

**NOTICE AND AGENDA  
MIDWAY WATER ADVISORY BOARD  
MONDAY, March 3, 2025**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, March 3, 2025, 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 March 3, 2025**
  - b. **Approve Meeting Minutes November 4, 2024**
2. **Midway West Burgi ICF – 154 West Burgi Lane**
  - a. **Discussion on Water Calculations for Project**
  - b. **Possible Recommendation to City Council**
3. **New/Old Business - No motions or recommendations**
4. **Adjourn**



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*General Consent Calendar*

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**MIDWAY WATER ADVISORY BOARD  
MONDAY November 7, 2024  
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held November 7, 2024, at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

**Roll Call**

Irrigation Members: President/Co-Chair Steve Farrell, Russ Kohler, Brent Kelly.  
Midway City: City Councilman Craig Simons, City Councilman Jeff Drury, Wes Johnson, City Engineer, Michael Henke, City Planner, and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

President/Co-Chair Steve Farrell indicated that Mayor Johnson would need to be excused from tonight's meeting, and he will chair the meeting in her place.

**General Consent Calendar**

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

- a. Approval of the Agenda for November 4, 2024
- b. Approve Meeting Minutes for June 3, 2024

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

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

**Motion was carried unanimously.**

**Kastle Court – Approximately 800 North Pine Canyon Road**

The applicant is not here yet, but the other applicants for the Reese Burgi Lane Subdivision are here, so the board decided to skip that item.

**Reese Burgi Lane Subdivision – 335 West Burgi Lane**

Michael Henke, City Planner presented the following information for this project.

- 1 acre
- R-1-15 zone.
- 2 lots
- .99 acres in lots
- 0.01 acres of right-of-way to be dedicated to Midway
- 50' setback from Burgi Lane and Pine Canyon Road
- 2,101 sq. ft building area for dwelling

The board reviewed the plat, google map, and discussed the property in length. The piece of land is being discussed was illegally subdivided that is why the applicant is now coming to create a subdivision, so they can create two (2) lots. There is an existing home, and so they will receive credit for that home. There was discussion about if secondary water was available for this home. If not, they needed to find a way to provide the secondary water as the city is trying to go away from the Exchange program.

Planner Henke presented the following water recommendation:

- 1-acre parcel (43,878 sq. ft.)
- 0.99-acres within lots
  - Impervious area for dwellings, accessory structures, hard surfaces
    - 0.36 acres (16,000 sq. ft.)
  - Irrigated acreage
    - 0.63 acres (27,442 sq. ft.) x 3 = 1.89-acre feet
- 2 culinary connections for dwellings
  - 1.6-acre feet
  - Credit of 1.5-acre feet for existing dwelling and irrigation
- Total = 3.49 – 1.5 = 1.99-acre feet

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

**Motion: Midway Irrigation Member Brent Kelly made a recommendation to the City Council to accept the water calculations for the Reese Burgi Lane Subdivision as presented tonight, of 1.99-acre feet for subdivision. Midway Irrigation Member Russ Kohler 2<sup>nd</sup> the motion.**

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

**Motion was carried unanimously.**

**Kastle Court – Approximately 800 North Pine Canyon Road**

Michael Henke, City Planner stated the applicant still has not arrived however, he will present the project and gave the following information:

- 4.65 acres
- R-1-15/R-1-22
  - R-1-15 approximately 1.62 acres
  - R-1-22 approximately 3.03 acres
- 7 lots
  - 2 lots in the R-1-15 zone.
  - 5 lots in the R-1-22 zone.
- 3.55 acres in lots
- 1.1 acres of right-of-way to be dedicated to Midway

The board discussed the project, reviewed the plate map, google earth, and reviewed the project, and possible irrigation easements. It was again discussed that it was up to the developer to get the secondary water to the lots.

Planner Henke presented the following water recommendation:

- 4.65-acre parcel (202,554 sq. ft.)

