MIDWAY WATER ADVISORY BOARD
MONDAY MARCH 1, 2021
MEETING MINUTES

Minutes of the Midway Water Advisory Board meeting held March 1, 2021 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Irrigation President/Co-Chairman Steve Farrell, Grant Kohler, Brent Kelly Midway City: Mayor/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

Irrigation President/ Co-Chairman Steve Farrell asked for approval of the General Consent Calendar which consisted of:

a. Approval of the Agenda for March 1, 2021

b. Approval of the minutes for February 1, 2021

Motion: Irrigation President/Co-Chairman Steve Farrell made a motion to approve the General Consent Calendar, Midway Irrigation Member Brent Kelly 2nd the motion.

Mayor/Chairman Celeste Johnson asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

The Village – 541 East Main

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

- 27.47 acres
- C-2, R-1-11 & R-1-22 zones
- 29,230 square feet of commercial space
- 151 townhomes
- 25 cottages homes
- Sensitive lands
    - Slopes 25% and greater

The board reviewed the property via google maps, and the property on the plat map for The Village. This is the Master Plan review of the development and is the initial review of the property. The development will come back to the water board for each phase of the project, and tonight the determination of the water for the entire project as presented will need to be held into escrow, and then as each phase comes in the water need to be turned in.

According to the applicant, the following is the available water rights for the project:

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- Midway Irrigation Water Company
    - 75-acre feet (25 shares)
- Provo River (under contract)
    - 32-acre feet
- Provo River (pending)
    - 30-acre feet
- Total 137-acre feet

Estimated Required Water Rights

Table 2 - The Village Water Rights Estimate per the Master Plan

Phase	Commercial										Residential Use			Irrigation			Project
Phase	Total Buildings (sf)	Office 25% of sf (employees)	Water Use per State Code (gpd)	Required Water Rights for Office (acre-feet)	Retail 50% of sf (toilet room)	Water Use per State Code (gpd)	Required Water Rights for Retail (acre-feet)	Restaurants 25% of sf (seats)	Water Use per State Code (gpd)	Required Water Rights for Restaurants (acre-feet)	Residential Homes (home)	Water Use (acre-feet)	Required Water Rights for Inside Use (acre-feet)	Irrigated Area (acres)	Water Use (acre-feet)	Required Water Rights for Irrigation (acre-feet)	**Total Required Water Rights (acre-feet)**
1	8,690	21	15	0.35	4	500	2.24	72	10	0.81	20	0.80	16.00	0.73	3.00	2.19	**21.59**
2	20,540	50	15	0.84	10	500	5.60	171	10	1.92	84	0.80	67.20	1.51	3.00	4.53	**80.09**
3	-										16	0.80	12.80	0.43	3.00	1.29	**14.09**
4	-										19	0.80	15.20	0.56	3.00	1.68	**16.88**
5	-										12	0.80	9.60	0.36	3.00	1.08	**10.68**
6	-										25	0.80	20.00	5.08	3.00	15.24	**35.24**
	29,230			1.19			7.84			2.72	176		140.80	8.67		26.01	**178.57**

Notes:
Assumes 1 employee for approximately 100 sf of office space
Assumes 1 seat per 30 sf of restaurant
Best guess of toilet rooms / restrooms in retail areas.

The board discussed the project and the water requirements.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend approval for the the Village Master Plan located at 541 East Main to City Council to be required to turn in 192.16-acre feet of water, to require meters for the secondary water, and the irrigation company would provide a will serve letter. Also, the irrigation company would sit down with the developer to sit down and make agreements on easements. City Councilman Jeff Drury 2nd the motion.

Mayor/Chairman Celeste Johnson asked if there were further questions regarding this item? There was n.

Motion was carried unanimously.

Farm Meadows – 550 Pine Canyon Road

Michael Henke, City Planner presented the following information regarding the project:

- 3.92-acre parcel
- R-1-15 & R-1-22 zoning
- Proposal contains 3 lots.
- Frontage on Pine Canyon Road
- The Lots will connect to the Midway City's culinary water line, Midway Sanitation Districts sewer line, and Midway Irrigation Company's secondary water line.

The board reviewed the property, via google maps, the property plat map.

Michael Henke, City Planner presented the following possible recommendation for water.

