

Midway City Council  
19 April 2022  
Regular Meeting

Springer Property /  
Water Rights

# Memo



**Midway**

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Date: April 19, 2022  
To: Midway City Council  
From: Michael Henke  
Re: Springer Property Water Rights

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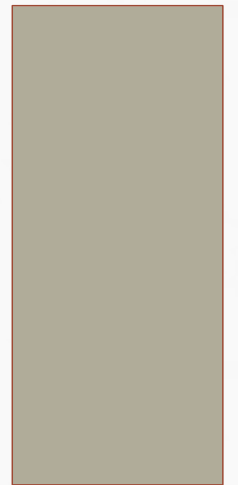
David Springer is seeking approval from the City Council for the needed water rights on a proposed commercial project that would be built on a parcel owned by him. Mr. Springer is proposing a mixed-use project on his 0.80-acre parcel located at 65 N. 200 W. The building will house a restaurant on the main floor and a residential unit on the upper floor. The proposal recently went to the Midway Water Advisory Board who recommended a total water requirement of 4.5-acre feet.

I have included the presentation from the water board for further context on the proposal.

Please contact me if you have any questions about the proposal or the motion.

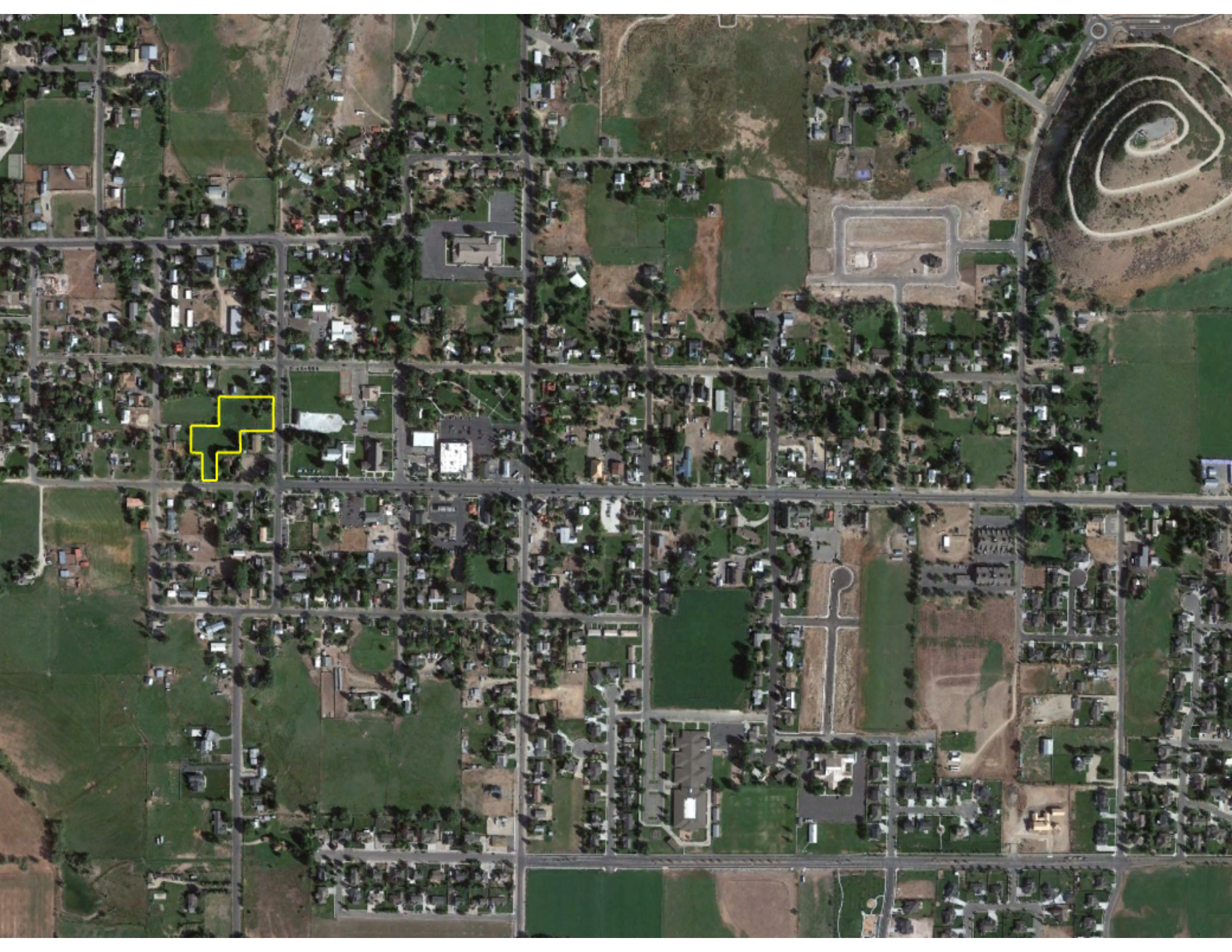
# MIDWAY SPRINGER BAKERY

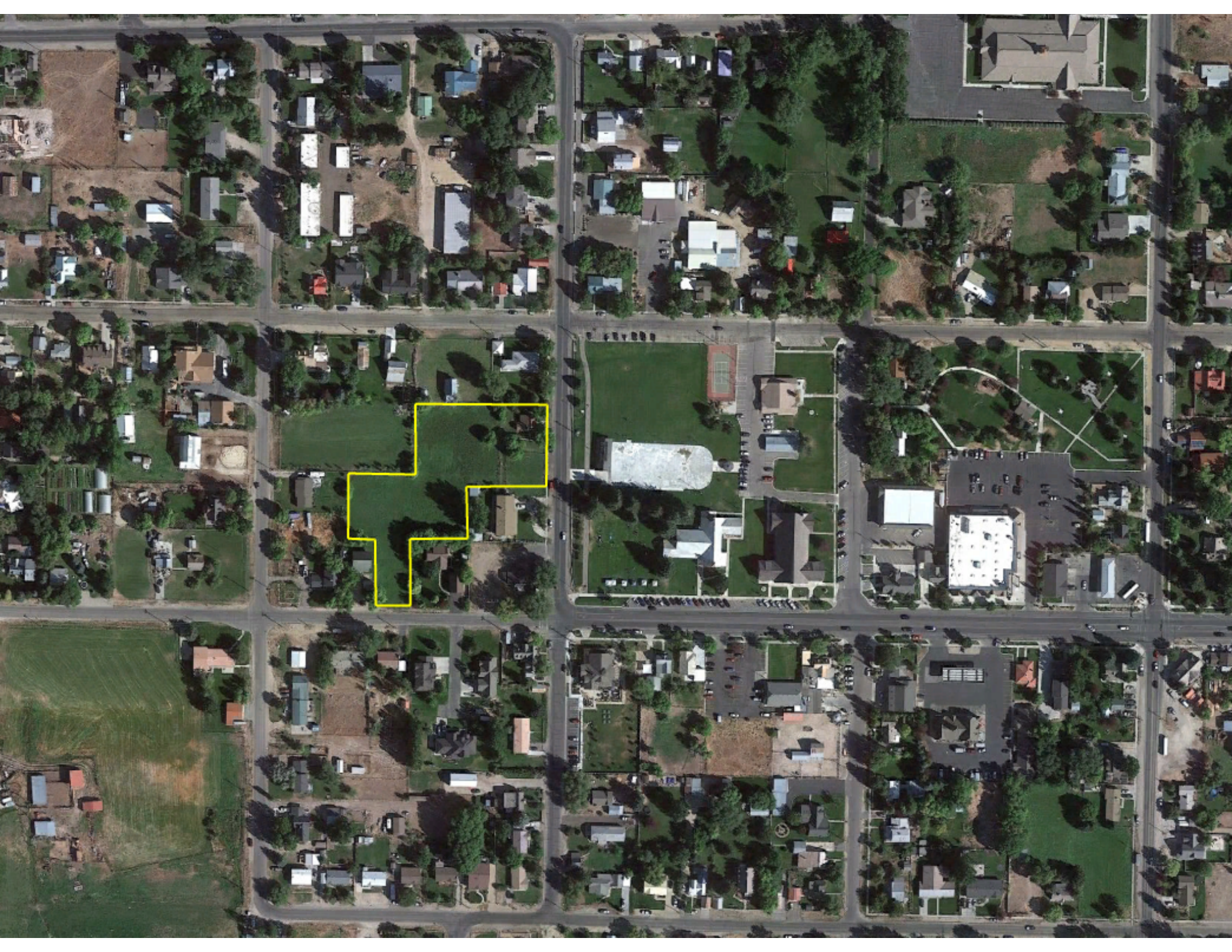
WATER RECOMMENDATION REVIEW

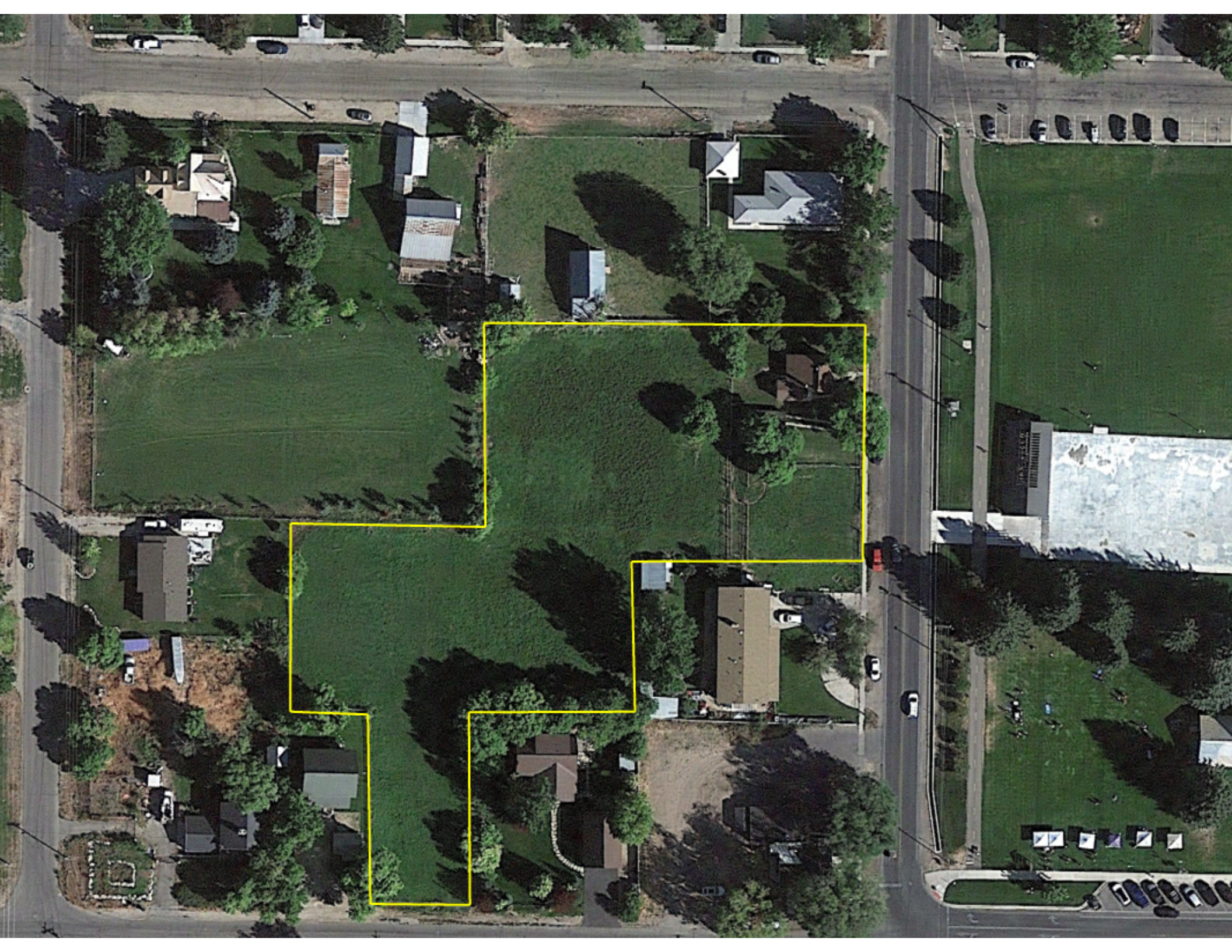


# PROJECT OVERVIEW

- **Proposal:** Applicant proposing to demolish existing home and rebuild a new commercial structure.
- **Items Being Reviewed:**
  - Exterior of Commercial Structure
  - Signage
- **Zoning:** C-3 Zone
- **Parcel:** 0.80 acres. Applicant owns 1.85 acres in total
- **Proposed Structure Size:**
  - Main: 1,800 SF
  - Second Floor: 900 SF
  - Porch: 300 SF









Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NCCO, (c) OpenStreetMap contributors, and the GIS User Community. Source: Esri, DigitalGlobe, GeoEye, Earthstar, USGS, AeroGRID, IGN, and the GIS User Community

The boundary lines shown here have been generated for the internal use of Wasatch County and should only be used for general reference purposes.

Questions concerning ownership boundary locations should be directed to a title company, attorney, or licensed land surveyor. Wasatch County makes no warranty as to the accuracy or usefulness of this information. The end user of this information assumes all responsibility concerning this information's appropriate use.

