

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, FEBRUARY 6, 2017**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, February 6, 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 February 6, 2017
 - b. Approve the Minutes of October 3, 2016
 - c. Approve 2017 Meeting Schedule
 - d. Approve Chairman for 2017 year
3. Alder Meadows Subdivision – 250 East 200 South
 - a. Discuss Subdivision Water Requirements.
 - b. Possible recommendation to City Council
4. Deer Creek Estates – 300 East Michie Lane (South Side)
 - a. Discuss Subdivision Water Requirements
 - b. Possible recommendation to City Council
4. New/Old Business – No motions or recommendations will be made during this item.
5. Adjourn

Dated January 30, 2017

Jennifer Sweat
Secretary

The order of individual items on this agenda is subject to change in order to accommodate the needs of the Board and those in attendance. This agenda can be amended up to 24 hours before the meeting. Any Changes will be posted on the agenda located in the Midway City Office Building, 75 North 100 West Midway, Utah

If you are planning to attend this public meeting and need special assistance in accordance with the Americans with Disabilities Act, please notify Jennifer Sweat secretary for the Midway Water Advisory Board prior to the meeting at 435-654-3223 x 101.

**MIDWAY WATER ADVISORY BOARD
MONDAY OCTOBER 3, 2016
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held October 3, 2016 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Chairman Steve Farrell, Brent Kelly, Grant Kohler Midway City: Mayor Colleen Bonner, Council Member Kenneth VanWagoner and Karl Dodge, Michael Henke, City Planner and Water Board Secretary Jennifer Sweat.

General Consent Calendar

Chairman Farrell asked for approval of the General Consent Calendar which consisted of

- a. Approval of the Agenda for October 3, 2016
- b. Approval of the Minutes of August 1, 2016

Motion: Mayor Bonner made a motion to approve the General Consent Calendar as presented. Council Member Karl Dodge 2nd the motion. It was carried unanimously.

John Provost- Subdivision – 84 East 600 North

Michael Henke, City Planner presented the following regarding this property

1. 5.26-acre parcel
2. R-1-15 zone
3. Three (3) lots
4. Public Trail
5. No open space requirement.

The board reviewed the property via google map and the plat maps provided by the applicant. Paul Berg, the engineer for the property had spoken with Michael earlier, and would not be attending tonight's meeting, however if the board had any questions we can call him.

Michael reviewed the plat with the board, and said that lots one (1) and two (2) would need to turn in 2.8 acres' feet of water, and lot three (3) would need to turn in 9.55 acre feet of water, which would equal 15.15 acre feet of water needing to be turned in for the project. They would be given a credit of 1.3 acre feet for the historic connection, and that would change the amount of water to 13.85 acre feet. Also they would need to have secondary water meters for those lots as well.

Minutes of the Midway Water Advisory Board
October 3, 2016

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

Motion: City Council Member Karl Dodge made the motion that the board would make a recommendation to the City Council for the John Provost Subdivision located at 84 East 600 North 15.15 acre feet with 1.3 acre feet credit for the existing home, for a total of 13.85 acre feet (5 Shares) turned in to Midway City. Also they will need to get in touch with Mike Kohler, Company Manager for Midway Irrigation to be connected with meters being installed for secondary. Irrigation Member Brent Kelly 2nd the motion. It was carried unanimously.

Midway Irrigation Company Meters

Chairman Farrell stated that the irrigation company had decided to go with Sensus meters, which is also what type of meter is currently being used by Midway City. At this time, they will be using the meters for monitoring, and not for billing. Eventually all properties that have access to Secondary Water will have meters. At this time, only new subdivisions will be getting them. But the idea is to select certain areas, and start installing them. Again this is for monitoring only, not for billing at this time. The board discussed the cost of the meters, and Chairman Farrell stated that it would be up to the irrigation company to maintain the meters.

The board discussed that it might be possible that next year everyone would need to be put on watering turns. The board discussed different ideas of how to do that. It was suggested even number homes would water Monday-Wednesday-Friday, and odd number homes would water Tuesday-Thursday-Saturday, and no one would water on Sunday to give the system an extra day to rebuild the reserves. This could be put in the Midway City Newsletter.

All of this information will be presented at the Annual Irrigation Meeting, which will be held the 1st Saturday of January, and there might possibly be a rate increase. The Mayor suggested having this information as the featured letter in April's newsletter.

