

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, MAY 2, 2016**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, May 2, 2016 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 May 2, 2016
 - b. Approve the Minutes of April 4, 2016
3. Peter Malinka Residence – 150 North 100 East
 - a. Discussion of water requirements
 - b. Recommendation to City Council
4. Probst Family Funerals – 711 East Main Street
 - a. Discussion of water requirements for project
 - b. Recommendation to City Council
5. Midway Self Storage – Approx. 500 East Main
 - a. Discussion of water requirements for project
 - b. Recommendation to City Council
6. Homestead Resort – Continue Discussion Regarding Water Calculations
7. New/Old Business – No motions or recommendations will be made during this item.
8. Adjourn

Dated April 24, 2016

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.

General Consent Calendar

**MIDWAY WATER ADVISORY BOARD
MONDAY APRIL 4, 2016
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held April 4, 2016 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

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

General Consent Calendar

As Chairman Farrell was excused from the meeting Mayor Bonner acting as the co-chair of the board asked for approval of the General Consent Calendar which consisted of

- a. Approval of the Agenda for April 4, 2016
 - a. Mayor Bonner noted that the order of the agenda had been slight changed, we would be starting with Item 5, then Item 4, and then item 3.
- b. Approval of the Minutes of March 7, 2016

Motion: Council Member Karl Dodge made a motion to approve the General Consent Calendar with the noted changes of order of items on the agenda. Irrigation Member Grant Kohler 2nd the motion. It was carried unanimously.

Brinton Small Subdivision – 310 West 200 North

Michael Henke, City Planner presented the following regarding this property

1. .9 Acre Parcel which is located in the R-1-9 zone
2. Two (2) lots, with each lot being .38 acres
3. There is an existing house on one of the lots that will remain
4. Access for lot one (1) from Pine Canyon Road (No access from 200 North)
5. Access for lot two (2) from 200 North.
6. Reviewed property via google map

The board discussed the property in regards to the proposed plans. They want to split the property into two (2) lots, and will leave the existing home on one lot, and plan to build a new home on the 2nd lot. The property does have access to secondary water (irrigation)

Planner Henke stated that the potential water requirements for the property would be three (3) acre feet or one (1) share of water. However historically the board has given credit for the existing home and outside irrigation, which he feels should be the case for this property as well. Planner Henke and the board agreed that 1 ½ acre feet credit should be given for the existing home and the developer would need to turn in an additional 1 ½ acre feet or ½ share of water.

The property owners engineer, Dallas from Summit Engineering asked if his client decided to do a duplex would the water requirement change?

The board stated that yes it would change, and they would need to turn in 2 ½ acre feet or one (1) share of water for a duplex. They may also need to come back before the advisory board.

Mayor Bonner asked if there were further questions regarding this item? There was not.

Motion: Irrigation Member Grant Kohler stated that the board would make a recommendation to the City Council that the Brinton Small Subdivision located at 310 West 200 North be credited for the existing home and outside irrigation water (1 ½ acre feet) and recommend they turn in 1 ½ acre feet of water (1/2 Share) for the 2nd lot. City Council Member Karl Dodge 2nd the motion. It was carried unanimously.

Dutch Canyon Subdivision – 600 East Saddle Drive

Michael Henke, City Planner presented the following regarding this property:

1. 29.42 acres which is located in the RA-1-43 zone.
2. 25 lots will be in the subdivision
3. The subdivision is required to have 4.41 acres of open space (15%), which they have provided.
4. There are no sensitive lands on the property, they will have public trails and private amenities.
5. Reviewed property via google map.

The board discussed the property and the location of the property. They discussed the secondary water, and it was thought it would be best for the four property owners surrounding the property to meet and perhaps they could share in the cost of possibly a pump house. It was also discussed that the irrigation company could possibly do what they have done with Dutch Fields and their pumping system. It was the feeling of the board that the developer would most likely need to go before the Midway Irrigation Company board and work out an agreement in regards to the secondary water system.

Planner Henke stated that the potential water requirements for the property would be 25 lots at .85 acres each, with three (3) acre feet required for each lot, which would require 75 acre feet. The clubhouse and pool would be calculated as 1 ½ acre feet, and also mentioned that the 4.41 acres of open space water requirement is included in the lot calculation. In total the developer would need to turn in 76.5 acre feet (25.50 shares) to the City.

There was discussion on how the pool and clubhouse was calculated. It is usually a case by case basis, usually it is figured as residential use. Mr. Watts, the developer stated that usually they only replace the water once a year in the pool, so it is minimal usage.

