

**MIDWAY WATER ADVISORY BOARD
MONDAY June 7, 2021
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held June 7, 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 Brent Kelly. Midway City: Mayor/Chair Celeste Johnson, City Councilman Steven Dougherty, City Councilman Jeff Drury (arrived at 6:05 p.m.), Wes Johnson, City Engineer, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

General Consent Calendar

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

- a. Approval of the Agenda for June 7, 2021
- b. Approval of the minutes for May 3, 2021

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

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

Motion was carried unanimously.

The Pizza Yard – 35 North Center

Michael Henke, City Planner stated that this property was previously a nail salon, and was located on .15 acres of land, and historically they had irrigated .06 acres. They currently have 1 water connection.

The board reviewed the property via google maps and discussed the new use that was being proposed, which was going to be a pizzeria, and a short-term rental (no kitchen). Also, that the landscaped area will be reduced and replaced with pavers/concrete and planter/garden area will be added to the perimeter.

Possible Recommendation from Planner Henke:

- Outside irrigation will be reduced and monitor the water use for the Pizzeria for a year to determine if more water rights are required by comparing previous water use with future use

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

Motion: Midway Irrigation President/Co-Chair Steve Farrell made the motion to recommend to City Council that The Pizza Yard be monitored for the next year, and no additional water be turned in at this time. 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.

June 7, 2021

The Village – Water Recommendation Review

Michael Henke, City Planner stated that since the last time this project has come before the advisory board, there had been some changes, that would affect the water calculations previously calculated. The revised plan is as follows:

- Addition of Spa Club
- Changes to Commercial areas
- Reduction of 20 residential units
- Additional road to River Road
- Updated landscape plan

As a reminder Planner Henke presented the land use summary for the project:

- 27.47 acres
- C-2, R-1-11 & R-1-22 zones
- 63,250 square feet of commercial space
- 131 townhomes
- 25 cottages homes
- Sensitive lands – Slopes 25% and greater.

Paul Berg, engineer for the project has presented the following as an estimated water right.

May 12, 2021

The Village
Water Right Estimate per 156 Unit Master Plan dated 31 March 2021

Table 1 - Water Rights Available for Development

Type	# of Shares	Available Water Rights (acre-feet)
Midway Irrigation	25	75
Process River under contract	0	0
Process River pending	0	0
Total		137

Table 2 - The Village Water Rights Estimate per the Master Plan

Phase	Total Buildings (sq ft)	Office 25% of sq ft (employees)	Water Use per State Code (gpd)	Midway Adjustment Factor	Required Water Rights for Office (acre-feet)	Retail 50% of sq ft (retail rooms)	Water Use per State Code (gpd)	Midway Adjustment Factor	Required Water Rights for Retail (acre-feet)	Restaurants 25% of Retail	Water Use per State Code (gpd)	Midway Adjustment Factor	Required Water Rights for Restaurants (acre-feet)	Spa Club Gym and Pool (persons)	Water Use per State Code (gpd)	Midway Adjustment Factor	Required Water Rights for Office (acre-feet)	Residential Use			Irrigation		Project Total		
																		Residential Homes (homes)	Water Use (acre-feet)	Required Water Rights for Inside Use (acre-feet)	Irrigated Area (acres)	Water Use (acre-feet)		Required Water Rights (acre-feet)	
1	26,737																	9.91	0	0.00	0.00	0.44	3.00	1.12	11.23
2	33,313	59	15	1.77	1.25	12	950	1.77	11.90	196	10	1.77	3.68	200	25	1.77		84	0.80	62.20	1.95	3.00	1.15	87.68	
3																		16	0.80	12.80	0.43	3.00	1.20	14.69	
4																		19	0.80	15.20	0.50	3.00	1.08	16.68	
5																		17	0.80	13.60	0.36	3.00	1.08	16.68	
6	50,250				1.25				11.90				3.68					25	0.80	20.00	0.30	3.00	19.05	29.60	
																		156		124.80	9.30	3.00	27.57	174.81	

Notes:
Assumes 1 employee for approximately 100 sq ft of office space
Assumes 1 seat per 30 sq ft of restaurant
Rest guests of hotel rooms / restaurants in retail areas.
Assumed capacity of the Spa Club is 200 people
Spa Club uses the Utah Code 8309-510, Table 2 standard of 25 gpm per gpm participant. The standard for pools is 10 gpm.
Commercial uses will need to be evaluated again when the buildings are designed. This analysis assumes square footage and number of users

The proposed water use is as follows:

The Village
Water Right Estimate per 156 Unit Master Plan dated 31 March 2021

Table 1 - Water Rights Available for Development

Type	# of Shares	Available Water-Rights (acre-feet)
Midway Irrigation	25	75
Provo River under contract	0	32
Provo River pending	0	30
Total		137

Table 2 - The Village Water Rights Estimate per the Master Plan

Phase	Commercial																
	Total Buildings (sf)	Office 25% of sf (employees)	Water Use per State Code (gpd)	Midway Adjustment Factor	Required Water Rights for Office (acre-feet)	Retail 50% of sf (toilet room)	Water Use per State Code (gpd)	Midway Adjustment Factor	Required Water Rights for Retail (acre-feet)	Restaurants 25% of sf (seats)	Water Use per State Code (gpd)	Midway Adjustment Factor	Required Water Rights for Restaurants (acre-feet)	Spa Club Gym and Pool (person)	Water Use per State Code (gpd)	Midway Adjustment Factor	Required Water Rights for Office (acre-feet)
1	26,737																
2	23,513	59	15	1.77	1.75	12	500	1.77	11.90	196	10	1.77	3.89	200	25	1.77	9.91
3	-																
4	-																
5	-																
6	-																
	50,250				1.75				11.90				3.89				

