

**MIDWAY WATER ADVISORY BOARD
MONDAY FEBRUARY 6, 2017
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held February 6, 2017 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Steve Farrell, Brent Kelly, Grant Kohler. Midway City: Mayor Colleen Bonner, City Council Member Kenneth VanWagoner and Karl Dodge, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary.

General Consent Calendar

Chairman/Mayor Bonner asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for February 6, 2017
- b. Approval of the minutes for October 3, 2016
- c. Approve 2017 Meeting Schedule
 - a. Two changes were made to the schedule, April 3rd 2017 meeting was moved to April 10th, 2017 and July 3, 2017 meeting was moved to July 10th, 2017. These dates are the 2nd Monday of the Month. Deadline dates remained the same.
- d. Approval of Chairman for 2017 year
 - a. Mayor Bonner will now be the chairman of the board, and Steve Farrell, will be the co-chairman.

Motion: City Council Member Karl Dodge made a motion to approve the General Consent Calendar with the two changes on the 2017 schedule calendar. Midway Irrigation Member Grant Kohler 2nd the motion. It was carried unanimously.

Alder Meadows Subdivision – 250 East 200 South

Michael Henke, City Planner presented the following regarding this property

1. 5.16 acre parcel
2. R-1-9 zoning
3. 11 lots
4. potential single family dwellings and/or duplexes

The board reviewed the property via google map and the plat maps provided by the applicant. Also, reviewing the drawings of the duplexes. Paul Berg, the projects engineer was also in attendance of the meeting and could answer any questions the board had as well.

Planner Henke stated that the applicant was proposing doing 11 duplexes. The common area that was originally on the map would now be part of Lot seven (7) but the landscaping would still be the same as presented in the packet, and via power-point presentation.

Planner Henke stated that his water calculations were slightly different then what Paul Berg had turned in. Paul stated that he had treated the subdivision as P.U.D. however Planner Henke stressed that the calculations must meet the code as written, and Paul stated that he was fine with what Michael was proposing.

The potential water recommendations were as follows:

1. 11 lots (single family dwellings), would be 1.3 acre feet per lot, with 14.3 acre feet required to be turned in.
2. 11 lots (duplex dwellings), would be 2.1 acre feet per lot, with 23.1 feet required to be turned in.
3. They would be required to have secondary water meters as well.

Because the project could change from duplexes to single family dwellings Planner Henke included the calculations for both types of projects. The board discussed the location of the secondary water, and Irrigation Member Steve Farrell brought up the storage of snow removal. Mayor Bonner stated that this would be discussed at City Council. But she felt they would be able to move the snow adequately.

Mayor Bonner asked if there were further questions regarding this item? There was not.

Motion: Midway Irrigation Member Grant Kohler made the motion that the board would make a recommendation to the City Council for the Alder Meadow Subdivision located at 250 East 200 South if they build duplex dwellings they would be required to turn in 23.1 acre feet (8 shares of water) to Midway City. And that if they decided to do single family homes they would be required to turn in 14.3 acre feet (5 shares of water) to Midway City. Also, they will need to get in touch with Mike Kohler, Company Manager for Midway Irrigation to be connected with meters being installed for secondary. City Council Member Kenny VanWagoner 2nd the motion.

Mayor Bonner asked if there were any questions on the motion? There was not.

Motion was carried unanimously for Recommendation to City Council

Deer Creek Estates – 300 East Michie Lane (South Side)

Michael Henke, City Planner presented the following regarding this property

1. 14.84 acre parcel
2. R-1-15
3. 20 lots – Single Family Dwellings

4. ½ acre or more lots.

The board reviewed the property via google map and the plat maps provided by the applicant. Christopher Huffman, the applicant was present if the board had any questions. There was a slight change because originally there was going to be 21 lots, but now there will only be 20 lots, with public parks on both sides of the development next to Michie Lane. The park should be about 2.50 acres. This park is included on the City's master park plan and the City would like to have a park located in this area. They would be required to turn in the water for the park.

Midway Irrigation President Farrell felt that there should be restrooms with the park. The applicant stated there was no plans to have restrooms for the park, and Mayor Bonner felt it would be fine to not have them. We do have parks in the City that do not have restrooms, and they are fine. Parking for the park was also brought up, and it was stated that you would park on the local street, there would not be a parking lot for the park.

The potential water requirements for the development were:

1. 18 lots at ½ acres or less, would be 1.3 acre feet per lot, for 23.4 acre feet required
2. 2 lots ½ acre or more, would be 2.8 acre feet per lot, for 5.6 acre feet required
3. 2.5 acres of open space, would be 7.5 acre feet
4. Total water required to be turned in would be 36.5 acre feet
5. Secondary Water Meters

Steve Farrell asked if this included the park strips? Planner Henke stated no that does not include the park strips, which is something that needs to be looked at for future developments. Right now, there is nothing in the code that considers park strips.