Steve Farrell joined via phone at 6:30 p.m. to discuss the property.

There was discussion on how the potential water requirements was determined, and if it was correct. Steve felt that they needed to go back and calculate the impervious services, park strips, tennis courts, etc. Mr. Watts stated he didn't have a problem with that, and was fine with going back to determine if the calculations were accurate. The board asked how much water currently was with the property? Mr. Watts stated there was currently 90 acre feet (30 shares) with the property as stated on the plat map. The board felt that they should recommend 90 acre feet at this time, and then after the recalculations were completed, staff could make the determination if they needed less or more.

Mayor Bonner asked if there were further questions regarding this item? There was not.

Motion: City Council member Kenny VanWagoner stated that the board would make a recommendation to the City Council that Dutch Canyon Subdivision located at 600 East Saddle Drive recommend they turn in 90 acre feet of water (30 Share) for the 25 lots subdivision, including the pool and clubhouse. That the developer would go back to his engineer and calculate impervious services, park strips etc. and return that information to Staff, who at that time may reduce or increase the amount of water recommended to be turned in. Also the developer would need to meet with the Midway Irrigation Company to come up with a plan for the secondary water system. Midway Irrigation Member Brent Kelly 2nd the motion. It was carried unanimously.

Homestead Resort – 700 North Homestead Drive

Planner Henke stated that this basically is concept plan for interested buyers of the Homestead Resort. They wanted to know if they had enough water to do what they planned to do. They didn't have any definite plans, but they did have a concept. Planner Henke reviewed that concept plan:

1. Stacked Flat buildings, with three buildings, 108 units, 1,150 square feet unit size, unit would be 50'x23', and would be three (3) story
2. 4-plex buildings, with 34 buildings, 139 total units, 1,875 square feet unit size, unit would be 25x25'', and would be two story with basement
3. Duplex Townhomes, with 15 buildings, 30 total units, 2,500 square feet unit size, unit would be 33'x27', and would be two story with basement.
4. 4-plex townhomes, with eight buildings, 32 total units, 2,500 square feet unit size, unit would be 33'x27', and would be two story with basement.
5. This would be a total of 306 Total units, and 613 parking stalls.
6. This would also include a new clubhouse, amenities, game room & theater

Wes Johnson, City Engineer did a basic calculations of the current Homestead Indoor water usage, this does not include the restaurants, conference center, pools, golf club pro shop, laundry facilities, water features. (Detail in Supplemental File). He used the state standards of the amount of water that would be used for a hotel and for a residential home.

Chris Ensign who is one of the new owners looking at purchasing the Homestead, also provided a listing of what water he felt was able to be used for the Homestead. (Detail in Supplemental File). This was based off of research that he had been doing for his due diligence.

The board discussed both figures, and the water that was dedicated to only the golf course. They also discussed that any water prior to 1995 was calculated only as culinary and didn't take into account return flow. As it appears looking at this figures the property would not have enough water to make their project work how they had conceptually planned.

This item was only discussed in very general terms, and no motion or recommendation was made. Chris Ensign thanked the board, and stated he would be back if he had further questions.

New/Old Business

Mayor Bonner asked if there was any other business? There was no other discussion.

City Council Member VanWagoner moved for adjournment and Midway Irrigation Member Grant Kohler^{2nd} the motion. It was carried unanimously and was adjourned at 7:45 p.m.

Peter Malinka Residence
150 North 100 East

Midway Water Advisory Project Data Sheet

Name of Project: PETER MALINKA RESIDENCE

Address: 150 N 100 E

Name of Developer: DUFF JOHNSON

Total Acres of Project: 2.47

Total Acres of Irrigated Land: 2.47

No. of Buildings: 1

No. of Residential Units: 1

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: _____

No. of Acre Feet needed for outside use: _____

Extension or Modification of the City Water System: _____

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:

~~REDACTED~~ REQUESTING RECOMMENDATION:
THERE IS AN EXISTING CONNECTION BECAUSE OF A HOME
THAT HAS BEEN REMOVED. WE WANT TO KNOW IF
& WHY WE WOULD NEED TO TURN MORE SHARES OVER.

