

MIDWAY WATER ADVISORY BOARD
MONDAY January 3, 2022
MEETING MINUTES

Minutes of the Midway Water Advisory Board meeting held January 22, 2022, at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

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

City Councilman Jeff Drury was excused for tonight's meeting.

General Consent Calendar

Midway Irrigation President/Chair Steve Farrell asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for January 3, 2022
- b. Approve Meeting Minutes November 29, 2021

Motion: Midway Irrigation Member Grant Kohler made a motion to approve the General Consent Calendar, Midway Irrigation Member Brent Kelly 2nd the motion.

Midway Irrigation President/Chair Steve Farrell asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

Spruce Addition – 206 West Main Street

Michael Henke, City Planner reviewed the project with the board giving the land use summary for the property:

- 0.46 acres
- 20,020 square feet
- C-3 zone
- Commercial (no residential)
- 7 stalls existing
- 18 stalls proposed

The board reviewed the plan via plat maps, architectural drawings, and google earth images.

City Planner Henke reviewed the current water for the property and the proposed use of the property:

- Currently two culinary connections

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- Historic irrigation
- Current conditions:
 - 2 bathrooms
 - 2 kitchen sinks
- Proposed
 - 4 additional bathrooms
 - Expanded dining area

The board discussed the plan and reviewed the site plan. It was determined that they had enough water for the project, and additional water did not need to be turned in.

Midway Irrigation President/Chair Steve Farrell asked if there were further questions regarding this item? There was not.

Motion: Mayor/Co-Chair Celeste Johnson made the motion that the Spruce Addition have adequate water for the project, and additional water is not needed to be turned in. Midway Irrigation Member Grant Kohler 2nd the motion.

Midway Irrigation President/Chair Steve Farrell asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

David and Katie Studdert – 250 East 300 South Lot of Record

Michael Henke, City Planner stated that this property was a lot of record, and they were coming before the board to review the water for the lot.

The board reviewed the plan via plat maps, architectural drawings, and google earth images

City Planner Henke presented the status of the lot:

- Created on September 25, 1940
- 5.06 acres
- Qualified as a lot of record
 - Predated Midway zoning and development codes
 - Midway code or State code did not require the recording of a subdivision plat
- Cannot be subdivided or boundaries amended without land use authority approval
- Petitioning for one culinary connection

The board discussed the project, and the water requirements regarding culinary and irrigation water.

Midway Irrigation President/Chair Steve Farrell asked if there were further questions regarding this item? There was not.

Motion: Mayor/Co-Chair Celeste Johnson made the motion to recommend approval for the David and Katie Studdert property to City Council that 1.5-acre feet of water be dedicated to the city and that we allow for the culinary use of .80 and that the remainder .70 to be used to irrigate the third acre parcel with any additional irrigation needs be run through the irrigation company. Culinary Water will be not available to water any of the lot, only Midway Irrigation Water. With the clarification that they will have a meter for the house and their secondary water. Midway Irrigation Member Grant Kohler 2nd the motion.

New Old/Business

- Annual Irrigation Meeting will be Saturday, January 8th at the Town Hall
 - Will be presenting a request for a loan to put secondary meters on existing homes
- Regional meeting on January 18th at 9:00 a.m.

Midway Irrigation President/Chair Steve Farrell if there was anything else that needed to be discussed? There was not.

Mayor/Co-Chair Celeste Johnson moved for adjournment, and Midway Irrigation Member Grant Kohler 2nd the motion.

Motion was carried unanimously. Meeting was adjourned at 6:30 p.m.