

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, FEBRUARY 9, 2015**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, February 9, 2015 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. Roll Call
2. General Consent Calendar:
 - a. Approve the Agenda for February 9, 2015
 - b. Approve the Minutes of the January 12, 2015
3. Higginson Barn – 1170 South Center – Review and Possibly Approve
4. New Business
5. Old Business
6. Board Reports
7. Adjourn

Dated January 30, 2015

Jennifer Sweat
Secretary

The order of individual items on this agenda is subject to change in order to accommodate the needs of the Board and those in attendance.

This agenda can be amended up to 24 hours before the meeting. Any Changes will be posted on the agenda located in the Midway City Office Building, 75 North 100 West Midway, Utah

If you are planning to attend this public meeting and need special assistance in accordance with the Americans with Disabilities Act, please notify Jennifer Sweat secretary for the Midway Water Advisory Board prior to the meeting at 435-654-3223 x 110.

General Consent Calendar

MIDWAY WATER ADVISORY BOARD
Monday, January 12, 2015
MEETING MINUTES

Minutes of the Midway Water Advisory Board meeting held January 12, 2015 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Company Members: Chairman Steve Farrell, Brent Kelly. Midway City: Mayor Colleen Bonner, Council Member, Karl Dodge, Council Member Kenneth VanWagoner and Secretary Jennifer Sweat. Irrigation Company Member Grant Kohler was excused.

General Consent Calendar

Chairman Farrell called for a motion to approve the agenda for January 12, 2015 and meeting minutes for October 6, 2014.

Motion: Council Member Kenneth VanWagoner made a motion to approve the Agenda for the January 12, 2015 meeting, and meeting minutes from October 6, 2014. Irrigation Company member Brent Kelly seconded the motion and it was carried unanimously.

Chairman Farrell called for a motion for the 2015 meeting dates for the Midway Water Advisory Board. The meetings will be held on the 1st Monday of each month @ 6:00 p.m. with the exception of February and September, they will be held on the 2nd Monday of the month.

Motion: Council Member Karl Dodge made a motion to approve the 2015 Meeting Dates for the Midway Water Advisory Board. Council Member Kenneth VanWagoner seconded the motion and it was carried unanimously.

Chairman Farrell stated that it has been the rule that the Chairman position would rotate each year. Mayor Bonner would be the Chairman of the board for 2015, and he would become the Co-Chairman. Mayor Bonner and the board agreed with this, and Mayor Bonner asked Co-Chairman Farrell to continue to chair the meeting this month.

Caldwell Subdivision - Located at Swiss Alpine Water Co

The following is a brief summary of the decision including conditions of approval and/or comments by the Water Advisory Board:

1. The Caldwell subdivision is located at 710 West Wards Lane, one lot, on 4.17 acres.
2. The home is actually located in Wasatch County, but they would like to build a home that would connect to the existing water system on the South or West side of the property.
3. The subdivision has already been presented to the Wasatch County Water Advisory Board.

4. The subdivision was on the December 10, 2014 Midway City Council meeting.
5. The property currently has 4 ½ shares of water.
6. The property owner would turn in ½ share of water to Midway City to obtain a hookup to the system, and the remaining 4 shares would be left in the SSA with the County
7. The property could not be further subdivided unless they came back to all parties.
8. Co-Chairman Farrell recommended that ½ share of water be turned into the City, which would meet the requirement.
9. Paul Berg, Engineer for the property owner stated that a Will Serve letter was requested from Midway City and was discussed on the December 10, 2014 meeting. Because of certain conditions that may be included in the letter, the property owner may reject the Will Serve letter, and will work with the Midway Irrigation Company to do a well, and then would go back to the County Water Advisory Board.
10. There was discussion among the board regarding the lot, and what conditions the City may place in the Will Serve letter. It was stated that the city would like an acknowledgement that there may be a road across the property, and that if the property was sold, that the new owner would receive this information.
11. The board agreed with Co-Chairman Farrell's recommendation for ½ shares of water be turned into Midway City.

Motion: Irrigation Member Brent Kelly made the motion to approve turning in ½ share of water for the Caldwell Subdivision to Midway City. City Council Member Karl Dodge seconded the motion and it was carried unanimously.

USU Presentation – Courtney Flint

Dr. Courtney Flint, a professor at USU gave the presentation for the findings of Utah's Water Future for local resident perspectives on Water Issues in the Heber Valley and Beyond. This was a survey that was done by USU students last summer. They received 70% response from Midway residents, and they received back 117 surveys.

