

NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, August 4, 2025

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, August 4, 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 August 4, 2025**
 - b. **Approve Meeting Minutes March 3, 2025**
2. **RLJ Small Subdivision – 145 North Center Street**
 - a. **Discussion on Water Calculations for Project**
 - b. **Possible Recommendation to City Council**
3. **New/Old Business - No motions or recommendations**
 - a. **Discussion on Culvert Approval**
4. **Adjourn**



General Consent Calendar



**MIDWAY WATER ADVISORY BOARD
MONDAY March 3, 2025 MEETING
MINUTES**

The Midway Water Advisory Board meeting was held March 3, 2025, at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

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

Mayor/Chair Celeste Johnson indicated that City Councilman Craig Simons, would need to be excused from tonight's meeting.

General Consent Calendar

Mayor/Chair Celeste Johnson asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for March 3, 2025
- b. Approve Meeting Minutes November 4, 2024

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

Mayor/Chair Celeste Johnson asked if there were further questions regarding this item? There was .

Motion was carried unanimously.

Midway West Burgi ICF – 154 West Burgi Lane

March 3, 2025

Michael Henke, City Planner stated that this was an LDS Church, and the name he had been given for it was Burgi Lane Church Subdivision, and he presented the following information for this project.

- 4.46-acre parcel
- RA-1-43 zoning
- The proposal contains one lot.
- Site of a future LDS church, which is a permitted use in this zone.
- Frontage on Burgi Lane and Canyon View Road
- The lot will connect to the Midway Sanitation District's sewer line, Midway City's culinary water line, and Midway Irrigation Company's secondary water line.

The board reviewed the plat, google map, and discussed the property in length. They discussed whether there were any ditches, or easements that needed to be discussed with the irrigation company, which there were not as the property traditionally has not had any water on it. The setbacks for the property looked good, but they did have more parking than required. There was discussion on trails and sidewalk connections. The mayor asked if perhaps there could be less parking, and then more landscaping and if that would change any of the water calculations for the project. Mike Davey, architect for the project, shared his screen to show the landscaping plan, and they felt the landscaping matched what the church allows for buildings that are not stake centers. They also wanted to have as much parking as possible, because they did not want any on-road parking etc. They also discussed not having additional islands than already included because of snow removal issues. But they will be planting trees around the property line. The board felt this was a good compromise and understood the policies the church has placed on their church buildings.

Planner Henke presented the following water recommendations: •

4.77-acre parcel (207,789 sq. ft.)

- Impervious area for buildings, sidewalks, and parking
- 3.4 acres (148,671 sq. ft.)
- Irrigated acreage
- 1.36 acres (59,118 sq. ft.) x 3 = 4.08-acre feet
- Park strip – 0.22 acres (9,528 sq. ft.) x 3 = 0.66-acre feet
- 1.58 total irrigated acreage = 4.74-acre feet
- 1 culinary connection for church (4 drinking fountains, 11 sinks, 4 urinals, 10 toilets - 29 total fixtures)
 - 0.5-acre feet
 - Total = 4.74 + 0.5 = 5.24-acre feet

The board discussed instead of using the standard calculation, perhaps they should look at annual usage for the churches in Midway? Secretary/Treasurer Jennifer Sweat said she could provide that information and would give it to Michael Henke, planner, to review.

Mayor/Chair Celeste Johnson asked if there were further questions regarding this item? There was none.

Motion: Midway Irrigation Member Russ Watts made a recommendation to the City Council to accept the water calculations for the Burgi Lane Church Subdivision as presented tonight, of 5.24-acre feet or 2 shares for the subdivision. With the addition that after staff look at water use for churches in Midway if that number needs to be revised, an email will be sent out via email, and a revised motion will be managed by email. Midway Irrigation Member Brent Kelly 2nd the motion.

Mayor/Chair Celeste Johnson asked if there were further questions regarding this item? There was none.

