NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, SEPTEMBER 14, 2015

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, September 14, 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 July 6, 2015
    b. Approve the Minutes of the June 1, 2015
    c. Approve the Agenda for September 14, 2015
3. Cecil Duvall – Café Apartment above Café Galleria – Low Income Housing
    a. Discussion of Café Apartment
    b. Motion to Recommend or Deny to City Council
4. Cosper Subdivision – Determine water right requirements for one (1) subdivision located at W. Cari Lane
    a. Discussion of water right requirements
    b. Motion to Recommend or Deny to City Council
5. Adjourn

Dated September 2, 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 101.

General Consent Calendar

MIDWAY WATER ADVISORY BOARD
MONDAY, JUNE 1, 2015
MEETING MINUTES

Minutes of the Midway Water Advisory Board meeting held June 1, 2015 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call
Irrigation Company Members: Steve Farrell, Grant Kohler and Brent Kelly. Midway City: Mayor Colleen Bonner Council Member Kenneth VanWagoner, Council Member Karl Dodge, Michael Henke, City Planner and Secretary Jennifer Sweat.

Also Present: Mike Kohler, Midway Irrigation Company, Paul Berg, Berg Engineering, and Mike Johnson, Summit Engineering.

General Consent Calendar
Mayor Bonner called for a motion to approve the agenda for June 1, 2015 and meeting minutes for May 4, 2015.

Motion: Council Member Kenny VanWagoner made a motion to approve the Agenda for the June 1, 2015 meeting, and meeting minutes from May 4, 2015. Irrigation Company Member Brent Kelly seconded the motion and it was carried unanimously.

The Sages P.U.D – Phase One (1) – 1300 North Canyon View Drive- Review Water Requirements due to additional landscaping recommended next to the Hot Pot Mounds and area north of units 29-31.

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

1. The Sages P.U.D, formerly known as Warm Springs P.U.D. previously came to water board on April 6, 2015, and received a recommendation for the project which would consist of 89 homes, and one (1) clubhouse. The project is a total of 55 acres.
2. The original recommendation was for 143.46 acre feet be turned in for the water needs of the P.U.D, which would be 47.82 shares of water. It was also recommended that Berg Engineering provide an irrigated area map for the project, and water calculations for each phase of the project.
3. Since this meeting, when the project went to the Planning Commission, the commission and City Planner, Michael Henke added more irrigated area, which then required them to come back to the Water Advisory Board. Also Paul Berg had updated his calculations because of a road being removed, and he had failed to update that when he was here in April.

4. There was discussion regarding the irrigation line and if they were planning on taking the connection over to connect to Pine Canyon Road? Paul said that they hadn't discussed it, but if it was part of a motion or placed on the plat map, he didn't feel that the applicant would have a problem with this.
5. They will now be doing the project in six (6) phases, and tonight they discussed phase one (1), two (2) and three (3).
6. Planner Henke stated that infrastructure will be placed in phase one (1).
7. There was a discussion on the irrigation line and where it stopped.
8. If they looked at the three phases in the PUD it was as follows:
    a. Phase One (1): Irrigated 4.66 Acres, 10 Units.
        i. Eight (8) shares or 23.98 acre feet
    b. Phase two (2): Irrigated 2.04 acres, 13 units
        i. Six and one half (6 ½) shares or 19.12 acre feet
    c. Phase three (3): Irrigated 2.14 acres, 11 units
        i. Six (6) shares or 17.42 acre feet
9. Paul Berg asked, if the applicant turns in his water based off of current policy, and it was to be changed because of the pending ordinance change can they come back and say now that your policy has changed, can I be credited the water here, and move it to a different phase? Mayor Bonner stated that yes, that any pending development, or anything brought to the City within the six (6) month period of the pending ordinance change, even if the plat is recorded, can have that option.
10. They discussed the landscaping and if there was any water features. Paul stated only natural, and they reviewed the plat map.

Mayor Bonner asked if there was further discussion.
No further discussion was needed.

Motion: City Council Ken Van Wagoner made recommendation to City Council for approval of the The Sages, Phase One (1), eight (8) shares or 23.98 acre feet, Two (2) six and a half (6 ½) shares or 19.12 acre feet and Three (3) six (6) shares or 17.42 acre feet. The total for Phase one, two, and three would be 20 and a half share or 61 acre feet. Also pending city ordinance change if additional water is turned in that is extra it will go towards future phases in The Sages. Midway Irrigation Member Grant Kohler seconded the motion. It was carried unanimously.

