

NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, NOVEMBER 2, 2026

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting on Monday, November 2, 2026, at **5:30 p.m.** in the Midway City Office Building at 75 North 100 West Midway, Utah. Notice of the meeting and agenda were 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 November 2, 2026
 - b. Approve Meeting Minutes July 6, 2026
2. Kohler Farm Subdivision – 970 North River Road
 - a. Discuss Water Calculations for Project
 - b. Possible Recommendation to City Council.
3. New/Old Business - No motions or recommendations
4. Adjourn



General Consent Calendar



**IDWAY WATER ADVISORY BOARD
MONDAY July 6, 2026
MEETING MINUTES**

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

Roll Call

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

City Council Member Andy Garland was excused from tonight's meeting.

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 July 6, 2026
- b. Approve Meeting Minutes May 4, 2026

Motion: City Councilman J.C. Simonsen made a motion to approve the General Consent Calendar with the noted changes to minutes. 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.

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

The applicant Jeremy Clark asked to have this item removed from tonight's agenda, and to put it on the August 3, 2026, meeting.

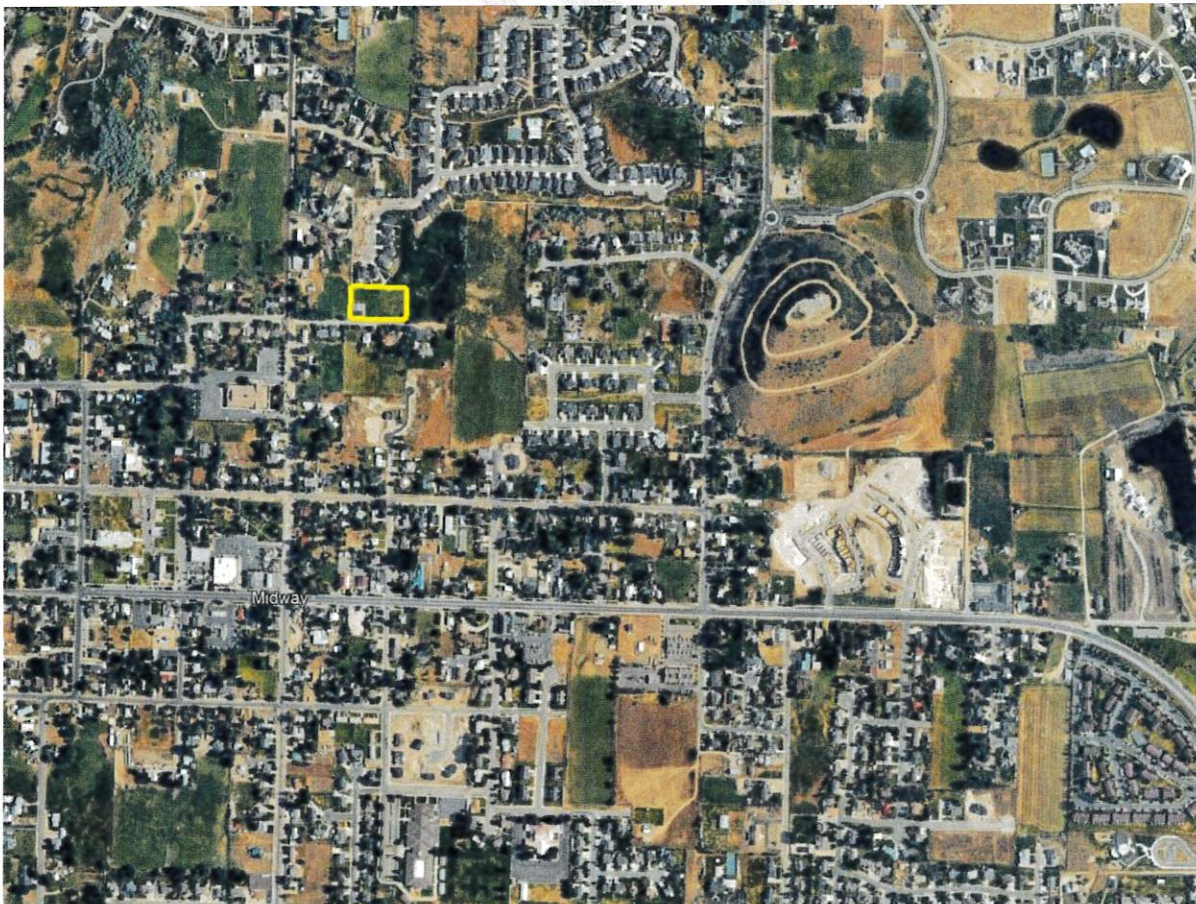
Philpot Garage – 95 East 250 North

Planner Henke presented the project, which is a garage located across the street from the applicant's residence, with the following details:

