

**MIDWAY WATER ADVISORY BOARD
MONDAY May 4, 2026
MEETING MINUTES**

The Midway Water Advisory Board meeting was held May 4, 2026, at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Steve Farrell, Russ Kohler, Brent Kelly. Midway City: Mayor Craig Simons, City Council Member Andy Garland, City Council Member JC Simonsen, Michael Henke, City Planner, Wes Johnson, City Engineer, and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

General Consent Calendar

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

- a. Approval of the Agenda for May 4, 2026
- b. Approve Meeting Minutes February 2, 2026

Motion: City Councilman Andy Garland made a motion to approve the General Consent Calendar with the noted changes to minutes. Irrigation Member Russ Kohler 2nd the motion.

Chair Farrell asked if there were further questions regarding this matter. There was none.

Motion was carried unanimously.

Cottages at Memorial Hill – SW Edge of Memorial Hill behind/east 160 River Rd.

Planner Henke reviewed the property via google maps, as this project is VERY early in the process, but the applicant, Jeremy Clark would like to get an idea of what the water requirement would be. The board reviewed the google maps and discussed the project.



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POSSIBLE RECOMMENDATION

- 1.09-acre parcel (47,480 sq. ft.)
 - Irrigated area
 - Lot – 21,780 sq. ft. (0.5 acres)
 - Impervious area for the 2 building pads
 - 8,000 sq. ft. (0.18 sq. ft.) (combined area of building pads: 3,832 sq. ft.)
 - Total irrigated acreage
 - $0.32 \times 3 = 0.96$ -acre feet
- 2 culinary connections
 - 1.6-acre feet
- 2.56 acre feet requirement ($0.96 + 1.6$)

10.07.020: AMOUNT OF WATER REQUIRED

- The City reserves the right to require water rights anywhere that the City feels that a future property owner may want to irrigate in the future, even if the property has not been historically irrigated.

The board discussed limiting irrigation on the slope; however, this has not been something this board has done in the past on other projects with slope, also

discussed deed restrictions on all except the two lots. Also discussing the ditch, the applicant stated they would not touch the ditch and honor the current ditch as is. The road is supposed to come in for Phase 3 of Southhill, so it is possible it could be up to year until that happens, but the applicant wanted to get a feel for possible water requirements. He has another project in the work and would like to turn all the water in at once if possible.

Chair Farrell asked if there were further questions regarding this matter. There was none.

Motion: City Councilman Andy Garland moved to recommend to council that Cottages at Memorial hill be required to turn in 2.56-acre feet of water and if council felt it was appropriate to recommend also deed restrictions on the project regarding the water. Midway Irrigation Member Russell Kohler 2nd the motion.

Chair Farrell asked if there were further questions regarding this matter. There was none.