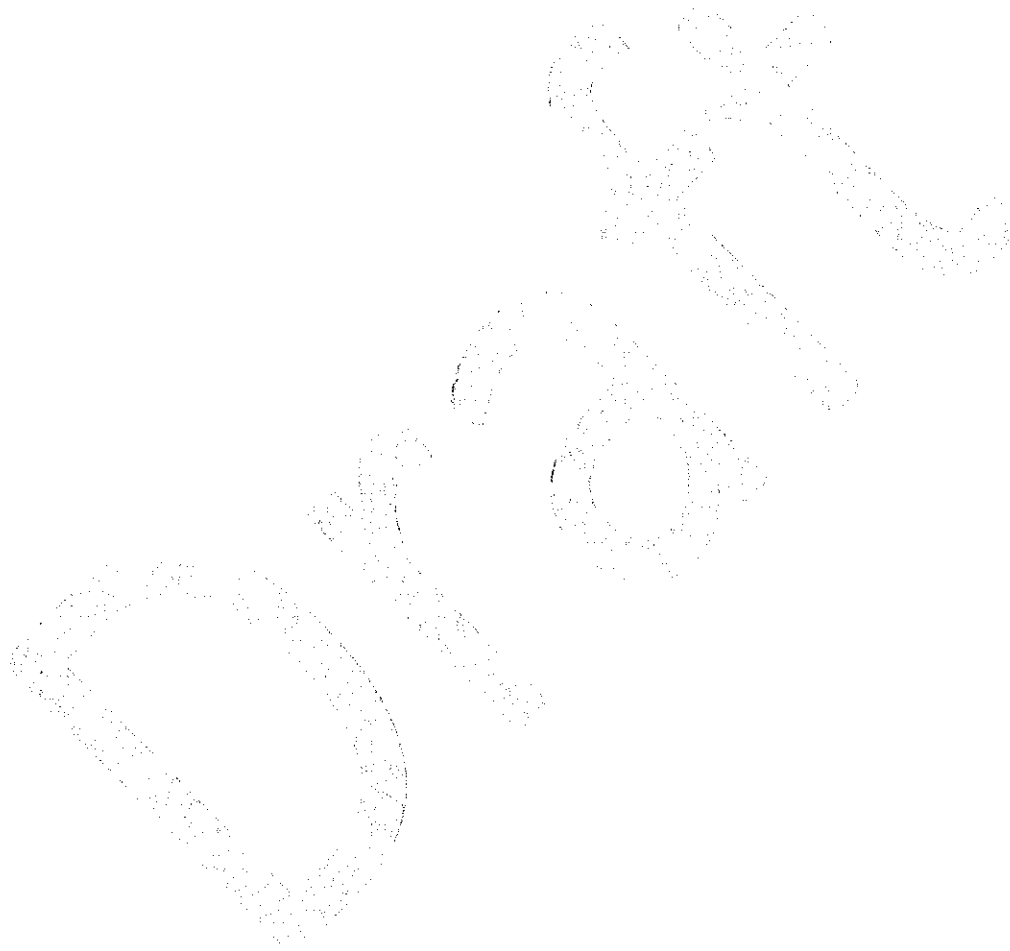
Motion was carried unanimously.

New/Old Business

March 3, 2025

Mayor/Chair Celeste Johnson asked if there was anything to discuss regarding New/Old Business? There was none.

Midway City Councilman Jeff Drury moved for adjournment, Midway Irrigation Member Russ Kohler 2nd the motion meeting was adjourned at 6:30p.m.



March 3, 2025

RLJ Small Subdivision

145 North Center Street



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: JEFF FINDERLE Phone: 435-503-0514 Fax: _____

Mailing Address: 140 N. CENTER ST City: MIDWAY State: UT Zip: 84049

E-mail Address: teamjeffutah@gmail.com

Project Name: RLJ SMALL SUBDIVISION

Location: 145 NORTH CENTER ST.

Total Acreage: 0.54 Number of Units: 2 Historically Irrigated Area: 0.38 AC

Existing Water Connections: 1

Comments:

THIS IS A LOT SPLIT OF JULIAN SUBDIVISION LOT 2,
SEE ATTACHED CALCULATIONS FROM J. SWEAT.

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: [Signature] Date: 07/01/2025

FOR OFFICE USE ONLY

STAFF:

Date Received: _____

Received By: _____

Fee Paid: _____

Application Number: _____

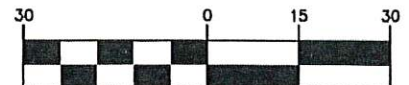
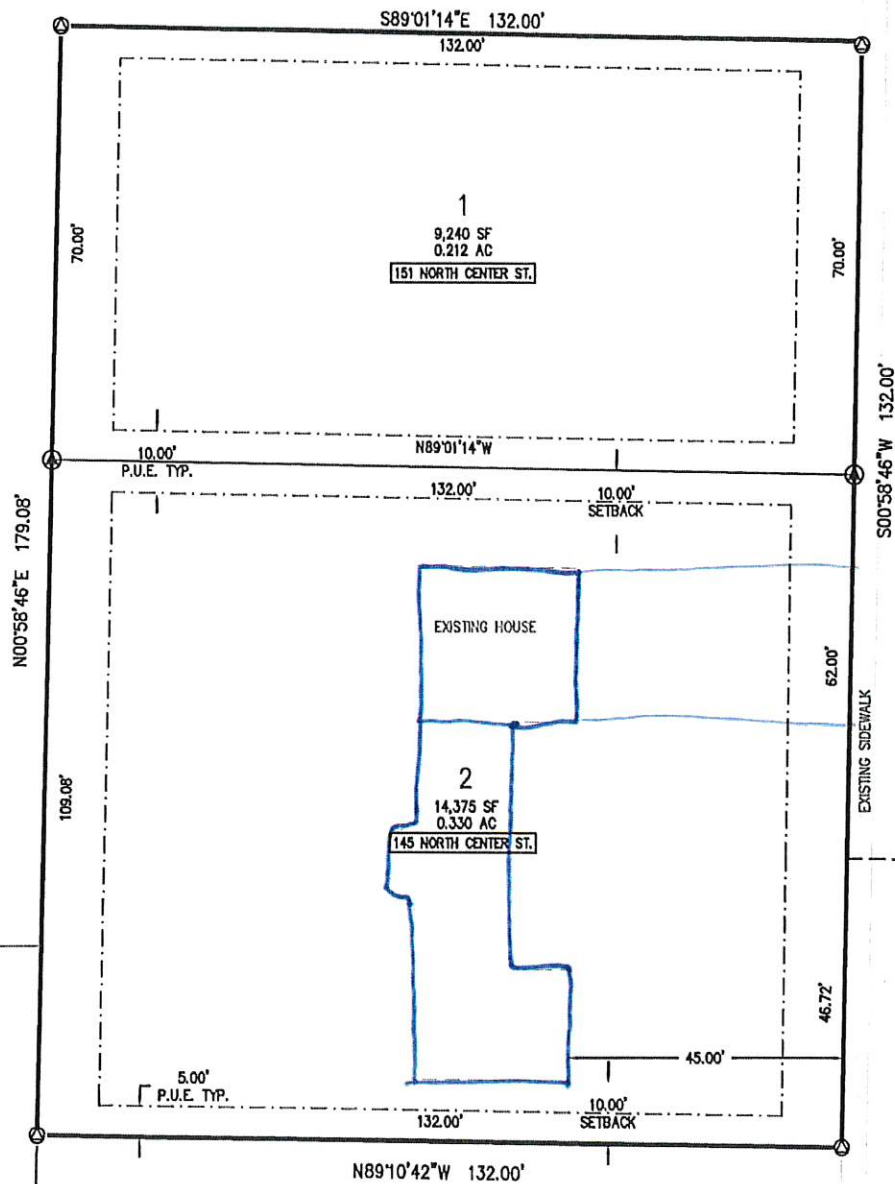
Zone: _____

Tax ID Number: _____

PLANNER:

Complete / Incomplete

Date: _____ Reviewed by: _____



(IN FEET)
1 INCH = 30 FT

X:\PROPOSAL\2025\JULIAN CITY PROPOSALS\25005941\JEFF FINDALE JULIAN LOT 1 SMALL SUBD.DWG\CURRENT DWG\25005941 JULIAN LOT 1.DWG

PROJECT
25005941
SHEET
1

PROJECT
RICHARD JULIAN
SHEET TITLE
RLJ SMALL SUBDIVISION

DRAWN BY:
SFS
ISSUE DATE
7/1/2025

ATWELL
866.850.4200 www.atwell.com
55 WEST CENTER • P.O. BOX 170 HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

On Jun 25, 2025, at 4:28 PM, Jennifer Sweat <jsweat@midwaycityut.gov> wrote:

Hello Jeff and Mike,

Here is what Michael Henke figured out for the Julian Subdivision, but as he stated please keep in mind the numbers could change depending on the plan that is decided. I've copied Mike Johnston on this email as well since you mentioned you had been speaking with him.

Hi Jennifer,



I ran the numbers for the proposed conversion of the Julian 2-lot subdivision to the Julian 3-lot subdivision and my preliminary numbers calculate that 0.95 acre feet will need to be dedicated to the City to make the change.

Preliminary numbers (these numbers could change based on the subdivision plan that is submitted):

34,848 square feet

- 15,000 square feet for impervious area

=19,848 square feet of landscaped area (.45 acres)

$0.45 \times 3 = 1.35$ acre feet

$3 \times .8 = 2.4$ acre feet for 3 culinary connections

$1.35 + 2.4 = 3.75$ acre feet total requirement

1.5 acre feet has already been dedicated (Turned in June 22, 2017)

1.3 acre feet has been credited for historic home and landscaping

3.75 - 1.5 - 1.3 = 0.95 acre foot requirement



Thanks,

Michael

The project would need to go to Water Advisory Board and Planning Commission, so applications would need to be put in for those. The link for the application and dates and cutoff is below for the Water advisory board.

[Water Advisory Board - City of Midway](#)

If you have any questions please feel free to email me or Michael.

Thank you!

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

New/Old Business



Adjourn