- 3.55-acres within lots
  - Impervious area for dwellings, accessory structures, hard surfaces
    - 1.28 acres (56,000 sq. ft.)
  - Park Strip acreage
    - 0.27 acres (12,093 sq. ft.)
  - Irrigated acreage
    - 2.54 acres (110,642 sq. ft.) x 3 = 7.62-acre feet
- 7 culinary connections for dwellings
  - 5.6-acre feet
- Total = 7.62 + 5.6 = 13.22-acre feet

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

**Motion: Midway City Councilman Jeff Drury made a recommendation to the City Council to accept the water calculations for the Kastle Court Subdivision as presented tonight, of 13.22-acre feet for subdivision water requirement.**

**Midway City Councilman Craig Simons 2<sup>nd</sup> the motion.**

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

**Exchange Program**

Jennifer Sweat, Treasurer/Water Advisory Board Secretary stated that this item had been brought to the board many times in the past, and recently in October 2023 and February 2024, and the list for the exchange program was going to be review by Mike Kohler, and then updated. That has not happened after many attempts to get the information. Midway Irrigation President/Co-Chair Steve Farrell said he spoke with Mike Kohler at the irrigation meeting, and the list I have is as good as its going to get.

The board discussed the program, and reviewed minutes from December 2019, and the idea that something would be put in writing for future council and board members. There was a bit of resistance in putting anything in writing, but it was decided that it would be good to look and see how much water is being used by each person on the program. There was an idea to look at Winter Usage, which would show just their inside use, and then take their usage from the summer which would be for outside and inside subtract them, and that would give us their usage for secondary water.

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

**Motion: Midway City Councilman Jeff Drury made a motion to continue this item, to get a possible agreement from Corbin for the exchange program to review, as well as historical usage from Jennifer. Midway Irrigation Company member Brent Kelly 2<sup>nd</sup> the motion.**

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

**Motion was carried unanimously.**

### **New/Old Business**

The board wanted to discuss the Midway Crest Subdivision, and the possibility of the property being irrigated with more water than what they had turned into the City. City Planner Michael Henke discussed what his office has been doing regarding this subdivision, however the board wanted to have the minutes reviewed when it came before them to see what water was required, and if the well that was with this property was ever turned into the city, or just irrigation shares. Planner Henke stated that according to the state website the well is still in the previous owner's name (Stubb's) however he has passed away.

Jennifer Sweat, Treasurer/Secretary for board said she would pull the minutes and email them to board members tomorrow morning.

Midway Irrigation President/Chair Steve Farrell if there were any information regarding New/Old Business? There was not.

**Midway City Councilman Jeff Drury moved for adjournment, Midway Irrigation Member Russ Kohler 2<sup>nd</sup> the motion meeting was adjourned at 6:52p.m.**



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*Midway West Burgi ICF*  
*154 West Burgi Lane*

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**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: Mike Davey Phone: 801-571-0010 Fax: \_\_\_\_\_

Mailing Address: 65 E Wadsworth Park Dr Suite 205 City: Draper State: UT Zip: 84020

E-mail Address: mike@bhdarchitects.com

**Project Name:** Midway West Burqi ICF

Location: approximately 154 West Burqi Lane, Midway, UT

Total Acreage: 4.46 Number of Units: 1 Historically Irrigated Area: not previously irrigated

Existing Water Connections: 1 stub on the west

**Comments:**

This property is intended to become an LDS meetinghouse. They have very good records on typical building and site water usage.  
The landscape plans have not been finalized and will be sent at a later date. The landscaping will low-water usage in design.

**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: 18 Feb 2025

**FOR OFFICE USE ONLY**

|                                |                           |
|--------------------------------|---------------------------|
| <b>STAFF:</b>                  |                           |
| Date Received: _____           | Application Number: _____ |
| Received By: _____             | Zone: _____               |
| Fee Paid: _____                | Tax ID Number: _____      |
| <b>PLANNER:</b>                |                           |
| Complete / Incomplete          |                           |
| Date: _____ Reviewed by: _____ |                           |



**ARCHITECTS**  
 bbb  
 44 East Altonwood Park Drive  
 Salt Lake City, UT 84119  
 Phone: 801.571.2200  
 Fax: 801.571.2202  
 Website: www.bbbarchitects.com