Probst Family Funerals
711 East Main Street

April 15, 2016

MIDWAY WATER ADVISORY PROJECT DATA SHEET

NAME OF PROJECT: Probst Family Funerals

ADDRESS: 711 East Main Street

NAME OF DEVELOPER: Probst Family Funerals

TOTAL ACRES OF PROJECT: 0.76

TOTAL ACRES OF IRRIGATED LAND: 0.13

NO. OF BUILDINGS: 1

NO. OF RESIDENTIAL UNITS: 1

NO. OF HOTEL UNITS: _____

NO. OF SEATS IN RESTAURANT: _____

NO. OF FIXTURES IN COMMERCIAL BUILDINGS: 15

OTHER: _____

OTHER: _____

NO. OF ACRE-FEET NEEDED FOR INSIDE USE: 0.63 acre-feet/year (see below)

NO. OF ACRE-FEET NEEDED FOR OUTSIDE USE: 0.39 acre-feet/year (see below)

EXTENSION OF OR MODIFICATION OF THE CITY WATER SYSTEM: Will connect to existing water line in Main Street.

STORAGE FACILITIES: _____

MIDWAY IRRIGATION COMPANY CONSENT:

a) STORM WATER RUNOFF: On site retention

b) PIPING OF IRRIGATION DITCH (EASEMENTS): _____

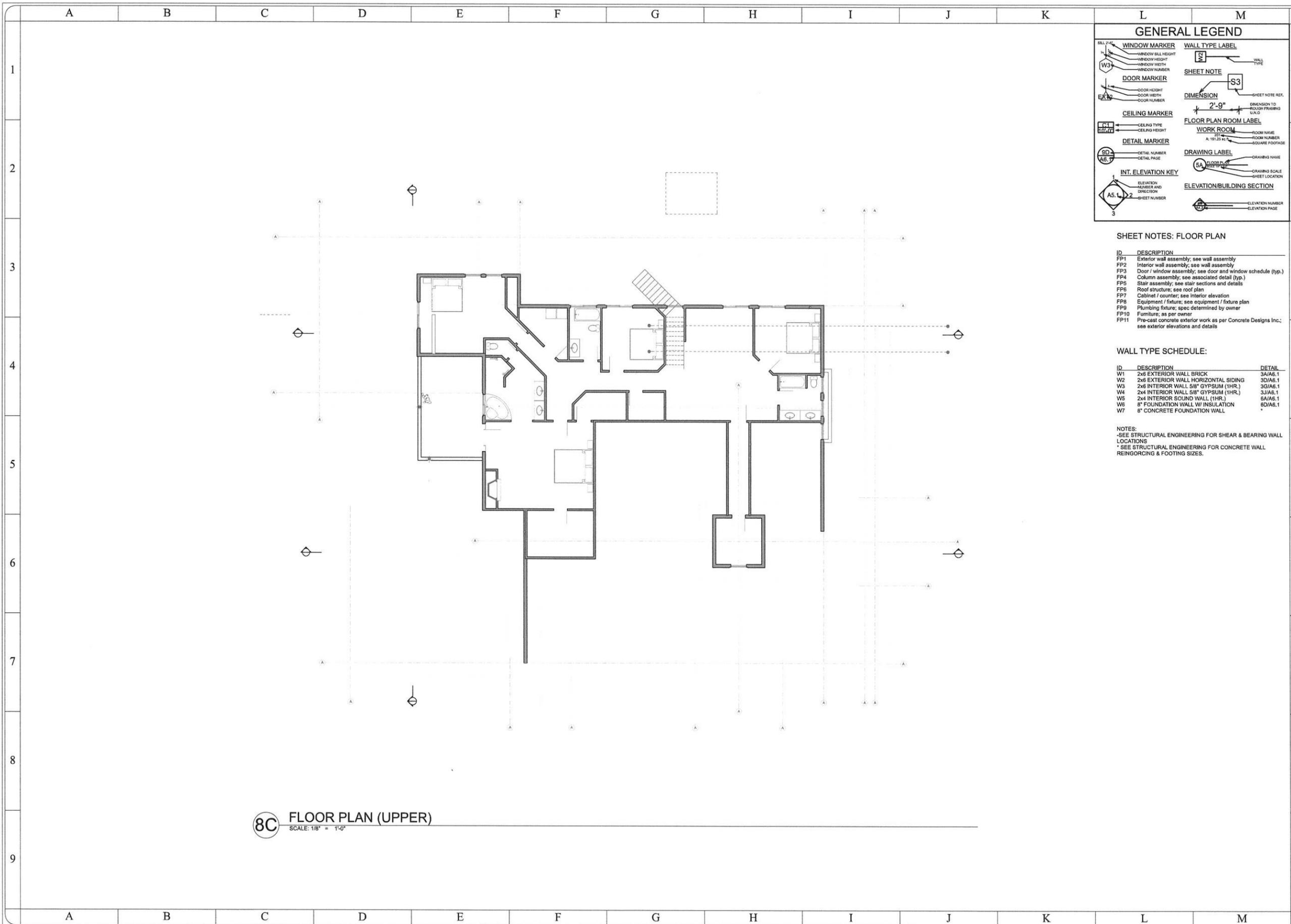
c) RELOCATION OF DITCHES (EASEMENTS): _____

