

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, August 1, 2022**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, August 1, 2022, 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 1, 2022**
 - b. **Approve Meeting Minutes May 2, 2022**
2. **Vincent Fields Subdivision – 1315 Stringtown Road**
 - a. **Discussion on Water Requirements**
 - b. **Possible Recommendation to City Council**
3. **Rising Heights LLC – 200 South 920 East**
 - a. **Discussion on Water Requirements**
 - b. **Possible Recommendation to City Council**
4. **New/Old Business - No motions or recommendations**
5. **Adjourn**

General Consent Calendar

**MIDWAY WATER ADVISORY BOARD
MONDAY May 2, 2022
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held May 2, 2022, at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: President/Chair Steve Farrell, Mike Lundin, and Brent Kelly. Midway City: Mayor Celeste Johnson, City Councilman Steve Dougherty, Wes Johnson, City Engineer, and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

City Councilman Jeff Drury, Midway Irrigation Member Grant Kohler and Michael Henke, City Planner were excused from the meeting.

General Consent Calendar

Midway Irrigation President/Chair Steve Farrell asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for May 2, 2022
- b. Approve Meeting Minutes April 4, 2022

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

Midway Irrigation President/Chair Steve Farrell asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

Ameyalli – 800 North 200 East (Previously Mountain Spaa)

Wes Johnson, City Engineer discussed the project the board would be reviewing.

- **Proposal:** The applicant is proposing to develop a resort on the former Mt. Spa property.
- **Zoning:** Resort Zone
- **Parcel:** Approx. 28 acres
- **Proposed Uses:**
 - Core Resort/Spa Bldg.
 - Hotel (76 ea.)
 - Cottages (24 ea.)
 - Duplexes (24 units)
 - Family Lodges (2 ea.)

- Event Barn/Yurts

The board reviewed the plat map, google earth maps, and pictures of the project from the applicant, Chuck Heath, and Paul Berg, engineer. They presented the Amayalli Master plan, and water calculations.

TOTAL AREA OF RESORT 1 AC

Building Footprint:	5.72	19.1%
Roads, Parking & Driveways:	3.75	12.5%
Open Space:	20.53	68.4%
Landscaped Areas:	4.30	14.3%
Natural Areas:	15.99	53.3%
Pool Areas:	0.23	0.8%

TOTAL Project Area: **30**



Table 1 - Water Use Requirements

Use	Water Requirement		Source of Requirement	Return Flow Requirement	Total Required	
	Quantity	Unit			Quantity	Unit
Irrigated / landscaped area	3.00	acre-feet/acre	Midway Water Board	—	3.00	acre-feet/acre
Hotel units (1 bedroom)	150	gpd/unit	Table 1, Utah Code R309-510	1.77	0.30	acre-feet/unit
Cottage units (2 bedrooms)	0.80	acre-feet/acre	Midway Water Board	—	0.80	acre-feet/unit
Presidential units (3 bedrooms)	0.80	acre-feet/acre	Midway Water Board	—	0.80	acre-feet/unit
Duplex units (6 - 7 bedrooms)	0.80	acre-feet/acre	Midway Water Board	—	0.80	acre-feet/unit
Family lodge (5 bedrooms)	0.80	acre-feet/acre	Midway Water Board	—	0.80	acre-feet/unit
Yurt	150.00	gpd/unit	Same as Hotel Unit	1.77	0.30	acre-feet/unit
Restaurant	35	gpd/seat	Table 2, Utah Code R309-510	1.77	0.07	acre-feet/seat
Bar	20	gpd/seat	Table 2, Utah Code R309-510	1.77	0.04	acre-feet/seat
Swimming pools	10	gpd/person	Table 2, Utah Code R309-510	1.77	0.02	acre-feet/person
Spa / gym	25	gpd/person	Table 2, Utah Code R309-510	1.77	0.05	acre-feet/person
Event space / conference center	5	gpd/person	Table 2, Utah Code R309-510	1.77	0.01	acre-feet/person
Hotel staff and employees	15	gpd/person	Table 2, Utah Code R309-510	1.77	0.03	acre-feet/person
Kitchen staff and employees	15	gpd/person	Table 2, Utah Code R309-510	1.77	0.03	acre-feet/person
Laundry	580	gpd/washer	Table 2, Utah Code R309-510	1.77	1.15	acre-feet/washer