(Findings and Survey in Supplement File for review if needed)

The board and Dr. Flint discussed the survey and findings. Dr. Flint stated that she really wanted feedback from the Advisory Board, and would welcome any recommendations, comments or information on the Survey and Findings. The board stated they would review the information provided to them from Dr. Flint and would contact her with any comments etc. Dr. Flint also stated that if she didn't hear back from them, she would touch base with Secretary Jennifer Sweat.

The board thanked Dr. Flint for her report and for coming up to Midway for the presentation.

New Business/Old Business/Board Reports

The board discussed the possible Annexation that is before City Council January 14th. It was stated that if the annexation was to happen, they would need to come before this board.

Co-Chairman Farrell mentioned that they had their annual meeting on the 1st Saturday of January and it went well.

The board asked if the City had heard anything from Swiss Alpine Company since they came before the advisory board in October. Secretary Jennifer Sweat said they had not. Mayor Bonner stated that Wes Johnson had met with Jennifer and herself shortly after the previous meeting, and Mr. Johnson was going to speak with Swiss Alpine Company.

There was a brief discussion regarding the Snake Creek Tunnel.

Co-Chairman Farrell asked if there was any other business to discuss?

No other business was discussed.

City Council Member Kenneth VanWagoner moved for adjournment. Irrigation Member Brent Kelly seconded the motion and it was unanimously passed.

Co-Chairman Farrell adjourned the meeting @ 7:45 p.m.

Higginson Barn - 1170 South Center

Midway Water Advisory Project Data Sheet

Name of Project: Higginson Barn

Address: 1170 S. Center Midway, UT

Name of Developer: Mitchell D. Burton Construction

Total Acres of Project: _____

Total Acres of Irrigated Land: _____

No. of Buildings: 1

No. of Residential Units: 1

No. of Hotel Units: _____

No. of Seats in Restaurant: _____

No. of Water Fixtures in Commercial Buildings (attach detail if applicable): _____

Utah Administrative Code R317-502-23/Requirements of the Division of Drinking Water: _____

Other: _____

Other: _____

No. of Acre Feet needed for inside use: _____

No. of Acre Feet needed for outside use: _____

Extension or Modification of the City Water System: _____

Storage Facilities: _____

Midway Irrigation Company Consent:

a. Storm Water Runoff: _____

b. Piping of Irrigation Ditch (Easements): _____

c. Relocation of Ditches (Easements) _____

d. Tail Water Control: _____

Secondary Water System: _____

Comments:

Per the minutes of the Midway Water Advisory Board's meeting dated Nov. 4, 2013 we are approved for a half bath, but have added more living space.

MIDWAY WATER ADVISORY BOARD
MONDAY, NOVEMBER 4, 2013

Minutes of the Midway Water Advisory Board meeting held November 4, 2013 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, Utah.

Roll Call

Chairman-Mayor Connie Tatton, Council Member Colleen Bonner and Dick Hines, Irrigation Company Members, Steve Farrell, and Doyle Wilson, Secretary Jennifer Sweat. Irrigation Company Member Grant Kohler is excused from tonight meeting.

General Consent Calendar

Mayor Tatton called for a motion to approve the general consent calendar which includes the agenda for November 4, 2013 and the minutes of October 7, 2013.

Motion: Council Member Colleen Bonner made a motion to approve the General Consent Calendar, Irrigation Company member Steve Farrell seconded the motion and it was carried unanimously.

Kraig Higginson – Commercial Greenhouse – 1200 S. Center – Discuss & Possible Action

Mayor Tatton stated that the applicant wants to build a greenhouse on the old Price Farm, using an existing footprint of a barn that had burned down for the base of the greenhouse. Because of the size the project had gone to Planning Commission, and been recommended for approval, and would go before the City Council this month.

Steve Davies, representative for Mr. Higginson, stated that the greenhouse as mentioned earlier would be built on the existing footprint of the old barn however it would not be structural. It will be separated in to separate functions: greenhouse, planting/prep, play area, and an office. When they eventually subdivide the property they will most likely have an apartment for a caretaker in the greenhouse building. The previous building did have a bathroom.

Mr. Davies did discuss that the hope was to be able to have aquaponics; however they do realize that they will need to do a code text amendment. The family would like to be totally self-sufficient if they ever needed to. If they had excess produce they would like to be able to sell additional product. Originally the 70 acres was going to have 115 lots, however with these owners, they have abandoned that plan, and feel they may build seven (7) or eight (8) homes.

The board discussed that the previous barn did have a bathroom, and asked if they were going to use Culinary Water or Irrigation Water for the greenhouse?

