

**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 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.**

**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.)

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- 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 | AC

Building Footprint:	<b>5.72</b>	19.1%
Roads, Parking & Driveways:	<b>3.75</b>	12.5%
Open Space:	<b>20.53</b>	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
Residential 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
<b>Spa</b>					
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
<b>TOTAL</b>					<b>1285</b>

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

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- 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 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.**

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	166.60

The original water requirement was:

- **Original Requirement**
  - Restaurant

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- 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 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.**

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.

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**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 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.

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