

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
TUESDAY, DECEMBER 8TH, 2015**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Tuesday, December 8th, 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 December 8, 2015
 - b. Approve the Minutes of the October 5, 2015
3. Susi Smith Residence – 521 North Pine Canyon Road
 - a. Discussion of Susi Smith Residence
 - b. Motion to Recommend or Deny to City Council
4. New/Old Business –Discussion ONLY
5. Adjourn

Dated November 23, 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, October 5, 2015
MEETING MINUTES

Minutes of the Midway Water Advisory Board meeting held October 5, 2015 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Steve Farrell, Grant Kohler and Brent Kelly. Midway City: Mayor/Chairman Colleen Bonner, Council Member Kenny VanWagoner, Michael Henke, City Planner, Kraig Powell, City Attorney and Jennifer Sweat, Water Board Secretary.

General Consent Calendar

Mayor Bonner asked for approval of the General Consent Calendar

Motion: Irrigation Member Grant Kohler made a motion to approve the General Consent Calendar, Irrigation Member Brent Kelly 2nd the motion. It was carried unanimously.

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

1. This item was continued from last month's meeting. The board requested to be able to see a report of how much water was being used by Café Galleria. Secretary Sweat was able to pull that information and included it with the board's packet information.
2. The board reviewed the usage, and reviewed the six (6) months that the water meters are read and averaged the usage for the past four (4) years what was being used. It was determined that with adding the additional use of an apartment that 1.5 acre feet would need to be turned in.
3. The board discussed possibly upgrading the meter from ¾" to a commercial meter; however Cecil pointed out that in doing that he would be paying around the same amount he is paying now with overages, and would prefer to stay with the ¾" meter and continue to pay the overages and turn in additional water.
4. The board discussed looking at Café Galleria's water usage next year to make sure more water wasn't being used then the board calculated. Because the city encourages the water in the winter to be left on to prevent water breaks, there will be no further readings this year.

Motion: Council Member Van Wagoner made a recommendation to City Council to have Cecil Duvall for Café Galleria turn in 1.5 acre feet of water to Midway City to cover the additional use by the business and apartment The board would then review the usage in November 2016. Irrigation Member Grant Kohler 2nd the motion. It was carried unanimously.

Minutes of the Midway Water Advisory Board
October 5, 2015

Lance Subdivision – Plat 2 located at 292 W Main Street

1. Diana Lance would like to create a two lot subdivision. She currently has a home on .31 acres, and would like to create an additional lot of .24 acres which would require 1.5 acre feet of water to be turned in.
2. Michael Henke, City Planner, reviewed project as did Diana Lance's engineers from Summit Engineering.
3. The board asked if there would need to be any irrigation improvements? No irrigation is already there, they would need to hook on to the irrigation line, but it is already in place.

Motion: Irrigation Member Brent Kelly made a recommendation to City Council that the Water Advisory Board had reviewed the subdivision and made the recommendation that the applicant turn in 1.5 acre feet of water. Council Member Kenny VanWagoner 2nd the motion. It was carried unanimously.

New/Old Business

The Board discussed the bill from Wasatch County for the pipe and road base that was done where Heber Valley Bank is now being built. This item was discussed at the previous water board meeting. Michael had spoken with Mike T from Watts, and he was going to discuss this item with Kevin Stalking who is the president of the bank, and get back to Michael. Michael hasn't heard back from anyone yet. Mayor Bonner asked Michael to follow up with Mike T, and give the board an update in one month. It was suggested that perhaps between this bill and the work Midway City Public works did, which was probably around \$500.00-\$1,000.00 that if needed the cost could be split three (3) ways, however if no response was received, then most likely the bill would be split in half between Midway City and Midway Irrigation Company.

The board, along with Michael Henke, City Planner and Kraig Powell City Attorney discussed several different items regarding water issues with the City and Midway Irrigation.