3. Homestead Golf Cottages and Homes – Homestead Resort

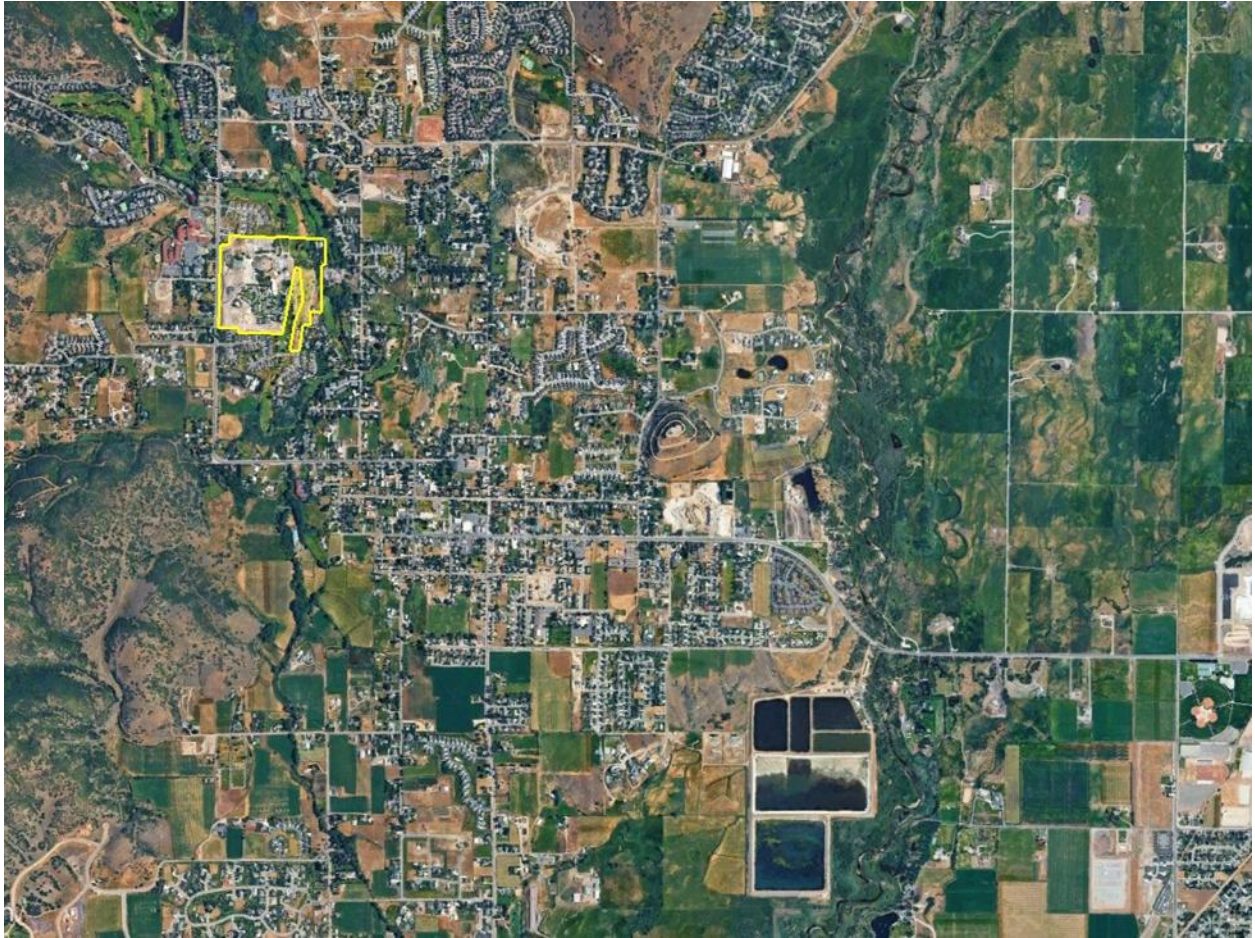
Planner Henke stated that this was a recorded plat named "The Homestead Hotel Condominiums" and a note was placed on plat that "no building permits would be issued in this plat until plat is amended and approved by the land use authority." It reserved the area for development, and they can come back to finalize, which is what they are now doing.

The board reviewed the google map, and the existing plat, along with the new proposed plat.

Land Use Summary

- RZ/R-1-15 Zone
- Lot 2 of Phase 2
- 2.69 acres
- Private road and storm drain system will be maintained by the property owner
- New improvements will connect to the Midway Sanitation District sewer and to the City's culinary water line.





