

NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, August 7, 2023

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, August 7, 2023, 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 August 7, 2023**
 - b. **Approve Meeting Minutes June 5, 2023**
2. **Peaceful Pond – Rural Preservation – 378 West 500 South**
 - a. **Water Requirements Previously Determined**
 - b. **Possible Recommendation to City Council**
3. **Farmstead off Main – 101 West 100 South**
 - a. **Discussion Water Requirements**
 - b. **Possible Recommendation to City Council**
4. **The Dainty Pear – 192 West 100 North**
 - a. **Discussion Water Requirements**
 - b. **Possible Recommendation to City Council**
5. **New/Old Business - No motions or recommendations**
6. **Adjourn**



General Consent Calendar



**MIDWAY WATER ADVISORY BOARD
MONDAY June 5, 2023 MEETING
MINUTES**

Minutes of the Midway Water Advisory Board meeting held June 5, 2023, at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: President/Co-Chair Steve Farrell, Grant Kohler, and Brent Kelly. Midway City: Mayor/Chair Celeste Johnson, City Councilman Steve Dougherty, Wes Johnson, City Engineer, Michael Henke, City Planner, and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

City Councilman Jeff Drury was excused from this evening's meeting.

General Consent Calendar

Midway City Mayor/Chair Celeste Johnson asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for June 5, 2023
- b. Approve Meeting Minutes February 6, 2023

Motion: City Councilman Steve Dougherty made a motion to approve the General Consent Calendar. Midway Irrigation Member Grant Kohler 2nd the motion.

Midway City Mayor/Chair Celeste Johnson asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

Keith Gertsch Water Requirement – 300 South 250 West

Michael Henke, City Planner discussed the History of this property regarding water.

Keith Gertsch water dedications

- August 14, 1995 - ½ share.
- April 22, 1999 – ½ share.
- 5.5-acre lot of record for one dwelling
- August 3, 2007 – 2 shares
- 2 one-acre lots

The board reviewed the property via google maps and discussed the history of the property. There was a discussion on the spring on property, which shows on the Plat from 2007. Mr. Gertsch felt that ½ share credit was given for the private spring. The board discussed the motion from April 12, 1999, Jennifer Sweat, board secretary quoted the minutes, and it was determined that the water was turned in for inside use only.

Mr. Gertsch would like to use the private spring as 1/3 share because the property he wants to develop is 2, 1 acre lots. It would be required to turn in 2 1/3 shares by his calculations. The board asked if the spring is in Mr. Gertsch name? He said it was not, he had been told to not worry about doing that many years ago.

The board felt that as of right now the “private spring” couldn’t be used towards the new development until a claim had been established. Again Mr. Gertsch stated he was told he thought by Andy Lundin to not file a claim, but that was about 20 years ago. At this point Mr. Gertsch does not want to file a claim against the spring. The board understands that, however, there is procedure that must be followed.

Mr. Gertsch wanted to know the exact amount of water that would be needed for his development. Planner Henke stated that he needs to provide a plan for the property, and then water can be calculated at that time.

Midway City Mayor/Chair Celeste Johnson asked if there were further questions regarding this item? There was not.

No motion was needed, as it was just a discussion on the property.

White Acres PUD-500 North Whitaker Farm Way

Michael Henke, City Planner presented the following information regarding the project:

- RA-1-43 zone.
- 1.96 acres
- 6 pads
- Annexation Agreement allows PUD and Whitaker dwelling.
- 1 existing dwelling
- 6 proposed pads
- 5 future pads
- Public Road (existing)
- Whitaker Farm Way
- One existing dwelling

No sensitive lands have been identified.

The board discussed the project, and reviewed google map, as well as the proposed plat map for the project. Mayor Johnson thought that the existing home counted, and the museum counted towards this property. Planner Henke stated he reviewed the annexation agreement very carefully, and it really is a gray area, however at this time the applicant isn't pushing for more homes, but they could come in later and request it, and then at that time further discussion regarding Mayor Johnson questions and they may need further explored.

Planner Henke stated the following is the recommendation for water requirement:

- 1.96-acre parcel (85,377.6 sq. ft.)
- Impervious area for dwelling, accessory structures, hard surfaces
- 0.51 acres (22,215.6 sq. ft.)
- 0.08 acres (3,600 sq. ft.) driveways
- Irrigated acreage
- 1.37 acres x 3 = 4.11-acre feet
- 6 culinary connections for new dwellings
- 4.8-acre feet
- 8.91-acre feet requirement

The park strip had already been dedicated, and if the applicant came before the board for additional development as Planner Henke previously mentioned and then the board would need to look at water for the existing home etc.

Motion: Midway Irrigation Member Grant Kohler made a recommendation to City Council for approval of White Acres PUD located at 500 North Whitaker Farm Way be required to turn in 8.91-acre feet which will be used for irrigation and culinary water use. City Councilman Steve Dougherty 2nd the motion.

Midway City Mayor/Chair Celeste Johnson asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

Malinka Subdivision – 150 North 100 East

Michael Henke, City Planner discussed the project the board would be reviewing.

- R-1-15 zone.
- 5.2 acres

- 5 lots
- Public cul-de-sac
- Private shared driveway
- One existing dwelling
- All five lots will be restricted from further subdividing.
- No sensitive lands have been identified.
- 200 North will be removed from the Master Street Plan once the deed restrictions have been recorded for all 5 lots.

