

**MIDWAY WATER ADVISORY BOARD
MONDAY October 5, 2020
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held October 5, 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 October 5, 2020
- b. Approval of the minutes for August 3, 2020

Motion: City Councilman Steve Dougherty made a motion to approve the General Consent Calendar, Midway Irrigation 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.

Probst Farm Rural Preservation Subdivision

Michael Henke, City Planner stated the following information regarding the subdivision:

- Located on Center Street in Midway
- 5.02-acre parcel
- Existing Agricultural buildings on property which will remain
- Sensitive Land on property

The board reviewed the proposal and reviewed the property via google maps, and the properties on the plat map for Probst Farm Rural Preservation Subdivision.

Michael Henke, City Planner presented the following staff recommendation for water requirements:

- 5.02-acre parcel
 - Area of parcel
 - 218,671 sq. ft.
 - Historically Irrigated
 - 196,020 sq. ft. (4.5 acres)

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- Impervious area for lots
 - 8,000 sq. ft. (1 x 8,000) (0.18 acres)
- Irrigated acreage
 - 4.3 x 3 = 12.9-acre feet
 - 1 culinary connection
- 0.8-acre feet
- 13.7-acre feet requirement

The board discussed the water that was available for the property. Mike Johnston, engineer for the project stated that they had a spring, and irrigation shares. The idea was to do a change application for the spring. However, they do have irrigation shares available for the project. The board felt it was best to accept the staff recommendation, and if the property owner decided to do a change application for the spring, then they would return to the water board to make that change.

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

Motion: Mayor/Co-Chairman Celeste Johnson made the motion to recommend to the City Council that for the Probst Farm Rural Preservation Subdivision the board accepts the staff recommendation that 13.7 acre feet be turned into Midway City for the subdivision. Midway Irrigation Member Brent Kelly 2nd the motion.

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

Motion was carried unanimously.

Edelweiss Subdivision

Michael Henke, City Planner stated the following information regarding the subdivision:

- Parcel B
 - 3.64 acres
- R-1-11 zone
- 6 lots
- Public road
- Temporary cul-de-sac

The board reviewed the proposal and reviewed the property via google maps, and the properties on the plat map for Edelweiss Subdivision.

Michael Henke, City Planner presented the following staff recommendation for water requirements:

- 3.64-acre parcel
 - Area of parcel
 - 158,558 sq. ft.

- Irrigated area
 - Lots – 149,846.4 sq. ft. (3.44 acres)
 - Park strip – 3,920 sq. ft. (0.09 acres)
- Impervious area for lots
 - 48,000 sq. ft. (6 x 8,000) (1.1 acres)
- Total irrigated acreage
 - $2.43 \times 3 = 7.29$ -acre feet
- 6 culinary connections
 - 4.8-acre feet (6 x .8)
- 12.09-acre feet requirement

The board discussed 200 South road going through, and the pressurized irrigation line for Midway Irrigation Company and any easements.

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

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend to the City Council that for the subdivision Edelweiss Subdivision that the board accepts the staff recommendation to turn in 12.09-acre feet of water. City Council Member Jeff Drury 2nd the motion.

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

Motion was carried unanimously.

Finlayson Subdivision

Michael Henke, City Planner stated the following information regarding the subdivision:

- 0.33-acre parcel
- R-1-9 zoning
- Proposal contains one lot
- Frontage River Road
- The lot will connect to the Midway City's culinary water line, Midway Sanitation District's sewer line, and Midway Irrigation Company's secondary water line

The board reviewed the proposal and reviewed the property via google maps, and the properties on the plat map for Finlayson Subdivision.

Michael Henke, City Planner presented the following staff recommendation for water requirements:

- 0.33-acre parcel
 - Area of parcel
 - 14,375 sq. ft.

- Irrigated area
 - Lots – 14,375 sq. ft. (0.33 acres)
- Impervious area for lots
 - 5,000 sq. ft. (1 x 5,000) (0.1 acres)
- Total irrigated acreage
 - $0.23 \times 3 = 0.69$ -acre feet
- 1 culinary connection
 - 0.8-acre feet (1 x .8)
- 1.49-acre feet requirement

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

Motion: City Councilman Steve Dougherty made the motion to recommend the City Council that the board for the Finlayson Subdivision accepts staff recommendation that the subdivision turn in 1.49-acre feet. Midway Irrigation Member Brent Kelly 2nd the motion.

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

Motion was carried unanimously.

Howland Subdivision

Michael Henke, City Planner stated the following information regarding the subdivision:

- 2.49 acres
- R-1-15 zone
- 1 lot
- Sensitive lands
 - FEMA floodplain
 - 50' setback
 - Wetlands
 - 25' setback
 - Slopes greater than 25%
 - Public trail
- 50' setback from 200 North

The board reviewed the proposal and reviewed the property via google maps, and the properties on the plat map for Howland Subdivision.

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Michael Henke, City Planner presented the following staff recommendation for water requirements:

- 2.49-acre parcel
 - Area of parcel
 - 108,464 sq. ft.
 - Historically irrigated area
 - 49,222 sq. ft. (1.13 acres)
 - Impervious area for lots
 - 8,000 sq. ft. (1 x 8,000) (0.18 acres)
 - Total irrigated acreage
 - $0.95 \times 3 = 2.85$ -acre feet
- 1 culinary connection
 - 0.8-acre feet (1 x .8)
- 3.65-acre feet requirement

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

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend to the City Council that for the Howland Subdivision the board accepts the staff recommendation to turn in 3.65-acre feet of water. Mayor/Co-Chairman Celeste Johnson 2nd the motion.

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

Motion was carried unanimously.