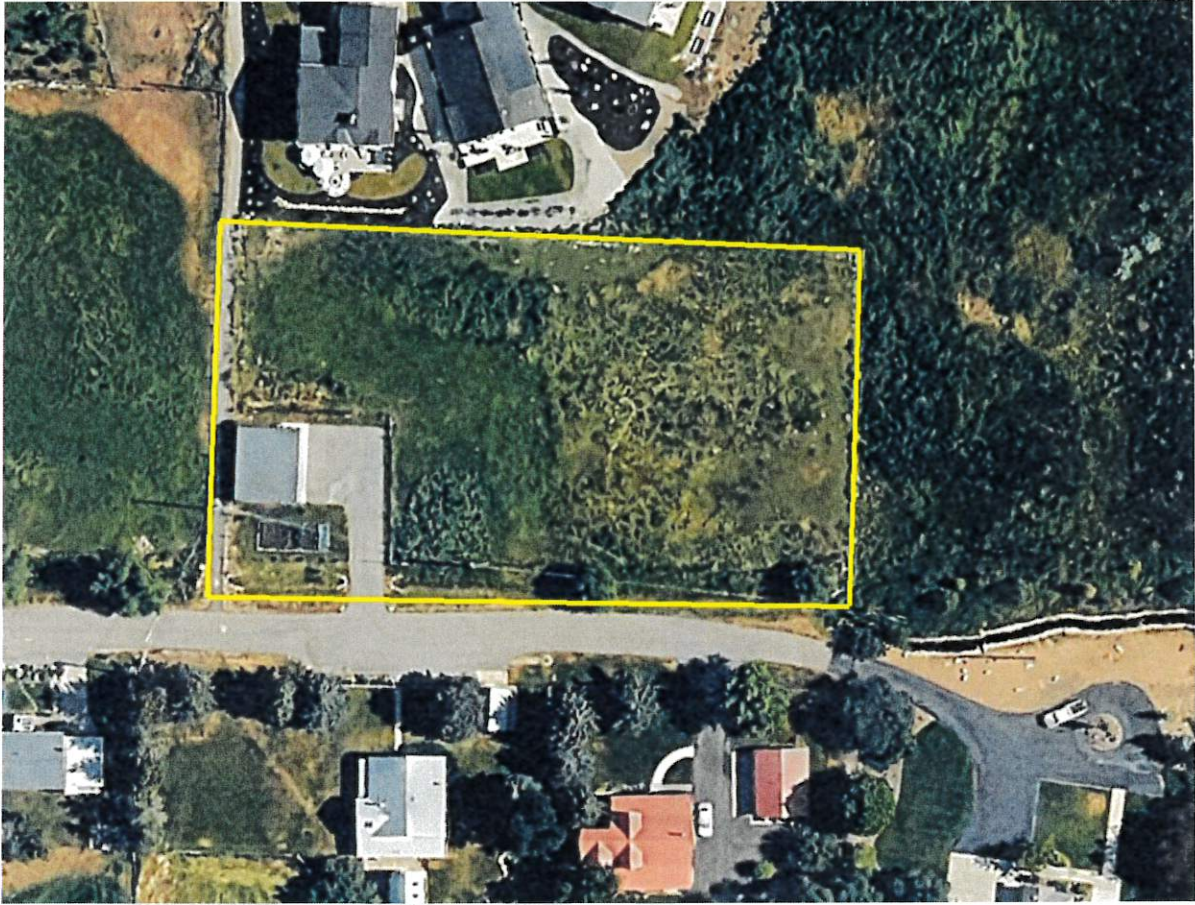
- R-1-15 Zone
- 1.22 Acres
- Requesting a Culinary Connection for bathroom (toilet, shower, sink)
- Parcel is a confirmed lot of record.

Planner Henke indicated that when dealing with a lot of records, the requirements are minimal. Also, the property is similar to the Springer Farm water requirements, and the formula used for hotels.

