

NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, January 5, 2026

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, January 5, 2026, 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 January 5, 2026
 - b. Approve Meeting Minutes August 4, 2025
 - c. Approve Chairman and Co-Chair for 2026 Meetings
 - d. Approve Meeting Dates for 2026
2. Midway Michie Lane Stake Center – 3508-3532
 - a. Discussion on Water Calculations for Project
 - b. Possible Recommendation to City Council
3. Review Whispering Creek Water Requirements 515 West Cari
 - a. Discussion Water Calculations for Project, which was previously seen by board May 4, 2020 and March 4, 2024
 - b. Possible Recommendation to City Council.
4. New/Old Business - No motions or recommendations
 - a. Discussion on Culvert Approval
5. Adjourn



General Consent Calendar



MIDWAY WATER ADVISORY BOARD
MONDAY August 4, 2025
MEETING MINUTES

The Midway Water Advisory Board meeting was held August 4, 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, Mike Lundin, Brent Kelly. Midway City: City Councilman Craig Simons, 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 Jeff Drury, 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 August 4, 2025
- b. Approve Meeting Minutes March 3, 2025

Motion: Irrigation Member Brent Kelly made a motion to approve the General Consent Calendar. Irrigation Member Mike Lundin 2nd the motion.

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

Motion was carried unanimously.

RLJ Small Subdivision – 145 North Center Street

Michael Henke, City Planner, stated that this was the Julian Subdivision which this board had seen before, but they were wanting to add an additional third lot. The project will be referred to us Julian Subdivision, instead of name listed on application. and he presented the following information for this project:

- 0.8-acre parcel
- R-1-7 zoning
- Current 2 lot subdivision
- Proposed 3 lot subdivision.
- Frontage on Center Street
- Proposed 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 plate, google map, and discussed the property in length. The third lot will be located closest to the LDS Church, and the lot does meet code and all setbacks. The board reviewed the previous plats and the new plat being proposed.

Planner Henke presented the following water recommendations:

- 0.8-acre parcel (34,848 sq. ft.)
 - Impervious area for dwellings, accessory structures, hard surfaces
 - 0.34 acres (15,000 sq. ft.)
 - Irrigated acreage
 - 0.45 acres (19,848 sq. ft.) x 3 = 1.35-acre feet
- 3 culinary connections for dwellings
 - 2.4-acre feet (3 x 0.8)
 - 1.5 acre feet were dedicated on June 22, 2017
- 1.5-acre feet were credited for historic home and landscaping.
- Total = 3.75 – 1.5 – 1.5 = 0.75-acre feet

The board looked at the calculations and agreed with Planner Henke's calculations. There was discussion regarding re-subdividing existing subdivisions, and possible issues this could bring in the future. It was indicated that the property owner would need to locate the water to create the third lot.

Wes Johnson, City engineer discussed when the council could possibly approve this subdivision, because soon the road where the property is located (Center Street) would be paved soon, and there would be a 5 year cut prohibits, and they want to possibly sub in services for water, sewer, power etc. Chair/Mayor Johnson indicated that was something the council would need to discuss, and it would not be something that this board would need to discuss.

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

Motion: City Council Member Craig Simons made a recommendation to the City Council to accept the water calculations for the Julian Subdivision as presented tonight, of .75-acre feet or a quarter of a share for the subdivision. Midway Irrigation Member Brent Kelly 2nd the motion.

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

Motion was carried unanimously.

New/Old Business

Mayor/Chair Celeste Johnson asked if there was anything to discuss regarding New/Old Business?

Secretary Sweat had placed a discussion item of culvert approvals; however the irrigation board had already discussed and produced a plan, and it was not needed to be discussed tonight.

Mayor/Chair Celeste Johnson asked if there was anything else to discuss? There was none.

Midway City Councilman Craig Simons moved for adjournment, Midway Irrigation Member Brent Kelly 2nd the motion meeting was adjourned at 6:20p.m.

