

**MIDWAY WATER ADVISORY BOARD
MONDAY July 6, 2020
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held July 6, 2020 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Irrigation President/Chairman Steve Farrell, Grant Kohler, Brent Kelly; Midway City: Mayor/Co-Chairman Celeste Johnson, City Councilman Steven Dougherty, City Councilman Jeff Drury, Wes Johnson, City Engineer, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary.

General Consent Calendar

Chairman Steve Farrell asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for July 6, 2020
- b. Approval of the minutes for June 1, 2020

Motion: Midway Irrigation Member Grant Kohler made a motion n to approve the General Consent Calendar, City Councilman Steve Dougherty 2nd the motion.

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

Motion was carried unanimously.

Huntleigh Woods Subdivision – Pine Canyon Road

Michael Henke, City Planner stated the following information regarding the Huntleigh Woods Subdivision

- 8.1 acres
- R-1-15
- 9 lots
- Public Roads
- 100' foot setback from Pine Canyon
- Homestead Golf Course

The Water Board reviewed the proposal for the subdivision and reviewed the Property via google maps, and the properties proposed Plat Map.

Planner Henke stated that the possible recommendation for water would be as follows

- 8.1-acre parcel
 - Area of parcel
 - 352,836 sq. ft.

July 6, 2020

- Lots – 213,444 sq. ft (4.9 acres)
 - Impervious area for lots
 - 72,000 sq. ft. (9 x 8,000)
- Irrigated area
 - Irrigated area of lots – 141,444 sq. ft. (3.24 acres)
 - Irrigated open space – 87,555.6 sq. ft. (2.01 acres)
 - Park strip (estimation) – 7,830 sq. ft. (0.18 acres)
- Total irrigated acreage
 - $5.43 \times 3 = 16.29$ -acre feet
- 9 culinary connections
 - 7.2-acre feet (9 x .8)
- 23.49-acre feet requirement

Chairman Steve Farrell if there were further discussion? There was not.

Motion: Mayor/Co-Chairman Celeste Johnson made the motion in regards to Huntleigh Woods Subdivision the board accepts the water calculation once Michael Henke revises the numbers based on the lot square footage and that how it's being calculated is correct but there is a mathematical error and the second part of the motion is that they do have to show the water that has been leased to the Homestead can or cannot be used here. Midway Irrigation Company member Grant Kohler 2nd the motion.

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

Motion was carried unanimously.

Homestead Resort – Master Plan Amended

Planner Michael Henke stated that this property was previously discussed at the June 1st meeting, and the applicant requested that the project be placed back on the agenda. The board inquired why they were back because at the previous meeting there had been a discussion on a work meeting, and that had not happened. Paul Berg, the engineer for the project stated that the applicant asked him to come back to the board to show that there is not much of a difference from the Master Plan of 2008 compared to the Master Plan proposed for 2020. Mayor/Co-Chairman Celeste Johnson stated that they could review but if it gets too complicated then the discussion would stop, and a work meeting would need to be scheduled as previously requested from the June 1st meeting.

Planner Henke presented the following Discussion Points

- Historical Use
 - Water Rights turned over to Midway
 - Previous year's meter readings

July 6, 2020

- Current irrigated areas
- Proposal Use
 - Estimation of commercial use
 - Hotel rooms conversion to ERUs
 - Proposed irrigated areas
 - City should hold the water rights for all areas in the master plan.
- Water rights to be held in escrow before the signing of the master plan
- Water rights tendered to the City per phase.

City Planner Henke also presented the Land Use Summary

- 72.01
- Resort Zone
- 2 phases
- Private Roads and storm drain system
- Sensitive lands on the property include The Crater and wetlands

The board discussed the project and the watering needs, and requirements. They again reviewed the property via google earth, and reviewed the Master Plan maps from 2008, and the proposed Master Plan for 2020. Engineer Paul Berg presented a comparison from the Master Plan of 2008 to 2020 Master Plan as well the additional water right calculations (see supplemental file for detail of comparison and water right calculations).

The board mentioned that at the previous meeting they had questioned about the laundry at the resort, and previously they were not sure that would remain at the resort. Paul Berg stated he could look into that and check with the applicants.

The board discussed the project more, and Engineer Paul Berg stated he did not understand why such detail was wanted for the Master Plan, because as usual the master plan is fluid and can change. Once this is approved, they will of course come back to the board with Preliminary and it will be more concrete. The board understood that, but because of the size of the property, they wanted to make sure all aspects were discussed. Midway Irrigation Member Grant Kohler stated that he felt comfortable with the numbers. There was further discussion on the size of the units, and the board stated that they felt it was Economically good for the City. There was also discussion on the Master Plan for 2008, and that it was already approved and vested, and valid for 50 years. However, because of the changes wanting to be made that is why the Master Plan is being reviewed again.

The board felt that an audit of the water for the golf course needed to be done, and that a work meeting should be held.

Chairman Steve Farrell if there were further discussion? There was not.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend that we allow the Homestead Resort to move forward as it appears they have enough water and that the board has discussed the project and we are comfortable with the numbers based on what we know now and that obviously there will be

July 6, 2020

some changes and things be tweaked, and that they will have to come back for final before they can move forward and that in the meantime an audit needs to be scheduled to make sure they actually have the 104 shares on the golf course, which is what was needed for the golf course and that they have the water they claim they have and to make sure no water is double committed. Councilman Drury asked that we also include in the motion the laundry facilities use, and definition of what the new rooms are. Midway Irrigation Member Grant Kohler amended his motion to include those items. Midway Irrigation Member Brent Kelly 2nd the motion.

Chairman Steve Farrell asked if there were further questions regarding this item?

Motion was carried unanimously.

New/Old Business

Chairman Steve Farrell asked if there were further New or Old Business? There was not.

Midway Irrigation Member Grant Kohler moved to adjourn. City Councilman Steve Dougherty 2nd the motion. It was carried unanimously. Meeting adjourned at 7:34 p.m.