

**NOTICE AND AGENDA  
MIDWAY WATER ADVISORY BOARD  
MONDAY, JUNE 5, 2017**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, June 5, 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 June 5, 2017
  - b. Approve the Minutes of May 1, 2017
3. Knight Garage – 475 South 250 West
  - a. Discuss subdivision water requirements
  - b. Possible recommendation to City Council
4. Havens Farms – 1170 South Center Street
  - a. Discuss subdivision water requirements
  - b. Possible recommendation to City Council
5. River Bottoms Ranch – Located in County
  - a. Ratifying City Engineer water right needs
  - b. Possible recommendation to City Council
6. New/Old Business – No motions or recommendations
5. Adjourn

Dated May 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.

# General Consent Calendar

---

**MIDWAY WATER ADVISORY BOARD  
MONDAY MAY 1, 2017  
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held May 1, 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. Midway City: Mayor Colleen Bonner, City Council Member Karl Dodge, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary. Excused from meeting City Council Member Kenneth VanWagoner.

**General Consent Calendar**

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

- a. Approval of the Agenda for May 1, 2017
- b. Approval of the minutes for February 6, 2017

**Motion: Midway Irrigation Member Grant Kohler made a motion to approve the General Consent Calendar City. Council Member Karl Dodge 2<sup>nd</sup> the motion. It was carried unanimously.**

**Julian Subdivision – Diann Burgener – 125 North Center Street**

Michael Henke, City Planner presented the following regarding this property

1. .8 acre parcel
2. R-1-7 zoning
3. 2 lots
4. 1 existing dwelling

The board reviewed the property via google map and the plat maps provided by the applicant. Paul Berg, the projects engineer was not able to attend the meeting, but was available via phone if needed.

The potential water requirements for the development were:

1. Two (2) lots single family dwellings
2. 1.3 acre feet per lot

Minutes of the Midway Water Advisory Board  
May 1, 2017

3. 2.6 acre feet would be required for the subdivision.
4. There is an existing home on the property, so a credit would be given of 1.3 acre feet for the existing home.
5. The total water requirement would be 1.3 acre feet (1/2 water share)
6. Secondary Water Meter would be required as well.

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

**Motion: Midway Irrigation Member Grant Kohler made the motion that the board make a recommendation to the City Council for the Julian Subdivision located at 125 North Center Street be approved, and be required to turn in 1.3 acre feet of water (1/2 share). 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 will affect this project, the ordinance will be retroactive. Midway Irrigation Member Brent Kelly 2<sup>nd</sup> 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**

**Dutch Hills Subdivision – Brett Walker – 566 Saddle Drive**

Michael Henke, City Planner presented the following regarding this property

1. 14.8 acres
2. RA-1-43 zoning
3. 6 lots
4. Open Space is 2.22 acres and is located entirely on lot one (1)
5. Frontage along Saddle Drive, Dutch Meadows Circle and Dutch Meadows Lane.
6. The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line and Midway Irrigation Company's secondary water systems.
7. There are sensitive lands, an acre of lot one (1) has 25% slopes or greater.

The board reviewed the property via google map, and the plat maps provided by the applicant. Paul Berg, the projects engineer was not able to attend the meeting, but was available via phone if needed. The applicant Brett Walker was present, and was also able to answer any questions the board had.

Michael explained that the property is currently recorded as the Walker Ranch Plat, but that plat will be vacated, and a new plat will be recorded which consists of the six (6) lots. Michael's

calculations were slightly different than Paul's but it is because Paul has taken out more impervious services. The board reviewed both calculations and discussed the property with the applicant. They discussed the non-irrigated and irrigated land and the historic uses. There would be a credit of three (3) acre feet for the existing home given, because it was turned in when the house was built. The calculation that Michael had come up with would be 37.8 acre feet or 13 shares. Brett Walker stated that he would be fine in turning in that much water, but that if with the pending ordinance change would he be able to get more water back if something changed? The board stated yes, what they could do is hold the shares and once the ordinance was passed if excess water was given, then when the shares are split by the irrigation company, we would only have the ones needed in Midway City's name and if any remained, they would go back in Brett's name. The board and Brett all felt this was a good compromise.

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

**Motion: Midway Irrigation Member Grant Kohler made the motion that the board would make a recommendation to the City Council for the Dutch Hills Small Scale Subdivision located at 566 Saddle Drive be required to turn in 37.8 acre feet of water (13 shares) to be held by Midway City. 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 will affect this project, the ordinance will be retroactive, and any shares that should not be needed, will be returned to Brett Walker. They will also be required to connect to meters for secondary water as well. City Council Member Karl Dodge 2<sup>nd</sup> 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 Estates – Kent Buie, Jura Holdings LLC – 800 West Swiss Alpine Road**

Michael Henke, City Planner presented the following regarding this property

1. 11.54 acre parcel
2. R-1-22 zoning
3. 16 lots
4. Open space of 1.75 acres
5. Secondary water meter required

The board reviewed the property via google map and the plat maps provided by the applicant. Paul Berg, the projects engineer was not able to attend the meeting tonight, but was available via phone if the board had questions that Michael could not answer.

Midway Irrigation President Farrell stated that the property had an irrigation easement on a 36" line, and it is about 10 feet off the fence line. The board discussed that they felt that lots 1, 2, 3, 16, 13,14,15 could possibly have low pressure, and the subdivision may possibly need a booster. It was decided that the developer should work with the irrigation company on the pressure issue.

The potential water requirements for the development were:

1. 13 lots less than 0.5 would need 1.3 acre feet per lot, for a total of 16.9 acre feet
2. 3 lots greater 0.5 would need 2.8 acre feet per lot, for a total of 8.4 acre feet
3. Open space would be 1.75 acres, for a total of 5.25 acre feet
4. 30.55 acre feet of water would be required to be turned in. (10 shares)

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

**Motion: Midway Irrigation Member Grant Kohler made the motion that the board would make a recommendation to the City Council for Saint Prex Estates located at 800 West Swiss Alpine Road to be required to turn in 30.55 acre feet of water (10 shares). 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 will affect this project, the ordinance will be retroactive. City Council Member Karl Dodge 2<sup>nd</sup> 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**

**Trent Beasley – 250 North 100 West (Abegglen Property)**

Trent Beasley was present, as was the property owner JoAnn Abegglen. The property had been in the family for several years, and they were thinking of selling the property, and wanted to make sure they had enough water to turn in for the property or even if they needed to turn in the water. Michael Henke, City Planner checked and the property is not part of the original lots and blocks of Midway, so water would need to be turned in. The lot was .62 acre feet and the board reviewed the property via google map.

