

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, DECEMBER 2, 2013**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, December 2, 2013 at 6:00 p.m. in the Midway City Office Building at 75 North 100 West Midway, Utah. Notice of the meeting and agenda was posted in the Midway City Office Building, Main Street Station and 7-Eleven, a copy was sent to each of the Trustees and a copy posted on the Utah Meeting Notice Web Site.

The agenda shall be as follows:

1. Roll Call
2. General Consent Calendar:
 - a. Approve the Agenda for December 2, 2013
 - b. Approve the Minutes of the November 4, 2013
3. Farm Springs – 580 North Center Street – Discuss and Possibly take action
4. New Business
5. Old Business
6. Board Reports
7. Adjourn

Dates this 22nd day of November 2013

Jennifer Sweat
Secretary

The order of individual items on this agenda is subject to change in order to accommodate the needs of the Board and those in attendance.

This agenda can be amended up to 24 hours before the meeting. Any Changes will be posted on the agenda located in the Midway City Office Building, 75 North 100 West Midway, Utah

If you are planning to attend this public meeting and need special assistance in accordance with the Americans with Disabilities Act, please notify Jennifer Sweat secretary for the Midway Water Advisory Board prior to the meeting at 435-654-3223 x 110.

General Consent Calendar

**MIDWAY WATER ADVISORY BOARD
MONDAY, NOVEMBER 4, 2013**

Minutes of the Midway Water Advisory Board meeting held November 4, 2013 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, Utah.

Roll Call

Chairman-Mayor Connie Tatton, Council Member Colleen Bonner and Dick Hines, Irrigation Company Members, Steve Farrell, and Doyle Wilson, Secretary Jennifer Sweat. Irrigation Company Member Grant Kohler is excised from tonight meeting.

General Consent Calendar

Mayor Tatton called for a motion to approve the general consent calendar which includes the agenda for November 4, 2013 and the minutes of October 7, 2013.

Motion: Council Member Colleen Bonner made a motion to approve the General Consent Calendar, Irrigation Company member Steve Farrell seconded the motion and it was carried unanimously.

Kraig Higginson – Commercial Greenhouse – 1200 S. Center – Discuss & Possible Action

Mayor Tatton stated that the applicant wants to build a greenhouse on the old Price Farm, using an existing footprint of a barn that had burned down for the base of the greenhouse. Because of the size the project had gone to Planning Commission, and been recommended for approval, and would go before the City Council this month.

Steve Davies, representative for Mr. Higginson, stated that the greenhouse as mentioned earlier would be built on the existing footprint of the old barn however it would not be structural. It will be separated in to separate functions: greenhouse, planting/prep, play area, and an office. When they eventually subdivide the property they will most likely have an apartment for a caretaker in the greenhouse building. The previous building did have a bathroom.

Mr. Davies did discuss that the hope was to be able to have aquaponics; however they do realize that they will need to do a code text amendment. The family would like to be totally self-sufficient if they ever needed to. If they had excess produce they would like to be able to sell additional product. Originally the 70 acres was going to have 115 lots, however with these owners, they have abandoned that plan, and feel they may build seven (7) or eight (8) homes.

The board discussed that the previous barn did have a bathroom, and asked if they were going to use Culinary Water or Irrigation Water for the greenhouse?

Mr. Davies stated that they would be using Culinary Water. He had looked into a well that the

previous owners had, but it had lapsed and so they would need to start the process over.

It was asked how many shares of water the property currently has. Mr. Davies stated they currently have 45 shares of water, and Mr. Higginson is actively looking for additional shares. Steve Farrell stated that they should have 69 shares of water; however the previous owner had sold 20 shares, which had made them short. The property owner is currently watering the entire property even though he does not have enough shares. However if it was to get tight, then they would need to limit the usage to just the shares of water they had.

(Note: Information included in packet is in the supplemental file if needed for details)

The existing home has a current Midway City water hookup that was used for the home and for the barn. They would like to continue to use that hookup. The Mayor asked Steve Farrell if he thought we needed to require more water to be turned in for this usage?

Steve Farrell stated that the original hookup equates to the house and ½ acre of ground. He feels that if they want to resurrect the bathroom and the little amount of water they will use in the greenhouse, that the existing hookup should cover the property. It was mentioned that it was similar to Robert Duncan Studio, which was allowed to use the homes hookup for the bathroom in the studio.