Mr. Davies stated that they would be using Culinary Water. He had looked into a well that the

previous owners had, but it had lapsed and so they would need to start the process over.

It was asked how many shares of water the property currently has. Mr. Davies stated they currently have 45 shares of water, and Mr. Higginson is actively looking for additional shares. Steve Farrell stated that they should have 69 shares of water; however the previous owner had sold 20 shares, which had made them short. The property owner is currently watering the entire property even though he does not have enough shares. However if it was to get tight, then they would need to limit the usage to just the shares of water they had.

(Note: Information included in packet is in the supplemental file if needed for details)

The existing home has a current Midway City water hookup that was used for the home and for the barn. They would like to continue to use that hookup. The Mayor asked Steve Farrell if he thought we needed to require more water to be turned in for this usage?

Steve Farrell stated that the original hookup equates to the house and ½ acre of ground. He feels that if they want to resurrect the bathroom and the little amount of water they will use in the greenhouse, that the existing hookup should cover the property. It was mentioned that it was similar to Robert Duncan Studio, which was allowed to use the homes hookup for the bathroom in the studio.

It was the belief of the board that they would be fine with the existing hookup, however when they applied to add the apartment that would be another item to look at, and again when they applied for the aquaponics or decided to subdivide that would be another item to look at.

Mr. Davies stated that the apartment would not be added until after they had subdivided the property, and at that time they are planning on replacing the water line from the existing to a six inch line. Mayor Tatton stated that minimum was an eight inch line. It was also discussed that they did plan to use culinary water in the greenhouse because of the minimal usage. The board stated that once the water begins to be used and if the water bill is high, then the applicant might want to change from culinary water to irrigation, but that was something that could be looked at later.

Irrigation President Steve Farrell encouraged Mr. Higginson to pursue getting the well reinstated. Mr. Davies stated he would relay this message to Mr. Higginson.

Mayor Tatton asked if there were any other questions regarding Kraig Higginson, Commercial Greenhouse ?

No other questions were asked.

Motion: Council Member Colleen Bonner made a motion to recognize that there is an existing water hookup for the home, and that is sufficient at this time for the house and one

bathroom in the proposed barn area. In six months it will be reevaluated after operation begins, to see what the water usage is, and if it's more than a typical residential connection would be then more water may need to be turned in. Midway Irrigation Member Doyle Wilson seconded the motion and it was carried unanimously.

Dutch Fields

Mayor Tatton stated that Wes Johnson, City Engineer, and herself had met with Paul Berg and Russ Watts, and thought they had an oral agreement however Russ didn't feel that way, but after talking Wes and the Mayor both do not feel both sides are far off on reaching an agreement.

Mayor Tatton explained that Dutch Fields paid \$249,933.00, which basically is \$250,000.00 into the previous well, the City has carried them on their water lease to the amount of \$272,000.00, so there is a difference of \$22,000 outstanding. The City is going to credit the payment he made to the well towards his water lease payments, and he did pay \$34,000 for this coming years lease, but he does need to make up the \$22,000 that he was short. The City is going to start drilling the Alpenhof well the following Monday, and it should take about three weeks, drilling 24/7. It should be done December 11th. We do need to confirm how many gallons per minute he needs to turn in for all of Dutch Fields; Mr. Watts thinks it should be around 106-110. If the well brings in 800 gallons per minute, then he will pay 1/8th, whatever the percentage of gallons per minutes he needs he will pay a proportional amount of the well.

The Mayor also stated that Mr. Watts would also like the City to consider requiring .9 acre feet per ERU, instead of 1.0 which is what we have been using as per our ordinance. The State Engineer requires .9; however the City has required 1.0.

Irrigation President Farrell stated that the reason we required 1.0 is to cover the variance in our sources. The Mayor stated that Mr. Watts's thoughts are because it's a well it's not either of the main sources, so that is their argument.

Irrigation President Farrell stated he felt it was a bad precedence to start changing City ordinance until you have concrete evidence. We did talk about changing it with the new sewer plant coming online; however it was decided to wait six months to see what it looks like.

It was the board's opinion that it was something that they could perhaps look at changing moving forward, but as far as going back to 1999 it wouldn't work for Watts. The Mayor stated that if the City was to make this exception with Dutch Fields, there would need to be an agreement drafted to make sure it was specific to just this situation, so that it didn't open the door to anything else. It is something Mr. Watts wants put on the table. He also would like to receive a release if the well doesn't come in, but that isn't something the Mayor would like to do.

New Business/Old Business/Board
Reports