- a. Midway Highlands – Regarding Secondary Water, developer did not want to put in lines, in meeting minutes from Water Board it was discussed that developer would work with MIC. Wes and Michael did convey the benefit of putting in the system, but there was no commitment from developer. Steve Farrell, president of MIC would not sign the plat until it was in place. It was decided that a meeting should be held with developer, the City, and MIC so some type of agreement could be made.
- b. Discussed Exchange program, and the desire to no longer have the program so when developments came in they had to put in the lines for Irrigation, and if they didn't then a recording on the plat would be made that culinary water would be charged in full.
- c. Discussed if it was a good idea to maybe put the agreement in Development Agreement or get a will serve letter from MIC? The board all liked the idea of the letter from MIC
- d. Discussed importance of 10 year plan for MIC

(Council Member Kenny VanWagoner excused himself from meeting @ 7:10 p.m.)

- e. Water Audit – need the help of MIC with the audit, regarding flow, wet water vs paper water, ERU etc. The City has hired John Mabey and at this point the City doesn't feel there needs to be a change on water. Steve Farrell discussed Countys new water agreement which was presented this morning. It was mentioned that the notice of pending change for Midway City was in May 2015, and that gave council 6 months to review ordinance and any changes. Again at this point they didn't feel a change was needed until we get more information and the water audit is complete. They discussed what the county was proposing and what they currently do.
- f. Discussed the 21 original blocks in Midway City. It was discussed that really the water covered culinary not irrigation.

Mayor Bonner asked if there was any other business? There was no other discussion.

Irrigation Member Grant Kohler moved for adjournment and Irrigation Member Brent Kelly 2nd the motion. It was carried unanimously and was adjourned at 8:00 p.m.

Susi Smith Residence – 521 North Pine
Canyon Road – Discussion of Water
Requirement

Midway Water Advisory Project Data Sheet

Name of Project: Susi Smith Residence

Address: 521 N Pine Canyon Road

Name of Developer: _____

Total Acres of Project: 2.90 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: _____

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:

To be built - 1 Single family Residence

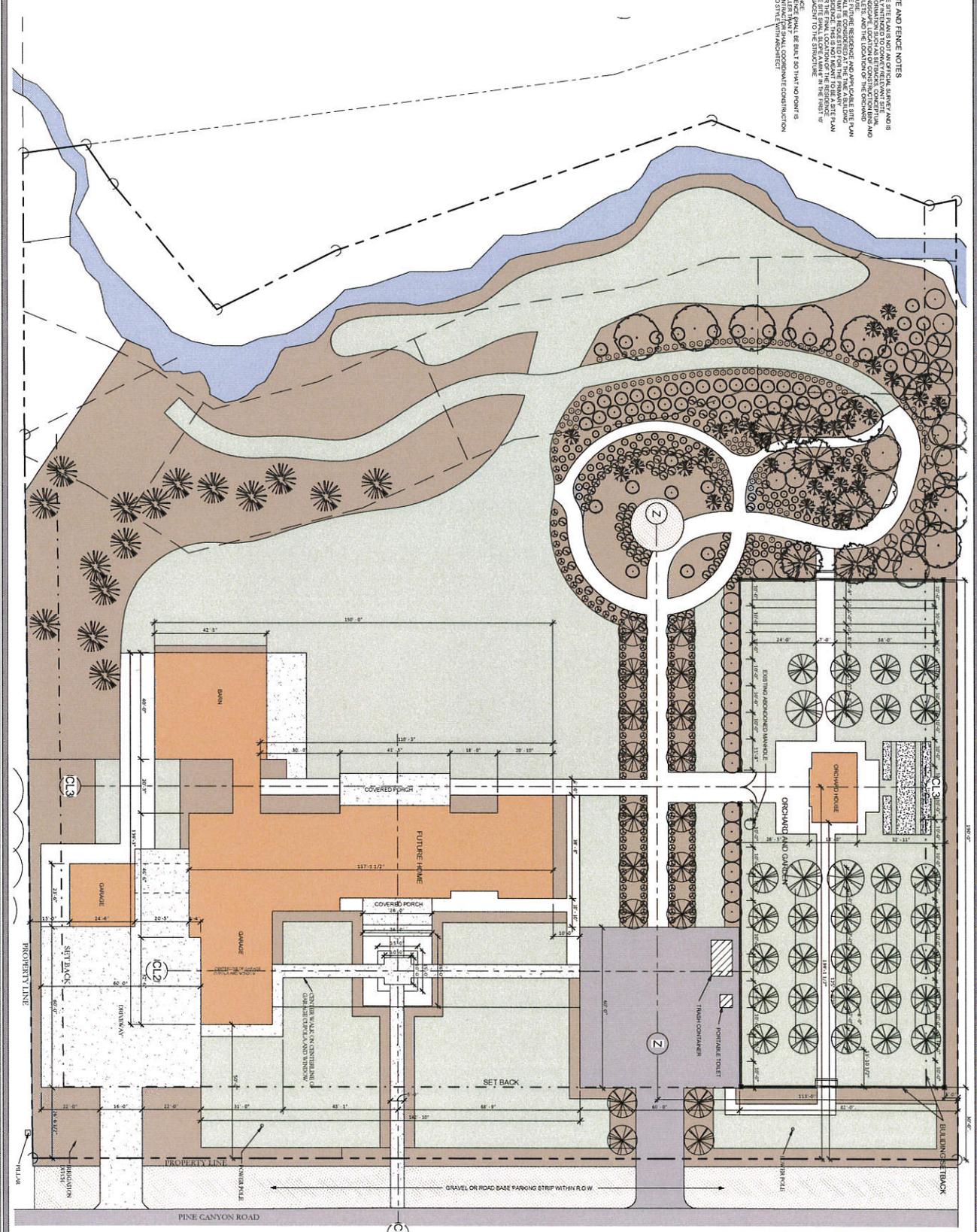
1 outbuilding

The residence is to be built in the future. The orchard

house @ this time. The plans are not done for the residence.

Most of the site will be landscaped.

SITE AND FENCE NOTES
 THE SITE PLAN IS AN ORIGINAL SURVEY AND IS PROVISIONAL TO ALL APPLICABLE REGULATIONS, ORDINANCES, AND LOCAL GOVERNMENT CONCEPTS, TOWNSHIP AND LOCAL GOVERNMENT CONCEPTS, AND THE LOCAL GOVERNMENT CONCEPTS. THE SITE PLAN SHALL BE CONSIDERED AS THE FINAL BUILDING RESOURCES. THIS IS NOT INTENT TO BE A SITE PLAN FOR THE SITE PLAN, BUT A MAP IN THE FIRST OR SECOND CLASSIFICATION.
 A FENCE SHALL BE BUILT SO THAT NO POINT IS CONTAINED IN THE LOCAL GOVERNMENT CONCEPTS AND THE LOCAL GOVERNMENT CONCEPTS.