The board reviewed the google images for the project:



July 6, 2026



July 6, 2026

Planner Henke presented the following possible recommendation for water for the property:

POSSIBLE RECOMMENDATION

- 1.22-acre parcel (53,143 sq. ft.)
 - Irrigated area (lot of record – only the minimum area of the lot for the zone is required to be irrigated)
 - Parcel – 15,000 sq. ft. (0.34 acres)
 - Total irrigated acreage
 - $0.34 \times 3 = 1.02$ -acre feet
- 1 culinary connection
 - 0.3-acre feet (bathroom – sink, toilet, shower)
- 1.32 acre feet requirement ($1.02 + 0.3$)

The board discussed if the property has been historically irrigated? And it has been, and that wouldn't change with the building of the garage. The water turned in would actually be more than required, which means that if at some point, the applicant wanted to build a home on the property, that additional water that was turned in would be applied to the project. Planner Henke stated that Jennifer Sweat would keep that information in her files when the water was turned in.

The board discussed if we have done this in the past for barns? Planner Henke stated that we are following our code, and that again the same calculations were used with Springer Farms.

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

Motion: Midway Irrigation Member Brent Kelly moved to recommend to council that the Philpot Garage be required to turn in 1.32-acre feet of water for the garage proposed at 95 East 250 North Midway Irrigation Member Hilton Haueter 2nd the motion.

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

Motion was carried unanimously.

Kathy Philpot asked how the process of turning in the water share would work. Chairman Steve Farrell told her that the share would need to be turned into Mike Kohler, and he would issue a new certificate for Midway City, and the remainder would go back into her name.

4. New/Old Business

Planner Henke indicated that Michie Church, which had been to the board before had made a slight change on their outside plan, and it was minimal, the water for inside would not change. He asked If the board would like them to come back to the board for a recalculation? Chairman Farrell thought they should come back so that the recommendation to the city council was correct.

Secretary Sweat indicated that prior to the meeting Co-Chairman/Mayor Simons and Chairman/Midway Irrigation President Farrell had discussed starting the meeting moving forward to 5:30 p.m. The board all agreed that it would be fine, with the understanding that occasionally it was possible that the irrigation meeting prior to the water board meeting may run long.

Chair Farrell asked if there were further items to discuss? There was none.

July 6, 2026

Co-Chairman/Mayor Craig Simons moved for adjournment, City Councilman J.C. Simonsen 2nd the motion, meeting was adjourned at 6:19 p.m.

Handwritten signature of J.C. Simonsen

July 6, 2026

Kohler Farm Subdivision

970 North River Road



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: Paul Berg, Berg Engineering Phone: 435-657-9749 Fax: _____

Mailing Address: 380 East Main Suite 204 City: Midway State: UT Zip: 84049

E-mail Address: paul@bergeng.net

Project Name: Kohler Farm Subdivision

Location: 970 North River Road

Total Acreage: 2.06 Number of Units: 2 Historically Irrigated Area: 1.86 acres
0.04 acres for existing home and shed
Existing Water Connections: 1 0.16 acres for existing driveways

Comments:

Water rights for culinary on Lot 2 are attached.

Using the existing irrigation system for Lots 1 and 2 is proposed.

Lot 1 has an existing water connection. No water rights are anticipated for culinary use on this lot.

