

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, JANUARY 4, 2016**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, January 4th, 2016 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 January 4, 2016
 - b. Approve the Minutes of December 8, 2015
3. Midway Self Storage – 581 East Main Street
 - a. Discussion of Self Storage
 - b. Recommendation to City Council
4. New/Old Business – No motions or recommendations will be made during this item.
5. Adjourn

Dated December 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, December 8, 2015
MEETING MINUTES

Minutes of the Midway Water Advisory Board meeting held December 8, 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 Mike Lundin. Midway City: Mayor/Chairman Colleen Bonner, Council Member Karl Dodge, Michael Henke, City Planner, and Jennifer Sweat, Water Board Secretary.

General Consent Calendar

Mayor Bonner asked for approval of the General Consent Calendar

Motion: Irrigation Member Steve Farrell made a motion to approve the General Consent Calendar, Council Member Karl Dodge 2nd the motion. It was carried unanimously.

Susi Smith Residence – 521 North Pine Canyon Road

Michael Henke, City Planner and Clayton Vance, the applicants architect presented the property to the board. It is located at 521 North Pine Canyon Road, and is a total of 2.90 acres. It had been part of a subdivision several years ago, and the current owners now would like to develop it as one property. First an “orchard house” would be built which would contain a sink and toilet, and then at a later date a single family home would be built on the property. Currently the property has access to two utility stubs, and access to pressurized irrigation and culinary water.

The board reviewed the property and the plans Mr. Vance presented. They discussed types of trees, sewer, height of fencing, impact fees etc. In this discussion Midway Irrigation President, Steve Farrell mentioned that he thought this property had already had water turned in for it, and then when the plat was vacated either the City gave it back to the developer or told them they could use it at a later date. Michael said that if they had turned it in, it wouldn't have been given back. The board asked Secretary Sweat to research this and find out if the property indeed did have water already available and turned in.

In looking at the property with the information the board has now the applicant would need to turn in 9 acre feet of water. Mr. Vance stated that his client only had been given 6 acre feet with the purchase, and wasn't sure why that was if the property needed 9 acre feet. The board stated that regardless of what Ms. Smith has, it is recommended by the board to have her turn in 9 acre feet. However, secretary Sweat would look into the property in the past to see if water had been turned in, and would let Mr. Vance know.

Minutes of the Midway Water Advisory Board

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Mayor Bonner asked if there were further questions? There was not.

Motion: Council Member Karl Dodge made a recommendation to City Council at this time to have Susi Smith turn in 9 acre feet of water to Midway City to cover the usage on the 2.90 acres of property located at 521 North Pine Canyon Road. Irrigation Member Grant Kohler 2nd the motion. It was carried unanimously.

New/Old Business

The board again discussed the bill from Wasatch County. Michael had spoken with Watts and they stated since the work was before they owned the property that they should not be responsible for it. Heber Valley Bank also feels that way as well. The board decided to go ahead and have Midway City pay the invoice, and then bill Midway Irrigation Company for ½ of that bill along with \$500.00 in labor/work done by Midway Public Works.

The board briefly discussed the following items:

1. Water Audit with Van King
 - a. Mayor Bonner stated that the audit was going well, slowly as it is very complicated, but it is moving along. Steve Farrell stated that Van King has cancelled two appointments with him, but he was available to meet with him.
2. Well Progress (Alpenhof)
 - a. Mayor Bonner stated that Wes had told her that it was going to the state, and they were waiting.
 - b. No production or use of the well would be done until the process required was completed.
3. The idea of hiring a Full Time Engineer that would be shared by Midway City and Midway Irrigation Company.
 - a. MIC engineer is retiring end of year, and at their meeting yesterday Gerald Hayword brought up the idea, and asked Steve to check with the City.
 - b. Mayor Bonner and Council Member Dodge felt that the city should gather ten years' worth of costs from Horrocks Engineering, and possibly look at this next year. Mayor Bonner stated she would speak with Brad Wilson, City Recorder, and have him work on gathering that information.

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

Council Member Karl Dodge moved for adjournment and Irrigation Member Grant Kohler 2nd the motion. It was carried unanimously and was adjourned at 6:40 p.m.

Midway Self Storage

Midway Water Advisory Project Data Sheet

Name of Project: MIDWAY SELF-STORAGE
Address: 581 EAST MAIN ST.
Name of Developer: STEVEN BANKS 913-488-4695 sbanks@ncm20.com

Total Acres of Project: 6.1 ACRES
Total Acres of Irrigated Land: 0.50 AC MAX

No. of Buildings: 11
No. of Residential Units: ONE 2-BEDROOM APT.
No. of Hotel Units: 0
No. of Seats in Restaurant: N/A
No. of Water Fixtures in Commercial Buildings (attach detail if applicable):
ESTIMATE - 6 SINKS + 8 TOILETS

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: 1.5 AC-FT

Extension or Modification of the City Water System:

Storage Facilities: 8 SELF-STORAGE BUILDINGS

Midway Irrigation Company Consent:
a. Storm Water Runoff: ON-SITE RETENTION
b. Piping of Irrigation Ditch (Easements): _____

c. Relocation of Ditches (Easements) _____
d. Tail Water Control: _____

Secondary Water System: _____

Comments:

PROJECT: S15-108
 SHEET: 1

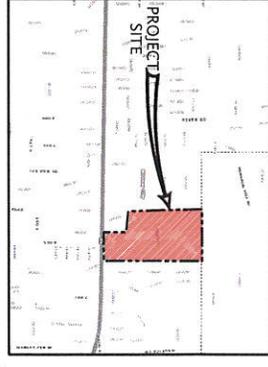
PREPARED FOR: Steven Banks
 PROJECT: MIDWAY STORAGE UNITS

CONCEPT PLAN

LOCATED IN THE SECTION 35, TOWNSHIP 03 SOUTH, RANGE 04 EAST, SUBM. WASATCH COUNTY, UTAH

DESIGNED BY: SWS
 PREPARED BY: Summit Engineering Group Inc.
 DATE: 12/1/2015

SCALE: AS SHOWN
 PROJECT: S15-108
 SHEET: 1



Vicinity Map

Storage Area - 5.2 Acres
 Commercial Area - 0.9 Acres
 PROJECT TOTAL - 6.1 Acres

Project Size

Legend	
Unit Type	Unit Count
5x5	36
5x10	96
10x10	180
10x15	138
10x20	96
10x25	22
10x30	22
15x55	21
Total	611

New Business/Old Business

Adjourn