- 3.88 acres in lots (169,013 sq. ft.)

Impervious area for lots

0.55 acres (3 x 8,000 sq. ft.)

Irrigated acreage

3.33 acres x 3 = 9.99-acre feet

3 culinary connections

2.4-acre feet

12.39-acre feet requirement

6-acre feet have been dedicated.

- 6.39-acre feet must be dedicated.

The board discussed the project, and the water requirements.

Motion: City Councilman Jeff Drury made the motion to recommend approval to the city council for the Farm Meadows located at 550 Pine Canyon be required to turn in 6.39-acre feet of water, and to provide the project with a Will Serve letter from Midway Irrigation Company. They also will be required to have meters for the secondary water. Irrigation Member Brent Kelly 2nd the motion.

Mayor/Chairman Celeste Johnson asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

George Hansen Subdivision – 340 West 500 South

Michael Henke, City Planner stated the following information regarding the subdivision, which is being called South Farm, Rural Preservation Subdivision.

- 6 acres
- RA-1-43
- 1 lot
- 56' access easement
- Remnant 1-acre parcel?

The board reviewed the property, via google maps, property plat map. Discussion regarding the road, and water calculations.

Michael Henke, City Planner presented the following possible recommendation for water.

- 6-acre parcel (261,360 sq. ft.)

Impervious area for lots

0.18 acres (8,000 sq. ft.)

Irrigated acreage

5.82 acres x 3 = 17.46-acre feet

1 culinary connection

0.8-acre feet

18.26-acre feet requirement

The board discussed the project, and the water requirements. There was discussion on the amount of water being required. There was discussion that the plan could change, and that perhaps that would change the water calculations. The board decided to make a recommendation, but if something changes, they can come back to the water board.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend approval to the city council for the George Hansen, South Farm Rural Preservation Subdivision be required to turn in 18.26-acre feet of water, to provide the project with a Will Serve letter from Midway Irrigation Company. They also will be required to have meters for the secondary water. Midway City Councilman Steve Dougherty 2nd the motion.

Mayor/Chairman Celeste Johnson asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

Rising Ranch Subdivision – 425 Homestead Drive

This project had been to the board with a different plan, and a different name under Sam Castor, the applicants name. Michael Henke, City Planner stated the following information regarding the subdivision:

- 6.6 acres
- R-1-22
- 7 lots – potentially 8 lots

The board reviewed the property via google maps, property plat map. This plan would not have new roads, it will have open space. There was concern from the board regarding the 8th lot which had no access, and why leave it on the plan. Planner Henke stated that it would be addressed in the development agreement and that lot 8 would not be buildable at this time, however it was thought it was best to get the water turned in for the entire project including the 8th lot.

Michael Henke, City Planner presented the following possible recommendation for water.

- 6.35-acre parcel

Area of parcel

276,606 sq. ft.

Irrigated area

Lots – 233,515 sq. ft. (5.36 acres)

Open Space – 43,491 sq. ft. (1 acre)

Impervious area for lots

64,000 sq. ft. (8 x 8,000) (1.47 acres)

Total irrigated acreage

4.89 acres x 3 = 14.67-acre feet

- 6 culinary connections (2 existing connections)

4.8-acre feet (6 x .8)

- 19.47-acre feet requirement

The board discussed the project, and the water requirements.

Motion: Midway Irrigation Member Brent Kelly made the motion to recommend approval to the city council for the Rising Ranch Subdivision be required to turn in 19.47-acre feet of water, and to provide the project with a Will Serve letter from Midway Irrigation Company. They also will be required to have meters for the secondary water. Midway City Councilman Jeff Drury 2nd the motion.

Mayor/Chairman Celeste Johnson asked if there were further questions regarding this item? There was not.

Vote: The motion was approved with the board voting as follows

Midway City Council Member Drury	**Aye**
Midway City Council Member Dougherty	**Nay**
Midway Irrigation Company Member Kelly	**Aye**
Midway Irrigation Company Member Kohler	**Aye**

New Old/Business

Mayor/Chairman Celeste Johnson asked if there was any New or Old Business? There was not.

City Councilman Jeff Drury moved to adjourn City Councilman Steve Dougherty 2nd the motion. It was carried unanimously. Adjourned at 7:17 p.m.

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