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: Caralea Kohler

Date: 10/12/26

FOR OFFICE USE ONLY

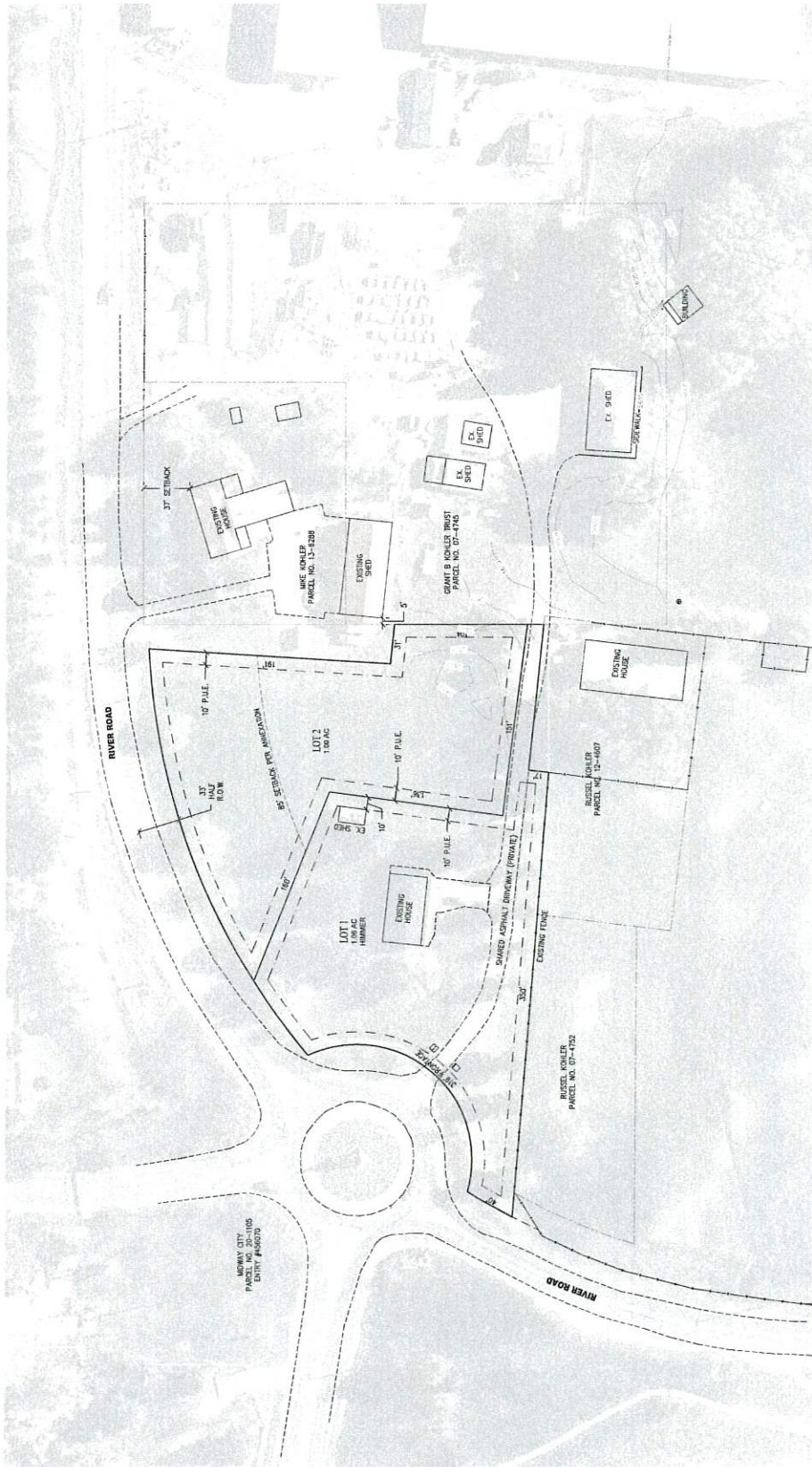
STAFF:

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

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

PLANNER:

Complete / Incomplete
Date: _____ Reviewed by: _____



LEGEND:
 --- ADJACENT PARCELS
 --- EXISTING FENCE
 --- PUBLIC UTILITY EASEMENT

LAND USE CALCULATIONS:
 MIN. LOT SIZE 1 ACRE
 MIN. FRONTAGE 150'

RESOLUTION OF PROPOSED:
 THE CITY COUNCIL HAS APPROVED BY
 THE CITY COUNCIL ON JULY 7, 2020.



SCALE: 1"=40'
Scale 1" = 40' for 100'

