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May 28, 2024

Steve Farrell
Midway Water Advisory Board
75 North 100 West
Midway, Utah 84049

Re: The Homestead - Water Rights for Development

Dear Steve:

The 2024 plan for The Homestead was presented to the Midway Water Board for approval on May 6, 2024. Before granting approval the Midway Water Board requested a summary of the total water rights, the water rights that will be transferred to Midway City for new development within the resort and confirmation of adequate irrigation rights for the golf course. This letter provides this information and restates information previously provided to the Midway Water Board.

Water Rights Needed for New Development

A total of 86.80 acre-feet or 28.93 shares of water rights are needed for the new development at The Homestead. Please see the calculations enclosed with this letter for more information.

Golf Course Area

The Homestead Golf Course was built in the late 1980's. The golf course contains 104 acres of irrigated area. This was documented with the approved 2008 Homestead Master Plan in the Jim Riley Engineering letter dated April 26, 2007. This area was recently confirm by the Hansen, Allen and Luce in their Water Right Evaluation of The Homestead Resort dated September 2020.

Water Share Summary

On May 6, 2019, Steve Farrell made the following motion at the Midway Water Board meeting. *"..We again recognize that the Homestead owns 57.5 shares tied up in certificate number #3788, that they own 3 shares with Midway City/Turnberry in certificate number #3989, they have 33.84 shares in perpetual leases, they have a 40 share lease with the State of Utah that has a 50 year term, with 28 years remaining, which gives them a total amount of shares leased as 73.84 shares, and combined with the ownership shares they have a total of 134.34 shares of water available for their project. The Board accepts documentation provided by Judge Stuart Waldrip and Steve Eddington as legal notice given for the perpetual leases, (Sally Brinton (3), Keith Gertsch (1), Kyle Robertson (2), and Cottages on the Green (18.50))..."* This motion was approved unanimously.

Not specifically listed in the motion but included in the 134.34 share total is certificate # 3658 of 1.22 shares from The Kantons, certificate # 3668 of 7.50 shares from The Links and 0.62 shares dedicated for golf course area with the Midway Village PUD.

Below is a summary of the Midway Irrigation Company shares that owned, leased or transferred to Midway City as part of a development approval. Also listed are the water shares after The Homestead is developed per the new 2024 plan.

Table 1 - Homestead Water Share Summary

<u>Owner</u>	<u>Certificate #</u>	<u>Current (Shares)</u>	<u>To City (Shares)</u>	<u>After Development (Shares)</u>
The Homestead	3788	57.50	28.93	28.57
Midway City/Turnberry	3989	3.00		3.00
Midway City/Midway Village		0.62		0.62
Sally Brinton	2630	3.00		3.00
Keith Gertsch	3114	1.00		1.00
Kyle Robertson	3976	2.00		2.00
Cottages on the Green	3325	18.50		18.50
The Kantons	3658	1.22		1.22
The Links	3668	7.50		7.50
Utah State Parks		<u>40.00</u>		<u>40.00</u>
		134.34	<u>28.93</u>	105.41

Other Water Rights

In addition to the Midway Irrigation Company shares that are owned or leased as shown above, The Homestead also has irrigation rights in the Schneitter Spring (55-1497) and the Slough Ditch (55-1497). These water rights are not included in the master plan but are available for use by The Homestead. In their September 2020 report, Hansen, Allen and Luce has stated that *“between the water rights and the Midway Irrigation Company shares, The Homestead has the ability to irrigate 149 acres of land.”*

Conclusion

- The Homestead has enough owned shares to transfer to Midway City to support the new development on the property.
- The Homestead has enough owned or leased shares for the 104 acres of irrigated golf course area.
- The Homestead will own 1.41 shares that could be used for addition development.
- The Homestead owns other water rights in the Schneitter Spring and the Slough Ditch that could be used for future development if change applications are approved by the State Engineer and the water rights are accepted by Midway City.

We request that this letter be provided to the Midway Water Board and reviewed at the June 3, 2024 board meeting.

Respectfully,

Paul Berg

Paul Berg, P.E.