**Preliminary -  
 Not for  
 Construction**

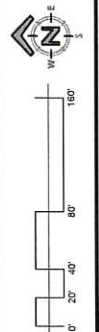
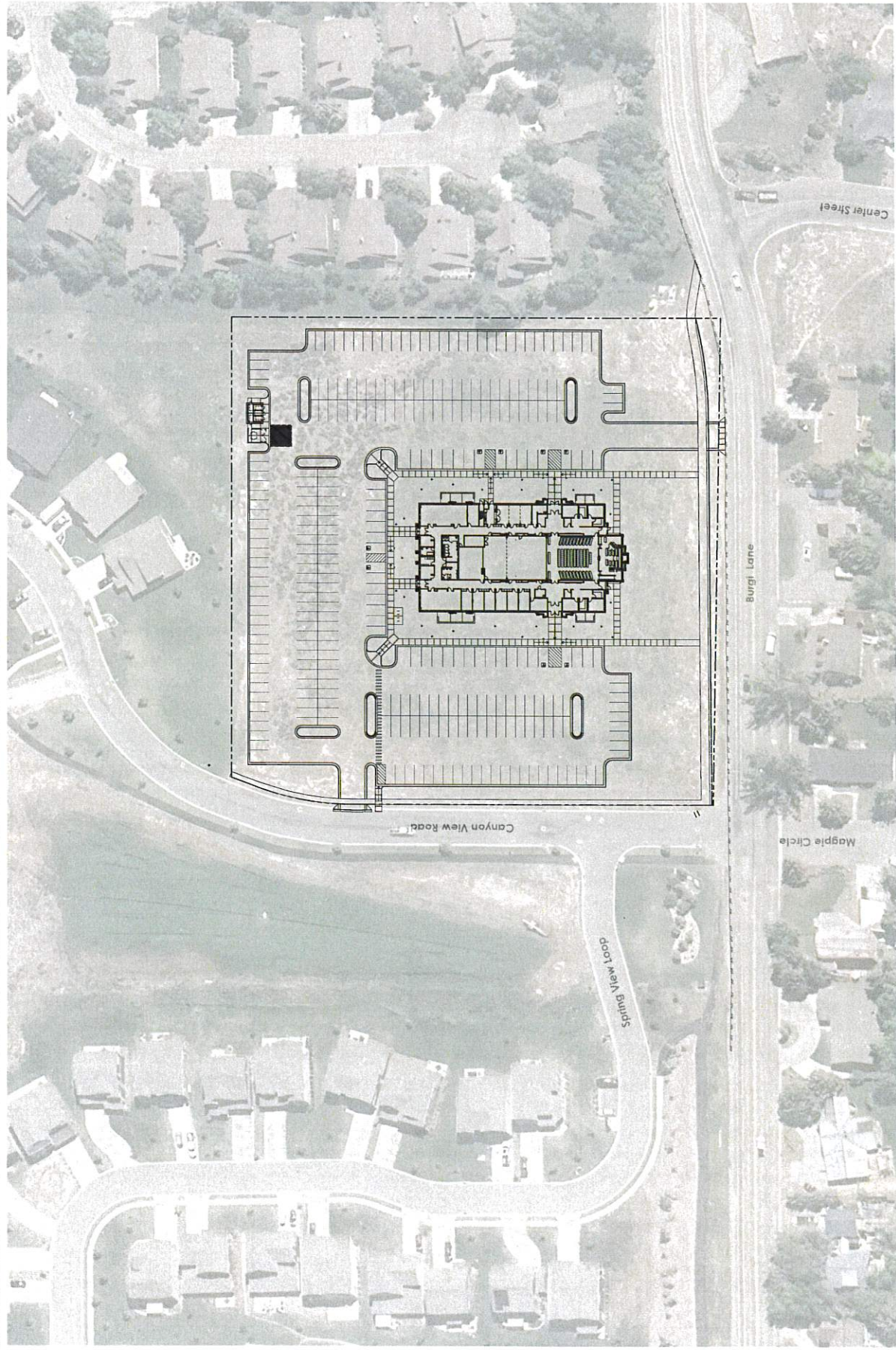
**THE CHURCH OF  
 JESUS CHRIST  
 OF LATTER-DAY SAINTS**

**Wasatch Mountain &  
 Midway UT West Stake**  
 160 Westburg Lane, Midway, Utah  
 84052-1518 - 111.471584  
 County: Wasatch | State: Utah  
 Project: 300017 | Owner: J  
 Date: 2/19/2025 | 2:05 PM

| Drawing Issue and Revision Schedule |                            |
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| 1                                   | 2/19/2025 10:52 AM KRW/MSH |
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| 10                                  |                            |