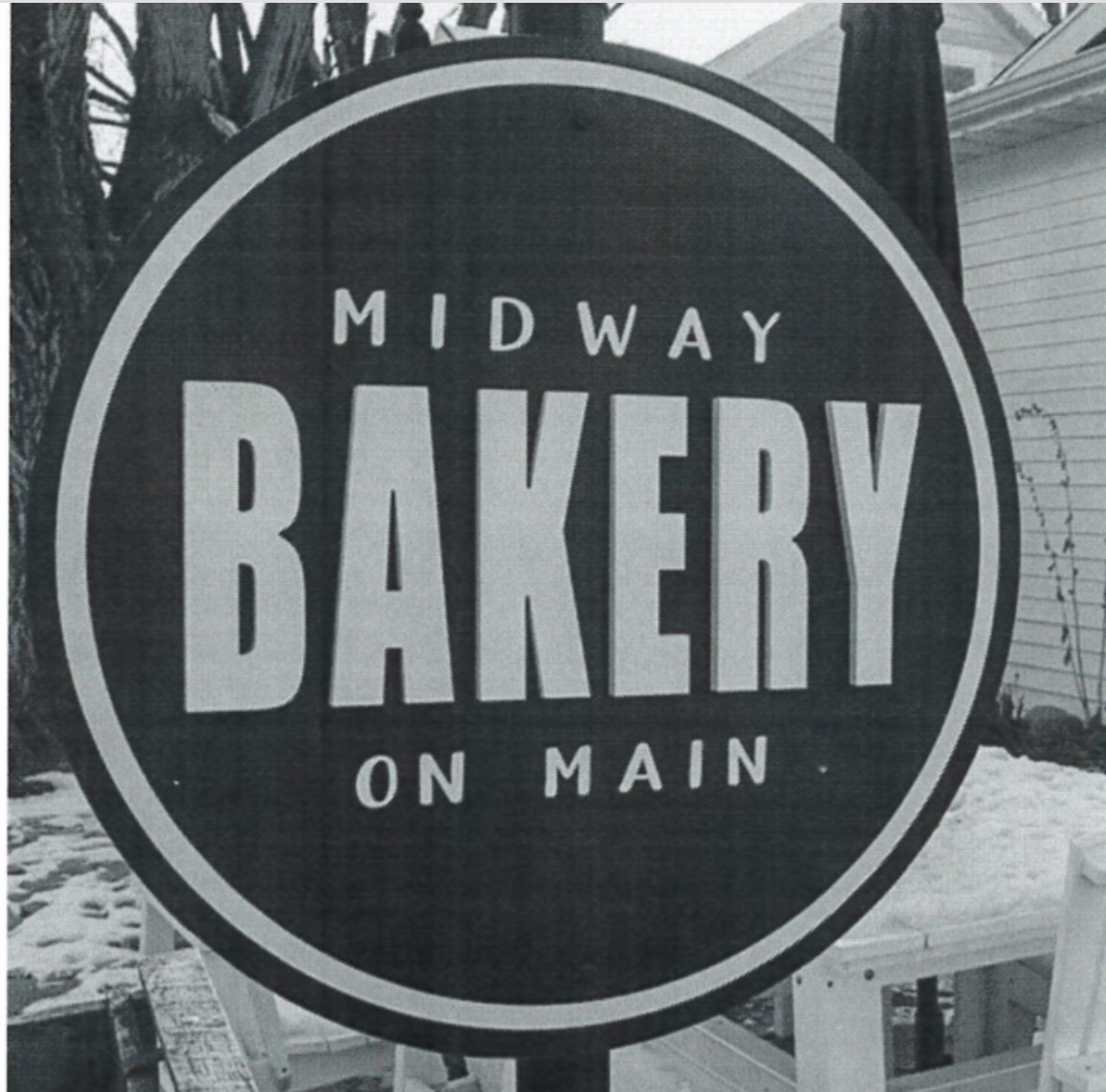






# SIGNAGE

*Approximately  
30" round*