The board reviewed the plat map, google earth and reviewed the project, along with the existing home, and looked at outbuildings on the property, which will be removed. Councilman Dougherty asked if the setbacks apply on density for this project. Planner Henke stated yes, they had been.

The board discussed the “Gurney” ditch, and the location of the ditch on the project. It was located on the west side of the property, how it was being presented is fine with the irrigation company, however they will need an easement. Midway Irrigation Company President/Co-Chairman Steve Farrell stated that a 10-foot easement should be ok, and the property owner would be responsible to keep the culvert cleaned. Planner Henke also stated that a geo technical study will be needed.

Planner Henke presented the following proposed water requirement for the project:

- 5.2-acre parcel (226,512 sq. ft.)
- 4.95-acres after dedication
- Impervious area for dwelling, accessory structures, hard surfaces
- 0.92 acres (40,000 sq. ft.)

- 0.11 acres (4,805 sq. ft.) Private driveway (edge of property)
- Irrigated acreage
- 3.92 acres x 3 = 11.76-acre feet
- 5 culinary connections for dwellings
- 4-acre feet
- 15.76-acre feet
- 1.5-acre feet previously credited for lot of record and dwelling
- 14.26-acre feet requirement

Midway City Mayor/Chair Celeste Johnson asked if there were further questions regarding this item? There was not.

Motion: City Councilman Steve Dougherty made recommendation to City Council for approval of the Malinka Subdivision located at 150 North 100 East be required to turn in 14.26-acre feet of water. Midway Irrigation Member Grant Kohler 2nd the motion.

Midway City Mayor/Chair Celeste Johnson asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

CUP Water Conservation Ordinance and Grants

City Councilman Steve Dougherty asked Planner Henke to place this item on the agenda for tonight's meeting to discuss a possible CUP Water Conservation ordinance. A resident contacted Councilman Dougherty and had questions on the program, and was referred to Central Utah, who indicated that Midway City doesn't have an adopted ordinance of a plan and so citizens of Midway couldn't apply.

The board discussed the program, and reviewed the material provided in the packet (see supplemental file). Midway Irrigation Company President/CoChairman Farrell stated that Rick Malloy is over this program, and he should come and discuss it with the City Council. Planner Henke stated that it was his understanding that if this was adopted, it would decrease the water requirements. The board thought it was best that this item goes to City Council, and they be educated on what the program entails.

Midway City Mayor/Chair Celeste Johnson asked if there were further questions regarding this item? There was not.

Motion: City Councilman Steve Dougherty recommended that this item be tabled at this time, and that the Midway City Council should review the program at a work meeting at a future date. Midway Irrigation Member Brent Kelly 2nd the motion.

New Old/Business

Midway City Mayor/Chair Celeste Johnson if there was anything that needed to be discussed? There was not.

City Councilman Steve Dougherty moved for adjournment, Midway Irrigation Member Grant Kohler 2nd the motion and the meeting was adjourned at 7:02 p.m.

Peaceful Pond – Rural Preservation

378 West 500 South



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:

JOE PROBST / BEN PROBST

Name: MIKE JOHNSTON / Phone: 435-671-6998 Fax:

Mailing Address: PO BOX 176 City: HEBER State: UT Zip: 84032

E-mail Address: mike@summiteg.com

Project Name: PEACEFUL POND (RURAL PRESERVATION LOT)

Location: 378 W. 500 SOUTH

Total Acreage: 5.0 Number of Units: 1 Historically Irrigated Area: 2.1 ACRES

Existing Water Connections: 0

Comments:

THIS NEW HOUSE ~~WILL~~ WILL UTILIZE A CULINARY WELL AND SEPTIC SYSTEM. IRRIGATION WATER TO BE PROVIDED BY MIDWAY IRRIG. CO. OR A PRIVATE WELL.

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: [Signature] Date: JUNE 22, 2023

FOR OFFICE USE ONLY

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



Summit Engineering Group Inc.

Summit Engineering Group, Inc
55 West Center St.
PO Box 176
Heber City, UT 84032
435-654-9229

Water Rights Calculation Sheet

PEACEFUL POND RURAL PRESERVATION LOT

TOTAL NEW HOMES	1	homes		
TOTAL PARCEL ACREAGE =	5.00	acres		
IRRIGATED ACREAGE =	2.10	acres		
Less 8000 sqft for house =	0.184	acres		
PROPOSED IRRIGATION =	1.916	acres	Midway Irrigation Shares =	3.00 ac-ft per share

Required Water

Culinary Use - Well and Septic	0.45	AF/home	Total Municipal Indoor =	0.450 AF
Outdoor Irrigation	3.00	AF/acre	Total PI Outdoor =	5.748 AF
			Total Water =	6.20 AF

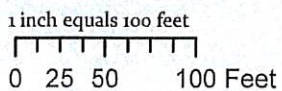
Total Water Required = **6.20 AF**

111°28'43"W 40°30'27"N



111°28'51"W 40°30'21"N

Wetland B



- ▭ Survey Area (5.17 acres)
- Delineation Sample Points
- ▲ OHWM Cross-section
- 1 Foot Contour Intervals
- ◻ Culvert

Legend

- Aquatic Resources**
- ▭ Excavated Ditch (0.12 ac; 800 lf)
- ▭ Palustrine Emergent Wetland (1.46 ac)
- ▭ Man-Made Pond (0.78 ac)

Probst Property
 Midway, Wasatch County, Utah
 Wetland Delineation Map



Google Imagery 09/10/2018
 AGRC WTMS Image Service
 GCS: GCS WGS 1984

The wetland delineation results are preliminary and have not been verified by the US Army Corps of Engineers.
 Wetlands Delineated by B. Thomas, July, 2022. Wetland Delineation Maps Prepared by P. McGuire.