March 3, 2025

WATER BOARD ADVISORY BOARD
2026 Meeting Schedule

Regular Meeting 6:00pm

MEETING DATE	APPLICATION DEADLINE
Monday, January 5, 2026	Thursday, December 18, 2025
Monday, February 2, 2026	Thursday, January 22, 2026
Monday, March 2, 2026	Thursday, February 19, 2026
Monday, April 6, 2026	Thursday, March 19, 2026
Monday, May 4, 2026	Thursday, April 23, 2026
Monday, June 1, 2026	Thursday, May 21, 2026
Monday, July 6, 2026	Thursday, June 25, 2025
Monday, August 3 2026	Wednesday, July 22, 2026
Labor Day - No Meeting	Labor Day- No Meeting
Monday, October 5, 2026	Thursday, September 24, 2026
Monday, November 2, 2026	Thursday, October 15, 2026
Monday, December 7, 2026	Thursday, November 19, 2026

Cut-Off Time for Deadline is 5:00 p.m. on day listed above

No Meeting in September - Labor Day

Midway Michie Lane Stake Center



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: Andrew Weuling Phone: (801) 417-9951 Fax: _____

Mailing Address: 684 W. Center Street City: Midvale State: UT Zip: 84047

E-mail Address: andrew@uncommonarch.com

Project Name: Midway Michie Lane Stake Center #508-3532

Location: Parcel # 00-0006-5685

Total Acreage: 4.86 Number of Units: N/A Historically Irrigated Area: N/A

Existing Water Connections: Street stubs

Comments:

Project is still in design phase. Exact numbers are not available as of yet.
Internal usage estimates are based on stake centers of the same size and design.
Landscape and civil numbers are based on schematic 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: 12-18-2025

FOR OFFICE USE ONLY

STAFF:

Date Received: _____
Received By: _____
Fee Paid: _____

Application Number: _____
Zone: _____
Tax ID Number: _____

PLANNER:

Complete / Incomplete
Date: _____ Reviewed by: _____

1 OF 1

TITLE INFORMATION

PROJECT NAME: SUBDIVISION OF LAND
 CLIENT: JOHN DOE
 DATE: 10/15/2023
 SURVEYORS: [List of Surveyors]

LEGEND

PROPERTY LINE
 EASEMENT
 EXISTING STRUCTURE
 [Other symbols and their meanings]

VICINITY MAP

Shows the project location within a larger area, including surrounding roads and landmarks.

Andrew,

If this is going to be the same as Heber East, we anticipate the following. Just to note, there is no exact way to calculate these out, so these are the best educated estimates that we can come up with based on the little published data we have for these types of buildings.

Domestic Water:

- Building Main Size: 2"
- Peak Demand: 131.75 WSFU – 50.6 GPM
- Peak Daily Demand: 7,455 GPD
- Average Daily Demand: 3,727.5 GPD

Sanitary Sewer:

- Building Main Size: 4"
- Peak Demand: 152.5 DFU – 76.25 GPM

Thank you,



Carl Gatrell, PE

Associate Principal Mechanical Engineer

Main: 801-328-5151 | **Mobile:** 702-886-2600

Carl.Gatrell@SpecEng.com

SPECTRUM ENGINEERS

SALT LAKE CITY | PHOENIX | BOISE | BALTIMORE

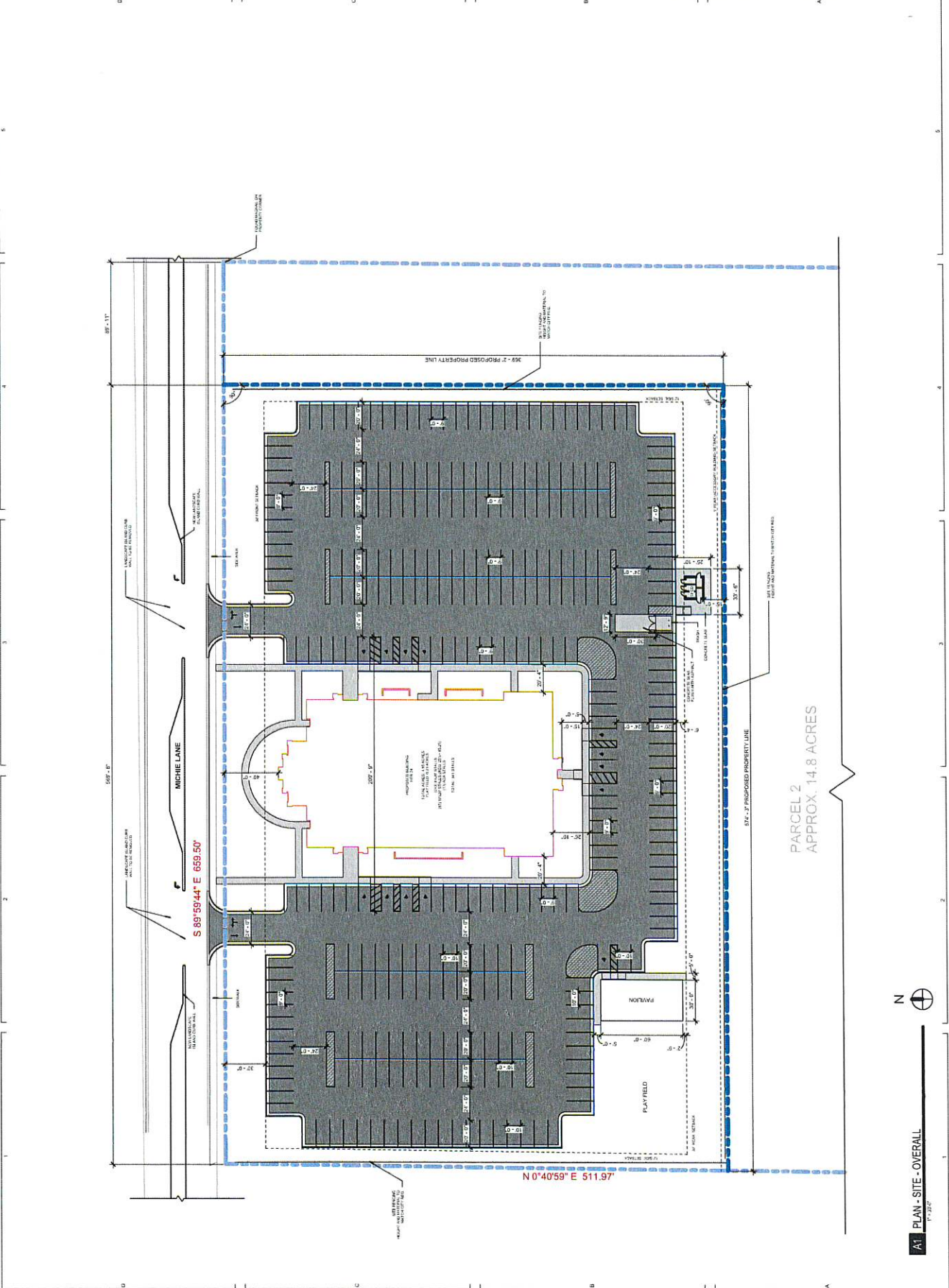
spectrum-engineers.com | 800-678-7077

UEI: D4U2R5SSMF29 | **CAGE:** 3SPB8 | **NAICS:** 541330, 541380, 541990

THE TRUSTED TEAM OF CHOICE | ACCOUNTABILITY CLIENT CARE TEAMWORK

[Quoted text hidden]