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Motion: City Council Member Karl Dodge made the recommendation to City Council that Midway Irrigation Company would like the irrigation line to connect to Pine Canyon Road with a least a six (6) inch line. Midway Irrigation Member Brent Kelly seconded the motion. It was carried unanimously.

New Business/Old Business/Board Reports

Mike Johnson with Summit Engineering came to speak with the board to really get information

to take back to Clay Gustin is looking at subdividing his property. He currently has a ½ share of Midway water and has been irrigating one (1) acre, and a culinary hookup. He would like to know what he would need to turn in if he was to have three (3) lots. Co-Chairman Farrell stated that according to the current code he would be required to turn in ½ share each lot. He would need to obtain another ½ share of water, and would be required to turn in one (1) share of water or 1 ½ acre feet.

They discussed different options of subdividing the property. Mayor Bonner stated that he needed to come in and go through the process of subdividing. Mr. Johnson agreed, and he felt he would now be deciding on what he wanted to do. Mr. Johnson thanked the board for the input and would pass it along to his client.

Co-Chairman Steve Farrell reported on a recent meeting with Jim Riley and others from the State regarding the return flow situation. They decided that they should still require a 100% return flow. This is being worked on as a County wide project. They hope to have something by July 6th. At some point they would like to sit down with the State and the City and discuss the findings so everyone is on the same page and can see where everyone is coming from. Mayor Bonner would like a simple bullet report to put in a file so that if someone comes in we can tell them we have already been through this and we are going with the State recommendation.

Mayor Bonner and City Council Members VanWagoner and Dodge thanked the Midway Irrigation Board in all the work they were doing on this. It was very much appreciated so that we can all be on the same page.

Mayor Bonner asked if there was any other business to discuss?
No other business was discussed.

Next meeting if business requires will be July 6, 2015 @ 6:00 p.m. if business requires.

Motion: City Council Member Karl Dodge moved for adjournment. City Council Member Kenneth VanWagoner seconded the motion and it was unanimously passed.

Mayor Bonner adjourned the meeting @ 6:55 p.m.

MIDWAY WATER ADVISORY BOARD
MONDAY, JULY 6, 2015
MEETING MINUTES

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

Roll Call

Irrigation Company Members: Steve Farrell, Grant Kohler, Brent Kelly and Mike Kohler. Midway City: Mayor Colleen Bonner, Michael Henke, City Planner, Wes Johnson, City Engineer, Kraig Powell, City Attorney and Secretary Jennifer Sweat.

Council Member Kenneth VanWagoner and Council Member Karl Dodge were excused from the meeting.

General Consent Calendar

Mayor Bonner stated that because there was no other members from the City, the board would not be able to approve the General Consent Calendar tonight, and would be approved at the next Water Advisory Board meeting.

Discussion on Water Usage

Mayor Bonner stated that the reason we decided to have a meeting tonight was to discuss various Water Usage. Most importantly the water exchange program that we do for those citizens that do not have access to irrigation water. The City does not charge them overages, and they basically have unlimited access to culinary water. At a previous water board meeting last year it was discussed to put in place a policy for these users. Nothing has been done regarding this since that time.

The board reviewed the listing of all customers currently on the exchange program, their monthly usage and also their acreage of property according to the county tax rolls. The list has gone down since last year because the irrigation company added access to the irrigation connections so the list has been updated since the board last looked it. There are still around 60+ homes on the exchange program.

They also asked Mike Kohler, Midway Irrigation Company, if he thought there would be many more added to the exchange program. Mike Kohler said no he felt that if anything we would be taking people off because the company is working on getting irrigation to all citizens. Possibly Midway Highlands, which is a new subdivision, may need to be on the program once their houses are built, because currently there is no access. It is possible it could be available to them by the time the homes are completed.

The board, staff and irrigation company discussed a calculation that would be fair to use for the exchange program customers. Wes Johnson, City Engineer stated that he felt that he could do an analysis of the properties currently on the exchange program, and then he would sit down with Mike Kohler and make sure they are on same page.

It was discussed why irrigation wasn't available to everyone and it comes down to cost, and pot rock. It is something the irrigation company is looking at, but they are long term projects.

Mayor Bonner asked about the new P.U.D., The Sages, and Mike Kohler said they would be on irrigation water and would not need to be on the exchange program.