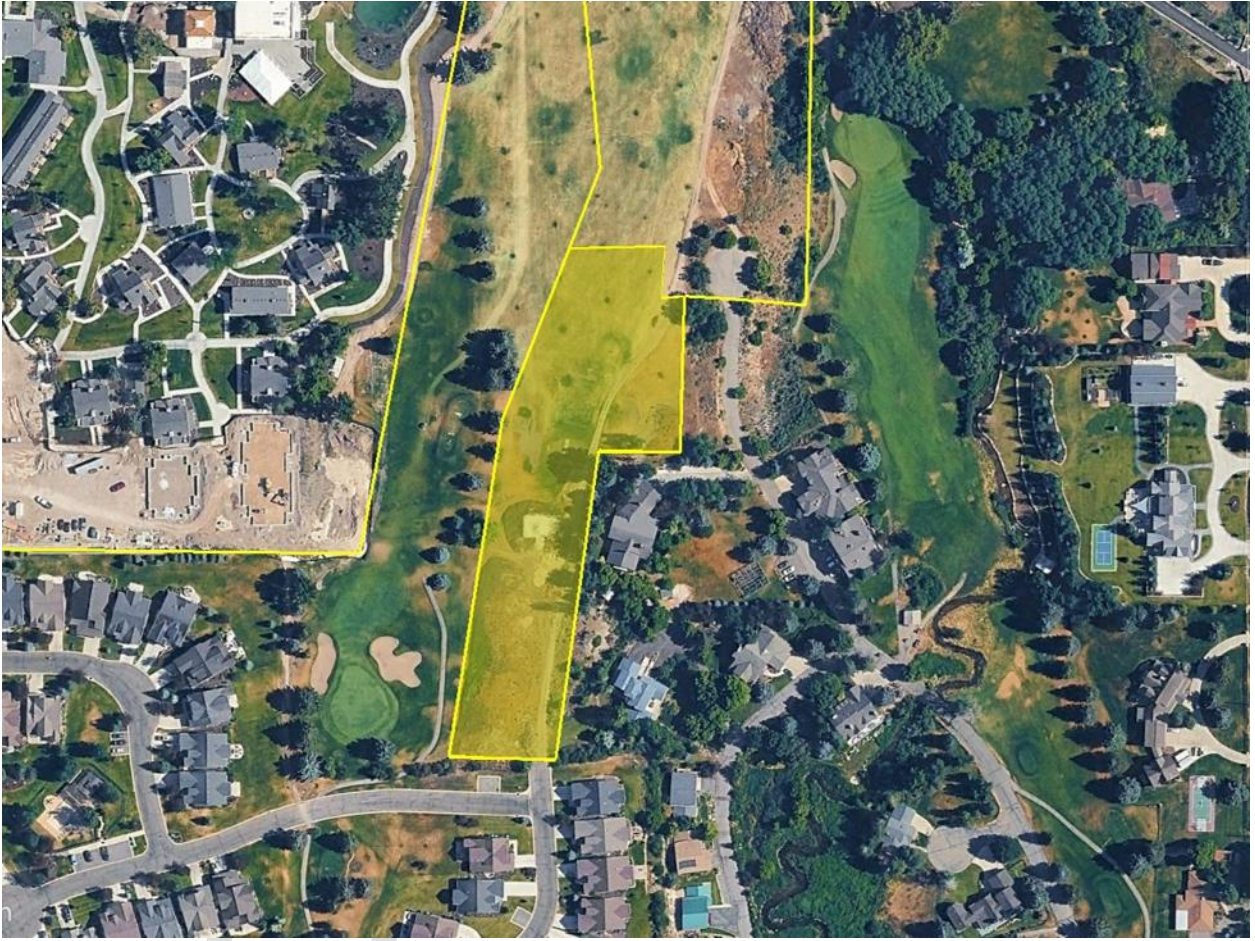
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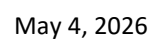
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The board reviewed the chart provided by the engineer, Paul Berg, and it was mentioned that originally the plan was to have seven (7) lots, and it will now be five (5) lots. Also, no one will be living in the units, they are transient rentals only, and so there isn't full kitchens in each unit. With the changes proposed it would increase their water requirement to turn in an additional 3.2 acre feet of water.

**The Homestead
Resort Master Plan (Revised April 2026)
Additional Water Right Calculations**

April 17, 2026

Prepared by: Paul Berg, P.E., Berg Engineering

Project Information

Existing uses at The Homestead that will be replaced with similar facilities are not considered in the analysis. New or expanded uses must dedicate additional water rights. These new or expanded uses are calculated below. Credits for existing uses that will be removed are also shown. Existing uses that will be replaced within the resort include the golf clubhouse, restaurants, conference rooms, house keeping and existing restrooms.