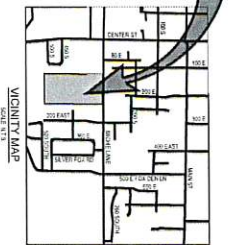
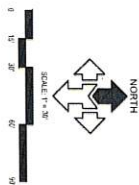
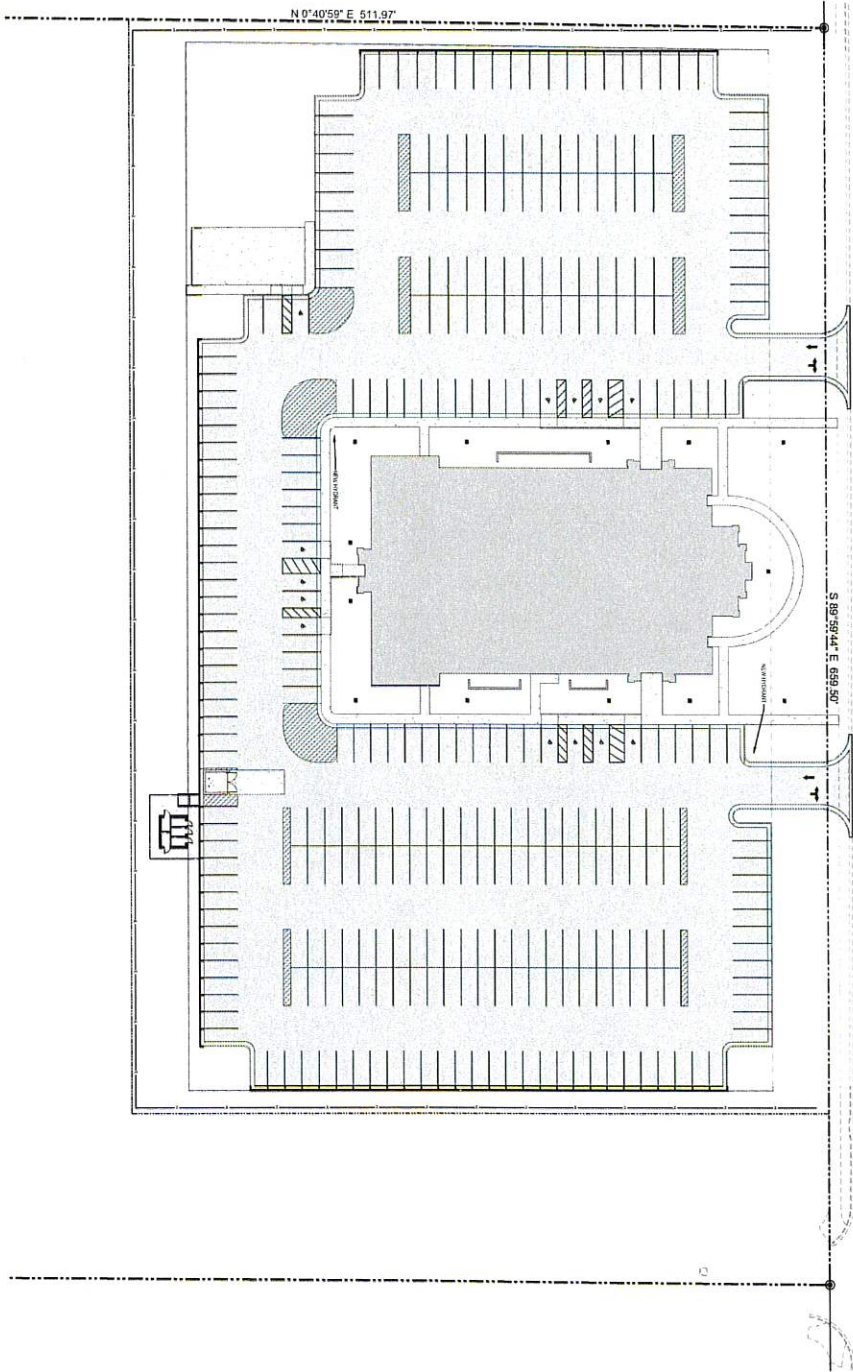
NO.	DATE	DESCRIPTION
1	08/23/2023	ISSUED FOR PERMIT
2	08/23/2023	ISSUED FOR PERMIT
3	08/23/2023	ISSUED FOR PERMIT