d) TAIL WATER CONTROL: _____

SECONDARY WATER SYSTEM: _____

COMMENTS: 15 Fixture units @ 11 gpd = 165 gpd = 0.18 aF/year
1 single family home = 400 gpd = 0.45 aF/year
Total = 565 gpd = 0.63 aF/year

Irrigation 0.13 acre x 3.0 aF/year = 0.39 aF/year



8C FLOOR PLAN (UPPER)
SCALE: 1/8" = 1'-0"

GENERAL LEGEND

WINDOW MARKER W3 BILL OF MATERIALS WINDOW SILL HEIGHT WINDOW HEIGHT WINDOW WIDTH WINDOW NUMBER	WALL TYPE LABEL W WALL TYPE
DOOR MARKER EX 12 DOOR HEIGHT DOOR WIDTH DOOR NUMBER	SHEET NOTE S3 SHEET NOTE REF.
CEILING MARKER C1 C17 CEILING TYPE CEILING HEIGHT	DIMENSION 2'-9" DIMENSION TO COLOR FRAMING U.L.O.
DETAIL MARKER SD A6 DETAIL NUMBER DETAIL PAGE	FLOOR PLAN ROOM LABEL WORK ROOM ROOM NAME ROOM NUMBER SQUARE FOOTAGE
INT. ELEVATION KEY A5.1, 2 3 ELEVATION NUMBER AND DIRECTION SHEET NUMBER	DRAWING LABEL SA FLOOR PLAN DRAWING NAME DRAWING SCALE SHEET LOCATION
	ELEVATION/BUILDING SECTION ELEVATION NUMBER ELEVATION PAGE

SHEET NOTES: FLOOR PLAN

ID	DESCRIPTION
FP1	Exterior wall assembly; see wall assembly
FP2	Interior wall assembly; see wall assembly
FP3	Door / window assembly; see door and window schedule (typ.)
FP4	Column assembly; see associated detail (typ.)
FP5	Stair assembly; see stair sections and details
FP6	Roof structure; see roof plan
FP7	Cabinet / counter; see interior elevation
FP8	Equipment / fixture; see equipment / fixture plan
FP9	Plumbing fixture; spec determined by owner
FP10	Furniture; as per owner
FP11	Pre-cast concrete exterior work as per Concrete Designs Inc.; see exterior elevations and details

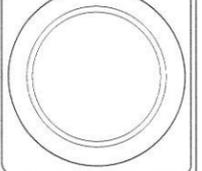
WALL TYPE SCHEDULE:

ID	DESCRIPTION	DETAIL
W1	2x6 EXTERIOR WALL BRICK	3A/A6.1
W2	2x6 EXTERIOR WALL HORIZONTAL SIDING	3D/A6.1
W3	2x6 INTERIOR WALL 5/8" GYPSUM (1HR.)	3G/A6.1
W4	2x4 INTERIOR WALL 5/8" GYPSUM (1HR.)	3J/A6.1
W5	2x4 INTERIOR SOUND WALL (1HR.)	6A/A6.1
W6	8" FOUNDATION WALL W/ INSULATION	8D/A6.1
W7	8" CONCRETE FOUNDATION WALL	

NOTES:
-SEE STRUCTURAL ENGINEERING FOR SHEAR & BEARING WALL LOCATIONS
* SEE STRUCTURAL ENGINEERING FOR CONCRETE WALL REINFORCING & FOOTING SIZES.

INFORMATION CLAUSE:
If any information is incorrect or in violation it shall be brought to the attention of the architect prior to the bid opening for clarification which shall be issued by addendum. Otherwise these documents shall be considered complete by the Contractor. No additional compensation shall be awarded to the contractor for inaccurate or omitted information resulting in changes necessary to facilitate the proper construction of this project.
Bar is 1" on original plans, if not 1" on this sheet adjust scale accordingly.