*Farmstead off Main
101 West 100 South*



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: FRANK & AMY DENT Phone: 281-254-6786 Fax: ---

Mailing Address: 101 W. 100 SOUTH City: MIDWAY State: UT Zip: 84032

E-mail Address: fdent@gmail.com

Project Name: FARMSTEAD OFF MAIN

Location: 101 WEST 100 SOUTH

Total Acreage: 1.25 Number of Units: 2 LOTS Historically Irrigated Area: 0.9 AC

Existing Water Connections: ONE

Comments: ONE EXIST. HOME IS ALREADY CONNECTED TO CITY WATER,

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: [Signature] Date: 7/2/2023

FOR OFFICE USE ONLY

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



Summit Engineering Group Inc.

Summit Engineering Group, Inc
55 West Center St.
PO Box 176
Heber City, UT 84032
435-654-9229

Water Rights Calculation Sheet

DOUG AND AMY DENT - FARMSTEAD OFF MAIN SMALL SUBDIVISION

TOTAL NEW HOMES	1	homes	House on Lot 2 is historic, and already has a water meter.
TOTAL PARCEL ACREAGE =	1.25	acres	
LOT 1 IRRIGATION ALLOWED	0.130	acres	8000 sqft per lot x 2 = 0.367 acres
LOT 2 IRRIGATION ALLOWED	0.603	acres	
TOTAL ALLOWED IRRIGATION =	0.733	acres	Midway Irrigation Shares = 3.00 ac-ft per share

Required Water

Culinary Use	0.8	AF/home
Outdoor Irrigation	3.00	AF/acre

Total Municipal Indoor =	0.800 AF
Total PI Outdoor =	2.199 AF
Total Water =	3.00 AF

Total Water Required =	3.00 AF
Midway Irrigation Shares Req'd =	1.00 SH





100 SOUTH

100 WEST

KELLY
ENTRY NO. 625819
PARCEL NO. 06-4050

LOT 2
0.240 AC

KELLY LANE A
SUBDIVISION
LOT 1-KELLY LANE A
SUBDIVISION

KELLY
LOT 1-KELLY
MEADOWS SUBDIVISION

LOT 1
1.007 AC

KELLY
MEADOWS
SUBDIVISION
LOT 1-KELLY
SUBDIVISION

PRIVATE
DRIVEWAY

KELLY LANE A
SUBDIVISION
LOT 2-KELLY LANE A
SUBDIVISION

KELLY
ENTRY NO. 387813
PARCEL NO. 20-0502

KELLY LANE A
SUBDIVISION
LOT 1-KELLY LANE A
SUBDIVISION

90°/11 1/4° CORNER SECTION
IN THE SEC. 34, T20N, R10E, BLK. 1000
WASATCH COUNTY RECORDS.

90°/11 1/4° CORNER SECTION IN THE SEC.
34, T20N, R10E, BLK. 1000
WASATCH COUNTY RECORDS.

90°/11 1/4° CORNER SECTION IN THE
SEC. 34, T20N, R10E, BLK. 1000
WASATCH COUNTY RECORDS.

34
3

34 W 35
3 A 2

35
2

PROJECT: L23-055	DATE: 05/23/23
SHEET: 1 OF 1	DRAWN BY: DMK

PROJECT: PARCEL 06-4068
EXHIBIT NAME: PROPOSED PLAT

85 WEST CENTER
P.O. BOX 176
HEBER CITY, UT 84032

P: 435.854.9220
F: 435.854.9231

Summit Engineering Group Inc.
Structural • Civil • Surveying

The Dainty Pear
192 West 100 North



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: Corey Calderwood Phone: 801-318-8751 Fax: _____

Mailing Address: 1455 S 2240 E City: Heber City State: UT Zip: 84032

E-mail Address: corey@elitecustomhomesut.com

Project Name: The Dainty Pear

Location: 192 W 100 N Midway, UT 84049

Total Acreage: .43 Number of Units: 1 Historically Irrigated Area: ?

Existing Water Connections: Yes...located on the South side of the property


Comments:

Water needs will be very minimal. The store front will only have 2 maintenance sinks, 2 bathrooms, and minimal landscape that will require watering. Updated landscape plan will be completed and ready for the August 7 meeting.