New/Old Business

The board discussed the following items:

1. Discussed Ontario Drain Tunnel
2. Discussed Snake Creek Tunnel

Chairman Farrell if there were any other items of business to discuss? There was not.

Mayor Bonner moved for adjournment. It was carried unanimously and was adjourned at 7:25 p.m.

DRAFT

General Consent Calendar

WATER BOARD ADVISORY BOARD

2017 Meeting Schedule

Regular Meeting 6:00pm

MEETING DATE	APPLICATION DEADLINE
Monday, January 9, 2017	Friday, December 23, 2016
Monday, February 6, 2017	Friday, January 27, 2017
Monday, March 6, 2017	Friday, February 24, 2017
Monday, April 3, 2017	Friday, March 24, 2017
Monday, May 1, 2017	Friday, April 21, 2017
Monday, June 5, 2017	Friday, May 26, 2017
Monday, July 3, 2017	Friday, June 23, 2017
Monday, August 7, 2017	Friday, July 28, 2017
No Meeting - Holiday Labor Day	No Meeting - Holiday Labor Day
Monday, October 2, 2017	Friday, September 22, 2017
Monday, November 6, 2017	Friday, October 27, 2017
Monday, December 4, 2017	Wednesday, November 22, 2017

No Meeting - in September 2017 due to Labor Day

Alder Meadows Subdivision
250 East 200 South

Midway Water Advisory Project Data Sheet

Name of Project: Alder Meadows Subdivision

Address: 250 East 200 South

Name of Developer: Ashton Robertson Enterprises

Total Acres of Project: 5.16 acres

Total Acres of Irrigated Land: 1.49 acres

No. of Buildings: 11

No. of Residential Units: 22

No. of Hotel Units: _____

No. of Seats in Restaurant: _____

No. of Fixtures in Commercial Buildings: _____

Other: _____

Other: _____

No. of Acre Feet needed for inside use: 17.60 (22 units x 0.80 af per unit)

No. of Acre Feet needed for outside use: 4.47

Extension or Modification of the City Water System:
Subdivision will connect to water lines in 100 and 200 South.

Storage Facilities: _____

Midway Irrigation Company Consent:

a. Storm Water Runoff: Retained on site.

b. Piping of Irrigation Ditch (Easements):
Not applicable

c. Relocation of Ditches (Easements) Not applicable

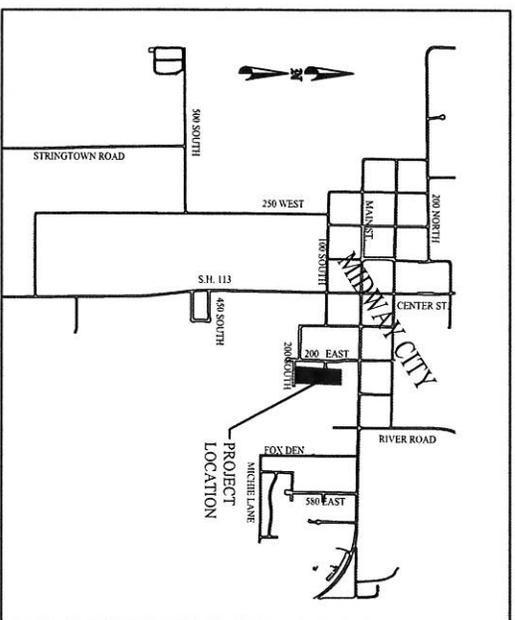
d. Tail Water Control: Not applicable

Secondary Water System: Connect to lines in 200 East and 200 South

Comments:
22.07 acre-feet or 7.5 shares of water required

ALDER MEADOWS SUBDIVISION

PRELIMINARY APPLICATION



MIDWAY CITY
VICINITY MAP

SHEET INDEX

1. EXISTING CONDITIONS AMP
2. SITE PLAN
3. UTILITY PLAN
4. STORM DRAIN PLAN
5. COMMON AREA LANDSCAPE PLAN
6. TYPICAL DUPLEX LANDSCAPE PLAN

THIS DOCUMENT IS UNCLASSIFIED
DATE 08-01-2011 BY 60322
UNCLASSIFIED//FOR OFFICIAL USE ONLY
FORM 88 (REV. 08-2001)

ASTTON
ALDER MEADOWS

COVER SHEET



DESIGNED BY: CMB DATE: 21-03-2006 SHEET: 0
DRAWN BY: CMB REV:



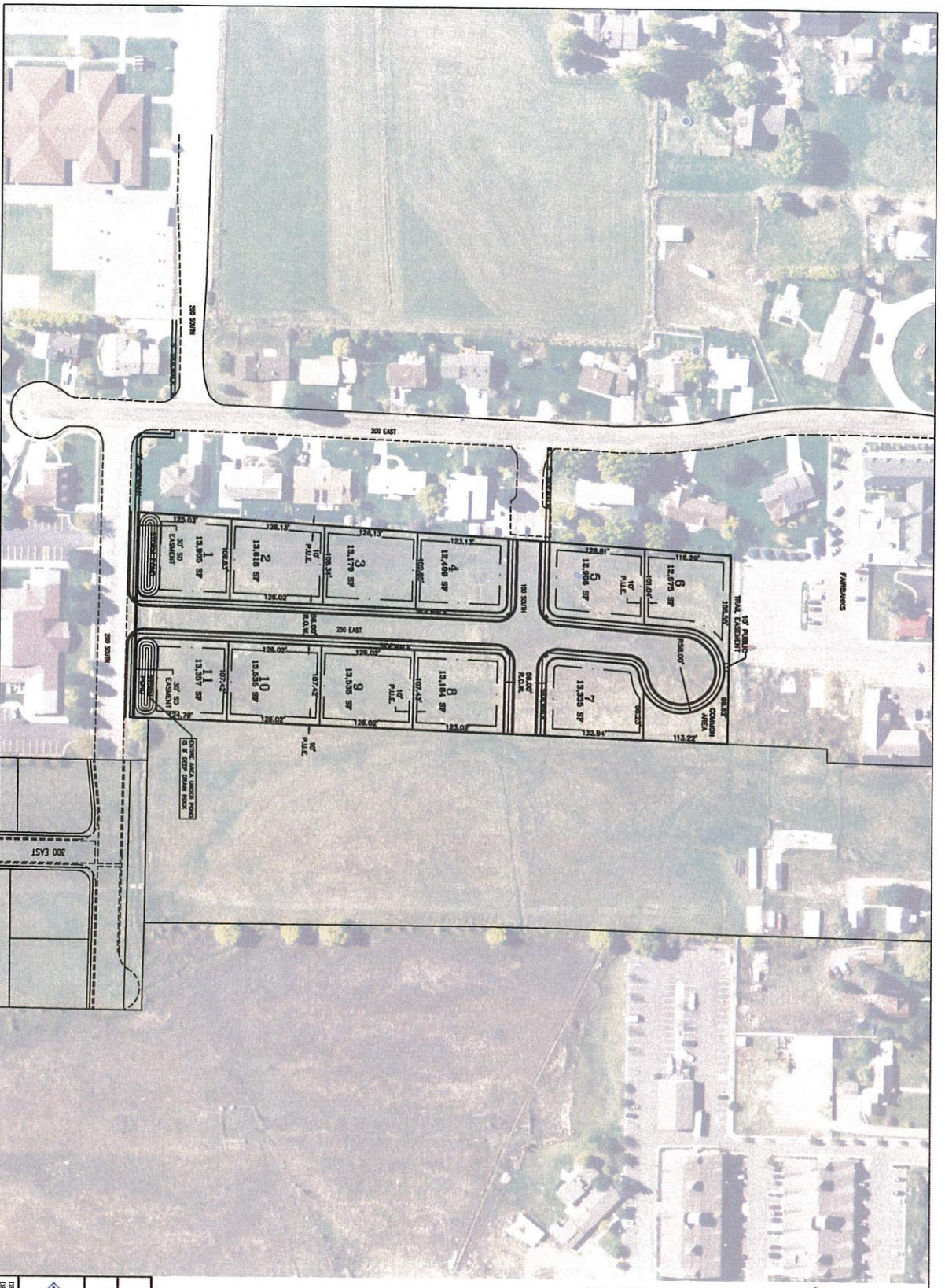
- LEGEND**
- EX-S — EXISTING SEWER
 - EX-W — EXISTING WATER
 - EX-I — EXISTING PRESURIZED IRRIGATION

THIS DOCUMENT IS ACCURATE
 AND COMPLETE TO THE BEST OF
 OUR KNOWLEDGE AND BELIEF AT
 THE DATE OF THIS DOCUMENT.
 DATE: 04/15/2008
 DRAWN BY: CSM
 DATE: 04/15/2008