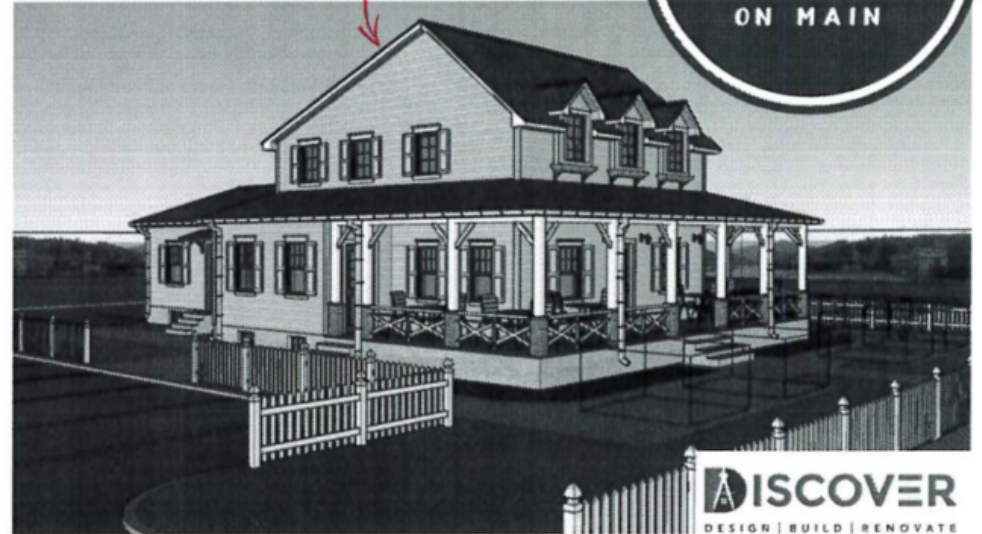
hope it can be part of the Midway community for at least another century!