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

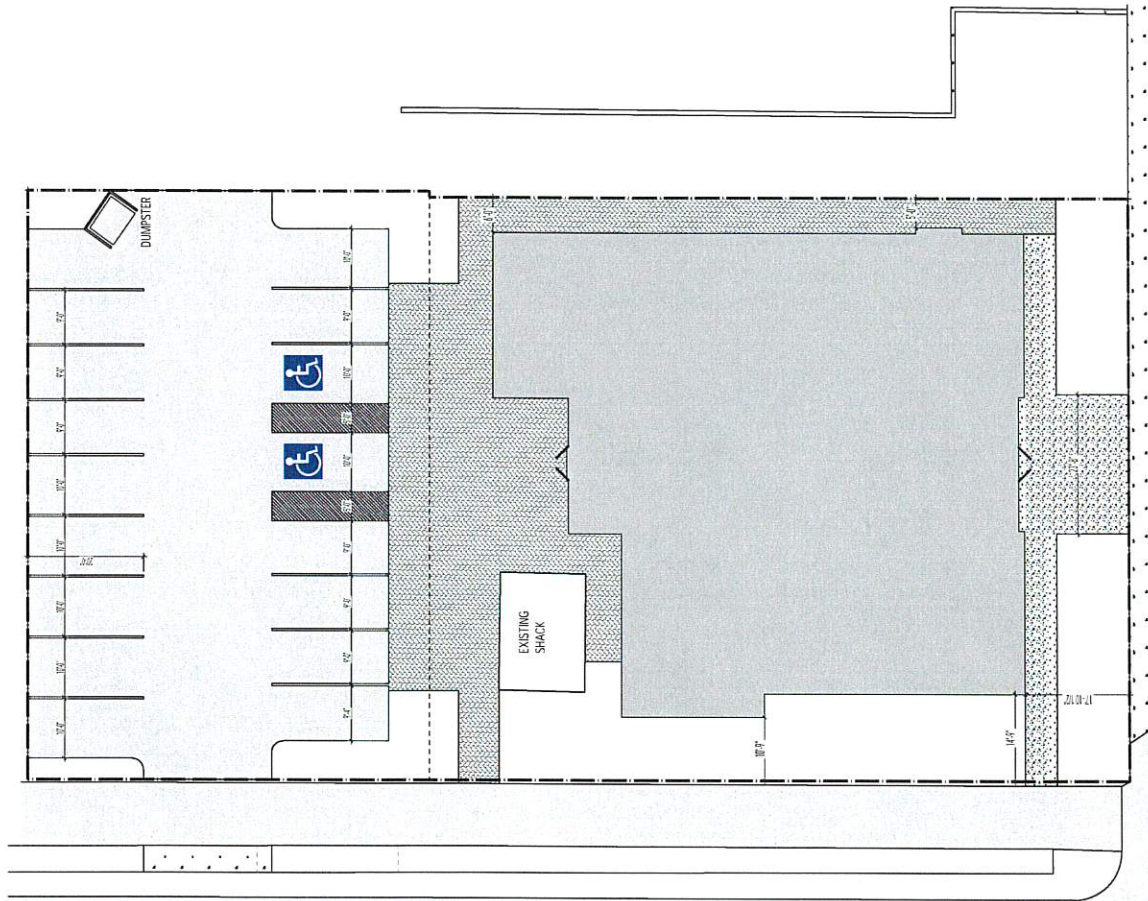
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Signature of Owner or Agent:  Date: 7/19/2023

FOR OFFICE USE ONLY

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

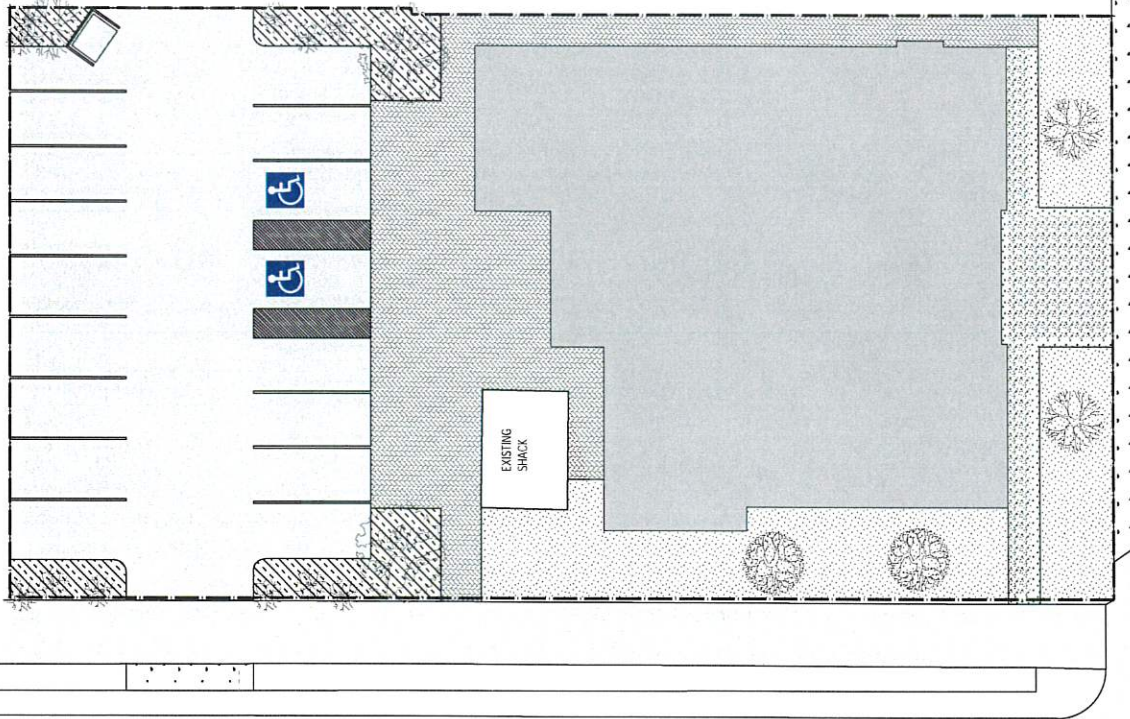


SITE PLAN
SCALE: 1" = 10'