The water right calculations below are based on the current resort master plan dated April 7, 2026.

Tables 1-3 provide the water right requirements and additional water uses for new The Homestead Resort Master Plan.

There were 12.90 acres of irrigated area within the existing Homestead resort core prior to the 2020 improvements.
The new resort plan will irrigated an additional 2.40 acres.
The existing site has 0.72 acres of ponds.
The new resort plan contains a new 0.11 acre pond near the wedding barn

Response to May 6, 2024 Water Board Questions

Homestead currently has 15 weddings a year.
Homestead has 130 conference events in the 5 existing conference spaces.
50 events with a meal per year (weddings or conferences) are expected in the new Event Barn.
20 events without a meal per year are expected in the new Event Barn
Only the new uses are accounted for in the water calculations below.
See Restaurants - d. per customer served (includes toilet and kitchen wastes) from Table 2, Utah Code R309-107 for events with meals
Visitor Center assumed for conferences with meals from Table 2, Utah Code R309-107.

Response to Additional Questions from Staff per The Bunker and the Virginia House Building Permits in September 2024.
These uses within the resort have changed since the Water Board approval was granted.

Washing Machines

The Homestead previously had 4 commercial washing machines for onsite laundry.
The Homestead will now outsource laundry to Model Linens in Ogden, Utah.
The Homestead will only have 2 onsite commercial washing machines for pool towels, employees and emergencies.
Net difference - Homestead should get credit for the loss of 2 commercial washing machines = 2.30 acre-feet

Employees Showers

The Homestead has historically had 6 showers for employees in the golf proshop, golf maintenance building and the housekeeping building.
The proposed Bunker building will have 2 showers for employees.
Net difference - Homestead should get credit for the loss of 4 employee showers. Amount to be determined

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Break Areas

The existing housekeeping building has a breakroom for employees. This building will be removed.

The proposed Bunker building has a breakroom for employees.

Net difference = 0.00 acre-feet

Virginia House

The Virginia House contained 8 hotel units with bathrooms.

The building permit to remodel the Virginia House only contains two restrooms and an employee sink.

Net difference - Homestead should receive a credit for approximately 5.5 hotel units = 1.65 acre-feet

Previous water right determination was 83.24 acre-feet on September 23, 2004 with the updated calculations for the Bunker and Virginia House building permits.

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	0.00	3.00	acre-feet/acre
Hotel resort unit	150	gpd/unit	Table 1, Utah Code R309-510	1.77	0.30	acre-feet/unit
Restaurant	35	gpd/seat	Table 2, Utah Code R309-510	1.77	0.07	acre-feet/seat
Swimming pools	10	gpd/person	Table 2, Utah Code R309-510	1.77	0.02	acre-feet/person
Retail and commercial	500	gpd/toilet	Table 2, Utah Code R309-510	1.77	0.99	acre-feet/toilet
Weddings & conferences with a meal (50 per year)	10	gpd/seat	Table 2, Utah Code R309-510	1.77	0.003	acre-feet/seat
Conferences without a meal (25 per year)	5	gpd/person	Table 2, Utah Code R309-510	1.77	0.0007	acre-feet/person
Spa and activity center	25	gpd/person	Table 2, Utah Code R309-510	1.77	0.05	acre-feet/person
Commercial washing machine	580	gpd/machine	Table 2, Utah Code R309-510	1.77	1.15	acre-feet/machine