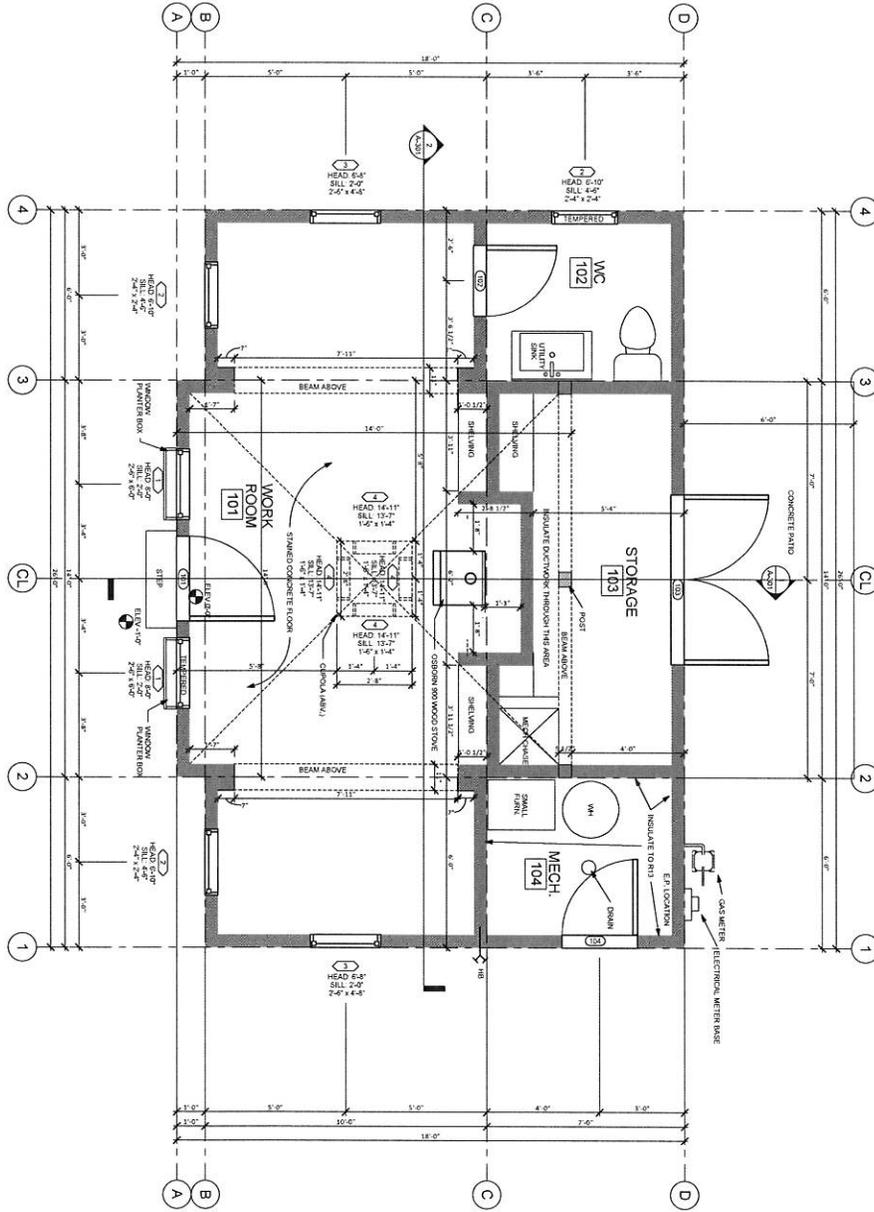


C-101 SITE PLAN	DATE: 10/20/20
	SCALE: 1/8" = 1'-0"
<p>PROJECT SUSI SMITH SNAKE CREEK MEADOWS, PINE CANYON ROAD MIDWAY, UT ACCESSORY BUILDINGS</p>	
<p>ARCHITECT VANCE ARCHITECTURE 1000 S. MAIN ST., SUITE 100 MIDWAY, UT 84045 (435) 633-1111 www.vancearchitect.com</p>	

<p>PROJECT SUSI SMITH SNAKE CREEK MEADOWS, PINE CANYON ROAD MIDWAY, UT ACCESSORY BUILDINGS</p>	<p>DATE 10/20/20</p> <p>SCALE 1/8" = 1'-0"</p> <p>DATE 10/20/20</p> <p>SCALE 1/8" = 1'-0"</p>
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<p>ARCHITECT VANCE ARCHITECTURE 1000 S. MAIN ST., SUITE 100 MIDWAY, UT 84045 (435) 633-1111 www.vancearchitect.com</p>	<p>DATE 10/20/20</p> <p>SCALE 1/8" = 1'-0"</p> <p>DATE 10/20/20</p> <p>SCALE 1/8" = 1'-0"</p>
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① FFL MAIN LEVEL
1/2" = 1'-0"