ASHTON
 ALDER MEADOWS
 EXISTING CONDITIONS

BERG ENGINEERING
 1400 E. Main St. Suite 200
 PMB 527 9249
 970-233-8888

DESIGNER: CSM	DATE: 2/18/08	3001
DRAWN BY: CSM	REV:	



LAND USE CALCULATIONS
TOTAL AREA: 141,000 SF
11 LOTS
11,000 SF

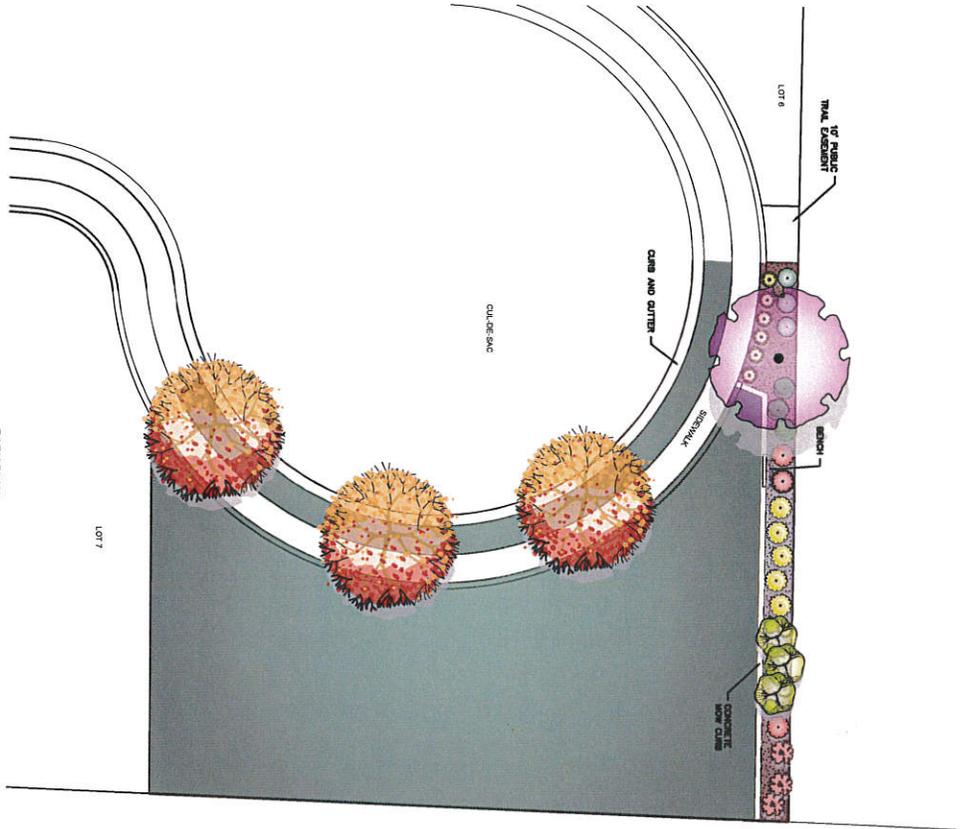
NOTE: THIS IS A PRELIMINARY CALCULATION AND DOES NOT REPRESENT THE FINAL DESIGN. THE FINAL DESIGN SHALL BE DETERMINED BY THE PLANNING AND ZONING DEPARTMENT. THE PLANNING AND ZONING DEPARTMENT SHALL BE CONTACTED TO OBTAIN A PERMIT TO DEVELOP THIS PROJECT.

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.

