

MIDWAY WATER ADVISORY BOARD
MONDAY October 4, 2021
MEETING MINUTES

Minutes of the Midway Water Advisory Board meeting held October 4, 2021, at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Brent Kelly and Mike Lundin. Midway City: Mayor/Chair Celeste Johnson, City Councilman Steven Dougherty, City Councilman Jeff Drury, Wes Johnson, City Engineer, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

Midway Irrigation President/Co Chairman Steve Farrell and Irrigation Member Grant Kohler 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 October 4, 2021
- b. Approval of the minutes for August 2, 2021

Motion: City Councilman Jeff Drury made a motion to approve the General Consent Calendar, Midway Irrigation Member Brent Kelly 2nd the motion.

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

Motion was carried unanimously.

Sage Hill Estates – 85 River Road

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

- R-1-7 zone
- 2 lot subdivision
 - Neither lot complies with the requirements for a duplex
- One existing dwelling
- One nonconforming detached garage
 - Garage will need to be removed before the plat is recorded
- Planned trail along River Road
- Lot 1 is connected to culinary water, sewer, secondary water
- Lot 2 will connect to culinary water, sewer, and secondary water

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

Possible Water Recommendation from Planner Henke:

- 0.81-acre parcel (35,283.6 sq. ft.)
 - Area of lots
 - 0.55 acres (23,958 sq. ft.)
 - Impervious area for lots
 - 0.23 acres (2 x 5,000 = 10,000 sq. ft.)
 - Irrigated acreage
 - 0.32 acres x 3 = 0.96-acre feet
 - 1 culinary connection (1 existing connection)
 - 0.8-acre feet
 - 1.76-acre feet requirement

The board discussed giving credit for the outside water because of the house being in the original 21 block area.
The Possible water recommendation changed:

- 0.81-acre parcel (35,283.6 sq. ft.) (Lot 1 has one culinary connection and is credited for outdoor irrigation)
 - Area of lot 2
 - 0.24 acres (10,454 sq. ft.)
 - Impervious area for lots
 - 0.125 acres (1 x 5,000 = 5,000 sq. ft.)
 - Irrigated acreage
 - 0.12 acres x 3 = 0.36-acre feet
 - 1 culinary connection (1 existing connection)
 - 0.8-acre feet
 - 1.16-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 Sage Hill Subdivision located at 85 River Road be required to turn in 1.16-acre feet of water for the 2-lot subdivision. Midway Irrigation Member Mike Lundin 2nd the motion.

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

Motion was carried unanimously.

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Mill Canyon Farms – 850 South 250 West

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

- R-1-22 Zone
- Four Lot Standard Subdivision
 - 10.16 Acres
- Frontage along Street Lane (250 West) and dedication of ROW for the extension of 970 South
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line
- There appear to be sensitive lands on the property which include the FEMA floodplain for Snake Creek

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

Possible Water Recommendation from Planner Henke:

- 10.16-acre parcel (442,570 sq. ft.)
 - Area of lots
 - 8.27 acres (360,241 sq. ft.)
 - Impervious area for lots
 - 0.73 acres (4 x 8,000 = 32,000 sq. ft.)
 - Irrigated acreage
 - 7.54 acres x 3 = 22.62-acre feet
 - 4 culinary connections
 - 3.2-acre feet
 - 25.82-acre feet requirement

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

Motion: Midway Irrigation Member Brent Kelly made the motion to recommend to City Council that the Miill Canyon Farms subdivision located at 850 South 250 West be required to turn in 25.82-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. City Councilman Member Jeff Drury 2nd the motion.

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

Motion was carried unanimously.

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Daybell Garage – 298 S Center Street

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

- Conversion of 1st floor to restaurant and addition of 2nd floor for residential unit
- 0.22 acres
- C-2 zoning
- 28' in height
- Currently accessible from both Center Street (UDOT) and Michie Lane.
- Property is connected to Midway City Culinary, Midway Sanitations sewer and Midway Irrigations secondary water line.

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

Possible Water Recommendation from Planner Henke:

- 1.5-acre feet when lot was platted as lot 2 of the Theo Carlile Daybell Family Trust Small Lot Subdivision
 - Covers the water requirement for the restaurant and outside irrigation
- 0.8-acre feet required for the new residential unit
- Recommended water dedication: 0.8-acre feet

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

Motion: Midway City Councilman Jeff Drury made the motion to recommend to City Council that the Daybell Garage located at 298 S Center be required to turn in .80-acre feet for the new additional use for this location and that the restaurant is at 40 seats only and that if the number of seats increase, then additional water may be required, and they need to return to water advisory board. Midway Irrigation Member Brent Kelly 2nd the motion.