Table 2 - Water Rights Needs for the Mountain Spa Resort

Use	Project Quantity	Unit	Water Requirement with Return Flow	Unit	Total (acre-feet)
Irrigated area	4.30	acres	3.00	acre-feet/acre	12.90
Hotel units (1 bedroom)	80	units	0.30	acre-feet/unit	24.00
Cottage units (2 bedrooms)	24	units	0.80	acre-feet/unit	19.20
Presidential units (3 bedrooms)	1	units	0.80	acre-feet/unit	0.80
Duplex units (6 - 7 bedrooms)	24	units	0.80	acre-feet/unit	19.20
Family lodge (5 bedrooms)	2	units	0.80	acre-feet/unit	1.60
Yurt	4	units	0.30	acre-feet/unit	1.20
Restaurants	71	seats	0.07	acre-feet/person	4.97
Rooftop bar	35	seats	0.04	acre-feet/person	1.40
Event space / conference center	245	person	0.01	acre-feet/person	2.45
Swimming pools	201	person	0.02	acre-feet/person	4.02
Spa - Main Full Service	102	person	0.05	acre-feet/person	5.10
Spa - Med Spa	73	person	0.05	acre-feet/person	3.65
Spa - Basement	51	person	0.05	acre-feet/person	2.55
Fitness Center	53	person	0.05	acre-feet/person	2.65
Hotel staff and employees	53	person	0.03	acre-feet/person	1.59
Kitchen staff and employees	18	person	0.03	acre-feet/person	0.54
Laundry	4	washers	1.15	acre-feet/washer	4.60
Event space / conference center	245	person	0.01	acre-feet/person	2.45

114.87 acre-feet

Notes:

- 1 acre-feet per year = 892 gallons per day
- Return Flow Factor = State Indoor Requirement / Midway City Indoor Requirement = 0.45 / 0.80 = 1.77
- The architect has estimated 4.30 acres of irrigated area for the resort property.



Midway Mountain Spa - Capacity Requirements

Core		Program SF	Occupant Load SF	Seats Shown	Occupants (estimated)
Restaurant	116 seats shown at Restaurant	3,180		116	116
Event Space	A-3 Occupancy	3,670	15		245
Restaurant/Event Basement (Revised)	Group B Occupancy	7,100	100		71
Rooftop Bar	Group B Occupancy	3,500	100		35
Hotel Lobby/Admin/Staff (Employees)	Group B Occupancy	5,304	100		53
Kitchen/Restaurant (Employees)	A-2 Occupancy	3,600	200		18
Spa					
Full Service Spa (Main Areas)	Group B Occupancy	10,220	100		102
Med Spa	Group B Occupancy	7,300	100		73
Basement (Support)	Group B Occupancy	5,140	100		51
Fitness	Group B Occupancy	5,310	100		53
Pool	50 sf per person in 5' deep water	10,052	50		201
Laundry	Number of commercial washing machines (estimated)			4	
Event Barn	A-3 Occupancy	4,000	15		267
TOTAL					1285

The following are the water calculation questions that Michael Henke, City Planner and Wes Johnson, Engineer had in regards to the units:

- Full unit (kitchen) and lockout
- Full unit = 0.8-acre feet

May 2, 2022

- Lockout (hotel room) = 0.3-acre feet
- Total = 1.1-acre feet
- Full unit (kitchen) and NO lockout
 - Full unit = 0.8-acre feet
 - Total = 0.8-acre feet
- Hotel room (no kitchen) and lockout
 - Hotel room = 0.3-acre feet
 - Lockout (hotel room) = 0.3-acre feet
 - Total = 0.6-acre feet

There was also a question regarding the “Presidential Unit” and if it would have a lockout or any lockouts? There were also questions regarding landscaping, and reviewing the phases, and calculations for each phase. There were also questions regarding kitchens and lockouts. At this point they are not sure what they will do.

In looking at table 2 – Water Rights, it was decided that the Event Space/Conference Center was listed twice, and an additional 7.20-acre feet needed to be added for the duplex because with the unknown on the kitchen and lockouts it was decided to increase from .8-acre feet to 1.1-acre feet. The board also asked for Paul Berg to please update the Table 2 – Water Rights with these adjustments.

Motion: Mayor Celeste Johnson made the motion to recommend to City Council the approval of the Ameyalli Resort Master Plan located at 800 North 200 East be required to turn in 119.62-acre feet of water (106.72-acre feet for culinary water through the city well, with 12.90-acre feet for Midway Irrigation secondary water). With an understanding that as each phase comes before the board, there may be an adjustment to the water calculations. Midway Irrigation Member Brent Kelly 2nd the motion.

Midway Irrigation President/Chair Steve Farrell asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

The board discussed the various sources of the available water for the property (Baum, Provo River, Cunningham Lake) and Washington Water Company, which will have an assessment that will be charged to the City. This assessment will need to be added to the homeowners, property owners water billing.