The potential water requirements for the development were:

1. One (1) lot of 0.5 or more
  - a. 2.8 acre feet per lot would be required

2. Secondary water meters

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

**Motion: City Council Member Karl Dodge made the motion that the board would make a recommendation to City Council for the Abegglen Property located at 250 North 100 West to be required to turn in 2.8 acre feet of water (one (1) share). They would also need to be connected with a meter 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 will affects this project, the ordinance will be retroactive. Midway Irrigation Member Karl Dodge 2<sup>nd</sup> the motion.**

**New/Old Business**

Mayor Bonner asked the Irrigation Company if they had a policy in place for the secondary water meters? At this time no, but they are working on putting one into place.

The board discussed reading of the secondary meters and how that would work. Secretary Sweat stated the City use Sensus meters, and run it through Caselle. At this point the irrigation company is not billing for the overages, but would like to see the usage. Is this something the City would be willing to do for a fee paid to them from the irrigation company? Mayor Bonner stated it could be considered, and asked Secretary Sweat to get the information for Sensus and Caselle to Mike Kohler, to contact to see how that would work.

There was a discussion on M&I water and leasing water. Midway Irrigation Company only wants to lease water if its beneficial for both parties. Midway Irrigation Company and Midway City would need to work together to make that decision. The board reviewed what water leases the City currently have and discussed them at length.

The board also decided that a work meeting was needed to discuss the pending ordinance of water requirements. It was decided to have the meeting on Monday, May 8<sup>th</sup> at the Midway City Offices at 1:00 p.m. The meeting did not need to be noticed, as no recommendation or motions would be made. Secretary Sweat said she would put it on the Public Notice Website and would record it if anyone would like to review what was discussed. Mayor Bonner asked for Wes Johnson to be invited to attend the meeting as well.

The board discussed the Mahogany overflow ditch and power line project. The project was reviewed such as the supplies needed, project materials and costs. (See supplemental file for breakdown). It was requested that along with Midway City, that Midway Irrigation Company would also help with the cost, as well as hopefully Wasatch State Park. The park currently has no

funding, but if the project proceeds and is finished before the end of May, there is a possibility that the State Park would receive grant money to help pay a portion. Midway Irrigation President Farrell stated that the company would help with the cost.

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

Council Member Karl Dodge moved for adjournment. Midway Irrigation Member Brent Kelly 2<sup>nd</sup> the motion. It was carried unanimously and was adjourned at 7:45 p.m.

Knight Garage  
475 South 250 West

---

# Midway Water Advisory Project Data Sheet

Name of Project: KNIGHT GARAGE

Address: 475 S. 250 W. MIDWAY UTAH 84049

Name of Developer: I-BUILD UTAH

Total Acres of Project: 3.07

Total Acres of Irrigated Land: 9.44

No. of Buildings: 2 1 existing; new garage to be built

No. of Residential Units: 1

No. of Hotel Units: 0

No. of Seats in Restaurant: 0

No. of Water Fixtures in Commercial Buildings (attach detail if applicable): n/a

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

Other: \_\_\_\_\_

Other: \_\_\_\_\_

No. of Acre Feet needed for inside use: n/a

No. of Acre Feet needed for outside use: n/a

Extension or Modification of the City Water System:  
n/a

Storage Facilities: n/a

Midway Irrigation Company Consent:

a. Storm Water Runoff: n/a

b. Piping of Irrigation Ditch (Easements):  
n/a

c. Relocation of Ditches (Easements) n/a

d. Tail Water Control: n/a

Secondary Water System: already in

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Havens Farms  
1170 South Center Street

---

# Midway Water Advisory Project Data Sheet

Name of Project: HAVEN FARMS

Address: 1170 S. CENTER STREET, MIDWAY UT 84049

Name of Developer: LANCE FORD Lance@Kittsgroup.com

Total Acres of Project: 67.46 ACRES

Total Acres of Irrigated Land: 52 ACRES

No. of Buildings: BARN & SHED + 20 FUTURE HOMES

No. of Residential Units: 20 LOTS

No. of Hotel Units: 0

No. of Seats in Restaurant: 0

No. of Fixtures in Commercial Buildings: \_\_\_\_\_

Other: \_\_\_\_\_

Other: \_\_\_\_\_

No. of Acre Feet needed for inside use: 20 (.80 af) = 16 af

No. of Acre Feet needed for outside use: 115.98 AF TOTAL

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:

10 LOTS GREATER THAN 1 ACRE (2.00 to 2.01 ACRES) \* 3 AF

3 LOTS GREATER THAN 1 ACRE (6.13 to 6.35 ACRES) \* 3 AF

7 LOTS GREATER THAN 1 ACRE (1.50 to 1.75 ACRES) \* 3 AF

49.81 ACRES \* 3 AF = 149.43 AF

NOT IRRIGATING FLOOD ZONE AREA OF 11.15 ACRES \* 3 AF = (33.45 AF)

NOT IRRIGATING HOME SITE/YARD MINUS .8 AF per home 20 lots = (16 AF)

