FRANCIS PROBST - TRUSTEE</p> <p><i>[Signature]</i> MAY F. PROBST - TRUSTEE</p> <p><b>ACKNOWLEDGMENT</b></p> <p>STATE OF UTAH COUNTY OF <u>Wasatch</u> S.S. ON THE 27<sup>th</sup> DAY OF <u>June</u>, 20<u>12</u>, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, FRANCIS PROBST AND MAY F. PROBST, BOTH OF WHOM I KNOW TO BE THE SOLE HOLDERS OF THE ABOVE DESCRIBED REAL ESTATE, AND THEY HAVE ACKNOWLEDGED TO ME THAT THEY FREELY AND VOLUNTARILY MADE THE ABOVE MENTIONED DEDICATION FOR THE USES AND PURPOSES THEREIN MENTIONED.</p> <p>RESIDING IN <u>Wasatch</u> PUBLIC COUNTY, UTAH MY COMMISSION EXPIRES <u>11/17/17</u></p> <p><b>SURVEYOR'S CERTIFICATE</b></p> <p>IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, BRIG CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR HOLDING LICENSE NUMBER 143236 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSE ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED REAL ESTATE IN ACCORDANCE WITH THE UTAH CODE, AND I HAVE VERIFIED ALL INFORMATION ON THE PLAT TO BE TRUE AND CORRECT AS REPRESENTED ON THE PLAT.</p> <p>DATE <u>5-27-12</u> <i>[Signature]</i> SURVEYOR</p>
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SURVEYOR  
BRIG CHRISTENSEN, P.L.S.  
P.O. BOX 176  
HEBER, UTAH 84032  
PHONE (435) 854-9229

THIS SUBDIVISION PLAT IS BASED ON RECORDS OF SURVEY 2302 FILED FEBRUARY 16, 2012.

WASATCH COUNTY RECORDER FILE  
ENTRY NO. 350193 BOOK 10356, PAGE 126-129  
STATE OF UTAH, COUNTY OF WASATCH  
DATE 7-7-12 TIME 3:55 P.M.  
RECORDED AND FILED AT THE REQUEST OF:  
RANDALL K. PROBST



## WATER CALCULATION FOR DUTCH DRAW SUBDIVISION

### CULINARY:

No. Lots =	3
Req'd Water =	2.4 acft

### IRRIGATION:

Total Acres =	5.63 ac
Subtract Paved Lane =	0.25 ac
Net Acres =	5.38 ac
Subtract Non-Irrigated* =	0.55 ac
Irrigated Net =	4.83 ac
Req'd Water =	14.49 acft

\* 8000 sqft per house

TOTAL WATER REQ'D =	16.89 acft
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REQ'D MIDWAY IRR SHARES 5.63

Has Lot 2 previously transferred 0.5 shares to Midway City?

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*New/Old Business*

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*Adjourn*

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