42 ACRES X 15 TREES/AC = 7 TREES

COUNT	SIZE	SYMBOL	COMMON NAME	BOTANICAL NAME
7			TREE SPECIES TBD	



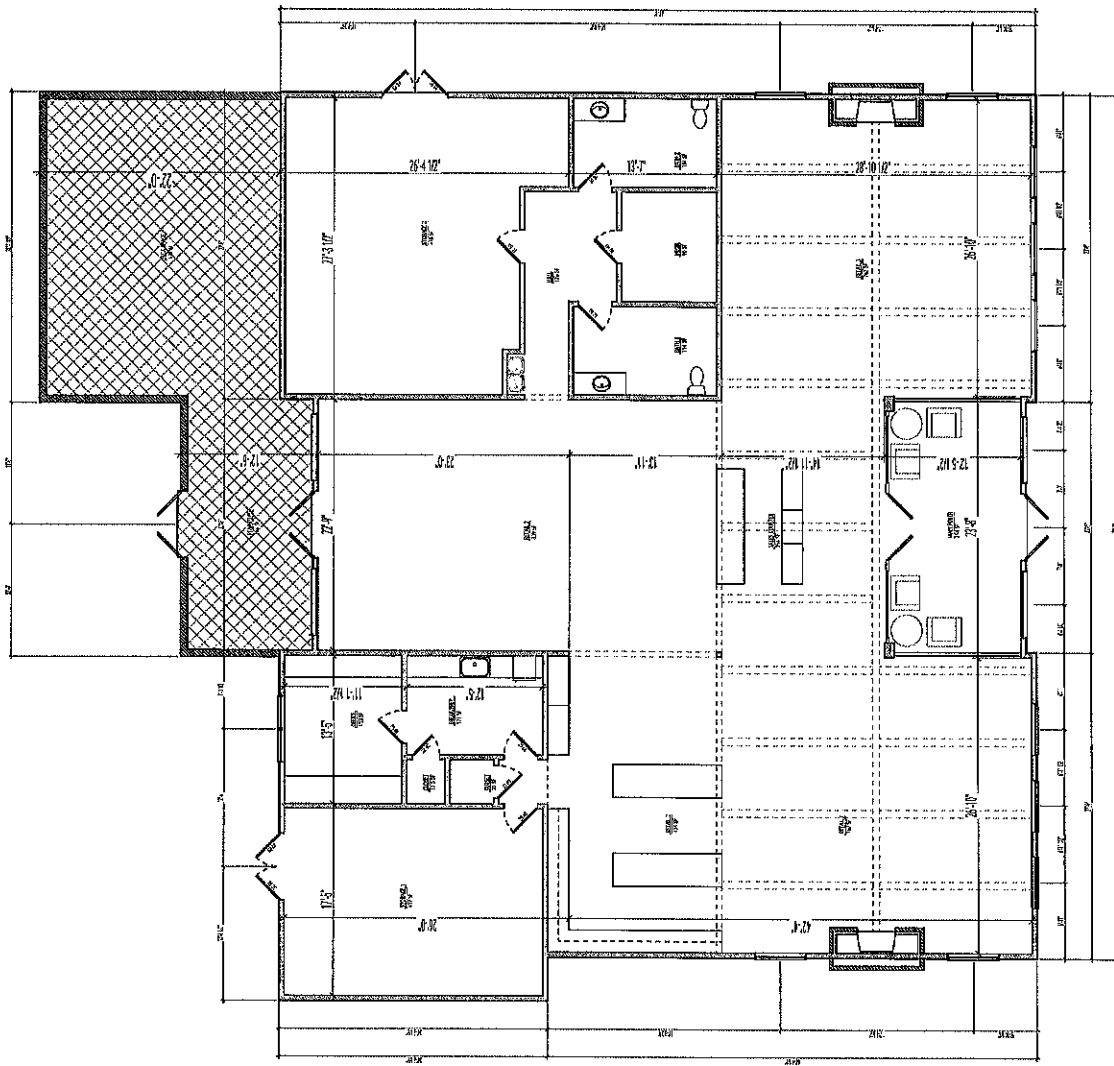
LANDSCAPE LEGEND	AREA (SQ. FT.)
ASPHALT PARKING	5851 SF
PROPOSED STRUCTURE	6129 SF
CONCRETE	826 SF
PATIO PAVERS	2508 SF
GRASS	2263 SF
MULCHED (CHOCOLATE BARK)	712 SF

Irrigation:

1. Use a reduced pressure vacuum breaker at point of all cross connections.
2. All trees and plants to be water by an automated irrigation system.
3. All drip laterals to use 1/2" poly pipe or better.
4. Install all pipe at least 6" below grade.

LANDSCAPE PLAN
SCALE: 1" = 10'