TOTAL WATER REQUIRED = 115.98 AF = 38.66 SHARES

JAY FRED PRICE TR

DWELL INSURANCE COMPANY

JAMES B. WRIGHT TR

WILLIAM GARRY MECHAM TR

KEVIN P. PAYNE

DIANE VINCENT

DIANE VINCENT

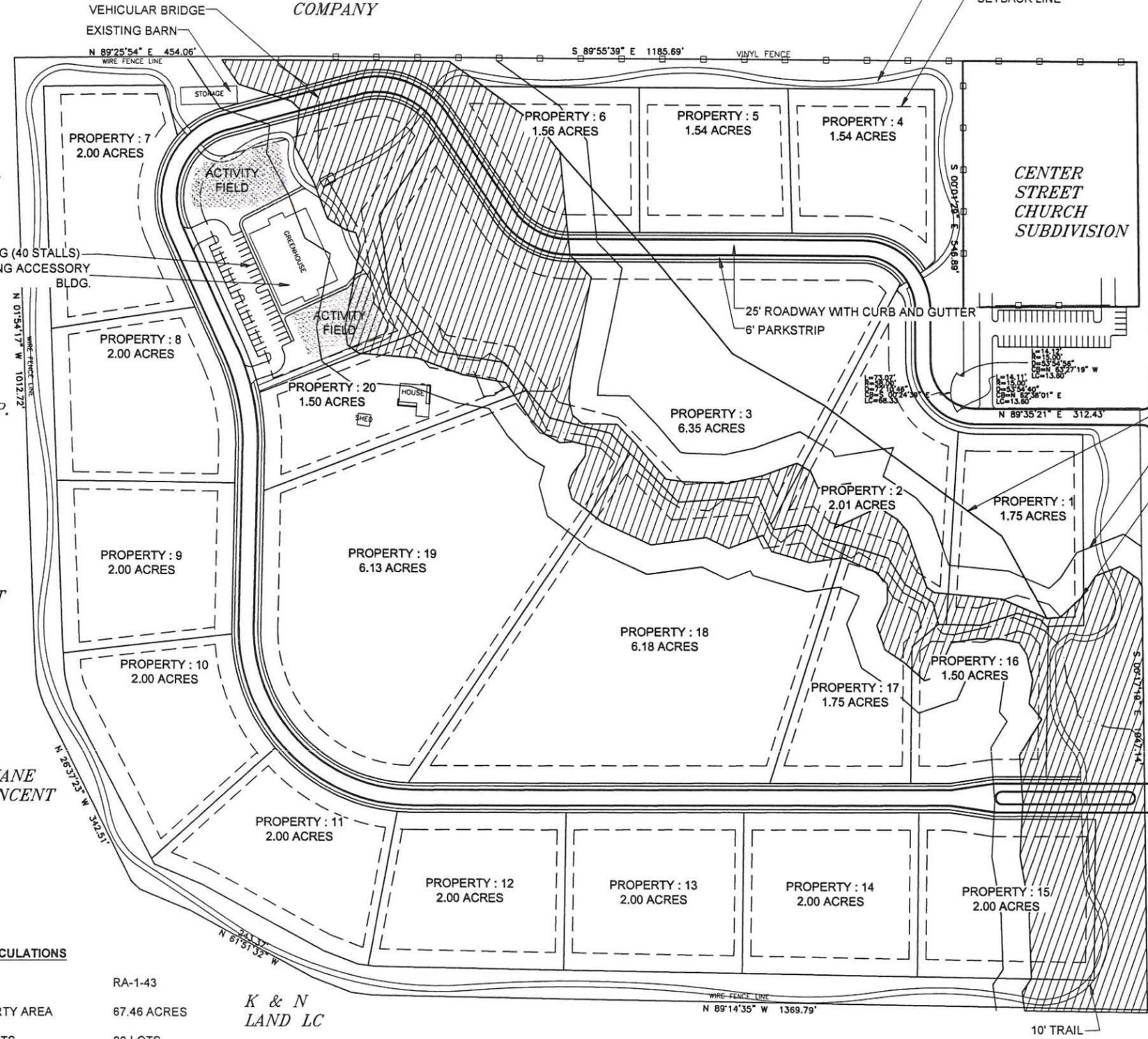
K & N LAND LC

OREN STREET DURTSCHI ETAL

FENCE LINE DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 113 (CENTER STREET), SAID POINT BEING ON THE EASTERLY EXTENSION OF AN EXISTING WIRE FENCE LINE, SAID POINT IS NORTH 00°14'15" WEST 1840.81 FEET ALONG SECTION LINE AND WEST 55.89 FEET FROM THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE TO AND ALONG SAID WIRE FENCE THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: (1) NORTH 89°14'35" WEST 1369.79 FEET; (2) NORTH 82°50'06" WEST 38.50 FEET; (3) NORTH 89°31'18" WEST 74.29 FEET; (4) NORTH 81°51'32" WEST 243.37 FEET; (5) NORTH 88°00'02" WEST 96.77 FEET; (6) NORTH 45°04'41" WEST 19.53 FEET; (7) NORTH 26°37'31" WEST 342.51 FEET; (8) NORTH 21°06'15" WEST 16.86 FEET; (9) NORTH 14°39'20" WEST 18.89 FEET; (10) NORTH 08°14'13" WEST 18.95 FEET; (11) NORTH 01°54'11" WEST 1012.72 FEET; (12) NORTH 89°25'54" EAST 454.06 FEET; THENCE NORTH 89°32'06" EAST 41.71 FEET TO THE WESTERLY END OF AN EXISTING VINYL FENCE; THENCE SOUTH 89°55'39" EAST 1185.69 FEET; THENCE SOUTH 00°01'29" EAST 546.89 FEET TO, ALONG AND BEYOND THE WESTERLY LINE OF CENTER STREET CHURCH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY RECORDER; THENCE 14.12 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 63°27'19" WEST 13.60 FEET); THENCE 73.07 FEET ALONG THE ARC OF A 58.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 00°24'39" EAST 68.33 FEET); THENCE 14.11 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 62°38'01" EAST 13.60 FEET); THENCE NORTH 89°35'21" EAST 312.43 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 113; THENCE SOUTH 00°17'19" EAST 1047.14 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINS: 2,938,460 SQUARE FEET OR 67.458 ACRES.



ZONE X BOUNDARY PER MAP 49051C0251E SEP 2009.  
 50' SETBACK FROM 100 YEAR FLOOD PLAIN  
 100 YEAR FLOOD PLAIN PER MAP 49051C0251E SEP 2009.

NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN (FOUND WASATCH COUNTY SURVEY MONUMENT)

KC GARDNER MIDWAY RIVER LC

- NOTES:
- MIDWAY CITY REQUIRES A 50' SETBACK FROM THE 100 YEAR FLOOD PLAIN.
  - CENTER STREET (STATE ROAD 113) IS CONTROLLED BY UDOT AND IS AN ACCESS CATEGORY 4 ROADWAY. MINIMUM SPACING IS 500 FEET.
  - MINIMUM SETBACKS ARE: 30' FRONT AND REAR, 14' SIDES WITH TOTAL MINIMUM BEING 30'.