**Vicinity Site Plan**

**C100**



**1 Vicinity Site Plan**  
 Scale: 1" = 40'



**ARCHITECTS**  
 100 West Mountain & Midway, Suite 200  
 Midway, UT 84049  
 Phone: 801.271.0200  
 Fax: 801.271.0203  
 Website: www.architects.com

Preliminary -  
 Not for  
 Construction

THE CHURCH OF  
**JESUS CHRIST**  
 OF LATTER-DAY SAINTS

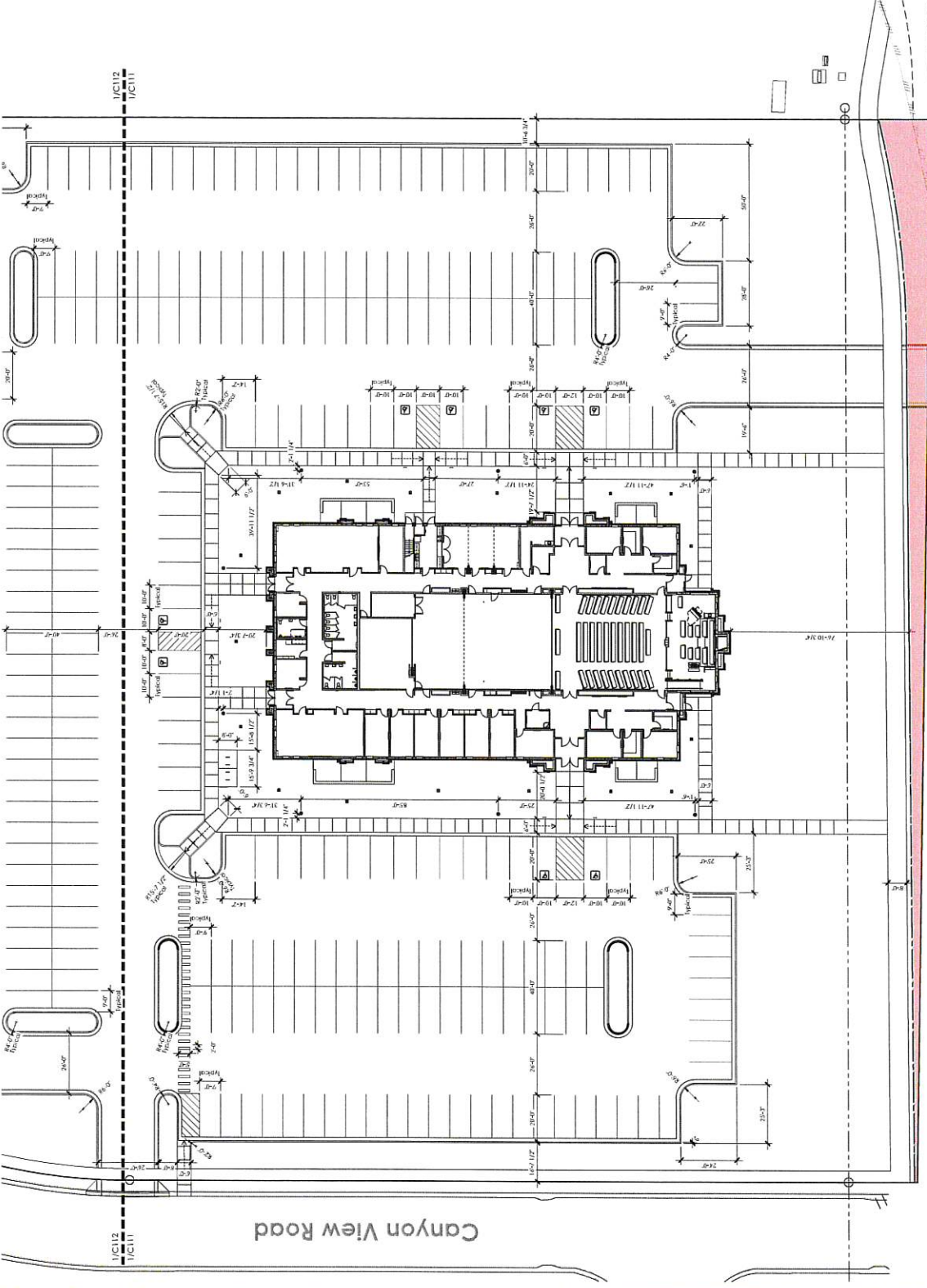
Wasatch Mountain &  
 Midway UT West Stake