Thank you for your support,  
David Springer

*Current home*



*New design*



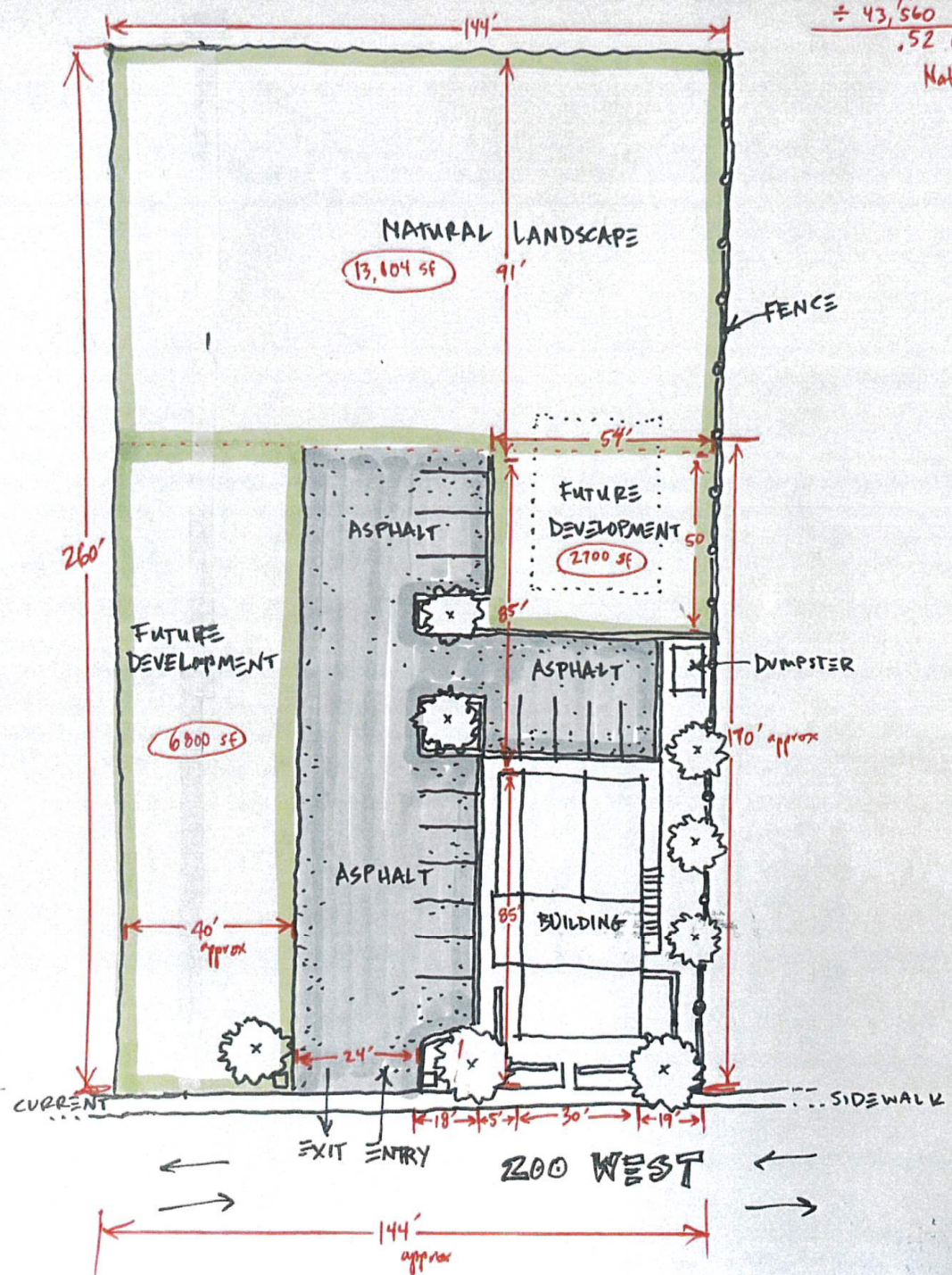
**DISCOVER**  
DESIGN | BUILD | RENOVATE

