

Midway City Council  
2 February 2021  
Regular Meeting

Kinsey Property /  
Water Rights

# Memo



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Date: February 2, 2021  
To: Midway City Council  
From: Michael Henke  
Re: Kinsey subdivision water rights calculations

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One of the requirements in the City Council approved will-serve agreement for the Kinsey Subdivision is that the City Council must approved the amount of water rights that must be dedicated to the City before the plat is recorded. The 3.79-acre parcel is located near the corner of Center Street and 850 South. The Kinsey's property is not located in the City limits, but it is within the City's growth boundary and they have received approval for three connections to the City's culinary water system that will service the three lots in the proposed development (see attached). The water requirement for the culinary connections and the outside irrigation will be dedicated to the City.

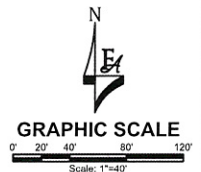
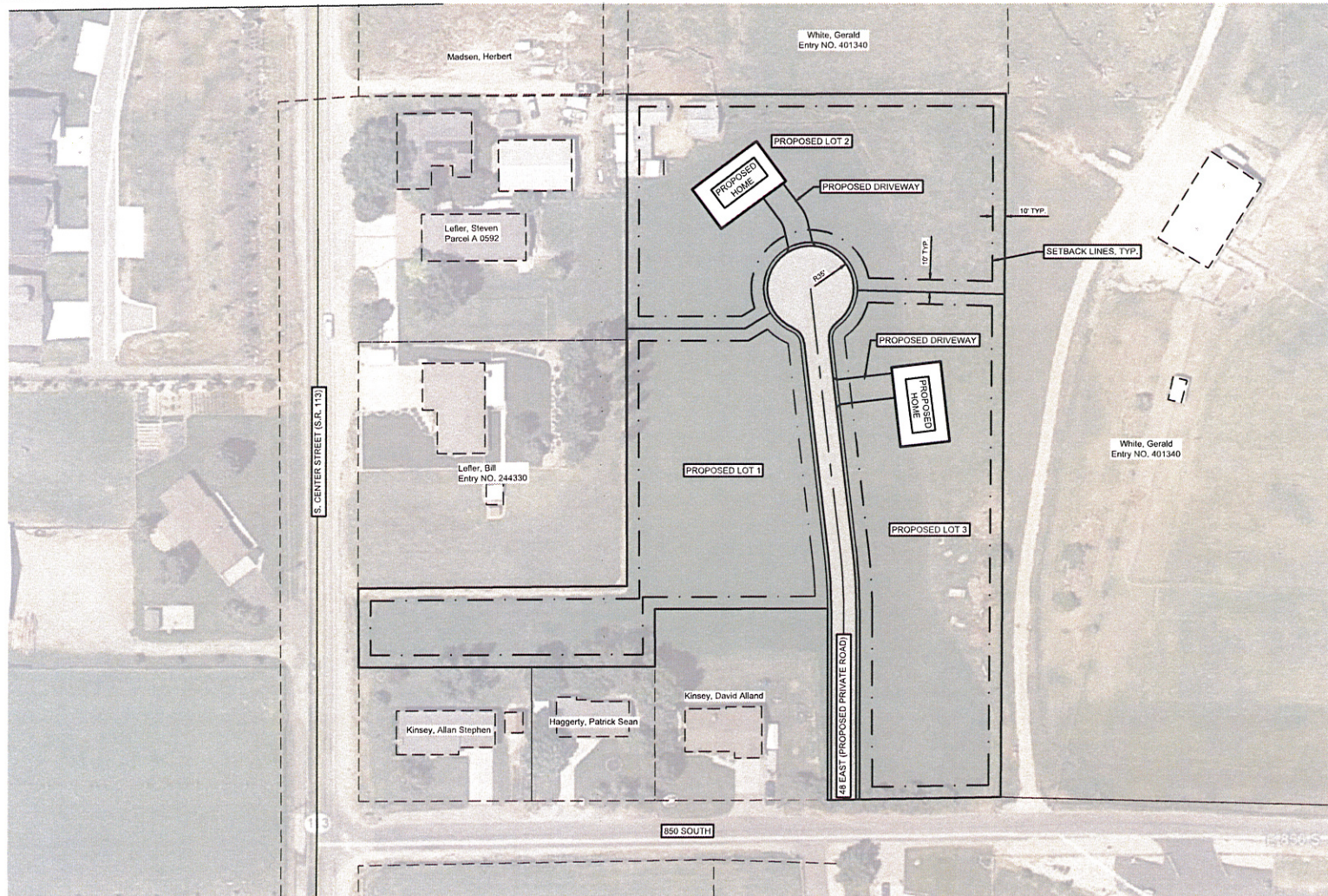
Staff has calculated the following water dedication requirements based on City Code:

- 3.78 acre parcel (164,756 sq. ft.)
  - Acreage for lots
    - 3.45 acres (150,481 sq. ft.)
  - Impervious area for lots
    - 0.55 acres (24,000 sq. ft.) (3 x 8,000)
  - Irrigated acreage
    - 2.9 acres x 3 = 8.7 acre feet
- 3 culinary connections
  - 2.4 acre feet
- 11.1 acre feet requirement

Please let me know if you have any questions.



LOT	AREA (ACRE)	AREA (SF)	HOUSING UNITS	# OF BEDROOMS	# OF PARKING STALLS	SQ. FT OF HOME	BUILDING FOOTPRINT (SQ. FT)	OPEN SPACE ACRE	OPEN SPACE %	IRRIGATED LANDSCAPE ACRE	IRRIGATED LANDSCAPE %	HARD SURFACE ACRE	HARD SURFACE %
EXISTING LOT	3.782	164,756											
PROPOSED LOT 1	1.151	50,142	0	n/a	n/a	n/a	n/a	1.151	100%	n/a	n/a	n/a	n/a
PROPOSED LOT 2	1.151	50,156	1	7	4	6000	3000	0.74	64%	0.3	26.05	0.05	3.99
PROPOSED LOT 3	1.152	50,183	1	7	4	6000	3000	0.73	63%	0.3	26.04	0.06	4.98
ROAD AREA	0.328	14,275											



50% DESIGN

NO.	REVISIONS	BY	DATE
1	DESIGNED	N.PATTERSON	
2	APPROVED	N.PATTERSON	
3	QA	J. BUNCH	

**ATTENTION**  
LINE IS 2 INCHES  
AT FULL SCALE  
(IF NOT 2" SCALE ACCORDINGLY)

**PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION**

JASON MORRIS  
SUBDIVISION

**FORSGREN**  
*Associates Inc.*  
370 EAST 500 SOUTH, STE 200, SALT LAKE CITY, UT 84111  
PH: 801.364.4790 FAX: 801.364.4802

**811**  
Know what's below.  
Call before you dig.

KINSEY - MIDWAY SUBDIVISION

PRELIMINARY SITE PLAN

PROJECT NO.  
**05-20-0065**  
SHEET NO.  
**C-01**  
DATE: JAN. 2021 PAGE NO. X OF XX