100 West Mountain & Midway, Suite 200  
 Midway, UT 84049  
 Project Number: 2023-004921-1001  
 Drawing Number: 2023-004921-1001-01  
 Date: 21 Jan 2023

| Drawing Issue and Revision Schedule |         |
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| 2                                   | Revised |
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Site Dimension  
 Plan - South

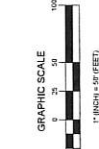
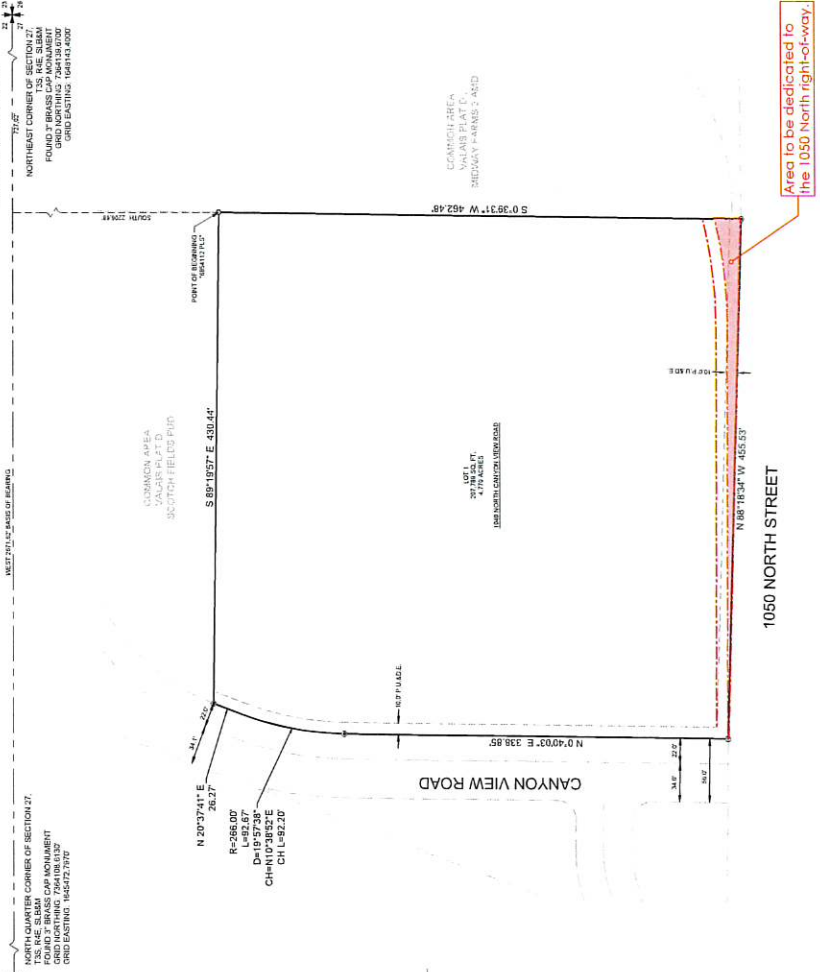
C113



1 Site Dimension Plan - South

# MIDWAY 1050 NORTH CHURCH SUBDIVISION

TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,  
MIDWAY CITY, WASHINGTON COUNTY, UTAH  
JANUARY 2025



6891 South 700 West Ste. 350  
Midvale, Utah 84047  
dls@diamondlandsurveying.com  
www.diamondlandsurveying.com



**DIAMOND**  
LAND SURVEYING

**SURVEYOR'S CERTIFICATE**  
I, the undersigned, being duly sworn, depose and say that I am a duly licensed and qualified professional land surveyor in the State of Utah, and that I have personally supervised and completed a survey of the property described on this plat in accordance with Section 15-3-10 of the Utah Code, and have caused the same to be correctly and truthfully represented on this plat in accordance with the provisions of Section 15-3-10 of the Utah Code, and have caused the same to be correctly and truthfully represented on this plat in accordance with the provisions of Section 15-3-10 of the Utah Code.