Notes:
Assumes 1 employee for approximately 100 sf of office space
Assumes 1 seat per 30 sf of restaurant
Best guess of toilet rooms / restrooms in retail areas.
Assumed capacity of the Spa Club is 200 people.
Spa Club uses the Utah Code R309-510, Table 2 standard of 25 gpm per gym participant. The standard for pools is 10 gpm.
Commercial uses will need to be evaluated again when the buildings are designed. This analysis assumes square footage and number of users

A better look at the proposed water use is as follows:



Residential Use			Irrigation			Project
Residential Homes (home)	Water Use (acre-feet)	Required 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)
0	0.80	0.00	0.44	3.00	1.32	11.23
84	0.80	67.20	1.05	3.00	3.15	87.88
16	0.80	12.80	0.43	3.00	1.29	14.09
19	0.80	15.20	0.56	3.00	1.68	16.88
12	0.80	9.60	0.36	3.00	1.08	10.68
25	0.80	20.00	6.35	3.00	19.05	39.05
156		124.80	9.19		27.57	179.81

The board reviewed the property, via google maps, the property plat map. The board discussed the revised proposed project, and how that affects the water 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 approval to the city council for The Village to be required to turn in 179.81 acre-feet of water for the project, and that the water be turned in to be held in escrow. The project would need to come back to water advisory board for each phase. 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 Farm at Wilson Lane – 1550 North Canyon View Road

Michael Henke, City Planner reviewed the Land Use Summary for this development:

- RA-1-43 Zone
- 8 Lot Standard Subdivision
- 10.28 acres
- Proposed public cul-de-sac road.
- 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 board reviewed the plat map, google earth, and documents provided by the application.

Planner Henke stated that the following was the recommendation for water requirement:

- 10.28-acre parcel (447,796.8 sq. ft.)
 - Impervious area for lots
 - 1.47 acres (8 x 8,000 = 64,000 sq. ft.)
 - Irrigated acreage
 - 8.1 acres x 3 = 24.3-acre feet (includes park strips)
 - 8 culinary connections
 - 6.4-acre feet
 - 30.7-acre feet requirement

The irrigation company made mention that one irrigation line would need to move to the road, but that was the thing they saw that was needed. There was discussion regarding the number of water shares on the property.

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 approval to the city council for The Farm at Wilson Lane be required to turn in 30.7 acre-feet of water for the project, and that secondary water meters will need to install for the irrigation. Also, a will serve letter will be provided by the Irrigation Company. 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.

Mountain Spa – Discussion on previous recommendation to City Council January 4, 2021.

Michael Henke, City Planner stated that this project had been before the advisory board before, but there had been a few changes since that time to the project. Previously the project had been 5 lots and was now being changed to 4 lots.

Planner Henke stated that the previous recommendation was as follows:

- 52.45-acre parcel
 - Area of parcel
 - 2,284,722 sq. ft.
 - Impervious area for lots
 - 40,000 sq. ft. (5 x 8,000) (0.92 acres)
 - Irrigated acreage
 - $22.1 \times 3 = 66.3$ -acre feet
 - 5 culinary connections
 - 4-acre feet
 - 70.3-acre feet requirement

Planner Henke presented the following a possible new recommendation for the project:

- 50.85-acre parcel
 - Area of parcel
 - 2,219,382 sq. ft.
 - Impervious area for lots
 - 32,000 sq. ft. (4 x 8,000) (0.73 acres)
 - Irrigated acreage
 - $21.28 \times 3 = 63.84$ -acre feet
 - 4 culinary connections
 - 3.2-acre feet
 - 67.04-acre feet requirement

The board reviewed the plat map to see the changes, google earth, and discussed the changes to the project.

Joining the meeting was Chuck Heath, and Cheryl Fox from Summit Land Conservation. Paul Berg, the engineer for the project requested that the board make a recommendation for the change, and then after that listen to Cheryl Fox, and possibly make another motion. The board was agreeable to this.

Motion: City Councilman Steve Dougherty made the motion to recommend approval to the city council for Mountain Spa Preservation Subdivision be required to turn in the modified amount of 67.04 acre-feet of water

for the project, because of the elimination of one lot. Midway Irrigation will provide a will serve letter for the project. Midway Irrigation Member Grant Kohler 2nd the motion.

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

Motion was carried unanimously.

After the motion was made for the water requirements, there was some discussion regarding the project and concerns the developer had regarding the project. Mayor/Chair Celeste Johnson stated that this was not the body to discuss these issues, and it was decided to continue the conversation with City Council later. The board agreed with this assessment.

New Old/Business

There was no new business

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

City Councilman Jeff Drury moved for adjournment of the meeting and Midway Irrigation Member Grant Kohler 2nd the motion.

Motion was carried unanimously.

Meeting was adjourned at 7:15 p.m.

June 7, 2021