

**MIDWAY WATER ADVISORY BOARD  
MONDAY October 3, 2022  
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held October 3, 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, Grant Kohler, and Brent Kelly. Midway City: Mayor/Co-Chair Celeste Johnson, City Councilman Steve Dougherty, ,City Councilman Jeff Drury, Wes Johnson, City Engineer, Michael Henke, City Planner, and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

**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 October 3, 2022
- b. Approve Meeting Minutes August 1, 2022

**Motion: City Councilman Jeff Drury made a motion to approve the General Consent Calendar, Midway Irrigation Member Brent Kelly 2<sup>nd</sup> the motion.**

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

**Motion was carried unanimously.**

**Mountain Spa/Ameyalli – Water Rights by Phase per preliminary plan**

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

- **Proposal:** The applicant is proposing to develop a resort on the form Mountain Spa Property
- **Zoning:** Resort Zone
- **Parcel:** Approx. 28 acres
- **Proposed Uses:**
  - Core Resort/Spa Building
  - Hotel (76)
  - Cottages (24)
  - Duplexes (24)
  - Family Lodges (2)
  - Event Barn/Yurts

October 3, 2022

The board reviewed the plat map, google earth maps, and pictures of the project and reviewed the project. The board discussed the previous time the development had been before the board (May 2022), and this time the project had more detail, and was by phases. Phase 1 covers landscaping along Burgi Lane, and Phase 1 is what City Council will be reviewing tomorrow night. However, we do need the numbers for all phases, and so we would be looking at the entire project. Planner Henke indicated that the board could approve the water for the Master Plan, and all phases, or we can approve Master Plan, and just Phase 1 tonight, and then for each phase they will come back to Water Advisory Board. Mayor Johnson felt it was better to do all phases tonight, and if landscaping changes or something else changes then it would come back to the Water Advisory Board. Chairman/Midway Irrigation President Farrell stated what if they do not have the water? Then City Council would not approve it. The board reviewed the Master Plan.

Paul Berg, engineer presented the following water calculations:

## REVISED MASTER PLAN

### Project Information

Tables 1 and 2 provide the water right requirements and water uses for The Mountain Spa Resort Master Plan. Tables 1 and 2 were previously approved by the Midway Water Board and Midway City Council as part of the Resort Master Plan. Updates to Tables 1 and 2 have been made to reflect changes between the master plan and the preliminary plan. Table 3 provides the water rights needed for each phase of the development.

**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 hotel units with lockout)	300	gpd/unit	Table 1, Utah Code R309-510	1.77	0.60	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 Right Needs for the Mountain Spa Resort**

Use	Project Quantity	Unit	Water Requirement with Return Flow	Unit	Total (acre-feet)
Irrigated area (more added to plan)	8.54	acres	3.00	acre-feet/acre	25.62
Hotel units (1 bedroom)	80	units	0.30	acre-feet/unit	24.00
Cottage units (2 bedrooms)	23	units	0.60	acre-feet/unit	13.80
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 (have been removed from the plan)	0	units	0.30	acre-feet/unit	0.00

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

118.54 acre-feet

Preliminary Water calculations by phase

**Table 3 - Water Right Needs per Phase for the Mountain Spa Resort**

Use	Project Quantity	Unit	Water Requirement with Return Flow	Unit	Total (acre-feet)
<b>Phase 1</b>					
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
Irrigated area	3.16	acres	3.00	acre-feet/acre	9.48
<b>Phase 1 Total</b>					<b>30.28</b>

<b>Phase 2</b>					
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
Irrigated area	1.28	acres	3.00	acre-feet/acre	3.84
<b>Phase 2 Total</b>					<b>37.36</b>

<b>Phase 3</b>					
Hotel units (1 bedroom)	80	units	0.30	acre-feet/unit	24.00
Irrigated area	2.11	acres	3.00	acre-feet/acre	6.33
<b>Phase 3 Total</b>					<b>30.33</b>

October 3, 2022

Phase 4					
Cottage units (2 bedrooms)	23	units	0.60	acre-feet/unit	13.80
Presidential units (3 bedrooms)	1	units	0.80	acre-feet/unit	0.80
Irrigated area	1.99	acres	3.00	acre-feet/acre	5.97
<b>Phase 4 Total</b>					<b>20.57</b>

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 preliminary landscape plan shows 8.54 acres of irrigated area for the resort property.
- A cottage has been removed from the master plan.
- The yurts have been removed from the master plan.

The following items were discussed during the meeting

- Midway Irrigation Company would like a pump house, most likely in the southeast corner
- Midway Irrigation Company needs to have an agreement with the development for outside water.
- There was also additional landscaping added after the above chart was sent which will be along Burgi Lane, so the Irrigated area would need to be adjusted.
- Also, the YURT has been removed from the project.
- The pool (splash pad) is in the 1<sup>st</sup> Phase; however, it is not listed in the phase.