**BOUNDARY DESCRIPTION**  
A PART OF THE EAST HALF OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, MIDWAY CITY, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, MIDWAY CITY, WASHINGTON COUNTY, UTAH, IS LOCATED AT THE INTERSECTION OF THE EAST LINE OF SECTION 27 AND THE WEST LINE OF SECTION 28. THE EAST LINE OF SECTION 27 IS 1/4 MILE LONG. THE WEST LINE OF SECTION 28 IS 1/4 MILE LONG. THE NORTH LINE OF SECTION 27 IS 1/4 MILE LONG. THE SOUTH LINE OF SECTION 27 IS 1/4 MILE LONG. THE NORTHEAST CORNER OF SECTION 27 IS LOCATED AT THE INTERSECTION OF THE EAST LINE OF SECTION 27 AND THE NORTH LINE OF SECTION 27. THE SOUTHWEST CORNER OF SECTION 27 IS LOCATED AT THE INTERSECTION OF THE WEST LINE OF SECTION 27 AND THE SOUTH LINE OF SECTION 27. THE NORTHEAST CORNER OF SECTION 27 IS LOCATED AT THE INTERSECTION OF THE EAST LINE OF SECTION 27 AND THE NORTH LINE OF SECTION 27. THE SOUTHWEST CORNER OF SECTION 27 IS LOCATED AT THE INTERSECTION OF THE WEST LINE OF SECTION 27 AND THE SOUTH LINE OF SECTION 27.

**OWNER'S DEDICATION**  
I, the undersigned, being duly sworn, depose and say that I am the owner of the property described on this plat, and that I have caused the same to be correctly and truthfully represented on this plat in accordance with the provisions of Section 15-3-10 of the Utah Code, and have caused the same to be correctly and truthfully represented on this plat in accordance with the provisions of Section 15-3-10 of the Utah Code.

**ACCEPTANCE BY MIDWAY CITY**  
THE CITY COUNCIL OF MIDWAY CITY, WASHINGTON COUNTY, STATE OF UTAH, HEREBY APPROVES THE SUBDIVISION AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHT-OF-WAY HERETOFORE.

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025, BY THE \_\_\_\_\_, CITY PLANNING COMMISSION.

**CITY ENGINEER'S SEAL**  
CITY ENGINEER'S SEAL  
CITY ENGINEER'S SEAL

**CLERK-RECORDER SEAL**  
CLERK-RECORDER SEAL  
CLERK-RECORDER SEAL

**DEED RECORDING**  
DEED RECORDING  
DEED RECORDING

**NOTARY PUBLIC**  
NOTARY PUBLIC  
NOTARY PUBLIC

**WITNESSES**  
WITNESSES  
WITNESSES

**APPROVED BY**  
APPROVED BY  
APPROVED BY



**B. M. ARCHITECTS & ENGINEERS, INC.**  
 1800 W. HIGLEY BLVD.  
 SUITE 200  
 DENVER, CO 80202  
 PHONE: 303.733.1800  
 FAX: 303.733.1801  
 WWW.BMARCHITECTS.COM