It was the belief of the board that they would be fine with the existing hookup, however when they applied to add the apartment that would be another item to look at, and again when they applied for the aquaponics or decided to subdivide that would be another item to look at.

Mr. Davies stated that the apartment would not be added until after they had subdivided the property, and at that time they are planning on replacing the water line from the existing to a six inch line. Mayor Tatton stated that minimum was an eight inch line. It was also discussed that they did plan to use culinary water in the greenhouse because of the minimal usage. The board stated that once the water begins to be used and if the water bill is high, then the applicant might want to change from culinary water to irrigation, but that was something that could be looked at later.

Irrigation President Steve Farrell encouraged Mr. Higginson to pursue getting the well reinstated. Mr. Davies stated he would relay this message to Mr. Higginson.

Mayor Tatton asked if there were any other questions regarding Kraig Higginson, Commercial Greenhouse ?

No other questions were asked.

Motion: Council Member Colleen Bonner made a motion to recognize that there is an existing water hookup for the home, and that is sufficient at this time for the house and one

bathroom in the proposed barn area. In six months it will be reevaluated after operation begins, to see what the water usage is, and if it's more than a typical residential connection would be then more water may need to be turned in. Midway Irrigation Member Doyle Wilson seconded the motion and it was carried unanimously.

Dutch Fields

Mayor Tatton stated that Wes Johnson, City Engineer, and herself had met with Paul Berg and Russ Watts, and thought they had an oral agreement however Russ didn't feel that way, but after talking Wes and the Mayor both do not feel both sides are far off on reaching an agreement.

Mayor Tatton explained that Dutch Fields paid \$249,933.00, which basically is \$250,000.00 into the previous well, the City has carried them on their water lease to the amount of \$272,000.00, so there is a difference of \$22,000 outstanding. The City is going to credit the payment he made to the well towards his water lease payments, and he did pay \$34,000 for this coming years lease, but he does need to make up the \$22,000 that he was short. The City is going to start drilling the Alpenhof well the following Monday, and it should take about three weeks, drilling 24/7. It should be done December 11th. We do need to confirm how many gallons per minute he needs to turn in for all of Dutch Fields; Mr. Watts thinks it should be around 106-110. If the well brings in 800 gallons per minute, then he will pay 1/8th, whatever the percentage of gallons per minutes he needs he will pay a proportional amount of the well.

The Mayor also stated that Mr. Watts would also like the City to consider requiring .9 acre feet per ERU, instead of 1.0 which is what we have been using as per our ordinance. The State Engineer requires .9; however the City has required 1.0.

Irrigation President Farrell stated that the reason we required 1.0 is to cover the variance in our sources. The Mayor stated that Mr. Watts's thoughts are because it's a well it's not either of the main sources, so that is their argument.

Irrigation President Farrell stated he felt it was a bad precedence to start changing City ordinance until you have concrete evidence. We did talk about changing it with the new sewer plant coming online; however it was decided to wait six months to see what it looks like.

It was the board's opinion that it was something that they could perhaps look at changing moving forward, but as far as going back to 1999 it wouldn't work for Watts. The Mayor stated that if the City was to make this exception with Dutch Fields, there would need to be an agreement drafted to make sure it was specific to just this situation, so that it didn't open the door to anything else. It is something Mr. Watts wants put on the table. He also would like to receive a release if the well doesn't come in, but that isn't something the Mayor would like to do.

New Business/Old Business/Board Reports

Mayor Tatton stated that they were having a neighborhood meeting this coming Wednesday @ 6:30 p.m. to discuss the Alpenhof Well, and what would be happening. The City sent out over 100 notices.

Irrigation President Farrell stated he had an irrigation meeting tonight after this meeting, and the City had made an offer to them, and the Irrigation Company had made a counter offer, they didn't hear anything back from the City, so are they to assume the City is not going to accept the counter offer?

Mayor Tatton stated that what they wanted to do is wait and see what the well production is before moving forward.

Mayor Tatton stated that she did have one other issue to discuss. She had Jennifer Sweat and Gay Motley pull some old meeting minutes, because we still have about a half a dozen or more people that are not on secondary water that are still using a lot of culinary water, and this issue raises its head occasionally. In the minutes that were pulled it states that the Irrigation Company would pay the City 50% of the delivery cost. Irrigation President Farrell stated that was correct, however after they discussed it again and decided it was a trade for not charging us water for the parks and the cemetery, which has no charge for delivery. Mayor Tatton felt that was fair and was glad to be reminded of that. She did feel that we should have something memorialized so that in ten years from now the agreement is made aware of.