MIDWAY MICHIE LANE STAKE CENTER

CONSTRUCTION PLANS

200 EAST MICHIE LANE MIDWAY, UTAH
LDS # 508-3532



DRAWING INDEX

SHEET	DESCRIPTION
1-00	TOTAL COVER SHEET
1-01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
1-02	EXISTING SITE PLAN
1-03	PROPOSED LAYOUT AND ZONING
1-04	PROPOSED LAYOUT AND ZONING
1-05	PROPOSED LAYOUT AND ZONING
1-06	PROPOSED LAYOUT AND ZONING
1-07	PROPOSED LAYOUT AND ZONING
1-08	PROPOSED LAYOUT AND ZONING
1-09	PROPOSED LAYOUT AND ZONING
1-10	PROPOSED LAYOUT AND ZONING
1-11	PROPOSED LAYOUT AND ZONING
1-12	PROPOSED LAYOUT AND ZONING

- ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO MIDWAY CITY STANDARDS AND SPECIFICATIONS
- ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO MIDWAY CITY STANDARDS AND SPECIFICATIONS
- ALL WORK AND MATERIALS MUST CONFORM TO APWA AND MIDWAY CITY STANDARDS AND SPECIFICATIONS

OWNER/ARCHITECT
OWNER: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
ARCHITECT: UNCOMMON ARCHITECTS
300 WEST CENTER STREET
SALT LAKE CITY, UTAH 84111
PHONE: 801-711-9951
EMAIL: UNCOMMONARCHITECTS.COM

MIDWAY MICHIE LANE
STAKE CENTER
200 EAST MICHIE LANE, MIDWAY, UT

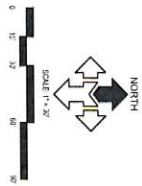
JOB NUMBER: 508-3532
OWNER: The Church of Jesus Christ of Latter-day Saints
DATE: 06.13.25
REV DATE DESCRIPTION

COVER
SHEET

C0.00



[illegible]



SEE ALSO: SHEET

DESCRIPTION	DATE	BY
DESIGN	02/14/2017	JKS
REVISION	04/10/2017	JKS
REVISION	01/10/2017	JKS
REVISION	07/10/2017	JKS

GENERAL NOTES:

- SEE SHEET 101 FOR THE SITE PLAN AND THE LOCATION OF THE STAKE CENTER.
- SEE SHEET 102 FOR THE FLOOR PLAN AND THE LOCATION OF THE STAKE CENTER.
- SEE SHEET 103 FOR THE SECTION AND THE LOCATION OF THE STAKE CENTER.
- SEE SHEET 104 FOR THE ELEVATION AND THE LOCATION OF THE STAKE CENTER.
- SEE SHEET 105 FOR THE DETAIL AND THE LOCATION OF THE STAKE CENTER.
- SEE SHEET 106 FOR THE FINISH AND THE LOCATION OF THE STAKE CENTER.
- SEE SHEET 107 FOR THE MATERIAL AND THE LOCATION OF THE STAKE CENTER.
- SEE SHEET 108 FOR THE CONSTRUCTION AND THE LOCATION OF THE STAKE CENTER.
- SEE SHEET 109 FOR THE MAINTENANCE AND THE LOCATION OF THE STAKE CENTER.
- SEE SHEET 110 FOR THE DEMOLITION AND THE LOCATION OF THE STAKE CENTER.

KEYED NOTES:

- SEE SHEET 101 FOR THE SITE PLAN AND THE LOCATION OF THE STAKE CENTER.
- SEE SHEET 102 FOR THE FLOOR PLAN AND THE LOCATION OF THE STAKE CENTER.
- SEE SHEET 103 FOR THE SECTION AND THE LOCATION OF THE STAKE CENTER.
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- SEE SHEET 110 FOR THE DEMOLITION AND THE LOCATION OF THE STAKE CENTER.

NOTES:

- SEE SHEET 101 FOR THE SITE PLAN AND THE LOCATION OF THE STAKE CENTER.
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- SEE SHEET 110 FOR THE DEMOLITION AND THE LOCATION OF THE STAKE CENTER.