**Preliminary -  
 Not For  
 Construction**

**THE CHURCH OF  
 JESUS CHRIST  
 OF LATTER-DAY SAINTS**

**Granger 300 ICF  
 Midway West**

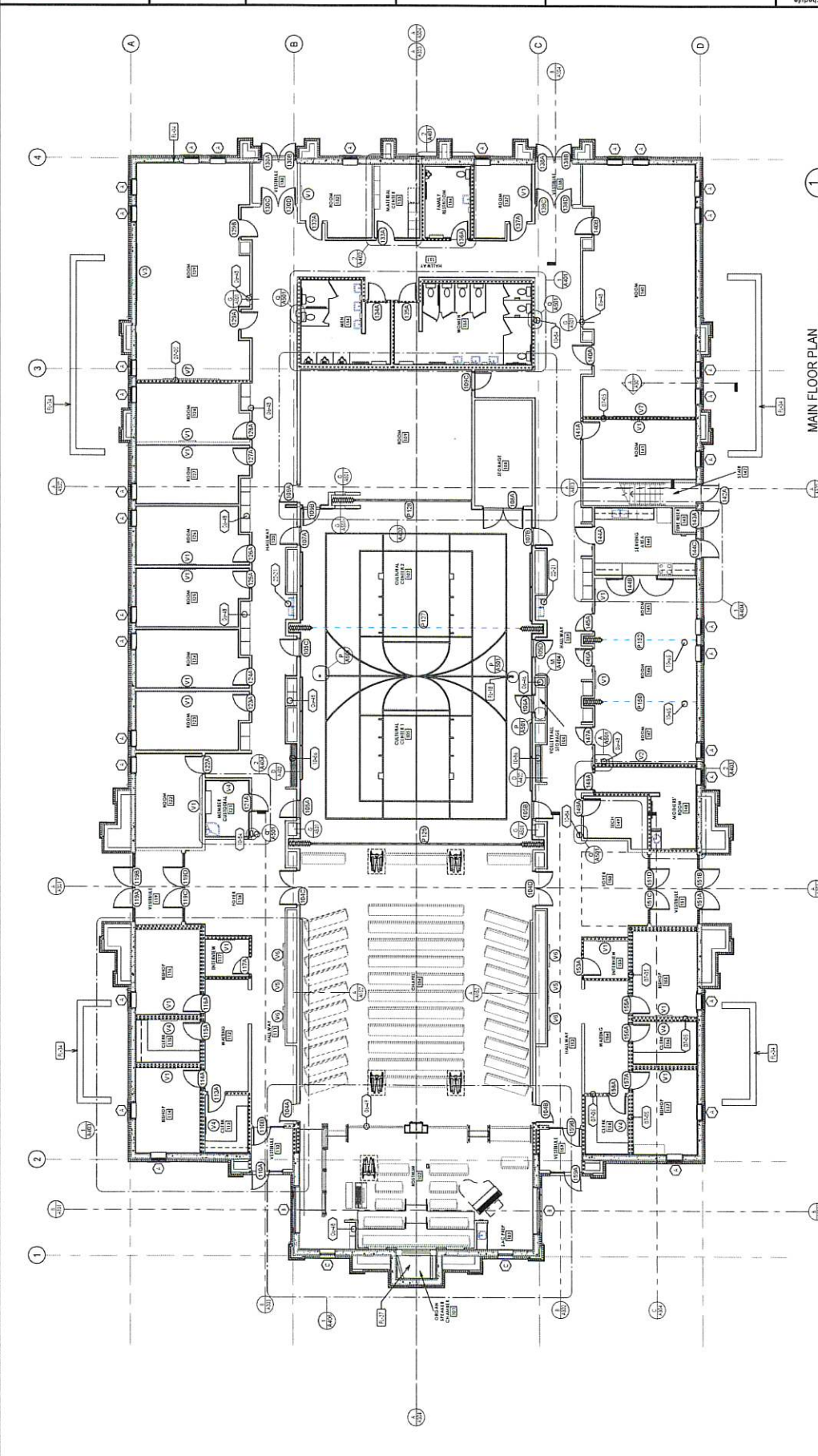
140 West Brighton, Midway, Utah  
 48-02128-111-R2584

DATE: 7 JAN 2015  
 140 WEST BRIGHTEN, MIDWAY, UTAH  
 COUNTY: GARFIELD  
 SHEET NO: 48-02128-111-R2584

| NO. | REVISION | DATE |
|-----|----------|------|
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**MAIN FLOOR PLAN**

**A101**



| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
|     |          |      |

**FLOOR PLAN GENERAL NOTES**

- SEE SHEET A102 FOR DETAILS.
- SEE SHEET A103 FOR DETAILS.
- SEE SHEET A104 FOR DETAILS.
- SEE SHEET A105 FOR DETAILS.
- SEE SHEET A106 FOR DETAILS.
- SEE SHEET A107 FOR DETAILS.
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- SEE SHEET A117 FOR DETAILS.
- SEE SHEET A118 FOR DETAILS.
- SEE SHEET A119 FOR DETAILS.
- SEE SHEET A120 FOR DETAILS.

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*New/Old Business*

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*Adjourn*

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