Mountain Spa Rural Preservation Subdivision

Michael Henke, City Planner stated the following information regarding the subdivision:

- 52.45 acres
- R-1-22 zone
- 5 lots
- Access from River Road and Burgi Lane
- Utilities
 - Connect to culinary water
 - Lots 1, 2, & 5 to connect to sewer
 - Lots 2 & 3 to install septic
 - Secondary – to be determine

The board reviewed the proposal and reviewed the property via google maps, and the properties on the plat map for Mountain Spa Rural Preservation Subdivision.

Michael Henke, City Planner presented the following staff recommendation for water requirements:

- 52.45-acre parcel
 - Area of parcel
 - 2,284,722 sq. ft.
 - Impervious area for lots
 - 40,000 sq. ft. (5 x 8,000) (0.92 acres)
 - Irrigated acreage
 - 22.1 x 3 = 66.3-acre feet
 - 5 culinary connections
 - 4-acre feet
 - 70.3-acre feet requirement

Also, the board looked at Paul Berg, engineer for the project water right estimates

Mountain Spa Rural Preservation Subdivision Water Right Estimate

September 17, 2020

The Hot Pot Conservation Area will not be irrigated and not water rights have been calculated for this area.
The farm parcel along Burgi Lane has not been historically irrigated. This area will continue to be used for grazing with irrigation.
The farm parcel along River Road is proposed to be irrigated (14.10 acres).

Water Right Estimate for Mountain Spa Concept Plan

Use	Water Right per Unit (acre-feet)	Unit	Unit Quantity	Required Water Rights (acre-feet)
Preservation Lots				
Homes	0.80	per home	5	4.00
Total Estimated Water Rights for Inside Use				4

Lot 1 Irrigated Area	3.00	acre	1.87	5.61	Lot size less sensitive lands and 8,000 sf for home and driveway per city code.
Lot 2 Irrigated Area	3.00	acre	0.82	2.46	Lot size less 8,000 sf for home and driveway per city code.
Lot 3 Irrigated Area	3.00	acre	1.52	4.56	Lot size less sensitive lands and 8,000 sf for home and driveway per city code.
Lot 4 Irrigated Area for Home	3.00	acre	1.60	4.80	Parcel for home less 8,000 sf for home and driveway per city code.
Lot 4 Farm Parcel	3.00	acre	0.00	0.00	This area has not be historically irrigated. To be used for grazing.
Lot 5 Irrigated Area for Home	3.00	acre	2.19	6.57	Parcel for home less sensitive lands and 8,000 sf for home and driveway per city code.
Lot 5 Farm Parcel	3.00	acre	14.10	42.30	Historically irrigated area.
Total Estimated Water Rights for Irrigation				66.30	
Total Estimated Water Rights Needed for Development				70.30	

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

Motion: City Councilman Steve Dougherty made the motion to recommend to City Council that for Mountain Spa Rural Preservation subdivision to accept staff recommendation to turn in 70.30-acre feet for the project. Midway Irrigation Member Grant Kohler 2nd the motion.

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

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Motion was carried unanimously.

Edelweiss Estates (Name will need to change)

Michael Henke, City Planner stated the following information regarding the subdivision:

- 6.35 acres
- R-1-22 zone
- 8 lots
 - 1 existing dwelling
 - 100' setback from Homestead Drive
 - No direct success from Homestead Drive or Swiss Alpine Road
- Public trail and public trail easement along Swiss Alpine Road
- Public road
 - Cul-de-sac
 - Connect to culinary water, sewer, and secondary water

The board reviewed the proposal and reviewed the property via google maps, and the properties on the plat map for Edelweiss Estates. There were two different plans presented to the board, one with the subdivision using the Kohler Lane as Road Access, and second with the road access coming off of Homestead Drive

Michael Henke, City Planner presented the following staff recommendation for water requirements:

1st Possible Recommendation:

- 6.35-acre parcel
 - Area of parcel
 - 276,606 sq. ft.
 - Irrigated area
 - Lots – 193,088 sq. ft. (4.4 acres)
 - Open Space – 40,789 sq. ft. (0.94 acres)
 - Park strip – 7,656 sq. ft. (0.17 acres)
 - Impervious area for lots
 - 64,000 sq. ft. (8 x 8,000) (1.47 acres)
 - Total irrigated acreage
 - 4.04 x 3 = 12.12-acre feet
- 7 culinary connections (1 existing connection)
 - 5.6-acre feet (7 x .8)

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- 17.9-acre feet requirement

2nd Possible Recommendation:

- 6.35-acre parcel
 - Area of parcel
 - 276,606 sq. ft.
 - Irrigated area
 - Lots – 194,567 sq. ft. (4.5 acres)
 - Open Space – 29,867 sq. ft. (0.69 acres)
 - Park strip – 7,326 sq. ft. (0.17 acres)
 - Impervious area for lots
 - 64,000 sq. ft. (8 x 8,000) (1.47 acres)
 - Total irrigated acreage
 - 3.89 x 3 = 11.7-acre feet
- 7 culinary connections (1 existing connection)
 - 5.6-acre feet (7 x .8)
- 17.3-acre feet requirement

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

Motion: Midway Irrigation Member Brent Kelly made the motion to recommend to the City Council that for the Edelweiss Estates (Castor Subdivision) the board accepts the staff recommendation, and recommends both recommendations depending on what road access the subdivision ultimately end up using. Kohler Lane access has 17.9-acre feet being turned in, and Homestead Drive access has 17.3-acre feet being turned in. City Council Member Jeff Drury 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 was any New or Old Business? There was not.

Midway Irrigation Member Brent Kelley moved to adjourn. City Councilman Jeff Drury 2nd the motion. It was carried unanimously. Meeting adjourned at 7:50 p.m.