**LAND USE CALCULATIONS**

|                        |                      |
|------------------------|----------------------|
| ZONE                   | RA-1-43              |
| TOTAL PROPERTY AREA    | 67.46 ACRES          |
| NUMBER OF LOTS         | 20 LOTS              |
| OPEN SPACE REQUIREMENT | 10.12 ACRES (15.00%) |
| OPEN SPACE PROVIDED    | 12.04 ACRES (17.85%) |
| DEDICATED STREET AREA  | 5.61 ACRES           |
| NEW BUILDING AREA      | 1.63 ACRES           |
| FLOOD ZONE AREA        | 11.15 ACRES          |
| 1 DU PER 3.373 ACRE    |                      |

OWNER/CLIENT  
 KITTS GROUP LLC  
 C/O LANCE FORD  
 1190 SPRING CREEK PL STE A2  
 SPRINGVILLE, UT  
 OFFICE: 801-850-2288  
 LANCE@KITTSGROUP.COM

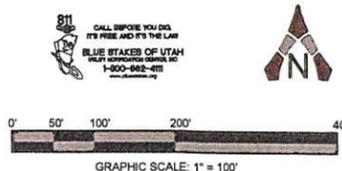
ENGINEER/CONSULTANT  
  
 PROJECT ENGINEERING CONSULTANTS  
 986 WEST 9000 SOUTH  
 WEST JORDAN, UTAH, 84088  
 OFFICE: 801-495-4240  
 INFO@PEC.US.COM

PROJECT INFORMATION  
**HAVEN FARMS**  
 MIDWAY, UTAH

SEAL/STAMP OF APPROVAL  


ISSUE DATE  
**5-22-2017**

| NO. | REVISION | DATE       |
|-----|----------|------------|
| 1   | XXX      | XX-XX-XXXX |
| 2   | XXX      | XX-XX-XXXX |
| 3   | XXX      | XX-XX-XXXX |
| 4   | XXX      | XX-XX-XXXX |
| 5   | XXX      | XX-XX-XXXX |
| 6   | XXX      | XX-XX-XXXX |
| 7   | XXX      | XX-XX-XXXX |
| 8   | XXX      | XX-XX-XXXX |
| 9   | XXX      | XX-XX-XXXX |
| 10  | XXX      | XX-XX-XXXX |

PLAN INFORMATION  


SHEET NAME  
**PRELIMINARY SUBDIVISION PLAN**

SHEET NUMBER  
**C-01**



OWNERS/CLIENT  
 KITTS GROUP LLC  
 C/O LANCE FORD  
 1190 SPRING CREEK PL STE A2  
 SPRINGVILLE, UT  
 OFFICE: 801-850-2288  
 LANCE@KITTSGROUP.COM

ENGINEER/ARCHITECT



PROJECT ENGINEERING CONSULTANTS  
 986 WEST 9000 SOUTH  
 WEST JORDAN, UTAH, 84088  
 OFFICE: 801-495-4240  
 INFO@PEC.US.COM

PROJECT INFORMATION  
**HAVEN FARMS**  
 MIDWAY, UTAH

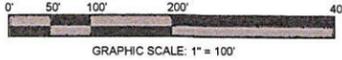


ISSUE DATE  
 5-22-2017

| NO. | REVISION | DATE       |
|-----|----------|------------|
| 1   | xxx      | xx-xx-xxxx |
| 2   | xxx      | xx-xx-xxxx |
| 3   | xxx      | xx-xx-xxxx |
| 4   | xxx      | xx-xx-xxxx |
| 5   | xxx      | xx-xx-xxxx |
| 6   | xxx      | xx-xx-xxxx |
| 7   | xxx      | xx-xx-xxxx |
| 8   | xxx      | xx-xx-xxxx |
| 9   | xxx      | xx-xx-xxxx |
| 10  | xxx      | xx-xx-xxxx |

PLAN INFORMATION





SHEET NAME  
**PRELIMINARY GRADING PLAN**

SHEET NUMBER  
**C-03**

ZONE X BOUNDARY PER MAP  
 49051C0251E SEP 2009.

50' SETBACK FROM 100 YEAR FLOOD PLAIN  
 100 YEAR FLOOD PLAIN

NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN (FOUND WASATCH COUNTY SURVEY MONUMENT)

KC GARDNER MIDWAY RIVER LC

EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN (FOUND WASATCH COUNTY SURVEY MONUMENT)

River Bottoms Ranch  
Located in County

---

## Jennifer Sweat

---

**From:** Paul Berg <paul@bergeng.net>  
**Sent:** Thursday, May 25, 2017 4:37 PM  
**To:** Jennifer Sweat  
**Cc:** Wes Johnson; Michael Henke  
**Subject:** Re: River Bottoms Ranch

Jennifer

Please put this on the agenda. Wes Johnson has determined the water rights needed for the Horner lodge based on our meter size as directed by the City Council. Instead of reviewing an application, the water board should be ratifying Wes Johnson calculations.

Paul Berg  
Berg Engineering

**From:** Jennifer Sweat  
**Sent:** Thursday, May 25, 2017 3:12 PM  
**To:** paul@bergeng.net  
**Subject:** River Bottoms Ranch