Wes Johnson again stated that he would get with staff at Horrocks, and they would take each property and determine what was irrigated and non-irrigated on the properties. Then a calculation would need to be determined to show how much water can be used monthly. Wes Johnson would review the irrigated and non-irrigated portions with Mike Kohler again to make sure we are on the same page. Then it would be brought back to the Water Advisory Board for review. A letter could be sent out to each homeowner on the exchange program and which would have the program explained to them, told how much water they are allowed monthly, and what the fees would be if they went over. It would most likely default to what the city charges now currently for overages. Which is 0-5,000 gallons is $1.50 per 1,000 gallons and 5,000+ gallons is $2.00 per 1,000 gallons. The board and staff felt that this was a good plan, and asked Wes Johnson to begin the process.

Mayor Bonner asked Mike Kohler how it is determined how much water we get from the tanks. He said that usually Gerber is all ours and Maghoney is about 400 gallons per minute. But usually Mike and Cory Lott, Public Works Supervisor work it out between each other. Recently the City needed both and they worked that out with little problem. It was felt that an agreement should be put in place for future generations. The Mayor stated when the Alpinhof Well comes online it will help but an agreement should be in place. Mike Kohler and Steve Farrell also suggested Kraig Powell should speak with Corbin Gordon, the Midway Irrigation Company attorney, because there may be an agreement already in place.

Irrigation Company Member Brent Kelly was excused at 6:55 p.m.

Steve Farrell stated that the county was working on putting a policy into place for water requirements. They then would take it to the State Engineer to review who will then hopefully let them know if they are going in the right direction or not. They hope to adopt the policy before the end of the year and then if Midway City wants they can adopt the same policy as well.

The board and staff discussed the different ideas of what should be in the policy.
Next meeting if business requires will be August 3, 2015 @ 6:00 p.m. if business requires.

Mayor Bonner adjourned the meeting.

Cecil Duvall – Café Apartment above Café Galleria – Low Income Housing

Cutoff- Sept 1 - jsweat@midwaycityut.org

Meeting Sept 14 6:00 PM

Midway Water Advisory Project Data Sheet

Name of Project: Cafe apt low income Housing

Address: PO Box 430 101 W Main

Name of Developer: Cecil Duval 435-962-0016

Total Acres of Project: _____

Total Acres of Irrigated Land: _____

No. of Buildings: _____
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: None

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: Housing for employees of Cafe Calhoun Build on top of storage in Back of Restaurant -

Cosper Subdivision – Determine water right requirements for one (1) subdivision located at W. Cari Lane

18 Aug 2015

Midway Water Advisory Project Data Sheet

Name of Project: Cosper Subdivision

Address: 519 West Cari Lane

Name of Developer: Stephanie Cosper

Total Acres of Project: 1.57 acres

Total Acres of Irrigated Land: _____

No. of Buildings: _____
No. of Residential Units: _____
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: _____

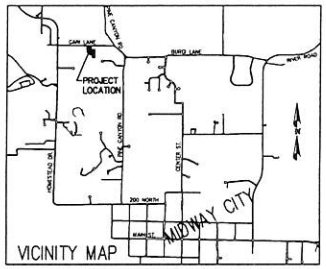
Extension or Modification of the City Water System:
none

Storage Facilities: _____
Midway Irrigation Company Consent:

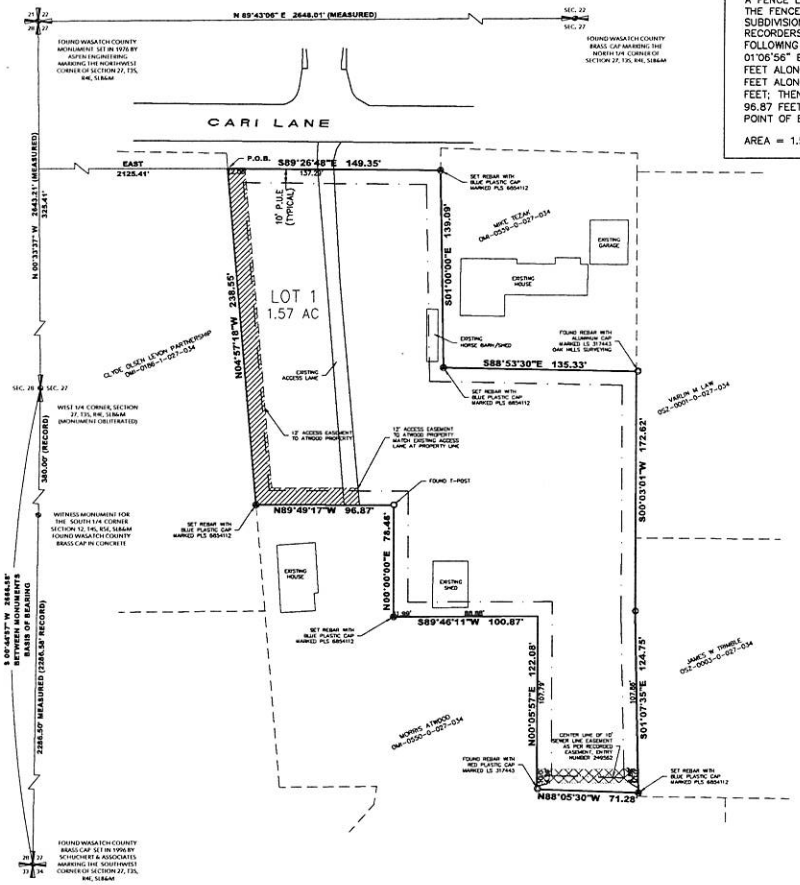
a. Storm Water Runoff: none required
b. Piping of Irrigation Ditch (Easements):
not applicable
c. Relocation of Ditches (Easements) not applicable
d. Tail Water Control: not applicable