ASSTON
ALDER MEADOWS
SITE PLAN

BERG ENGINEERING
1000 W. 1000 S.
MIDLAND, UT 84405
PHONE: 435.733.1111
FAX: 435.733.1112
DATE: 21 DEC 2008

DESIGNED FOR DATE 21 DEC 2008 SHEET 2



PLANT SCHEDULE

TREE	QTY	COMMON NAME / BOTANICAL NAME	CONT. CAL.
	3	Adam's Elm / <i>Ulmus americana</i> / Adam's Elm	800 2" Cal
	1	Adam's Maple / <i>Acer pennsylvanicum</i> / Adam's Maple	800 2" Cal
	3	Swedish Myrtle / <i>Myrica verticillata</i> var. <i>myrica</i>	800 1 1/2" Cal
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT.
	3	Compact Burning Bush / <i>Eurospira alterniflora</i> / Compact	5 gal
	3	Fire Lane Bush / <i>Rhus typhina</i> / Fire Lane	1 gal
	3	Green Mound / <i>Thuja occidentalis</i> / Green Mound	5 gal
	3	Red Twig Dogwood / <i>Cornus sericea</i> / Shady's Redwing	5 gal
	4	Spirea / <i>Spiraea japonica</i> / Goldenrod	5 gal
	5	Yellow Twig Dogwood / <i>Cornus sericea</i> / Flamingo	5 gal
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	CONT.
	9	Fairfax Reed Grass / <i>Calamagrostis canadensis</i> / Fair Feather	1 gal
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT.
	6,021 sq ft	Kentucky Bluegrass / <i>Poa pratensis</i>	mulch
MULCH	QTY	COMMON NAME / BOTANICAL NAME	CONT.
	550 sq ft	4" Wood Mulch / 4" Wood Mulch	Mulch