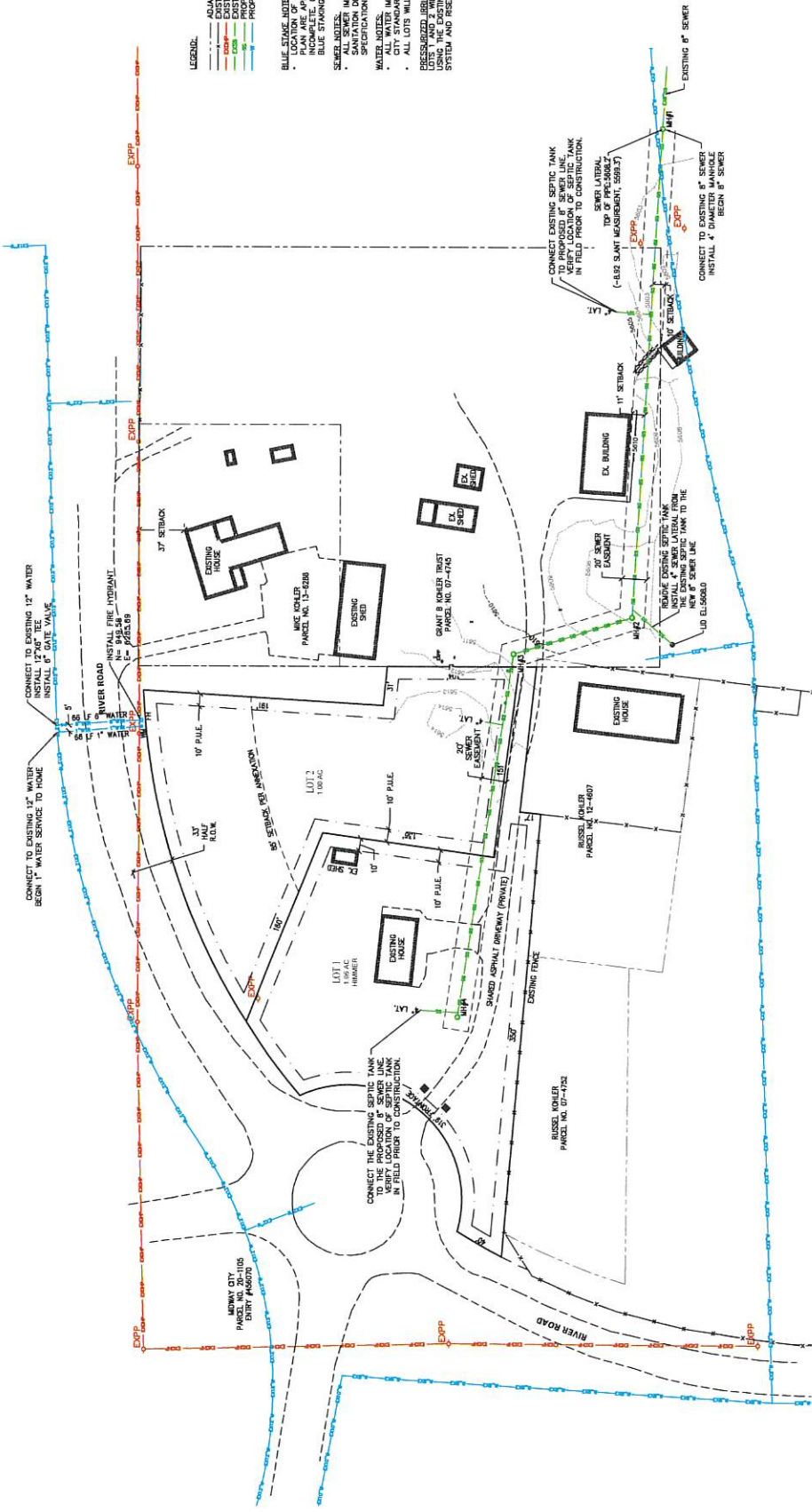
DAL HOLMAN
KOHLER FARM SUBDIVISION

SITE PLAN

THIS DOCUMENT IS INCOMPLETE
 FOR PRELIMINARY REVIEW ONLY. IT IS
 NOT TO BE USED FOR ANY OTHER
 PURPOSES OR FOR ANY OTHER
 PROJECT.
 DATE: 8.02.2020

BERG ENGINEERING
 300 S. Main St., Suite 200
 Madison, WI 53703
 PHONE: 608.258.7749

REVISIONS:
 NO. 1
 DATE: 8.02.2020
 BY: DAL
 CHECKED: DAL



LEGEND:

- ADJACENT PARCELS
- EXISTING WATER MAIN
- EXISTING OVERHEAD POWER
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED WATER

BLUE STAKE NOTE:

- LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEY. INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

SEWER NOTES:

- ALL PROPOSED SEWER LINES SHALL MEET MINIMUM CITY STANDARDS AND SPECIFICATIONS.
- SANITATION DISTRICT STANDARDS & SPECIFICATIONS.

WATER NOTES:

- ALL PROPOSED WATER MAINS SHALL MEET MINIMUM CITY STANDARDS AND SPECIFICATIONS.
- ALL LOTS WILL HAVE A 1" WATER SERVICE.

PRESSURIZED REGULATION NOTE:

- ALL PROPOSED PRESSURIZED REGULATION SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED USING THE EXISTING PRESSURIZED REGULATION SYSTEM AND RECORDS THAT ARE ON THE PROPERTY.