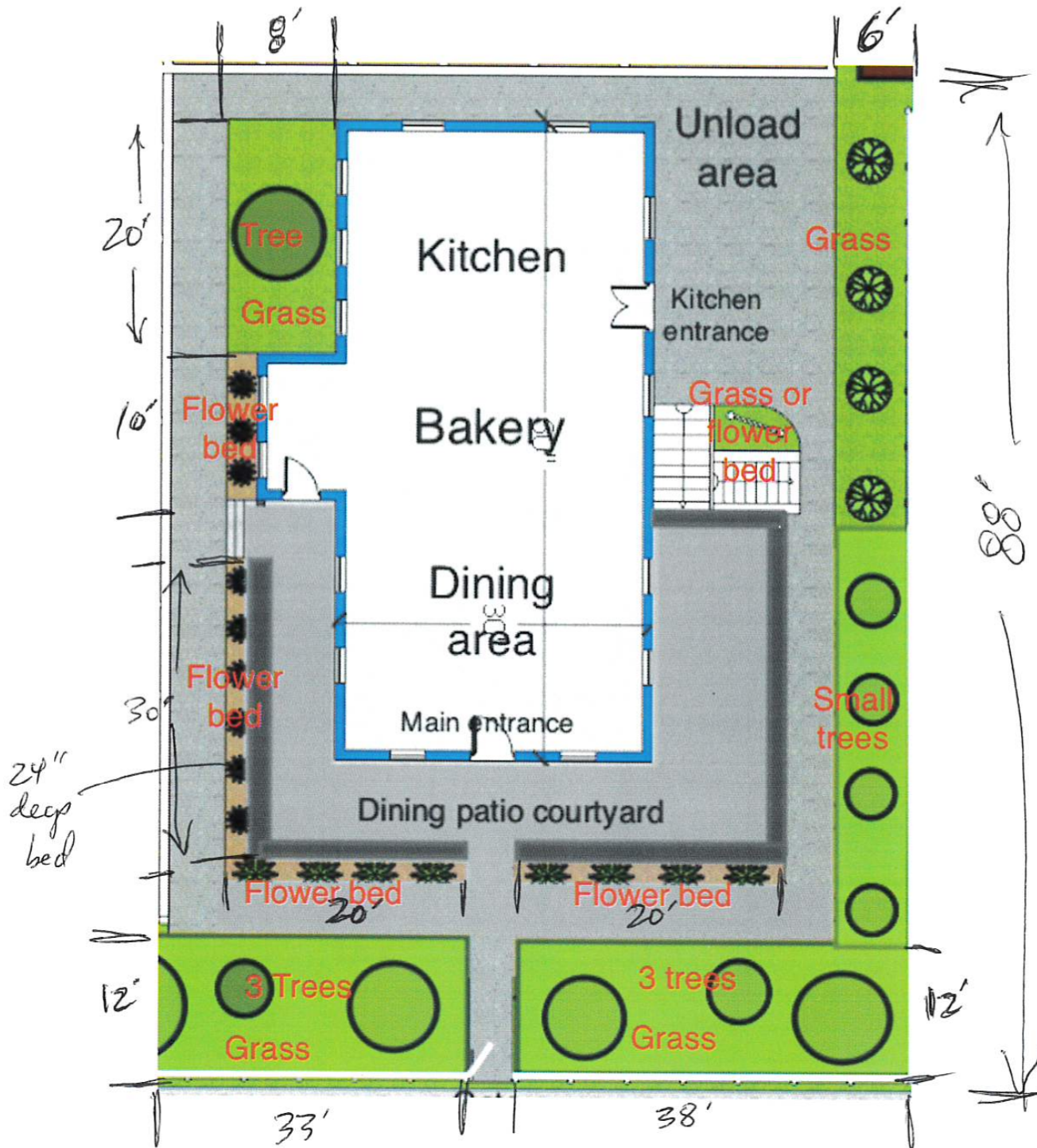
[www.DiscoverDesignCo.com](http://www.DiscoverDesignCo.com)