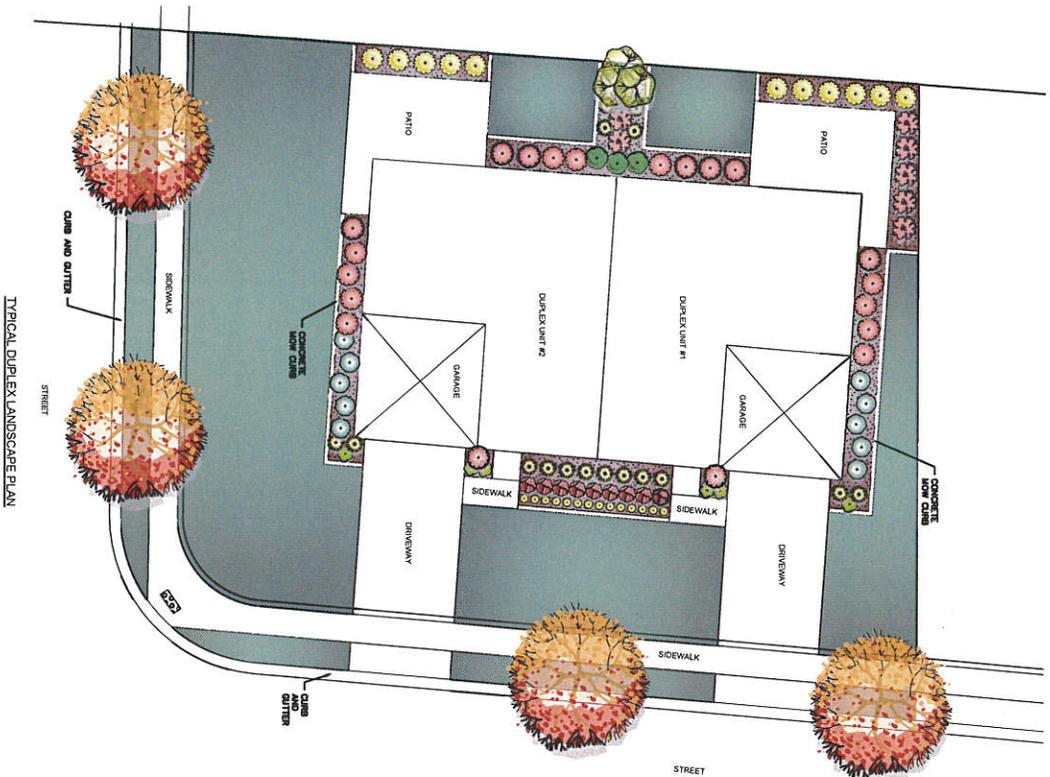
THIS DOCUMENT IS UNCLASSIFIED
DATE 08/20/2013 BY 60322 UCBAW/STP/STP

DATE: 23 DEC 2013

3100 E Main St, Suite 204
Midway, UT 84049 PH: (801) 723-2000
DESIGNER: CSB DATE: 23 DEC 2013 SHEET: 3
DRAWN BY: CSB

berg
LANDSCAPE ARCHITECTS

ASHTON
ALDER MEADOWS
COMMON AREA
LANDSCAPE PLAN



TYPICAL DUPLEX LANDSCAPE PLAN

PLANT	SYMBOL	COMMON NAME	EDUCATIONAL NAME	CONT.	COL.
TREES	4	Alumina Blue Maple / Acer glabrum	Alumina Blue*	800	2" Cal
	3	Swedish Aspen / Populus tremuloides var. erichs	Swedish*	150	1.5" Cal
SHRUBS	20	Compact Burning Bush / Euonymus alatus	Compact*	5 gal	
	8	Clipped 'Pyro' Balmberg / Berberis thunbergii	Clipped 'Pyro'	5 gal	
	3	Fire Lane Blackthorn / Rhamnus typhalo	Fire Lane*	1 gal	
	10	Green Mound Yucca Curved / Yucca filamentosa	Green Mound*	5 gal	
	8	Real 'Vog' Dogwood / Cornus stolonifera	Real 'Vog'	5 gal	
	6	Spirea / Spirea japonica	Goldround*	5 gal	
	11	Yellow 'Vog' Dogwood / Cornus stolonifera	Yellow 'Vog'	5 gal	
GRASSES	10	Prairie Reed Grass / Calamagrostis canadensis	Prairie Reed*	1 gal	
PERENNIALS	14	Shrub or One Day / Hemerocallis	Shrub or One Day*	1 gal	
GROUND COVERS	5, 800	Kentucky Bluegrass / Poa pratensis	Kentucky Bluegrass*	500	
MULCH	20X	COMMON NAME	EDUCATIONAL NAME	500	
	1, 400	4" Wood Mulch / Wood Mulch	Wood Mulch	500	

Scale 1" = 10'
Scale 1" = 20' for 1/4" x 1/4"

ASTON
ALDER MEADOWS
TYPICAL DUPLEX
LANDSCAPE PLAN

berg
LANDSCAPE
ARCHITECTS

300 E Main St, Suite 200
Madison, WI 53703
608.261.2100
www.berglandscape.com

DATE: 2.18.2015

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Deer Creek Estates
300 East Michie Lane (South Side)

Midway Water Advisory Project Data Sheet

Name of Project: Deer Creek Estates

Address: 300 East Michie Lane (South Side), Midway, Utah, 84049

Name of Developer: Return Development, LLC

Total Acres of Project: 14.84

Total Acres of Irrigated Land: _____

No. of Buildings: 21

No. of Residential Units: 21

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:

Indoor Use: 0.45 AC-ft/YR

Irrigated Use (Midway - Duty Map): 3.00 AC-ft/Irrigated AC/YR

Other: _____

Other: _____

No. of Acre Feet needed for inside use: See attached

No. of Acre Feet needed for outside use: See attached

Extension or Modification of the City Water System:

Connection to occur in Michie Lane and the existing stub out the west side of Fox Pointe Subdivision

Storage Facilities: _____

Midway Irrigation Company Consent:

a. Storm Water Runoff: NA. Retention

b. Piping of Irrigation Ditch (Easements): _____

c. Relocation of Ditches (Easements) _____

d. Tail Water Control: _____

Secondary Water System: _____

Comments:



civilsolutionsgroupinc.

January 26, 2017

Christopher Huffman
Return Development, LLC

RE: Deer Creek Estates Subdivision Preliminary Water Calculations

To Whom It May Concern:

I am providing the water usage calculations per your request. According to section R309-510 of the Utah Administrative Code, the proposed 21-lot subdivision will be required to provide 0.45 acre-feet per year per ERC for indoor use. The State of Utah Duty Map (attached) requires 3.0 acre-feet of water per irrigated acre in the City of Midway. These calculations assume an impervious area of 4,000 sf/lot for the building footprint and driveway. The total irrigated acres also deducts the right-of-way dedicated area.

The water calculations are as follows:

Use	Units	Water Value	Total Required
Indoor Use	21 ERC's	0.45 acre-feet per ERC per year	9.45 acre-feet per year
Outdoor Use (Total project irrigated acres, including public park)	10.01 acres	3.0 acre-foot per irrigated acre per year	30.03 acre-feet per year
Grand Total			39.48 acre-feet

Please let me know if you have any questions or concerns.