Hi Paul

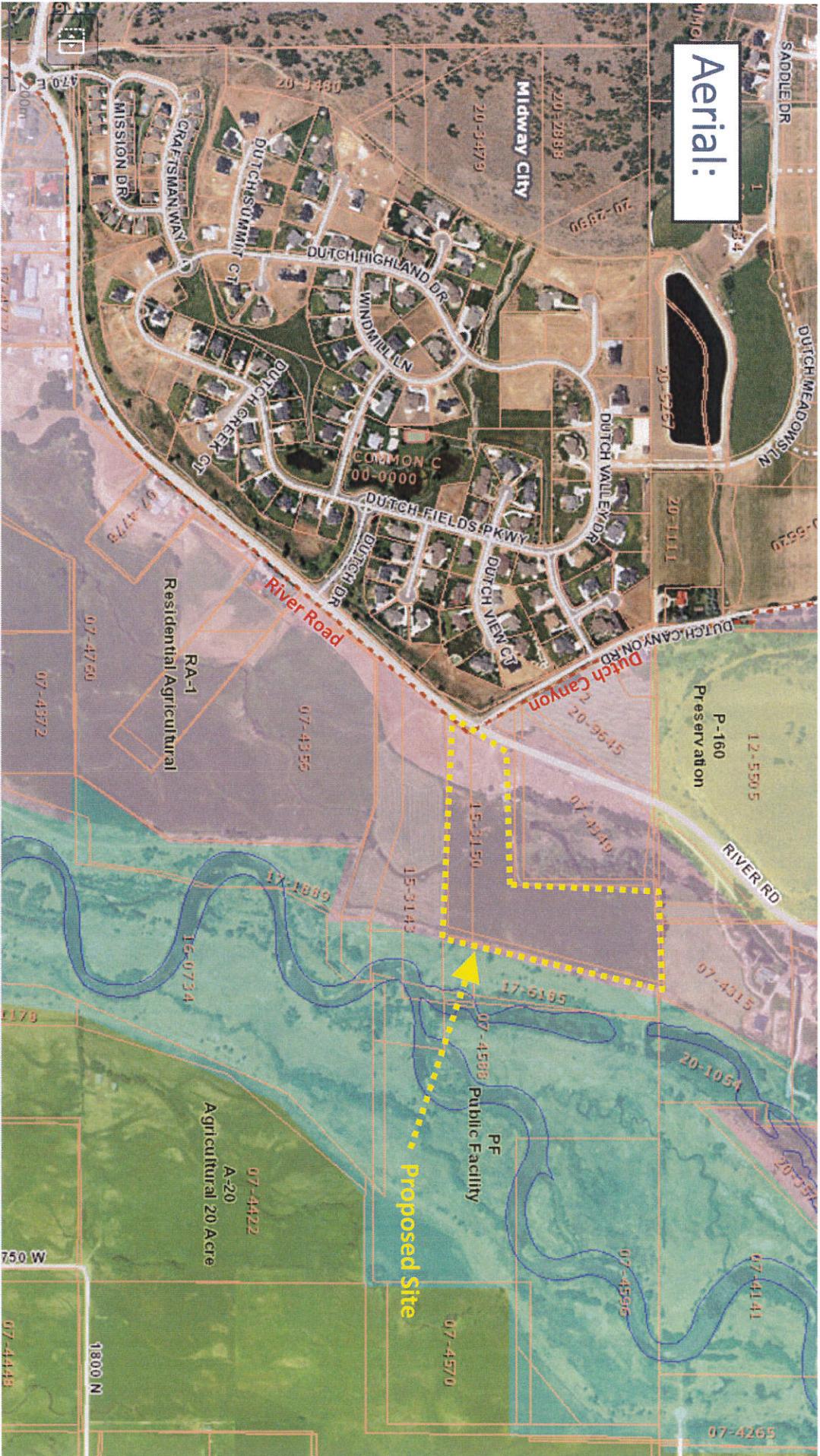
Michael wanted me to remind you that River Bottoms Ranch would need to come to water board to determine the amount of water that would need to be turned in.  
The cutoff is tomorrow 5/26 by 5:30 p.m. for Water Board.

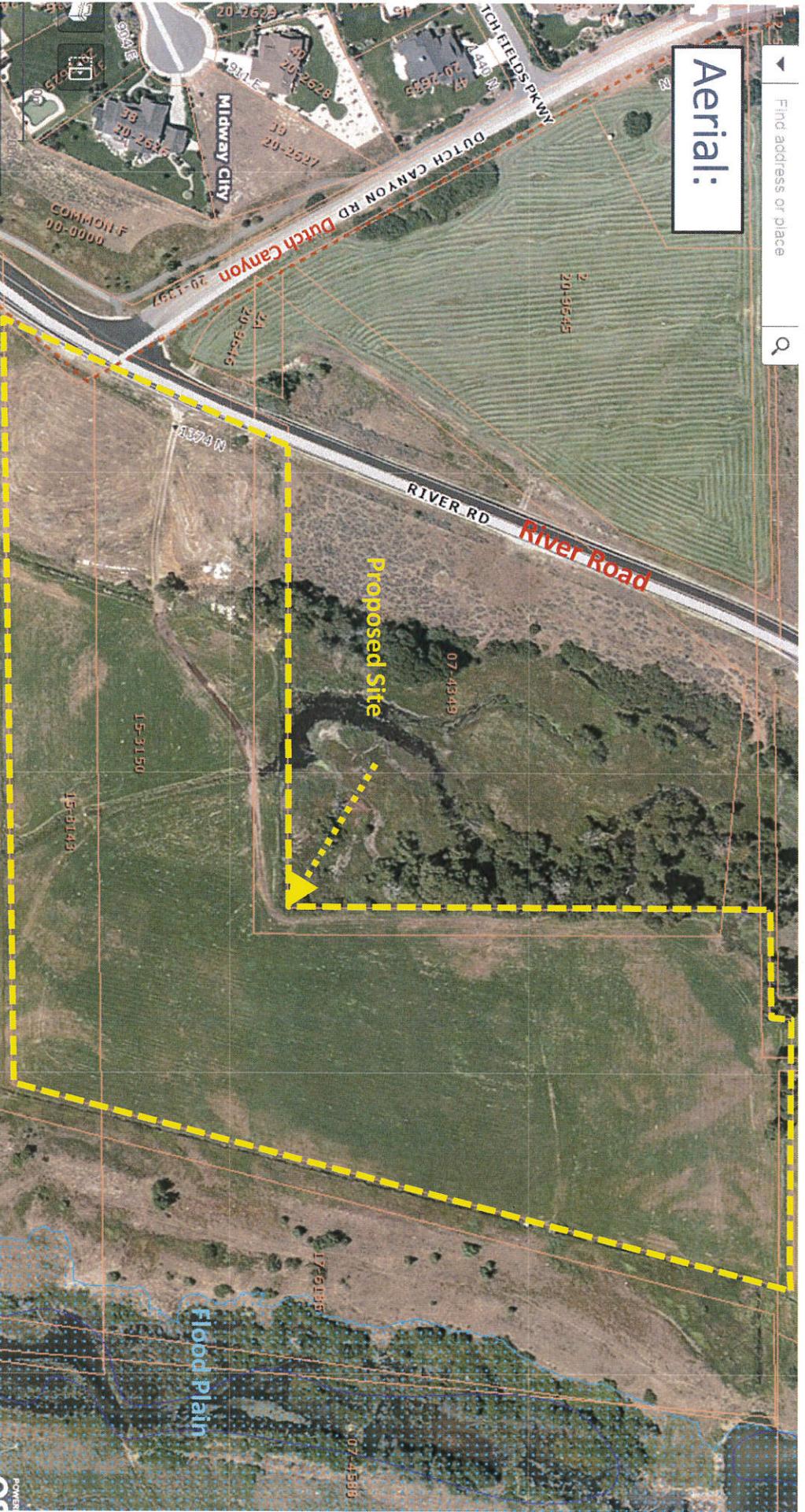
Thank you!