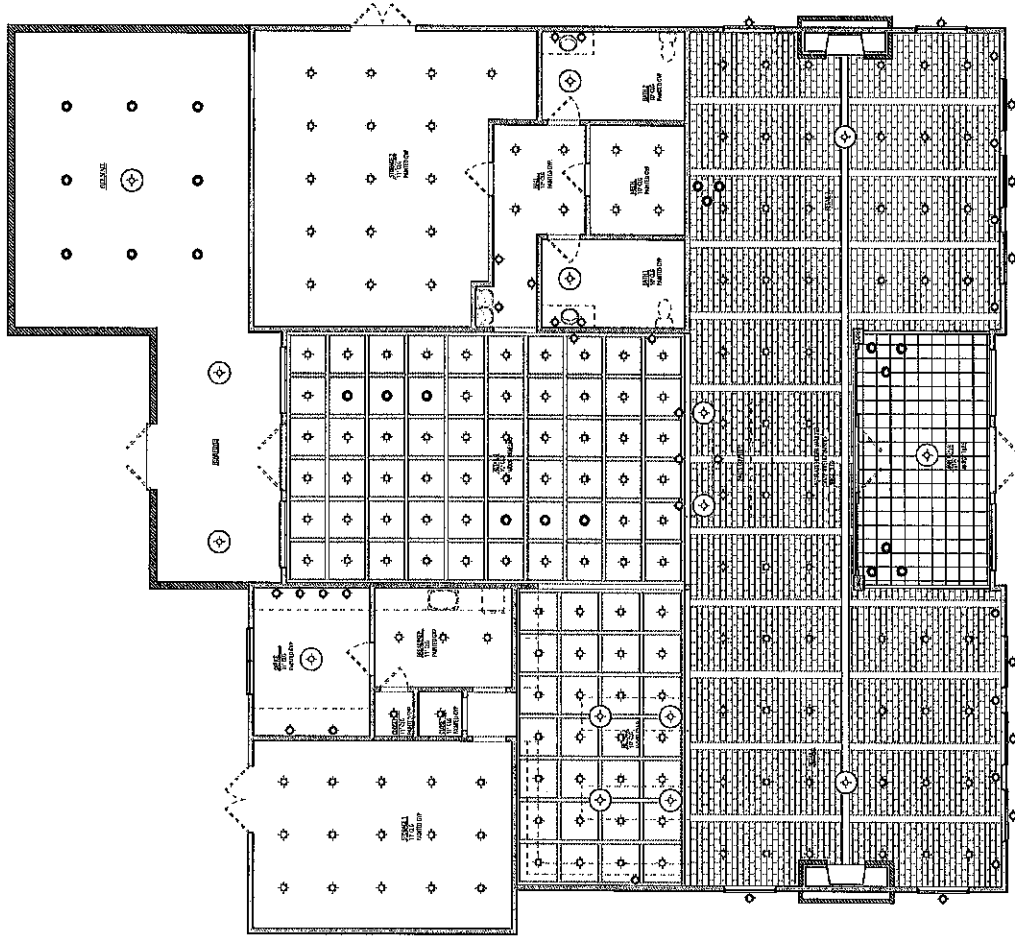




Windows and Door Schedules Key	
Window Schedule	Window Schedule
Door Schedule	Door Schedule
Window Schedule	Window Schedule
Door Schedule	Door Schedule
Window Schedule	Window Schedule
Door Schedule	Door Schedule
Window Schedule	Window Schedule
Door Schedule	Door Schedule

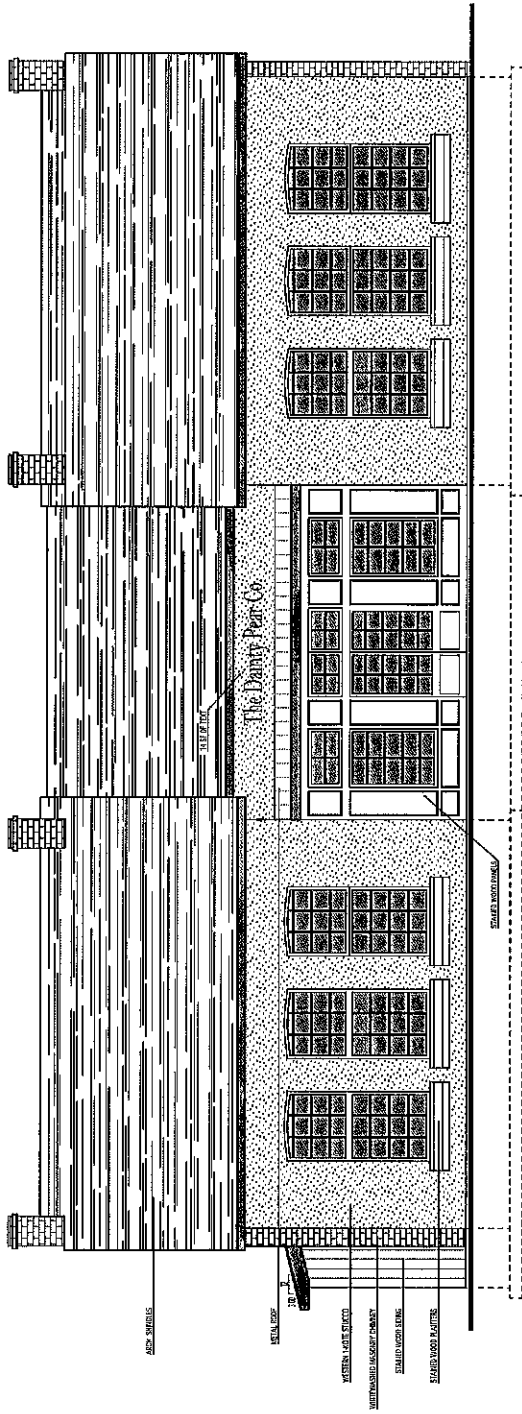
MAIN FLOOR PLAN
 Scale: 3/16" = 1'