NO FOOT TOLERATION
MAIN LEVEL
A-101
FLOOR PLAN

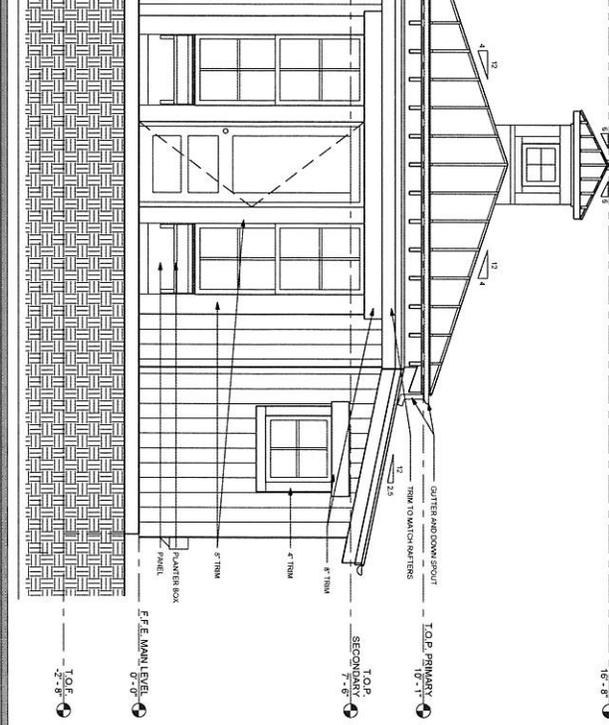
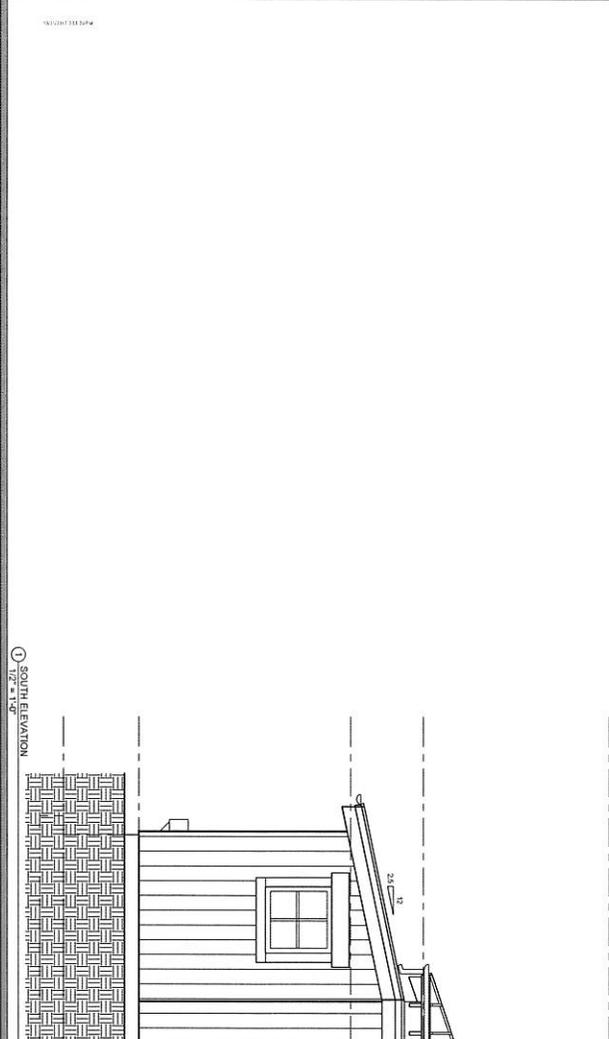