Jennifer Sweat, CPFIM, CBLO  
Midway City Treasurer  
435-654-3223 ext. 5



**Aerial:**





# LAND USE SUMMARY:

Existing Zoning: RA-1

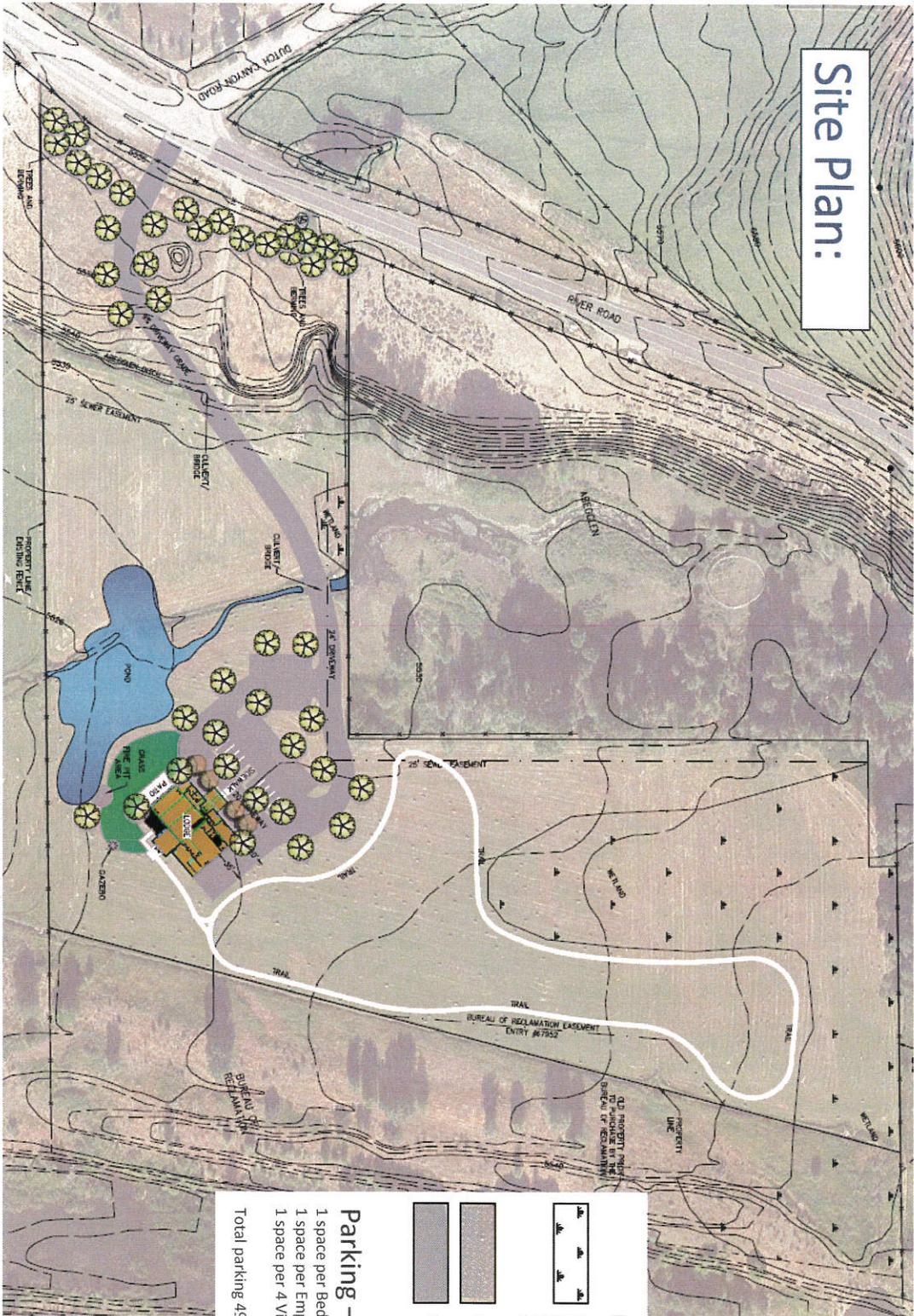
Acreage: 13.09 acres

Uses: Single Family/Transient Group Lodge

Sewer/Water: Well/Sewer

Amenities: Pond, gazebo, fire pit, small loop trail

# Site Plan:



**LEGEND**

WETLANDS (PER MIDWAY FLOOD HAZARD MAP PREPARED BY MOUNTAINLANDS ASSOCIATION OF GOVERNMENTS, NOT AN OFFICIAL DELINEATION FROM THE CORPS OF ENGINEERS).

- GRAVEL PARKING
- ASPHALT PARKING

**Parking -**

- 1 space per Bedroom: 7 bedrooms - 7 Spaces
- 1 space per Employee: 2 employees - 2 Spaces
- 1 space per 4 Visitors: 160 visitors - 40 spaces

Total parking 49 spaces

# BUILDING SUMMARY:

**Total Size:** 10,366 sf combined

**First Floor:** 5,931 sf

-Dining area, large gathering area, game room, sitting room, commercial kitchen, garage, two bathrooms and laundry area.