Table 2 - Change in Water Uses at The Homestead

Use	Quantity	Unit	Comments
Existing units to be removed	-12	units	Only 12 existing units to be removed, 125 of the existing 137 units will remain.
Irrigated area added to resort	2.40	acres	
Pond area added to resort	0.11	acres	
Residential homes	5	homes	was 7 in the previous plan
New guest condo hotel units (Golf Cottages)	16	units	no full kitchens are in the golf cottage units, only a hotel kitchenette
New guest condo units (Resort)	68	units	3 - 6 unit building, 5 - 10 unit building
Additional restaurants seating	130	seats	See note 4.
Additional restaurant (Milk House)	35	seats	Based on occupancy calculations on building permit plans.
Additional swimming pool capacity	206	person	See note 1.
Retail and commercial	2	toilet	Additional mens and womens toilet stalls in commercial and amenity areas
Weddings and conferences with a meal	300	person	
Conferences without a meal	300	person	
Spa	50	person	
Activity Center	40	person	
Commercial washing machine	-2	machine	Onsite commercial washing machines reduced to 2 with offsite services.
Employee showers	-4	showers	Reduction of 4 employee showers on the resort.
Virginia House conversion to office space	-5.5	units	8 hotel rooms being reduced to 2 office restrooms and a employee sink.

Table 3 - Additional Water Needs for The Homestead Resort

Use	Project Quantity	Unit	Water Requirement with Return Flow	Unit	Total (acre-feet)
Credit for removed hotel units	12	units	-0.30	acre-feet/unit	-3.60
Irrigated area added to resort	2.40	acres	3.00	acre-feet/acre	7.20
Pond area added to resort	0.11	acres	3.00	acre-feet/acre	0.33
Residential homes	5	homes	0.80	acre-feet/home	4.00
New guest condo hotel units (Golf Cottages)	16	units	0.30	acre-feet/unit	4.80
New guest condo units	68	units	0.80	acre-feet/unit	54.40
New restaurant spaces	130	seats	0.07	acre-feet/person	9.10
Additional restaurant (Milk House)	35	seats	0.07	acre-feet/person	2.45
Swimming Pools	206	person	0.02	acre-feet/person	4.12
Retail and commercial	2	toilet	0.99	acre-feet/toilet	1.98
Weddings and conferences with meal (50 per year)	300	person	0.003	acre-feet/person	0.90
Conferences without a meal (25 per year)	300	person	0.0007	acre-feet/person	0.21
Spa	50	person	0.05	acre-feet/person	2.50
Activity Center	40	person	0.05	acre-feet/person	2.00
Virginia House conversion to office space	-5.5	units	0.3	acre-feet/unit	-1.65
Reduction in commercial washing machines	-2	machine	1.15	acre-feet/machine	-2.30

86.44 acre-feet

The resort plan change results in an increase of 3.2 acre-feet from the last water right determination on September 23, 2024.

Notes:

1. The existing swimming pools, hot tub and fitness center has an existing capacity of 194 people. The new swimming pools have a proposed capacity of 400 people for a net difference of 206.
2. 1 acre-feet per year = 892 gallons per day
3. The Midway Water Board policy was recently changed from 1.0 acre-feet per home to 0.80 acre-feet per home. This change represents a 1.77x return flow. The previous policy was 2x.
4. The existing restaurants have a 172 seating capacity (Simons 96 and Fanny's 76). The new restaurants, bars and lounges have a capacity of 302 for an increase in restaurant capacity of 130 seats.
5. Per the building permit application the Milk House food and beverage outlet has a occupancy of 35 people.

The board discussed the charts, and the project. They discussed the slough ditch, and the Homestead had retained ownership of that, and they did have additional water in the Snyder Springs so that they did have additional resources if needed for additional water. Also, there most likely will be additional changes to the resort, and when that happens, they will return to the board.

Chair Farrell asked if there were further questions regarding this matter. There was none.

Motion: City Councilman JC Simonson moved to recommend to council that Homestead Golf Cottages be required to turn in 3.2-acre feet of water for the changes on the plat. Midway Irrigation Member Brent Kelly 2nd the motion.

Chair Farrell asked if there were further questions regarding this matter. There was none.

Motion was carried unanimously.

4. New/Old Business

Chair Farrell asked Secretary Sweat if she had anything to discuss, and she stated she did not. Since there was no further discussion, Chair Farrell asked for a motion to adjourn.

Midway Irrigation Member Russ Kohler moved for adjournment, Midway Irrigation Member Brent Kelly 2nd the motion meeting was adjourned at 6:29 p.m.

Approved