Irrigation President Farrell felt that we could memorialize the agreement, or the irrigation company could pay the City 50% of the delivery cost, and then bill the City for the delivery cost to the Parks and Cemetery, as that might be more straight forward. He stated he would discuss this item tonight with the board at their meeting. City Council member Bonner thought we should look at the numbers before we decide on how to move forward with this. It was decided to look at it after the first of the year.

Mayor Tatton moved for adjournment, Council Member Colleen Bonner seconded the motion

Mayor Tatton adjourned the meeting @ 7:00 p.m.

Farm Springs – 580 North Center Street
(Previously The Settlement)

Preliminary
Dec. 2013

Midway Water Advisory Project Data Sheet

Name of Project: Farm Springs Subdivision

Address: 580 North Center Street

Name of Developer: Dan Luster

Total Acres of Project: 24.40 acres

Total Acres of Irrigated Land: _____

No. of Buildings: _____

No. of Residential Units: _____

No. of Hotel Units: _____

No. of Seats in Restaurant: _____

No. of Water Fixtures in Commercial Buildings (attach detail if applicable): _____

Utah Administrative Code R317-502-23/Requirements of the Division of Drinking Water: _____

Other: _____

Other: _____

No. of Acre Feet needed for inside use: _____

No. of Acre Feet needed for outside use: _____

Extension or Modification of the City Water System:

Extension of water line in Center Street

Storage Facilities: _____

Midway Irrigation Company Consent:

a. Storm Water Runoff: On site retention pond

b. Piping of Irrigation Ditch (Easements):

only at road crossing in 4x2 box culvert

c. Relocation of Ditches (Easements) yes - 20' easement provided

d. Tail Water Control: not applicable

Secondary Water System: _____

Comments:

4 lots 1/2 acre or less x 0.50 shares = 2.00 shares

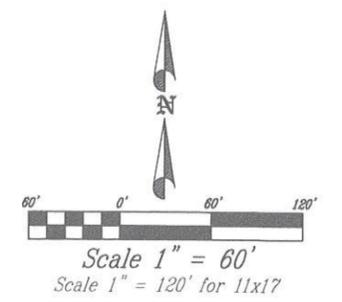
10 lots 1/2 to 1 acre x 1.00 shares = 10.00 shares

0.12 acres of irrigated common area = 0.50 shares

Shares Required = 12.50 shares



600 N



LAND USE CALCS

ZONE	R-1-15
MINIMUM LOT SIZE*	15,000 SF

*LOT SIZES MAY BE REDUCED BY THE PERCENTAGE OF OPEN SPACE PROVIDED (15,000 SF X 77.43 = 11,614 SF)

AREA	24.40 AC
# OF LOTS	14 LOTS
OPEN SPACE	10.49 AC (42.99%)

WETLAND NOTE:
 A WETLANDS STUDY WAS COMPLETED IN 2006 BY PEPG. THE 2006 WETLANDS DELINEATION IS SHOWN ON THIS PLAN. MIDWAY CITY AND/OR THE ARMY CORPS OF ENGINEERS MAY REQUIRE THE DELINEATION TO BE UPDATED.

WATER RIGHT REQUIREMENTS:

LOTS 1/2 ACRE OR LESS	4 x 0.5 SHARES	= 2.00
LOTS 1/2 ACRE TO 1 ACRE	10 x 1.0 SHARES	= 10.00
IRRIGATED OPEN SPACE (0.12 AC)		= 0.50
TOTAL SHARES		12.50

- LEGEND:**
- WETLANDS PER 2006 PEPG DELINEATION
 - GEOLOGIC FEATURE BOUNDARY
 - RELOCATED STREAM/WATER FEATURE
 - PROPOSED TREES
 - TRAIL
 - BUILDING ENVELOPE

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 24 OCT 2013

DAN LUSTER
 THE SETTLEMENT

PRELIMINARY SITE PLAN

BERG ENGINEERING
 RESOURCE GROUP, P.C.
 380 E Main St. Suite 204,
 Midway, UT 84049
 ph. (435) 657-9749

DESIGN BY: PDB	DATE: 24 OCT 2013	SHEET
DRAWN BY: CNB	REV:	2

New Business/Old Business/Board Reports