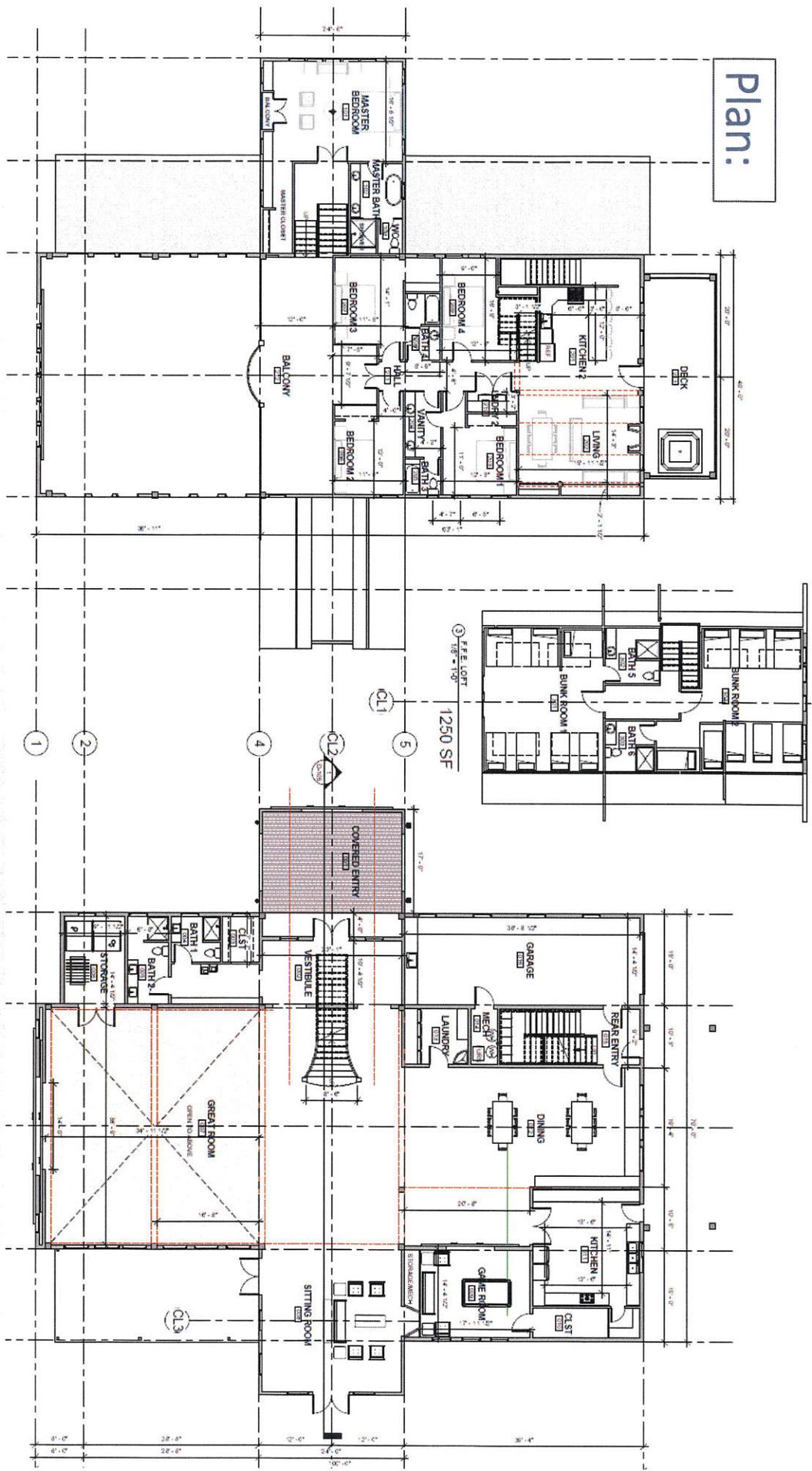
**Second Floor:** 3,155 sf

- Residential kitchen/dining area, five bedrooms, three bathrooms, balcony/mezzanine.

**Third Floor:** 1,250 sf

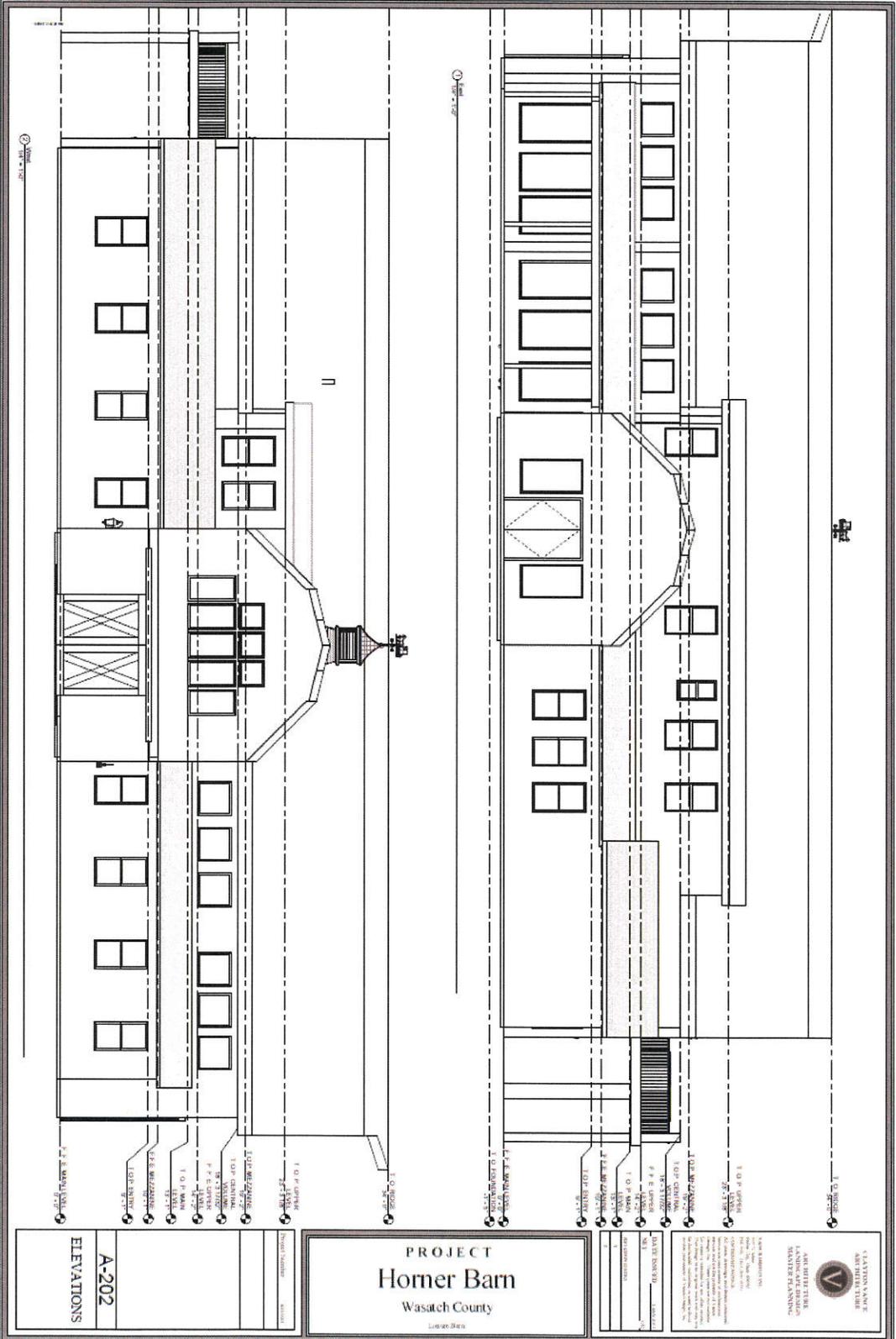
-Two bunk rooms (15 beds possible)