The Village/ Midway Heritage Development – Phase 1 and 2

Wes Johnson, City Engineer presented the following information:

- 27.47 acres
- 8.68 acres of open space
- C-2 zone
- 44,128 square feet of commercial space
- 143 townhomes

- Sensitive lands
 - Slopes 25% and greater

This property has already received Master Plan approval from the board, however in reviewing the items for the approval of phase 1 and 2 it was discovered there was an error in calculating the water for the Restaurant, which is in these phases. It was calculated as 10 gallons x 299 seats, and it should have been 35 gallons x 299 seats.

Table 3 - The Village Water Rights Estimate for the Revised Master Plan - WC3 Dining Occupancy Analysis (299 seats)

Phase	Total Buildings (sf)	Office (employees)	Water Use per State Code (gpd)	Midway Return Flow Factor	Required Water Rights for Office (acre-feet)	Retail (toilet room)	Water Use per State Code (gpd)	Midway Return Flow Factor	Required Water Rights for Retail (acre-feet)	Pc (gpd)
1	25,045	76	15	1.77	2.26					
2	11,285					4	500	1.77	3.97	
3	-									
4	-									
5	-									
	36,330				2.26				3.97	

Commercial										
Pool (guests)	Water Use per State Code (gpd)	Midway Return Flow Factor	Required Water Rights for Gym, Pool (acre-feet)	Gym (guests)	Water Use per State Code (gpd)	Midway Return Flow Factor	Required Water Rights for Gym, Pool (acre-feet)	Restaurants (seats)	Water Use per State Code (gpd)	Midway Return Flow Factor
99	10	1.77	1.96	97	25	1.77	4.81	299	10	1.77
			1.96				4.81			

Required Water Rights for Gym, Pool (acre-feet)	Restaurants (seats)	Water Use per State Code (gpd)	Midway Return Flow Factor	Required Water Rights for Restaurants (acre-feet)	Residential Use			Irrigation			Project Total Required Water Rights (acre-feet)
					Residential Homes (home)	Water Use (acre-feet)	Required Water Rights for Inside Use (acre-feet)	Irrigated Area (acres)	Water Use (acre-feet)	Required Water Rights for Irrigation (acre-feet)	
4.81	299	10	1.77	5.93	10	0.80	8.00	3.16	3.00	9.48	32.44
					35	0.80	28.00	2.2	3.00	6.6	38.57
					43	0.80	34.40	2.26	3.00	6.78	41.18
					40	0.80	32.00	1.79	3.00	5.37	37.37
					15	0.80	12.00	1.68	3.00	5.04	17.04
4.81				5.93	143		114.40	11.09		33.27	166.69

The original water requirement was:

- Original Requirement
 - Restaurant

- 5.93-acre feet
- Total requirement
 - 166.6-acre feet
- **Proposed Requirement**
 - Restaurant
 - 20.75-acre feet
 - Total requirement
 - 181.42-acre feet
 - Motion will be needed to show change from 10 gallons to 35 gallons

The board felt there should be a motion for these revised calculations for the Master Plan for The Village

Motion: Mayor Celeste Johnson made a motion to recommend to the City Council approval of The Village Master Plan that the water requirement be adjusted because of the miscalculation on the seats in the restaurant. That it is adjusted from 5.93-acre feet to 20.75-acre feet, and the total now being recommended for the Master Plan would be 181.42-acre feet for the project. City Councilman Steve Dougherty 2nd the motion.

Midway Irrigation President/Chair Steve Farrell asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

The board reviewed phase one and two and looked at plat maps and google earth. They discussed the water by phases and what would be required for each phase. Applicant, Dan Luster asked if he had turned in too much water would he get it back. The board discussed that the water would be dedicated to the city by phase so once they got to phase 5 if there was excess water, then that water most likely would be given back to the applicant but that would be at the end of the project.

It was decided to calculate the water for each phase as it was planned for as of right now for all phases to see if enough water had been calculated for the master plan:

- Phase 1 – 42.23-acre feet (Culinary and Irrigation)
- Phase 2 – 56.18-acre feet (Culinary and Irrigation)
- Phase 3 -34.40-acre feet (Culinary water)
- Phase 4 - 32.00-acre feet (Culinary water)
- Phase 5- 12.00-acre feet (Culinary water)

Plus 4.05-acre feet for irrigation for phase 3-5, so after subtracting the water for phase one and two there is 83.01-acre feet remaining for water for the next three phases. As of now that would leave .56-acre feet left over. However, those calculations could change.

Midway Irrigation President/Chair Steve Farrell asked if there were further questions regarding this item? There was not.