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Licenses: # 137121 (Utah)
402185 (Colorado)
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www.lythgoedesign.com
Lythgoe Design Group, inc.
Architecture - Planning - Design/Build



Probst Family Funeral
#Site Full Address
PROJECT DESCRIPTION: Funeral Home
(LDG) - PROJECT #: #Project ID DATE:

Revisions:

#	Date:	Description:

SECOND LEVEL FLOOR PLAN

A1.2

C:\Users\LANE\My Documents\Projects\8C\8C-Floor Plan (Upper).dwg, 8/14/16

Midway Self Storage
Approx. 500 East Main

Midway Water Advisory Project Data Sheet

Name of Project: Midway Self Storage

Address: Approx 500 E Main St.

Name of Developer: Steven Banks

Total Acres of Project: 6.17

Total Acres of Irrigated Land: 6.17

No. of Buildings: 690 Self Storage, 1 office/apartment, 10,000 sq ft commercial

No. of Residential Units: 1

No. of Hotel Units: N/A

No. of Seats in Restaurant: N/A

No. of Fixtures in Commercial Buildings: _____

Other: _____

Other: _____

No. of Acre Feet needed for inside use: _____

No. of Acre Feet needed for outside use: _____

Extension or Modification of the City Water System:

Storage Facilities: 690 units

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:

Jennifer Sweat

From: Mike Johnston <mike@summitteg.com>
Sent: Friday, April 22, 2016 5:57 AM
To: Jennifer Sweat
Cc: Steven Banks; Clayton Vance
Subject: Application for May 2 Water Board Mtg
Attachments: img-160421170842.pdf; L16-054 Storage Concept 7 CONCEPT PLAN.pdf

Hello Jennifer,

Attached is an application for the Midway Self Storage and Commercial project proposed on the 6-acre Karl Dodge property at 515 East Main Street. We request to be on the agenda for the May 2 Water Advisory Board meeting.

This project previously came before the Board at the January 4 meeting. The project has now been moved to a different property and slightly expanded in size. I have attached an updated Site Plan concept.

For the storage units business, there will be about 690 storage units (no water use) and one caretaker apt. above a 1500-sqft office.

For the retail/commercial portion along Main Street, there will be a 1500-sqft retail building, and a 5,000-sqft retail building with 5000-sqft office space above.

We will bring more information on the proposed retail buildings to the meeting.

At this time, the applicant, Steven Banks, is looking for City Council approval in May for this Conditional Use request for the project (due to the Mixed-Use component, and also the Storage Facility component).

City Planner, Michael Henke, has asked that we bring this back to the Water Advisory Board because the project has shifted to a different parcel of ground in Midway.

Once the final building sizes, uses, and layouts are established, it is anticipated that we will meet again with the Water Advisory Board to finalize the exact water requirements.

Thanks!

Michael P. Johnston

Principal Engineer, President

Summit Engineering Group, Inc.

PO Box 176

55 West Center Street

Heber City, UT 84032

435-654-9229

mike@summitteg.com

From: Steven Banks [mailto:sbanks@ncmassociates.com]

Sent: Thursday, April 21, 2016 5:10 PM

To: Michael Henke <mhenke@midwaycityut.org>; Mike Johnston <mike@summitteg.com>; Clayton Vance <clayton@claytonvance.com>

Cc: jsweat@midwaycityut.org

Subject: RE: next steps

Thanks. I think (hope) Mike Johnston is planning on being at the Water Board meeting tomorrow.

