

Jason Kirks Subdivision

Review water requirements as one of three lots may
become a Duplex

MINUTES OF THE MIDWAY WATER ADVISORY BOARD
July 11, 2006

Minutes of the Midway Water Advisory Board meeting held July 11, 2006 at 6:00 p.m. in the Midway City Council Chambers. Notice of the meeting and agenda was posted in the Midway City Offices, 7 Eleven and Main Street Station; a copy sent to the Wasatch Wave and to each of the Board Members.

Roll Call and Prayer:

Chairman Steve Farrell; Mayor Connie Tatton; Irrigation Board Member Kay Probst; Councilmen Gerald Hayward and Don Huggard; and Secretary Gay Motley.

Excused: Grant Kohler

Others Present: Engineer Paul Berg, James Peacock, Hal Timmons, Paul and Fawn Gardner, Eric Maynes and Kelly Shepard.

Chairman Steve Farrell called the meeting to order. It was noted that Steve Farrell will be representing the Midway Irrigation Company and voting in place of Grant Kohler.

Consent Agenda:

Connie Tatton made a motion to approve the consent agenda that includes the agenda for July 11, 2006 and the minutes of June 12, 2006 as prepared. Gerald Hayward seconded the motion that carried.

Paul Berg is Requesting Final Approval for Deer Ridge Estates (Formerly called Burgi Estates Subdivision):

Engineer Paul Berg stated that at preliminary approval the board had determined that 19.5 shares were required for Deer Ridge Estates (formerly call Burgi Estates) if the 0.17 acres on Lot 5 were restricted from being irrigated and a restriction recorded on the plat.

Mayor Tatton asked if there needed to be a restriction placed on the deed? Engineer Berg stated that it requires the same enforcement rather it is on the plat or the deed. It was the consensus of the Board that a restriction is placed on both the deed and the plat.

Kay Probst made a motion to grant Deer Ridge Estates (Burgi Lane Estates) final approval subject to them turning in 19.5 shares of water to the City and a restriction recorded on the deed and the plat that the 0.17 acres on Lot 5 near Burgi Hill is prohibited from being irrigated unless additional water rights are transferred to the City by the lot owner. Don Huggard seconded the motion that carried unanimously.

Paul Berg is Requesting Final Approval for the Jason Kirk Subdivision:

Engineer Paul Berg reported that the Jason Kirk Subdivision consists of three lots located at 108 East 100 North on .95 acres. One lot has a home with an existing water connection the other two lots are less than one-half acre each. The lots will connect to the existing culinary and secondary

water lines on 100 North.

It was determined that the Jason Kirk Subdivision would require one share of water.

Gerald Hayward made a motion to approve the Jason Kirk Subdivision recognizing that one lot has a home with an existing water connection and that one share of irrigation water be turned into the City to cover the other two lots that consist of less than half an acre each. Kay Probst seconded the motion that carried with all members voting aye.

James Peacock - Review and Possibly Approve the Water Requirements for the Heritage Court Subdivision:

James Peacock reported they plan to divide a 1.01 acre parcel located at approximately 150 West Main Street into three lots. There will be two lots consisting of one-quarter acre each and one half-acre lot. The total shares needed is one and a half shares. The required water for the three lots has already been turned into the City.

Chairman Farrell asked where they plan to connect into the secondary system? Mr. Peacock stated on Main Street in front of the proposed subdivision.

Mayor Tatton asked if all the easements were out of the pavement? Mr. Peacock indicated they would be in the pavement.

Don Huggard made a motion to give the Heritage Court Subdivision final approval recognizing that the required water shares have already been turned in. Gerald Hayward seconded the motion that carried unanimously.

Ted Bartley - Discuss with the Water Board the Water Requirements for a Fishing Lodge on South Center Street:

Ted Bartley met with the Board to discuss the water requirements for a fishing lodge he would like to build on a 12-acre piece of property that is located on the East side of Center Street near the railroad tracks. Mr. Bartley proposed two different plans one consisted of a fishing lodge with three one acre lots and the other consisted of a fishing lodge with eight cabins with kitchenettes. (Copies of the plans are in the supplemental file). The fishing lodge would consist of 14 rooms and a kitchen. Mr. Bartley reported that he had received one share of water with the property. Mr. Bartley would like to split the project into two phases.

The Board discussed the water requirements. The lodge would require 150 gallons per day for the sleeping rooms, 35 gallons per day for each of the 30 seats in the restroom which would calculate out to approximately 3,150 gallons per day plus the return flow would equal 2.5 shares for the inside use for the lodge. The three lots would each require one share for a total of 5.5 shares. Then additional water will be required for landscaping.

Mr. Bartley reported that a lot of the land is wet lands and that Mr. Price, the previous owner, had indicated that it was wet enough he didn't have to irrigate the land. Mr. Bartley plans to purchase five more shares of water for a total of six.

The Board and Mr. Bartley discussed using Island Ditch water, Provo River shares, and rather the property is within the Midway Irrigation boundaries or if Charleston would deliver their water.

It was the consensus of the Board that with the information provided at this time the project would require 5.5 shares plus any outside water required.