Motion: City Councilman Steve Dougherty made a motion to recommend to the City Council approval for The Village that Phase one be required to turn in 42.23-acre feet of water, and for phase two be required to turn in 56.18-acre feet of water for a total of 98.41-acre feet. Irrigation Company Member Lance Larsen 2nd the motion.

Midway Irrigation President/Chair Steve Farrell asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

New Old/Business

Midway Irrigation President/Chair Steve Farrell if there was anything else that needed to be discussed? There was not.

Mayor Celeste Johnson moved for adjournment, City Council Member Steve Dougherty 2nd the motion and the meeting was adjourned at 7:02 p.m.

DRAFT

Vincent Fields Subdivision
1315 Stringtown Road

Aug 1st

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: Kevin Payne Phone: (949) 887-1978 Fax: N/A

Mailing Address: PO Box 817 City: Midway State: UT Zip: 84049

E-mail Address: kpayne@paynedev.com

Project Name: Vincent Fields Subdivision

Location: 1315 Stringtown Rd., Midway

Total Acreage: 9.63 Number of Units: 3 Historically Irrigated Area: 9.79 (total gross ac.)

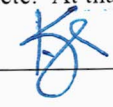
Existing Water Connections: 2

Comments:

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:  Date: 7/20/2022

FOR OFFICE USE ONLY

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



LAND USE SUMMARY
 4.79 ACRES
 3
 NUMBER OF LOTS

LEGEND
 --- EXISTING FENCE
 [Hatched] K.O.W. DEDICATION (0.33 ACRES)
 [Hatched] AREA TO PAYNE PROPERTY
 [Hatched] PLAT AMENDMENT TO WINNEBAGO WILLOW SUBMISSION REQUIRED

THIS IS A CONCEPT PLAN ONLY AND APPROVALS FROM WINNEBAGO COUNTY AND THE STATE OF IOWA ARE REQUIRED PRIOR TO SUBMITTING THIS PLAN FOR THE APPROVAL PROCESS.

THIS DOCUMENT IS RELEASED
 UNLESS OTHERWISE SPECIFIED
 INTENDED FOR CONSTRUCTION
 SHALL BE VOID AND INVALID
 DATE: 12.MAY.2022

0 20 40 80 120
 SCALE: 1"=40'

BERG ENGINEERING
 ANNEKE J. BERG
 PROJECT NO. 2022-014

PAYNE
 VINCENT PROPERTY
 CONCEPT PLAN #1

DESIGN BY: RBM
 DRAWN BY: DWR
 DATE: 12.MAY.2022
 SHEET 3 OF 3

VINCENT FIELDS SUBDIVISION - REQUIRED WATER SHARES CALCULATION

1315 Stringtown Rd., Midway, UT

Gross Acres per Survey	9.790		
Stringtown Rd. ROW Dedication	(0.160)		
Other	-	0.11	
Net Acres	9.630	Acres	
Less			
8,000 sf per lot for impervious surface	(0.551)	3	= No. of lots
Existing Barn Footprint	(0.060)	2,615	sf
Existing Run-in Shelter Footprint	(0.009)	388	sf
Long Driveway Lot 1	-		
Long Driveway Lot 2	-		
Added to Payne Lot for Outdoor Riding Arena	(0.300)		
Other	-		
Total Net Acres for Irrigation	8.710	Acres	
Times 3 Acre Feet	26.130	Acre Feet	
Plus 0.8 Ac. Ft. per Lot - Culinary Connection	2.400	3	= No. of lots
Total Water Requirement	28.530	Acre Feet	
Less Credit for 2 Existing Water Connections	(1.600)	2	= No. of Existing Culinary Connections
Net Total Water Requirement	26.930	Acres	
Total Water Shares Required	8.977	Shares	
Add. Shares Req. for Temporary Trailer Culinary Connection**	0.267	= 0.8 Ac. Ft. divided by 3	
Total Water Shares Required	9.243	Shares	
Total Water Shares Required (Rounded up to nearest 1/4 Sh)	9.250		

Rising Heights LLC
200 South 920 East

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: inForm Architecture Phone: 435-512-0415 Fax: _____

Mailing Address: 230 E Deer Ridge Way City: Midway State: UT Zip: 84049

E-mail Address: rob@inFormArchitecture.com

Project Name: Rising Heights LLC

Location: 200 South 920 East

Total Acreage: 4.78 Number of Units: n/a Historically Irrigated Area: no

Existing Water Connections: _____

Comments:

Site plan attached is conceptual. We were waiting for approval of the roadway and conditional use before doing all site design. As the city has requested to move this application prior to conditional use, we are working on getting the site plan better defined with landscape areas and hardscape more defined. We will send updated plans next week for use prior to the meeting.

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:  Date: 07/21/2022

FOR OFFICE USE ONLY

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