PROJECT: S15-108
 PRODUCT: Steven Banks
 PROJECT: MIDWAY STORAGE UNITS

CONCEPT SITE PLAN

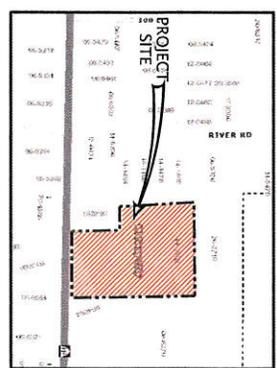
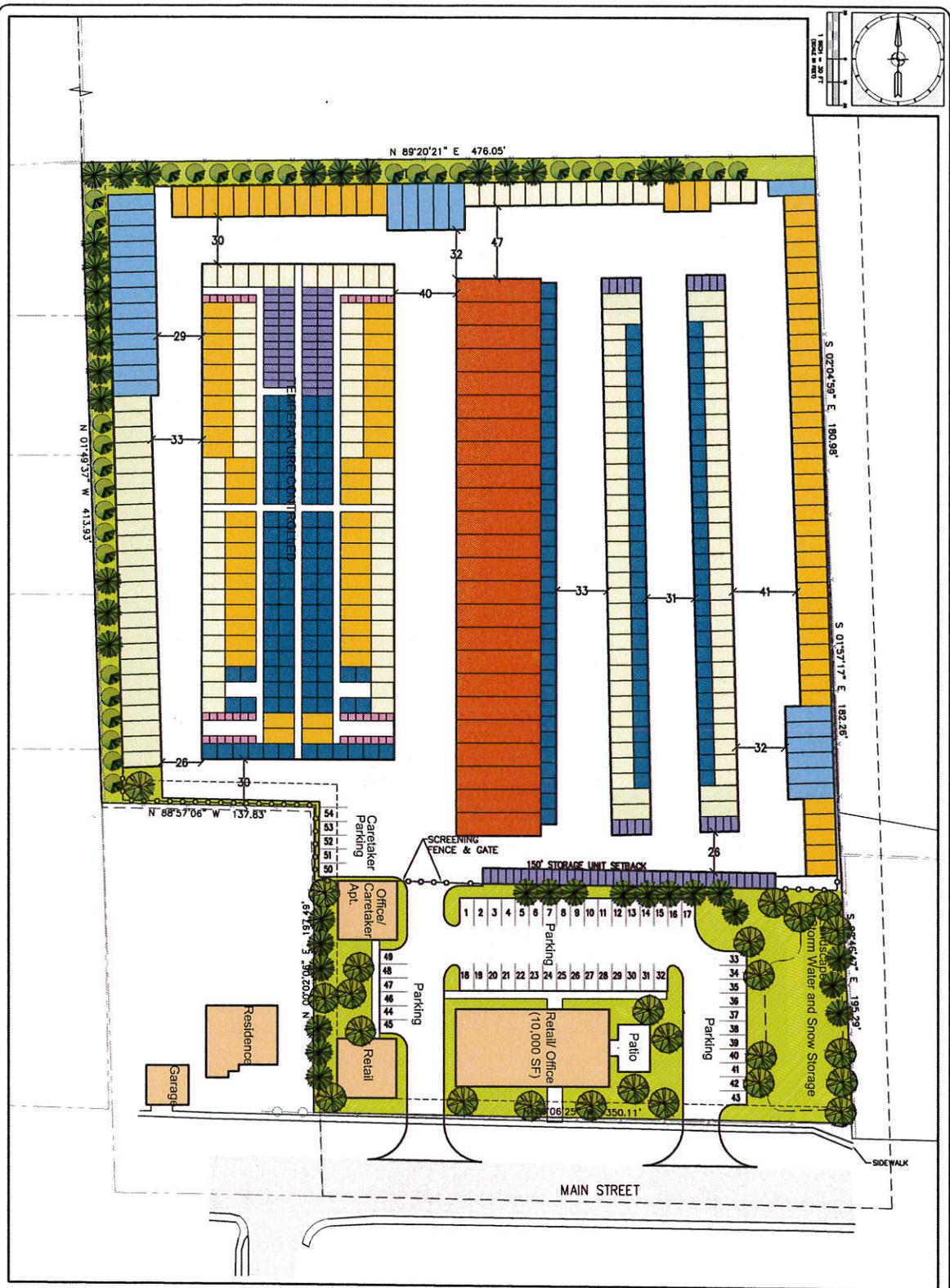
LOCATED IN THE SECTION RANGE ON EAST STRAHL MIDWAY CITY WASATCH COUNTY, UTAH

DATE: 4/11/2014

Summit Engineering Group Inc.
 3000 S. 1500 E. SUITE 100
 MIDWAY, UT 84043

Summit Engineering Group Inc.
 3000 S. 1500 E. SUITE 100
 MIDWAY, UT 84043

Summit Engineering Group Inc.
 3000 S. 1500 E. SUITE 100
 MIDWAY, UT 84043



Project Size

Storage Area - 4.98 Acres
 Commercial Area - 1.19 Acres
PROJECT TOTAL - 6.17 Acres

Legend

Unit Type	Unit Count	Temp. Control
5x5	42	
5x10	54	
10x10	100	
10x15	66	
10x20	50	
10x25	32	
10x30	25	
15x55	24	
312 + 381 = 693		

New/Old Business

Adjourn