MIDWAY MICHIE LANE STAKE CENTER 200 EAST MICHIE LANE, MIDWAY, UT

JOB NUMBER: 596-2312
OWNER: The Church of Jesus Christ of Latter-day Saints
DATE: 06.13.25
REV DATE: DESCRIPTION

CIVIL
SITE
PLAN

C1.01

JOB NUMBER:	508-3532	
OWNER:	The Church of Jesus Christ of Latter-day Saints	
DATE:	06.13.25	
REV	DATE	DESCRIPTION

Review Whispering Creek Water Calculations



Jennifer Sweat

From: Jeremy Clark <clarkj1229@gmail.com>
Sent: Saturday, December 20, 2025 12:26 PM
To: Jennifer Sweat; Steve Farrell
Cc: Michael Henke
Subject: Re: Whispering Creek, Cari Lane water review

CAUTION: This email originated from outside of the organization. Do not reply, click links or open attachments unless you recognize the sender's email address and know the content is safe.

Hi Jennifer-

I've spoken with Steve Farrell and communicated with Michael Henke.

Can you add me to the Midway Irrigation water board meeting in January to review water requirements for Whispering Creek subdivision?

What day/time is the meeting?

Jeremy Clark
719-330-7854

On Thu, Dec 18, 2025 at 4:13 PM Michael Henke <mhenke@midwaycityut.gov> wrote:

Jeremy,

Good to hear from you. In recent times, City Council hasn't leased water. A couple of decades ago they did lease water to some residential developments. There is also one business that was leased a minimal amount of water. They have indicated that they most likely would not lease water for residential unless, possibly, for affordable housing.

Please let me know if you have any questions.

Thanks,

Michael



**Michael Henke, MPA,
AICP**

City Planning Administrator

H: Mon-Thurs 7:30-5:30

P: 435-654-3223 ext 105

E: mhenke@midwaycityut.gov

75 N 100 W – P.O. Box 277
Midway, UT 84049

www.midwaycityut.org

From: Jeremy Clark <clarkj1229@gmail.com>
Sent: Thursday, December 18, 2025 2:48 PM
To: Michael Henke <mhenke@midwaycityut.gov>
Subject: Re: Whispering Creek, Cari Lane water review

CAUTION: This email originated from outside of the organization. Do not reply, click links or open attachments unless you recognize the sender's email address and know the content is safe.

I know in the past people were able to rent water shares.

Is that still an option?

Jeremy

On Thu, Aug 21, 2025 at 5:10 PM Michael Henke <mhenke@midwaycityut.gov> wrote:

Hi Jeremy,

May 4, 2020

Chairman Steve Farrell if there were further discussion? There was not.

Motion: Midway Irrigation Member Brent Kelly made the motion to recommend that for Dent Residence located at 101 West 100 South to accept staff's calculations and 2.30-acre feet or 1 share of Midway Irrigation Water be turned in. Midway Irrigation Member Grant Kelly 2nd the motion.

Chairman Steve Farrell asked if there were further questions regarding this item? There was not

Motion was carried unanimously.

Whispering Creek Estates – 515 Carl Lane (Changed name from Creekside Estates)

Planner Michael Henke presented the following regarding this property:

- 4.92 acres
- R-1-15 zone
- Limited to 7 lots

The board discussed the property and reviewed the property via google earth and reviewing the plat map provided by applicant. The property was part of the Cosper Subdivision, and it would need to be vacated. The homes will not be within 50 feet of the FEMA flood plan. There is an existing home on the property, which is on lot 2 when reviewing the plat map.

