

**MIDWAY WATER ADVISORY BOARD**  
**MONDAY August 2, 2021**  
**MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held August 2, 2021, at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

**Roll Call**

Irrigation Members: President/Co-Chair Steve Farrell, Grant Kohler, and Mike Lundin. Midway City: Mayor/Chair Celeste Johnson, City Councilman Steven Dougherty, Wes Johnson, City Engineer, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

Councilman Jeff Drury was excused from the meeting tonight.

**General Consent Calendar**

Mayor/Chair Celeste Johnson asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for August 2, 2021
- b. Approval of the minutes for June 7, 2021

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

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

**Motion was carried unanimously.**

**Doug Dance – Approx. 1200 South and 900 W (Slide Hollow Way)**

Michael Henke, City Planner reviewed the project with giving the land use summary

- 6.98 acres
- RA-1 Wasatch County Zoning
- 4 Lots
- Private Road

The Board reviewed the property via google maps, plat maps and discussed the project.

Possible Water Recommendation from Planner Henke:

- 6.69-acre parcel (291,416.4 sq. ft.)
  - Impervious area for lots
    - 0.73 acres (4 x 8,000 = 32,000 sq. ft.)
  - Impervious area for road
    - 0.27 (11,877 sq. ft)

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- Irrigated acreage
  - 5.68 acres x 3 = 17.04-acre feet
  - 4 culinary connections
- 3.2-acre feet
- 20.24-acre feet requirement

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

**Motion: City Councilman Steve Dougherty made the motion to recommend to City Council that the Doug Dance Subdivision located at 1200 South and 900 W 4 lots subdivision be required to turn in 20.24-acre feet of water as the plat is proposed. Midway Irrigation Member Grant Kohler 2<sup>nd</sup> the motion.**

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

**Motion was carried unanimously.**

**Haynie Subdivision – 151 East 600 North – Density Reduction Subdivision**

Michael Henke, City Planner reviewed the project with giving the land use summary

- R-1-22 Zone
- Density reduction subdivision - 3 building lots
- 4.28 acres (4.29 acres needed for three lots)
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line
- The lots would be deed restricted from being further subdivided
- The 4.28-acre lot is considered a lot-of-record

The board reviewed the property via google maps, plat maps, and discussed the project.

Possible Water Recommendation from Planner Henke:

- 4.28-acre parcel (186,436.8 sq. ft.)
  - Area of lots
    - 4.15 acres (180,774 sq. ft.)
  - Impervious area for lots
    - 0.55 acres (3 x 8,000 = 24,000 sq. ft.)
- Irrigated acreage
  - 3.6 acres x 3 = 10.8-acre feet
  - 3 culinary connections
- 2.4-acre feet

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- 13.2-acre feet requirement

Mayor/Chair Celeste Johnson 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 the Haynie Subdivision located at 151 East 600 North be required to turn in 13.2-acre feet of water, a will serve letter will be provided by the Midway Irrigation Company, and that a secondary water meter will be required for each lot. Midway Irrigation Member Mike Lundin 2<sup>nd</sup> the motion.**

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

**Motion was carried unanimously.**

**Eddington 1 Lot Subdivision – Approx. 760 West 500 South**

Michael Henke, City Planner reviewed the project with giving the land use summary

- RA-1-43 Zone
- 1 building lot
- 5 acres
- The lots will connect to Midway City's culinary water line, and Midway Irrigation Company's secondary water line
- The lot will have a septic system
- The 5-acre lot is not considered a lot-of-record

The Board reviewed the property via google maps, plat maps and discussed the project.

There are two possible recommended water requirements, what can be irrigated and what historically been irrigated on the property.

- 5-acre parcel (217,800 sq. ft.)
  - Impervious area for lots
    - 0.18 acres (1 x 8,000 = 8,000 sq. ft.)
  - Irrigated acreage
    - 4.82 acres x 3 = 14.46-acre feet
    - 1 culinary connection
- 0.8-acre feet
- 15.25-acre feet requirement

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- 5-acre parcel (217,800 sq. ft.)
    - Impervious area for lots
      - 0.18 acres (1 x 8,000 = 8,000 sq. ft.)

- Irrigated acreage
  - 3.43 acres x 3 = 10.29-acre feet
  - 1 culinary connection
- 0.8-acre feet
- 11.09-acre feet requirement

The engineer for the project, Brian Balls stated that Mr. Eddington will be selling property and the plan is to have a house and a barn on the property. The board discussed the subdivision, and because the use on the property hasn't been proposed it was decided to go with the water recommendation for what can be irrigated on the property, and if that changes, they applicant or new owner can come before the water board again with new plans and seek an adjustment on the water calculations if needed.

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

**Motion: Midway City Councilman Steve Dougherty made the motion to recommend to City Council that the Eddington 1 lot subdivision located at approx. 760 West 500 South be required to turn in 15.25-acre feet, a will serve letter from the Midway Irrigation Company will be provided, and a secondary water meter will be required. Midway Irrigation Member Grant Kohler 2<sup>nd</sup> the motion.**

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

**Motion was carried unanimously**

**New Old/Business**

- Discussion on the Highland Property which is currently in the County. Midway Irrigation President Farrell had concerns with plat map being signed as presented because there would be changes. Wes Horrocks, City Engineer felt there were safeguards put into place, and that if anything was changed Midway City and Midway Sanitation District would require a plat amendment. If still had concerns it was advised that Steve Farrell speak with the County Attorney.

Mayor/Chair Celeste Johnson asked if there were further questions? There was not.

**City Councilman Steve Dougherty moved for adjournment of the meeting and Midway Irrigation Member Grant Kohler 2<sup>nd</sup> the motion.**

**Motion was carried unanimously.**

**Meeting was adjourned at 7:11 p.m.**