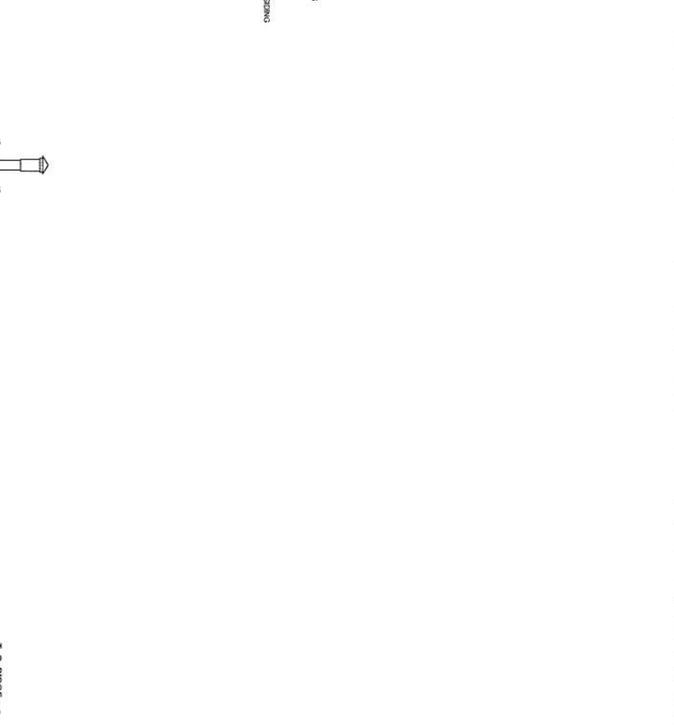
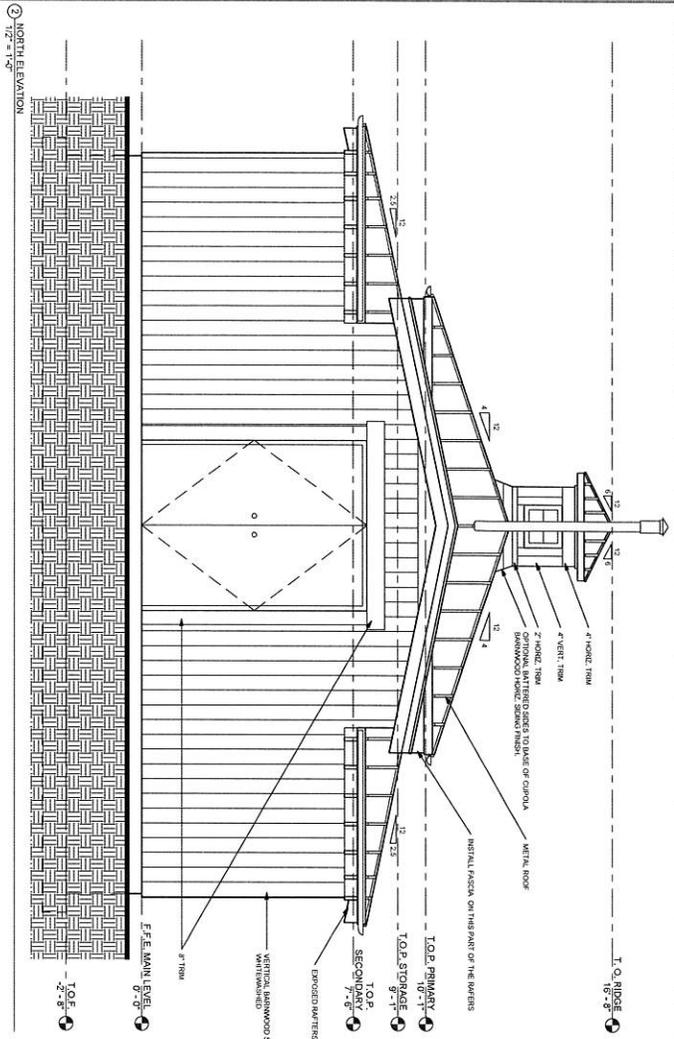
Project Number: A-101
Scale: 1/2" = 1'-0"