Paul Berg, the engineer for the project stated that it is a splash pad and would be for the family lodges so he would just suggest adding an additional 40 people. The board discussed if it were logical to think that ONLY the guest staying in the family lodges would use the splash pad, and that those in the duplexes would not also use it.

After discussing different options, it was decided to add an additional 7-acre feet to phase one to account for the pool (splash pad) in phase one. This number could be adjusted if needed.

The board also discussed the existing stone house, which will remain and be restored on the property. As far as Paul knows there will not be any water in this building according to the plan.

The board also discussed recommending the Master Plan water requirement and only Phase one at this time. Then each phase would need to come to the board for preliminary approval for recommendation to City Council.

Revised Charts for water requirement for Master Plan and Phase one:

**Mountain Spa Resort Master Plan  
Water Right Calculations**

October 1, 2022 (Revised per new plan with Lacy Lane and Staff Review Comments)

Prepared by: Paul Berg, P.E., Berg Engineering

**Project Information**

Tables 1 and 2 provide the water right requirements and water uses for The Mountain Spa Resort Master Plan. Tables 1 and 2 were previously approved by the Midway Water Board and Midway City Council as part of the Resort Master Plan. Updates to Tables 1 and 2 have been made to reflect changes between the master plan and the preliminary plan. Table 3 provides the water rights needed for each phase of the development.

**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 hotel units with lockout)	300	gpd/unit	Table 1, Utah Code R309-510	1.77	0.60	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 Right Needs for the Mountain Spa Resort**

Use	Project Quantity	Unit	Water Requirement with Return Flow	Unit	Total (acre-feet)
Irrigated area (more added to plan)	8.31	acres	3.00	acre-feet/acre	24.93
Hotel units (1 bedroom)	80	units	0.30	acre-feet/unit	24.00
Cottage units (2 bedrooms)	23	units	0.60	acre-feet/unit	13.80
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 (have been removed from the plan)	0	units	0.30	acre-feet/unit	0.00
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

117.85 acre-feet  
**124.85 acre feet**

**Table 3 - Water Right Needs per Phase for the Mountain Spa Resort**

Use	Project Quantity	Unit	Water Requirement with Return Flow	Unit	Total (acre-feet)
<b>Phase 1</b>					
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
Irrigated area	2.90	acres	3.00	acre-feet/acre	8.70
<b>Phase 1 Total</b>					<b>29.5</b>

**36.5 acre feet**

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

**Motion: Councilman Jeff Drury made the motion to recommend to City Council the approval of the Ameyalli Subdivision, (formerly Mountain Spa) Master Plan water requirement of 124.85-acre feet, and a recommendation to City Council the approval for Phase one in the Ameyalli subdivision water requirement of 36.50-acre feet. . Midway Irrigation Member Grant Kohler 2<sup>nd</sup> the motion.**

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

**Motion was carried unanimously.**

#### **Van Wagoner Subdivision – 160 North 200 East**

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

- 0.63 acres
- R-1-9 Zone
- 1 lot
- Frontage on 200 East
- Nonconforming structures

The board reviewed the plat map, google earth maps, and pictures of the project and reviewed the project.

Planner Henke stated that they will be removing the small sheds, and the larger agricultural barn will stay, as well as the meat shop. The property already has a water connection existing, and the Red Barn will also be torn down. There was a discussion if there was a ditch on the property, and it was determined it was outside of the property. The board reviewed the proposed plat, .

Michael Henke, Planner presented the following for the water calculations for the project:

- 0.63-acre parcel (27,442.8 sq. ft.)
  - Impervious area for dwelling, accessory structures, hard surfaces
    - 0.18 acres (8,000 sq. ft.)
  - Irrigated acreage
    - 0.45 acres x 3 = 1.35-acre feet
    - 1 Existing culinary connection for the meat shop
- 1 New culinary connection for new dwelling
  - 0.8-acre feet
  - 2.15-acre feet requirement
- Midway Irrigation President/Chair Steve Farrell asked if there were further questions regarding this item? There was not.

October 3, 2022

**Motion: Midway Irrigation Member Grant Kohler made a motion to recommend to the City Council approval of VanWagoner Subdivision located at 160 North 200 East be required to turn in 2.15-acre feet, for the project. City Councilman Steve Dougherty, 2<sup>nd</sup> 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.

**Midway Irrigation Member Brent Kelly moved for adjournment, City Council Member Jeff Drury 2<sup>nd</sup> the motion and the meeting was adjourned at 7:17 p.m.**