13,104  
 6,800  
 2,700  

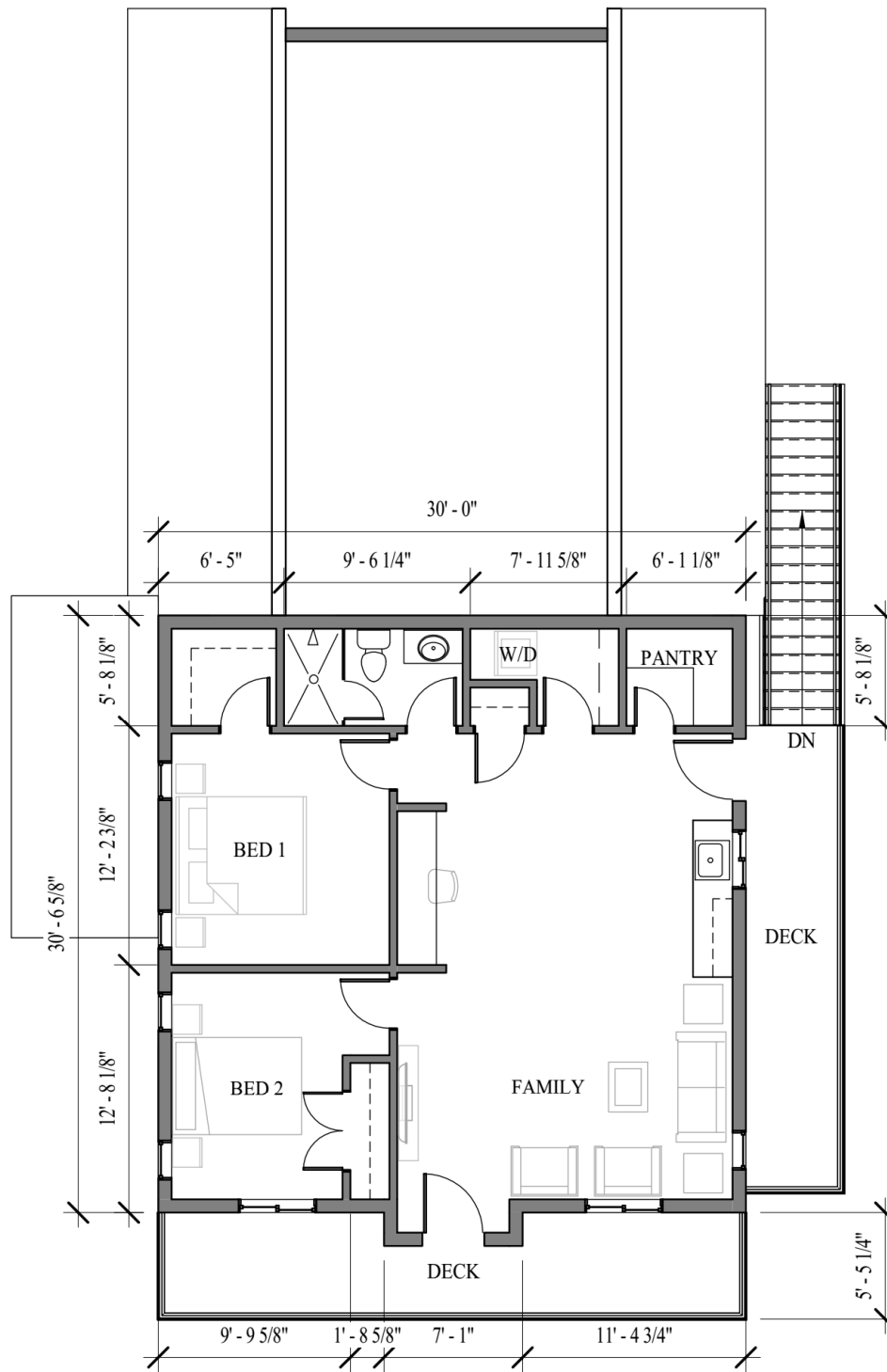

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 22,604 sf.  
 ÷ 43,560  
 .52 Acres  
 Natural landscape









1 SECOND LEVEL PLAN  
 P100 1/8" = 1'-0"

# CURRENT WATER USE

- Culinary connection
  - 0.8 acre feet
- Outside irrigation
  - 0.8 acres ( $34,848 - 8,000$  square feet =  $26,848$  sq. ft.)
  - 0.62 irrigated area = 1.85 acre feet
  - More precise measurements ( $34,848 - 1,850 = 32,998$  sq. ft.)
  - 0.75 irrigated area = 2.25 acre feet
- Total water usage = 2.65 acre feet
- Total water usage (precise) = 3.05 acre feet



# RECOMMENDED WATER REQUIREMENT

- # seats x 35 GPD x 365 days per year / 325,851 Gallons per acre feet x 1.77 return flow = acre feet water requirement
- Restaurant seats
  - 32 seats x 35 GPD = 0.36 acre feet x 1.77 (return flow) = 2.22 acre feet
- Rental Unit = 0.6 acre feet
- Outside irrigation 24,232 square feet (0.56 acres) = 1.68 acre feet
- Total = 4.5 acre feet
- Difference 4.5 – 1.5 = 3.0-acre feet