5425 SQ FT USE
 2117 SQ FT UTILITY

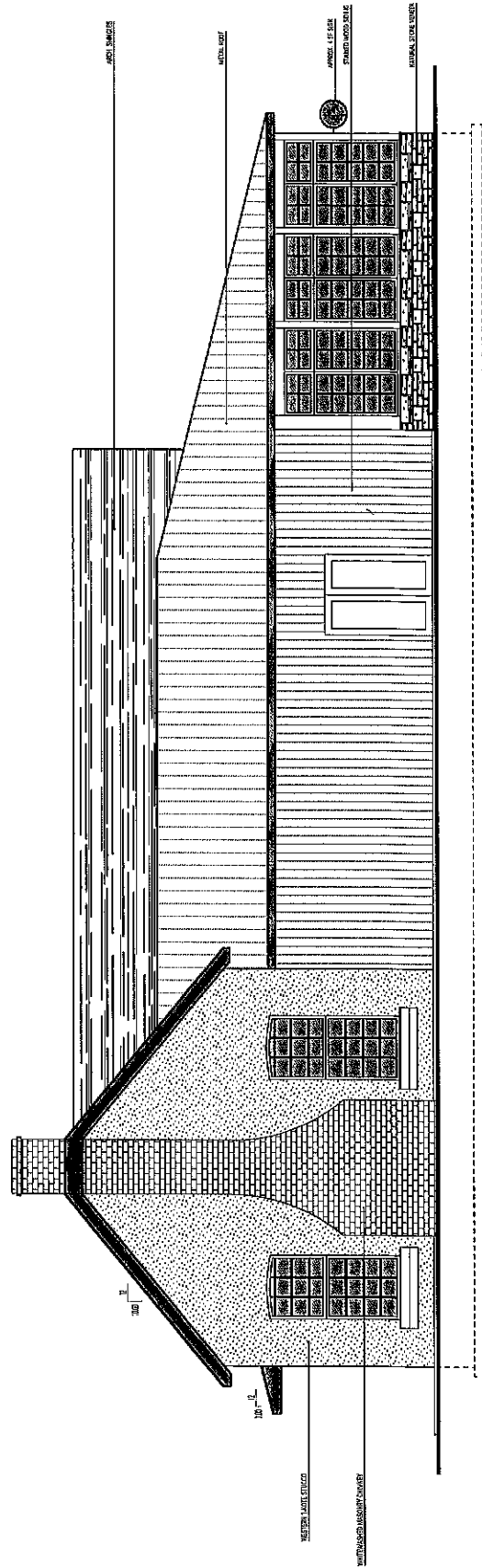


REFLECTED CEILING PLAN

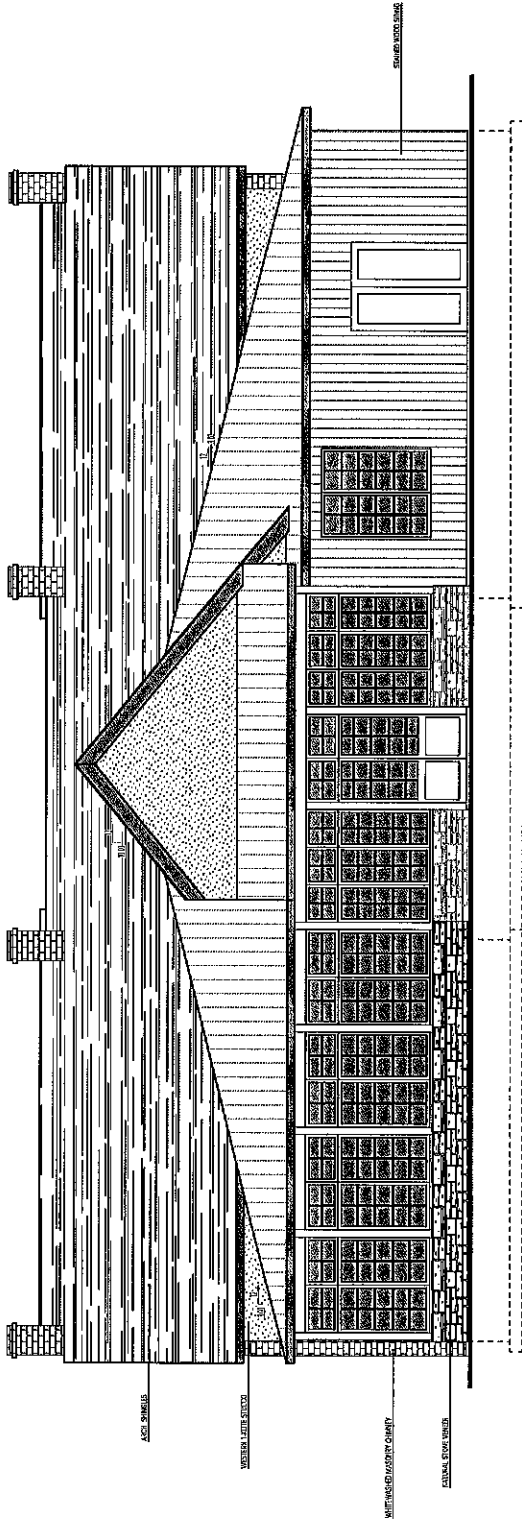
Scale: 3/16" = 1'



SOUTH (FRONT) ELEVATION
Scale: 1/4" = 1'