Planner Henke gave the following for the water calculation for the property:

- 4.92-acre parcel
 - Area of Parcel – 214,315.2 sq. ft.
 - Impervious area for lots
 - 56,000 sq. ft. (7 x 8,000)
 - Irrigated Area
 - Lots – 158,315.2 sq. ft. (3.63 acres)
 - Park Strip – 3,500 sq. ft. (.08 acres)
 - Total Irrigation Acreage – $3.71 \times 3 = 11.13$ -acre feet
- 7 culinary connections
 - 5.6-acre feet – (7x.80)
- 16.73-acre feet requirement

The board discussed the Wetland on the property, and including that into the water calculations presented this evening would also need to take in consideration the existing home on the property that has a connection, as well as any water that was turned in for the Cosper subdivision. Treasurer/Secretary Sweat will look at how much water was turned in for the Cosper subdivision to see if any of it that water should also be credited for the subdivision.

The board discussed further the wetland on the property, as well as the creek beside the property, as well as the actual size of the subdivision as there was some question on that with boundary lines with the Homestead, and

May 4, 2020

80

other unknowns. The board discussed continuing the item, but it was decided to not hold up the subdivision, the board would give a recommendation to City Council, and when the additional information was found, staff could make adjustments as needed. The board felt that the least amount that would need to be turned in would be the amount presented by Planner Henke, 16.73-acre feet of water.

Chairman Steve Farrell if there were further discussion? There was not.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend that for Whispering Creek Estates located at 515 Cari Lane accept staff's calculations for the development of 16.73 acre feet of water, with staff making the adjustment for the existing home, and any water turned in for the Cosper Subdivision that is related to this property. That if any further information is given to staff regarding the wetland adjustments could be made by staff. City Councilman Steve Dougherty 2nd the motion.

Chairman Steve Farrell asked if there were further questions regarding this item? There was not

Motion was carried unanimously.

New/Old Business

Chairman Steve Farrell asked if there were further New or Old Business? There was not.

City Council member Steve Dougherty moved to adjourn. Midway Irrigation Member Grant Kohler 2nd the motion. It was carried unanimously. Meeting adjourned at 7:44 p.m.

May 4, 2020

March 4, 2024

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

Motion was carried unanimously.

Whispering Creek Subdivision – 515 West Cari Lane

Michael Henke, City Planner, stated that this project had come before the board previously in 2020, however there were Wetland and FEMA issues on the property, and the project stopped. They now have a new plan and are before the board again. The following information was presented regarding the subdivision:

- **4.54 acres**
- **R-1-15 zone.**
- **7 lots**
- **Sensitive lands**
 - **FEMA Floodplain**
 - **Wetlands**
- **Cosper Subdivision – 6-acre feet dedicated.**
- **One existing dwelling – 1.5-acre feet credit**

The board reviewed google maps, plat maps and discussed the project. The irrigation company stated there were no ditches or easements for the irrigation company on the property. The plat maps with landscaping were also reviewed, and the layout of each plat, which was specific because of the Wetlands.

Planner Henke presented the following recommended water requirement:

- **4.54-acre parcel (197,762 sq. ft.)**
 - **Irrigated area**
 - **Lots – 162,231 sq. ft. (3.72 acres)**
 - **Park strip – 8,276 sq. ft. (0.19 acres)**
 - **Common area – 5,896 sq. ft. (0.14 acres)**

March 4, 2024

- Impervious area for lots
 - 56,000 sq. ft. (7 x 8,000)
- Total irrigated acreage
 - $2.76 \times 3 = 8.28$ -acre feet
- 7 culinary connections
 - 5.6-acre feet (7 x .8)
- Credits
 - Cosper – 6-acre feet
 - Existing dwelling – 1.5-acre feet
- 13.9-acre feet requirement
- 6.4-acre feet ($13.9 - 6 - 1.5 = 6.4$)

The water requirement does include the sensitive lands. The board asked about restrictions for Snake Creek River? There are restrictions, and it will be placed on the plat as a note and mitigated by FEMA. There is a requirement for a bridge to access one of the lots, and the applicant has provided a Zero Rise Analysis.

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

Motion: Mayor Celeste Johnson made recommendation to City Council for approval of the Whispering Creek Subdivision required to turn in 6.4 -acre feet of water for the subdivision. Midway Irrigation Member Brent Kelly 2nd 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