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

Motion was carried unanimously

The Village – Approx. 550 East Main – updated information for project

This product has been to the board prior and Michael Henke, City Planner reviewed the project with giving the land use summary that was before the board previously:

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

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- Sensitive lands
 - Slopes 25% and greater

Michael Henke, City Planner reviewed the property with new changes since the last time it was before the Water Advisory Board for the Land Use:

- 27.47 acres
- 8.68 acres of open space
- C-2 zone
- 44,128 square feet of commercial space
- 143 townhomes
- Sensitive lands
 - Slopes 25% and greater

The board reviewed the property via google maps, plat maps, and discussed the project. The board reviewed the estimated water rights, proposed water use, and updated water charts (see supplemental file)

The Possible Water Recommendation updates for the project from Planner Henke:

- Occupancy for gym has been adjusted from 200 to 299
 - 9.91-acre feet to 14.82-acre feet
 - Gym square feet changed from 26,737 to 39,932
- Occupancy for restaurant has been adjusted from 185 to 371
 - 3.68-acre feet to 7.34-acre feet
 - Total recommended water requirement is 172-acre feet

Adjusted from 163.41-acre feet

This would be the amount of water that would be required and would need to be turned into Escrow before the project starts, and then when each phase/plat comes about, they would come before the Water Advisory Board. They would also have to break it down by each phase/plat when they come back to the board.

Estimated Water Needs for The Village Project

Commercial														Residential				Irrigation		Project			
Total Building (sf)	Office 25% Use of sf (employee Code)	Water Use per State (gpd)	Midway Adjustment Factor	Required Water Rights for Office (acre-feet)	Retail 25% of sf (toilet room)	Water Use per State (gpd)	Midway Adjustment Factor	Water Rights Required for Retail (acre-feet)	Restaurant 50% of sf (seats)	Water Use per State (gpd)	Midway Adjustment Factor	Required Water Rights for Restaurant (acre-feet)	Spa Club Gym and Pool (person)	Water Use per State (gpd)	Midway Adjustment Factor	Required Water Rights for Spa Club Gym and Pool (acre-feet)	Residential 1 Home (Home)	Water Use (acre-feet)	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)
Non-Gym/Total Gym/Spa	22,266 39,932	56	15	1.77	1.66	6	500	1.77	5.95	371.1	10	1.77	7.36	300	25	1.77	14.87						14.96
																							14.87
Residential	314,600																143	0.8	114.4		9.27	3	27.81
Irrigation	403,801																						27.81
Project Total	22,266				1.66			5.95				7.36				14.87			114.4			27.81	172.04

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

Motion: Midway Irrigation Member Brent Kelly made the motion to recommend to City Council that The Village Subdivision located at approximately 550 East Main be required to turn in 172.04-acre feet of water for the master plan and be held in escrow and will come to water board for each phase, 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 2nd the motion.

Mayor/Chair Celeste Johnson asked if there were further questions regarding this item?

Dan Luster the applicant inquired about some of the water they acquired and that it would need to be transferred to the property, and Corbin Gordon was working on that, and he wondered if this was the body that would work on that? The board stated it would not be, and Planner Henke stated they would have to transfer the water to the property so there would need to be an agreement with the Midway Irrigation Board, which would then be handled at their board irrigation meeting, which is the 1st Monday of Each Month at 4:00 p.m. and Mr. Luster was referred to Corbin to discuss the process

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

Motion was carried unanimously

Probst Farm – Rural Preservation Parcel

This property has already been to the water advisory board and been approved at City Council. However, Randall Probst the applicant had some concerns regarding the water requirement and requested the water board review the calculations and recommendation to the City Council

Michael Henke, City Planner presented the City Council Requirement

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

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The board reviewed the project, and the applicant, Randall Probst explained the historical use on the property, and additional information the board didn't have available previously. There is a spring on the property that is used for most of the irrigation, and a smaller portion of Midway Irrigation Company shares are used for the rest of the property. There is also a ditch that is used for year-round use by other users in Midway.

Possible New Water Recommendation from Planner Henke with additional information:

- 5.02-acre parcel
 - Area of parcel
 - 218,671 sq. ft.
 - Historically Irrigated
 - 152,460 sq. ft. (3.5 acres from Midway Irrigation Company Shares)
 - Impervious area for lots
 - 8,000 sq. ft. (1 x 8,000) (0.18 acres)
 - Irrigated acreage
 - 3.5 x 3 = 10.5-acre feet
 - 1 culinary connection
 - 0.8-acre feet
 - 11.3-acre feet requirement

The board felt comfortable with this new calculation with the new information provided.

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

Motion: Midway Irrigation Member Mike Lundin made the motion to recommend to City Council that the Probst Farm Rural Preservation Parcel to turn in 11.3-acre feet of water. City Councilman Jeff Drury 2nd 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

Nothing to discuss currently

City Councilman Jeff Drury moved for adjournment of the meeting and City Councilman Steve Dougherty 2nd the motion.

Motion was carried unanimously.

Meeting was adjourned at 7:40 p.m.

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