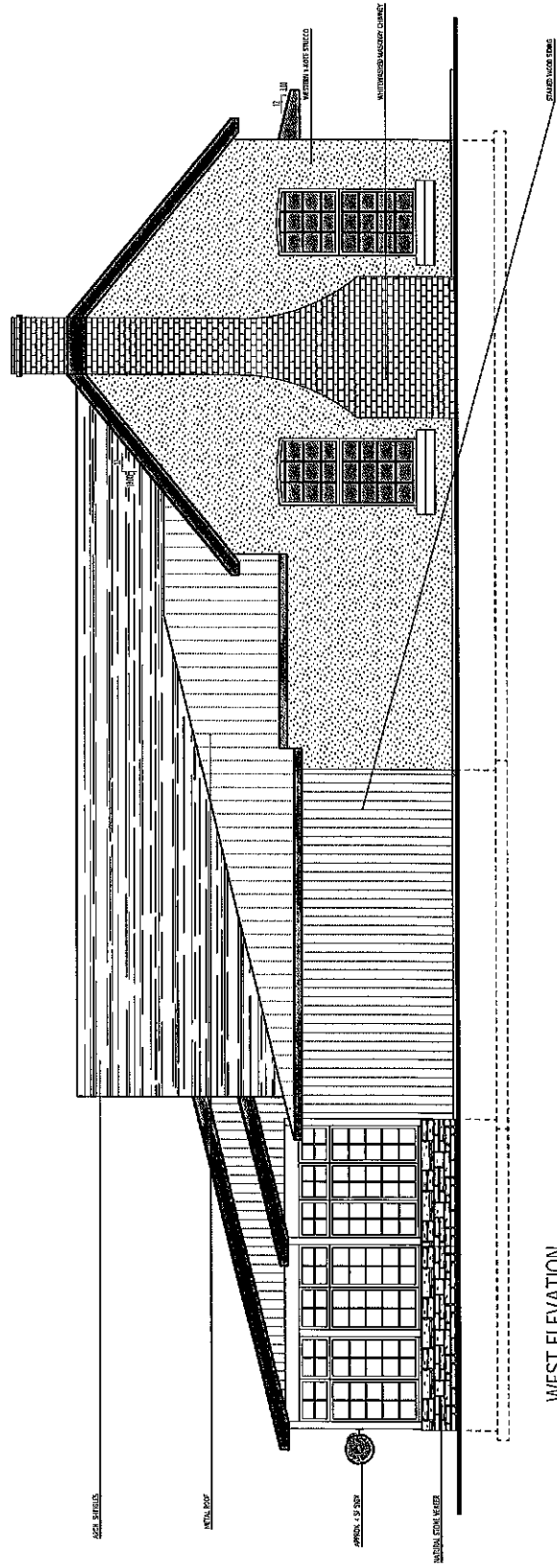


EAST ELEVATION
Scale: 1/4" = 1'



NORTH ELEVATION

Scale: 1/4" = 1'



WEST ELEVATION

Scale: 1/4" = 1'



14.5 FT. TEXT ON BUILDING

5.5 FT. ROUND SIGN
HANGING ON BLACK METAL SIGN POST

3D VIEW #1

Scale: N.T.S.

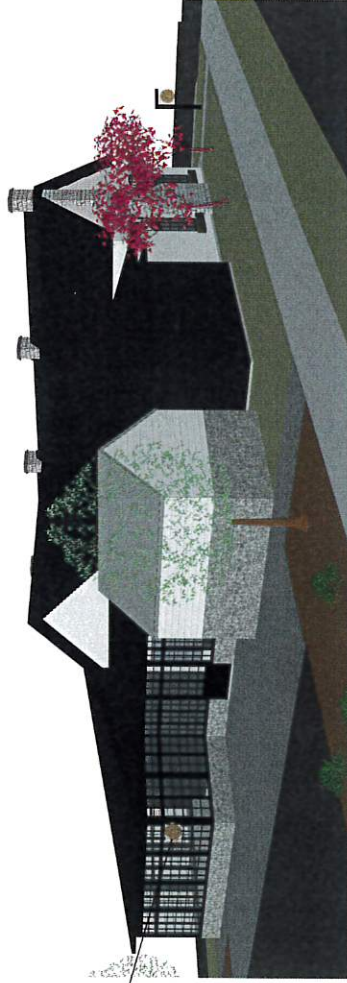


3D VIEW #2

Scale: N.T.S.

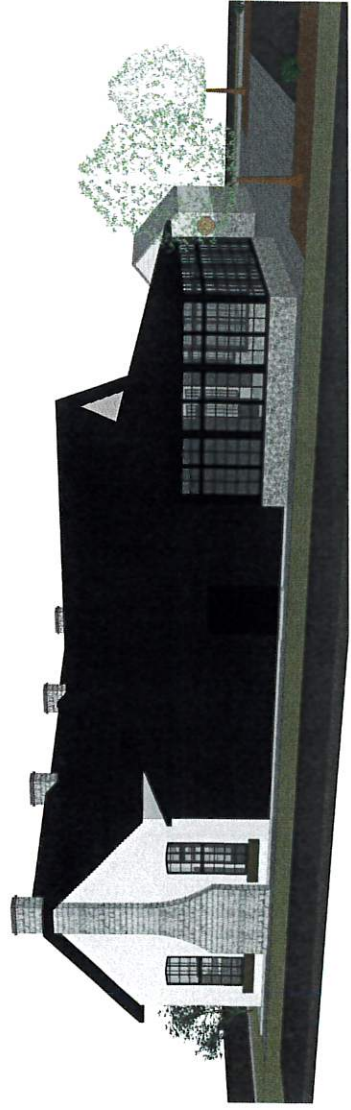


3D VIEW #3
Scale: N.T.S.



S.E. ROUND SIGN

3D VIEW #4
Scale: N.T.S.



3D VIEW #5
Scale: N.T.S.

New/Old Business



Adjourn