PROJECT
SUSI SMITH
PINE CANYON ROAD MIDWAY, UT
ORCHARD HOUSE (STOP AGE AND WORK SHEET)

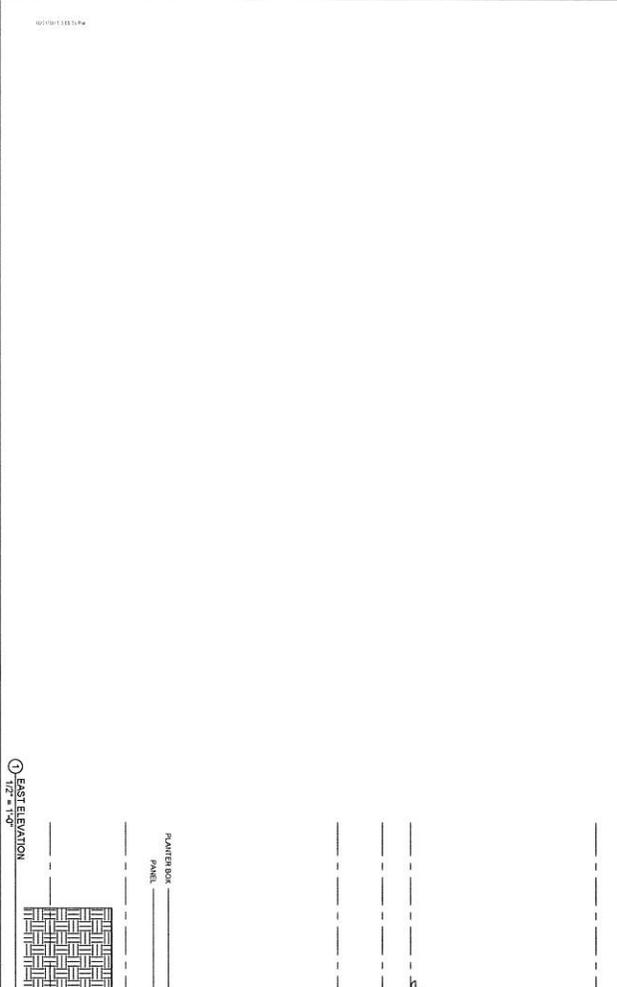
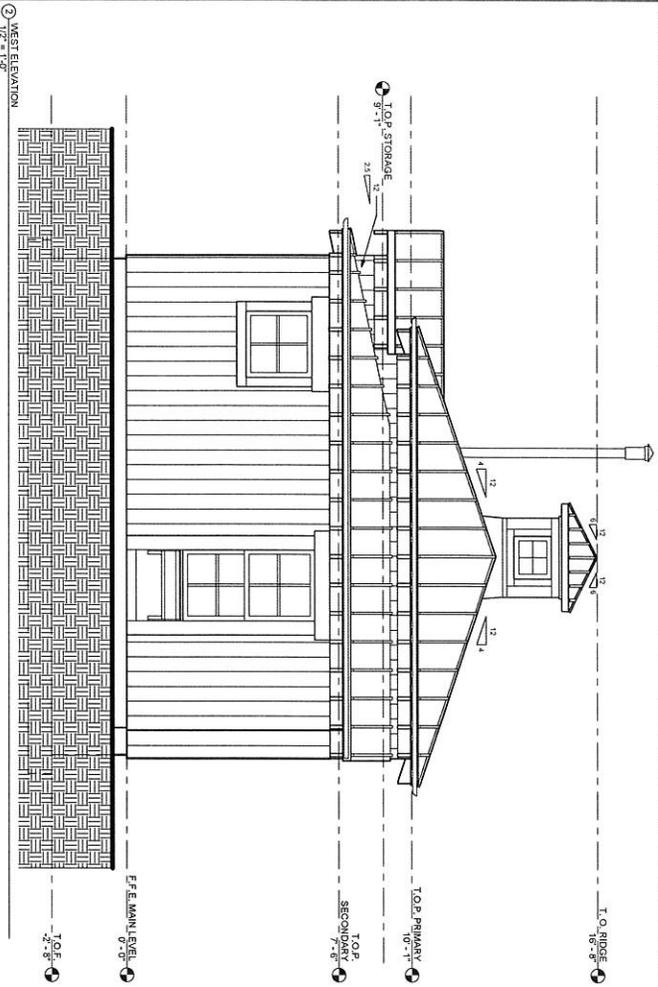
DATE ISSUED: 2/21/13
SHEET: 1 OF 1
DRAWN BY: [Name]



VANCE
CONSTRUCTION, INC.
AIR DIRECTOR
LICENSED PROFESSIONAL ARCHITECT
MIDWAY, UT 84049
PHONE: 435-833-1000
FAX: 435-833-1001



 <p>V.A.N.C.E. ARCHITECTURE LANDSCAPE DESIGN INTERIOR DESIGN PLANNING</p>	<p>ARCHITECTURE LANDSCAPE DESIGN INTERIOR DESIGN PLANNING</p>	<p>PROJECT SUSI SMITH PINE CANYON ROAD MIDWAY, UT</p>	
		<p>ORCHARD FOR 'SF' (STOP AND ASSESS WORK SHEET)</p>	
<p>DATE ISSUED: 11/20/2013 SHEET: 1 OF 1 REVISED: NONE</p>		<p>Scale: 1/8" = 1'-0" 1/4" = 3'-0" 1/2" = 6'-0" 3/4" = 9'-0" 1" = 12'-0"</p>	
<p>A-201 ELEVATIONS</p>		<p>PROJECT NO. 13-001 DATE: 11/20/2013 DRAWN BY: J. SMITH CHECKED BY: J. SMITH</p>	



VAN C
 ARCHITECTURE
 LANDSCAPE DESIGN
 LANDSCAPE ARCHITECTURE
 1000 S. 1000 E. SUITE 100
 SALT LAKE CITY, UT 84143
 Phone: (801) 488-1111

DATE ISSUED	01/21/20
SHEET	2 OF 2
PROJECT	ORCHARD HOME (STORAGE AND WORK SHED)
SCALE	1/2" = 1'-0"

PROJECT
SUSI SMITH
 PINE CANYON ROAD MIDWAY, UT
 ORCHARD HOME (STORAGE AND WORK SHED)

A-202
ELEVATIONS

New/Old Business

Adjourn
