

**MIDWAY WATER ADVISORY BOARD
MONDAY, JANUARY 4, 2016
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held January 4, 2016 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Chairman/Steve Farrell, Grant Kohler, Brent Kelly (arrived at 6:10 p.m.). Midway City: Mayor Colleen Bonner, Council Member Karl Dodge, Michael Henke, City Planner, and Jennifer Sweat, Water Board Secretary. Excused was Council Member Kenny VanWagoner.

General Consent Calendar

As discussed at the December 2015 meeting the Chairman rotates each year therefore for 2016 Steve Farrell will be the Chairman of the board, with Mayor Colleen Bonner being the Co-Chairman for 2016. Chairman Farrell asked for approval of the General Consent Calendar

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

Midway Self Storage – 581 East Main Street

Michael Henke, City Planner reviewed the property which is approximately 8.93 acres, with 2.83 acres in the R-1-11, which will remain open property, and 6.1 acres in the C-2 zone which will be developed. Also is .50 acres that is irrigated in the C-2. The property will be developed into storage sheds, with commercial space for retail/office space as well. There will be a single family home which will be the caretaker of the storage sheds. It is estimated 6 sinks and 8 toilets will be used on the property.

The board reviewed the property visually via google earth, and reviewed the zoning map. Michael asked Mike Johnson, who is representing the potential buyer from Summit Engineering if they had done any calculations of what water would be needed. Mike stated they had started but they didn't finish. He knows they will keep ½ acre irrigated so that will not change. It is also a possibility that the 2.83 acres will be sold to another party, however it would still remain as open space.

The board discussed that because the property wasn't developed and they haven't actually decided what will be in the retail space, it may possibly be a medical clinic or it may be a restaurant it was hard to make a determination of what would be used. The use would be different it could be less or more depending on what is placed there. Also the property has not be purchased yet, however Mike thought they would be closing in the middle of the month.

Mayor Bonner suggested we make a motion but add a caveat that it may change depending on what ends up being placed in the commercial/retail space. The board felt that was the right direction.

Chairman Farrell asked how many shares the property currently had? Mike Johnson stated he thought they had either nine (9) or ten (10) shares. Three (3) shares would have to remain with the 2.83 acres, but the other six (6) shares would need to be held with the 6.1 acres.

The board stated that they would then need to turn in 27 acres' feet of water with the understanding that 9 acre feet of water would remain with the 2.83 acres. What would need to be done is that the shares would be turned in to the City to hold in essence "escrow".

The Midway Irrigation company believes they have an easement on the back of the property, but they will check on the secondary water map. Mayor Bonner asked if the City had a copy of that map, and Michael said he had not been able to find one, but that possibly Wes Johnson, City Engineer had the map. He will check with him, because if we had it Michael could include it in the power point presentation.

Chairman Farrell asked if there were further questions regarding this item? There was not.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend to City Council that 27 acre feet of water or nine (9) shares be turned in to the City to remain in escrow, until a more definitive plan was decided, and they returned to the water board, with the understanding that it make take more or less water depending on the use, with also the caveat that 9 acre feet or three (3) shares of water would be returned if the 2.83 acres are sold separately from the project. City Council Member Karl Dodge 2nd the motion. It was carried unanimously.

New/Old Business

Secretary Sweat told the board that Wes Johnson asked her to let them know he was still working on the Exchange Program information that had been discussed at other meetings and should have it ready to discuss within the next month or so.

It was also mentioned that the City had paid the bill to Wasatch County for the work done by the property now known as Heber Valley Bank new location. A bill was sent to the irrigation company. Chairman Farrell stated that Mike Kohler had the check and should be bringing it to us shortly.

Chairman Farrell stated that on 1150 North Midway Irrigation Company was going to need to install stubs to the irrigation system for approximately three (3) homes that they could not find

the connections for, so they should remain on the exchange program until that was completed. Midway Highlands was the next subdivision that would be receiving access to the irrigation system, and the board also discussed access to Homestead Drive.

Council Member Dodge left the meeting at 6:55 p.m.

Midway Irrigation Company had their annual meeting last Saturday, and it was well attended and went well. They had a presentation from Pure Ag, which was about controlling weeds and insects with no chemicals. It was informative information.

Chairman Farrell asked if there was any other business? There was no other discussion.

Irrigation Member Grant Kohler moved for adjournment and Mayor Bonner 2nd the motion. It was carried unanimously and was adjourned at 7:03 p.m.