Secondary Water System: none available in Cari Lane

Comments:
1 lot subdivision on 1.57 acres



LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING LOCATED NORTH 00°44'57" EAST ALONG THE SECTION LINE 380.00 FEET TO THE OBLITERATED CORNER MARKING THE WEST 1/4 CORNER OF SECTION 27, AND NORTH 00°33'27" WEST ALONG THE SECTION LINE 325.41 FEET AND WEST 2125.41 FEET FROM THE FOUND WITNESS CORNER SET FOR THE WEST 1/4 CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°26'48" EAST 149.35 FEET; THENCE SOUTH 01°00'00" EAST 139.09 FEET TO A FENCE LINE; THENCE SOUTH 88°53'30" EAST 135.35 FEET ALONG THE FENCE LINE TO THE WEST LINE OF THE STEVE WHITE SMALL SUBDIVISION, OF RECORD AND ON FILE AT THE WASATCH COUNTY RECORDERS OFFICE; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING 2 (TWO) CALLS, SOUTH 171.45 FEET, AND SOUTH 01°06'56" EAST 125.18 FEET; THENCE NORTH 87°51'05" WEST 71.44 FEET ALONG A FIELD FENCE; THENCE NORTH 00°05'57" EAST 121.04 FEET ALONG A FIELD FENCE; THENCE SOUTH 89°46'11" WEST 100.87 FEET; THENCE NORTH 78.46 FEET; THENCE NORTH 89°49'17" WEST 96.87 FEET; THENCE NORTH 04°57'18" WEST 238.55 FEET TO THE POINT OF BEGINNING.

AREA = 1.57 ACRES

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY L TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR _____ (SEE SEAL BELOW)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°44'57" EAST 2666.58 FEET (MEASURED) FROM A FOUND WASATCH COUNTY BRASS CAP MARKING THE WITNESS MONUMENT FOR THE WEST 1/4 CORNER OF SECTION 27, T3S R4E, AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 27, T3S R4E SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____
COSPER INVESTMENT COMPANY LLC

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH } S.S.

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS _____ DAY OF _____, A.D. 20____

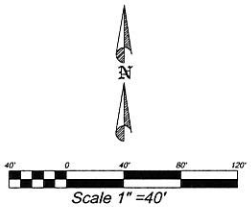
APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER (SEE SEAL BELOW)

APPROVED _____ APPROVED _____
CITY ENGINEER (SEE SEAL BELOW) CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE MIDWAY CITY PLANNING COMMISSION

_____ _____
PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION



ADDRESS TABLE

LOT	ADDRESS
1	XXX W CARI LANE

A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS DEDICATED ALONG THE BOUNDARY OF THE SUBDIVISION.

LEGEND

12.0' ACCESS EASEMENT

10' SEWER EASEMENT ENTRY# 249562

COSPER SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SCALE: 1" = 40 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

DATE: _____
MIDWAY IRRIGATION COMPANY

DATE: _____
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____

ROS # _____

_____
COUNTY SURVEYOR

COSPER SUBDIVISION PLAT – 8 AUGUST 2015

SURVEYOR
TROY L TAYLOR, PLS
COOK SANDERS ASSOCIATES
331 SOUTH RIO GRANDE AVE
SALT LAKE CITY, UT 84101
PHONE (801) 364-4051

DATE OF SURVEY: APRIL 2015

Adjourn