Sincerely,

DAYTON LAW, MBA, PRINCIPAL, DIRECTOR - UTAH VALLEY

698 NORTH 1890 WEST SUITE 43B

PROVO, UT 84601

OFFICE [801.874.1432](tel:801.874.1432) EXTENSION 711

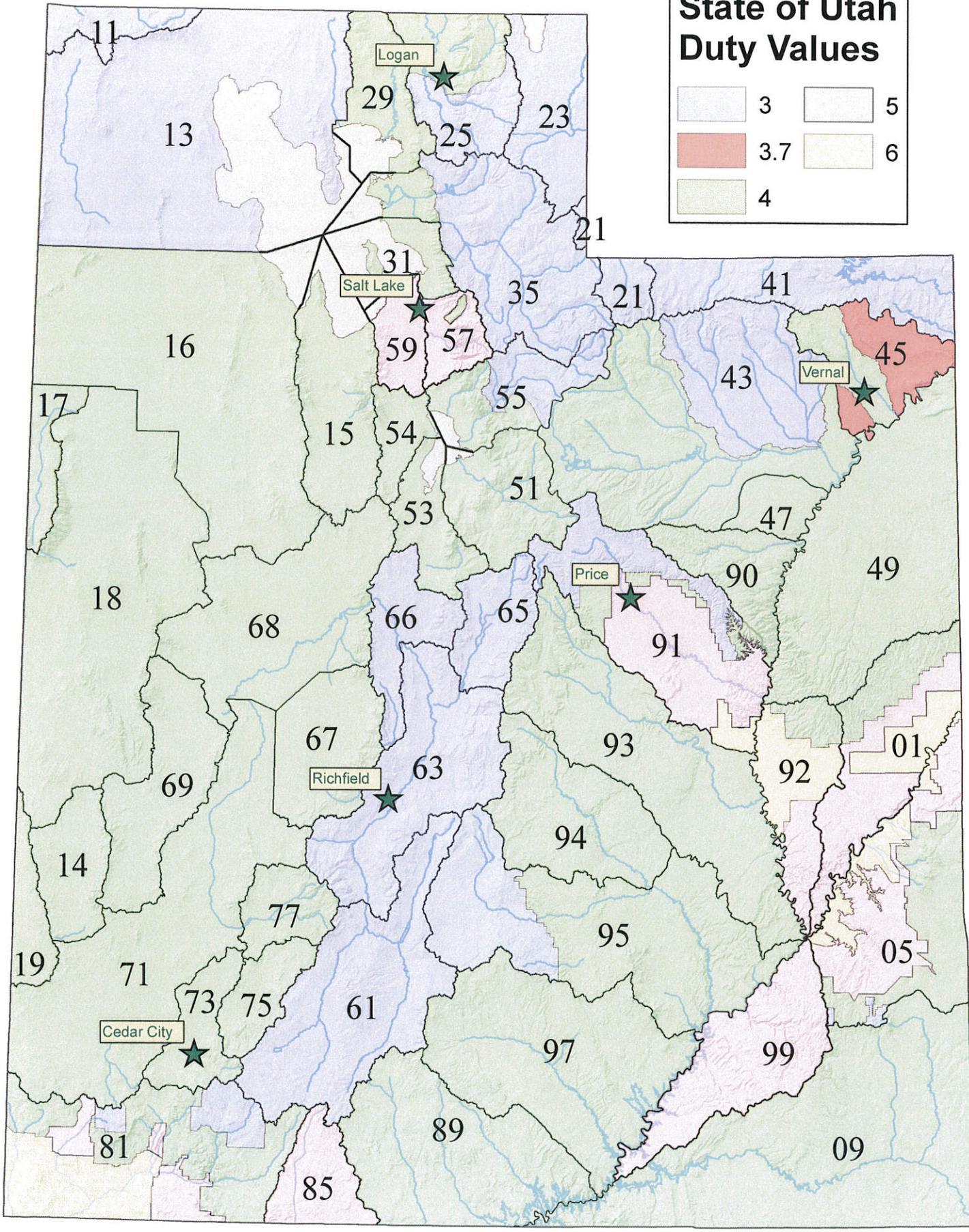
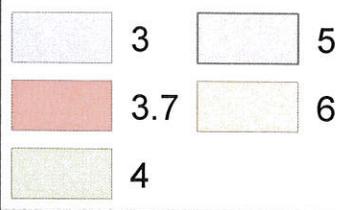
MOBILE [435.890.4190](tel:435.890.4190)

dlaw@civilsolutionsgroup.net

www.civilsolutionsgroup.net

UTAH VALLEY | SALT LAKE CITY | CACHE VALLEY

State of Utah Duty Values



New/Old Business

Adjourn