SCALE: 1"=40'
Scale 1"= 80' for 11x17

DALE HOLMAN
KOHLER FARM SUBDIVISION
UTILITY PLAN

THIS DOCUMENT IS INCOMPLETE
FOR RECORD PURPOSES ONLY. IT IS
NOT TO BE USED FOR CONSTRUCTION
OR FOR ANY OTHER PURPOSE.
DATE: 8.27.2020



DESIGN BY: PHB	DATE: 8/27/2020	SHEET: 3
DRAWN BY: PHB	REV:	

Water Right Details for 55-1513

Utah Division of Water Rights

4/3/2026 11:59 AM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 55-1513

Application/Claim: D1418

Certificate:

Owners:

Name: Albert Kohler
Address: 9518 Spring Harvest Circle
South Jordan, UT 84095

Interest:

Remarks:

General:

Type of Right: Diligence Claim

Source of Info.: Proposed Determination

Status: Water User's Claim

Quantity of Water: 0.31 CFS OR 19.394 ACFT

Source: House and Field Springs

County: Wasatch

Common Description:

Proposed Det. Book: 55-10

Map:

Pub. Date: 03/27/2026

Land Owned by Appl.:

County Tax Id#:

Dates:

Filing:

Filed: 04/27/1965

Priority: / /1900

Decree/Class:

Advertising:

Publication Began:

Publication End:

Newspaper:

Protest End Date:

Protested: Not Protested

Hearing Held:

Approval:

State Eng. Action:

Action Date:

Recon. Req. Date:

Recon. Req Type:

Certification:

Proof Due Date:

Extension Filed Date:

Election or Proof:

Election/Proof Date:

Cert./WUC Date:

Lapsed, Etc. Date:

Lap. Ltr. Date:

Wells:

Prov. Well Date:

Most Recent Well Renovate/Replace Date:

Points of Diversion:

Points of Diversion - Surface:

Stream Alteration Required: No

(1) N 2196 ft. E 840 ft. from S4 corner, Sec 26 T 3S R 4E SLBM

Diverting Works:

Source: House Spring

Elevation:

UTM: 461073, 4486452 (NAD83)

(2) N 1875 ft. E 833 ft. from S4 corner, Sec 26 T 3S R 4E SLBM

Diverting Works:

Source: Field Spring

Elevation:

UTM: 461071, 4486354 (NAD83)

Water Uses:

Water Uses - Group Number: 402434																		
Water Rights Appurtenant to the following use(s): 55-1513(WUC), 55-13188(WUC),																		
Water Use Types:																		
Irrigation -Beneficial Use Amount: 4 acres				Group Total: 12				Period of Use: 04/01 to 10/31										
Stock Water -Beneficial Use Amount: 248				Group Total: 248				Period of Use: 01/01 to 12/31										
Domestic -Beneficial Use Amount: 1 EDUs				Group Total: 1				Period of Use: 01/01 to 12/31										
Place of Use (which includes all or part of the following legal subdivisions):																		
		North West				North East				South West				South East				Section
		NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 26 T 3S R 4E SLBM														X	X			12
Group Acreage Total :																12		

Use Totals:	
Irrigation sole-supply total: 4 acres	for a group total of: 12 acres
Stock Water sole-supply total: 248 ELUs	for a group total of: 248 ELUs
Domestic sole-supply total: 1 EDUs	for a group total of: 1 EDUs

Other Comments:
The authorized use of water is described herein; however, the water user is using this right for unauthorized uses. A change application has not been filed to permit these uses.

Segregation History:										
This Right was Segregated from: none										
as originally filed:	Flow in CFS	AND/ OR/ BLANK	Quantity in Acre-Feet	Water Uses						
				Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet			
							Municipal	Mining	Power	Other
	0.69		43.394	12.0	248.0	1.0				
The following Water Rights have been Segregated from 55-1513:										
(1) WrNum: 55-13188	[0.38]		[24.0]	[8.0]						
AppNum: D1418										
Name: Christian Michel, LLC										
Filed: 06/12/2020										
Comment:										
This Right as currently calculated:	Flow in CFS		Quantity in Acre-Feet	Water Uses						
				Irrigate Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet			
							Municipal	Mining	Power	Other
	0.31		19.394	4.0	248.0	1.0				

New/Old Business



Adjourn