Plan:





Plan:



PROJECT  
**Horner Barn**  
 Wasatch County

Lower Barn



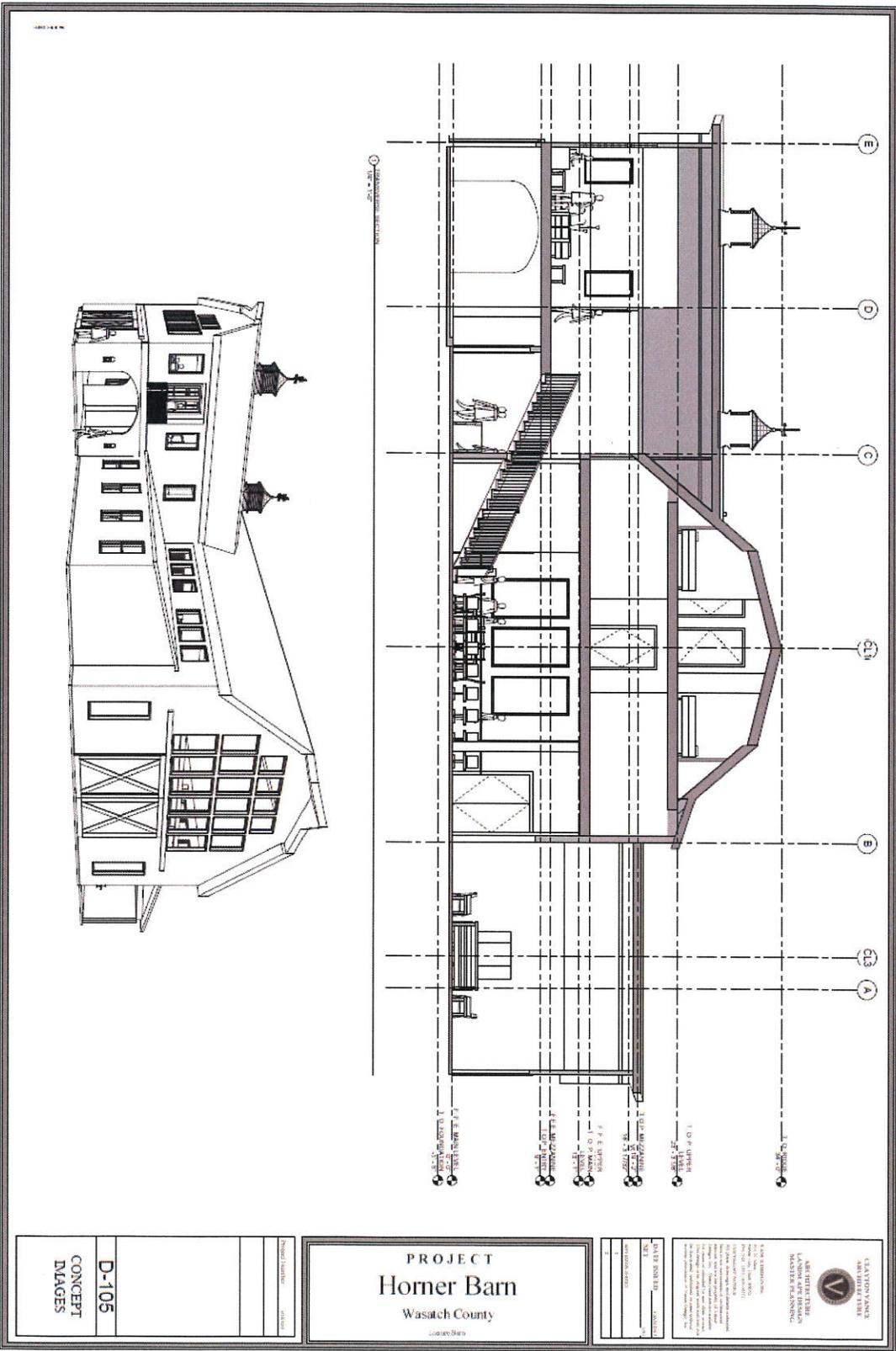
CLAYTON AND  
 ASSOCIATES  
 ARCHITECTS  
 1000 N. 1000 E.  
 SUITE 100  
 OGDEN, UT 84403  
 (435) 765-1000  
 www.claytonand.com

|                         |                       |
|-------------------------|-----------------------|
| DATE: 08/14/17          | SCALE: AS SHOWN       |
| DRAWN BY: J. HARRIS     | CHECKED BY: J. HARRIS |
| PROJECT NO: 17-001      | CLIENT: [REDACTED]    |
| DESCRIPTION: [REDACTED] | LOCATION: [REDACTED]  |
| DATE: 08/14/17          | SCALE: AS SHOWN       |
| DRAWN BY: J. HARRIS     | CHECKED BY: J. HARRIS |
| PROJECT NO: 17-001      | CLIENT: [REDACTED]    |
| DESCRIPTION: [REDACTED] | LOCATION: [REDACTED]  |

|                         |                       |
|-------------------------|-----------------------|
| PROJECT NO: 17-001      | CLIENT: [REDACTED]    |
| DESCRIPTION: [REDACTED] | LOCATION: [REDACTED]  |
| DATE: 08/14/17          | SCALE: AS SHOWN       |
| DRAWN BY: J. HARRIS     | CHECKED BY: J. HARRIS |
| PROJECT NO: 17-001      | CLIENT: [REDACTED]    |
| DESCRIPTION: [REDACTED] | LOCATION: [REDACTED]  |

A-202  
 ELEVATIONS

Plan:



Property:



Report a problem

© 2017 Google  
© 2016 Google

Google earth

# New/Old Business

---

Adjourn

---