The board discussed different ways of figuring the water calculations. Planner Henke stated that per code, there was only two ways, ½ acres or less are based on 1.3 acre feet per lot, and ½ acres or more are based on 2.8 acre feet per lot. Midway Irrigation President Farrell feels that based on this subdivision you are going to be short water based on these calculations. It was discussed that the residents of the City like these types of subdivision because they are higher density, however the water does end up short. Planner Henke explained that only have two categories right now to look at water which in this case does make it less accurate. Planner Henke stated that perhaps five (5) categories would probably be more accurate. It was discussed how do you take a property that is 15 acres, and historically uses all 15 water shares to water the property, but when its developed you only require 13 shares of water?

Mayor Bonner and City Council Member Dodge stated that this is something the City Council needs to work on as soon as possible so that if any other properties like this development came in, that we have enough water to cover the entire project. The applicant made the statement that they had followed the code on our website, and felt that they should receive approval because they had followed what our code requires. Planner Henke stated that he agreed, however he can

see where there is a potential problem for future developments. Planner Henke also stated that the applicant's new calculations are incorrect.

The board again went over Planner Henke's calculations, and they do meet the code as stated. Mayor Bonner asked if anyone had any other questions? There was not.

Motion: City Council Member Karl Dodge made the motion that the board would make a recommendation to the City Council for the Deer Creek Estates located at 300 East Michie Lane (South Side) to be approved and would be required to turn in 23.4 acre feet of water for the 18 lots at ½ acres or less, and 5.6 acre feet of water for the 2 lots ½ acre or more, and that 7.5 acre feet of water for the 2 ½ acres of open space for a total of 36.5 acre feet of water. They also will need to get in touch with Mike Kohler, Company Manager for Midway Irrigation to be connected with meters being installed for secondary water. City Council Member Kenny VanWagoner 2nd the motion.

Mayor Bonner asked if there were any questions on the motion?

Midway Irrigation President Farrell doesn't feel the project should be approved, he feels it should be continued until the water requirements is figured out. City Council Member Dodge stated that realistically they couldn't do that, they had to follow the code, and make the recommendation to the City Council.

Planner Henke stated that this was true and that the project was vested under the current code, and continuing the item wouldn't change the water requirement on this project. Mayor Bonner stated that she would have Brad Wilson, City Recorder put a pending ordinance on the agenda for the City Council meeting this coming Wednesday, February 8th. Treasurer/Secretary Sweat said she would speak with Recorder Wilson tomorrow to get that added onto the agenda. There was no further discussion on the motion.

Motion was carried unanimously for Recommendation to City Council

New/Old Business

The board discussed the need of changing the water requirements so that what occurred with the Deer Creek Estates doesn't happen in the future. Midway Irrigation President Farrell stated that if a property is 15 acres, then it needs 15 shares of water, because historically it has irrigated the whole 15 acres. Planner Henke stated that we need more categories in the code to make it more accurate. Right now, as he stated before we only have two, ½ acre lots or less is 1.3 acre feet per lot, and ½ acre or more is 2.8 acre feet per lot.

Usually developments want higher density, and so we do not have this type of issue. However, this developer wants to do lower density, which the residents of Midway like. It's better for the City to have less development, and like this type of project, however it can possibly do a disservice to the Irrigation Company.

The board discussed that in the ordinance the park strips need to be accounted for, and currently they are not. It was also brought up that Water Advisory Board is only making a recommendation to City Council, and if something changes, City Council can require more water or send it back to the Water Advisory Board. The board also discussed the change of the water requirements, and it was discussed that the irrigation company didn't know if they had been informed of the change. Mayor Bonner asked if this was the first time we had used these calculations since the change? Secretary Sweat stated no, this was the third time we had used these calculations. (Note: August 1, 2016 was the first meeting the new calculations had been used – as per meeting minutes)

It was discussed again that a Pending Ordinance change needed to be added to the City Council agenda on February 8th, and Secretary Sweat again said she would contact Recorder Wilson, and Planner Henke also stated he would discuss this with him as well.

Mayor Bonner brought up possible restrictions for irrigation water use this upcoming summer. The idea is that the irrigation company would have a policy, and the City would adopt an ordinance in support for their policy. The mayor thought possibly Odd or Even Days, the City could put it in our Newsletter, City Website, and City Facebook page. Times could possibly be 6:00 a.m. to 6:00 p.m. Midway Irrigation President Farrell said he would speak with the board about this.

Midway Irrigation President Farrell asked about the progress on the new well. Mayor Bonner said she had spoken to Wes Johnson, City Engineer and he thought it would be within the next couple of weeks. They were doing some testing, but it should be ready to go online March 1st. The irrigation company was hoping it would be online prior to April 15th when irrigation starts. Mayor Bonner said that was the plan as of right now.

Midway Irrigation President Farrell discussed the irrigation company trying to get more water, and it was looking good, would probably go through CUP as the source.

Mayor Bonner if there were any other items of business to discuss? There was not.

Council Member Kenny VanWagoner moved for adjournment. Council Member Karl Dodge 2nd the motion. It was carried unanimously and was adjourned at 7:25 p.m.