

MIDWAY WATER ADVISORY BOARD
MONDAY February 1, 2021
MEETING MINUTES

Minutes of the Midway Water Advisory Board meeting held February 1, 2021 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Irrigation President/Co-Chairman Steve Farrell, Grant Kohler, Mike Lundin; Midway City: City Councilman Steven Dougherty, City Councilman Jeff Drury, Wes Johnson, City Engineer, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary.

Mayor/Chairman Celeste Johnson was excused from the meeting tonight, and Co-Chairman Steve Farrell will lead the meeting tonight in Mayor Johnson's absence.

General Consent Calendar

Irrigation President/ Co-Chairman Steve Farrell asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for February 1, 2021
- b. Approval of the minutes for January 4, 2021

Motion: Midway Irrigation Member Grant Kohler made a motion to approve the General Consent Calendar, Co-Chairman/Midway Irrigation President Steve Farrell 2nd the motion.

Irrigation President/ Co-Chairman Steve Farrell asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

Salazar Spring Road = Robert and Julie Salazar – 583 East Salazar Spring Road

Michael Henke, City Planner stated the following information regarding the subdivision:

- 2.73 acres
- RA-1-43 zone
- 3 lots
- Access from Salazar Spring Road (600 North)
- Connect to Midway City culinary water, Midway Sanitation District sewer, and Midway Irrigation Water Company secondary water.

The board reviewed the property via google maps, and the property on the plat map for the Salazar Spring Road. Mr. Robert Salazar, applicant was present for the meeting and indicated that Mike Johnston his engineer had been working with Mike Kohler regarding the ditch on the property, which was discussed at the Midway Irrigation Company board meeting earlier tonight. They would have a note on the plat map for that ditch.

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Michael Henke, City Planner indicated what the approved water requirement would be for Salazar Spring Road:

- 2.73-acre parcel (118,919 sq. ft)
 - Impervious area for lots - .55 acres (24,000 sq. ft. (3x8,000)
 - Irrigated acreage – 2.18 acres x 3 = 6.54
- 3 culinary connections – 2.4-acre feet
- 8.94-acre feet requirement

The board discussed the project as well as the water requirements as presented. The board discussed the need for water meters for secondary water meters and if Dan Luster was providing? It was thought that he was not, but Mr. Salazar was not aware of this requirement and was told to speak with Mike Kohler who can get a better price for the meters if Mr. Luster has not provided them as part of their agreement.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend approval for the Salazar Spring Road Subdivision located at 583 East Salazar Spring Road to City Council to be required to turn in 8.94-acre feet of water, to require meters for the secondary water, and the irrigation company would provide a will serve letter. City Councilman Jeff Drury 2nd the motion.

Irrigation President/ Co-Chairman Steve Farrell asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

Kinsey Subdivision – Will Serve Letter

Michael Henke, City Planner presented the following information regarding the project:

- 3.78 acres
- RA-1 zone (Wasatch County)
- 3 lots
- Access from 850 South
- Connect to Midway Culinary Water

The board reviewed the property via google maps and Planner Henke indicated that 3.78-acre parcel is located near the corner of Center Street and 850 South. The property is not located in City limits, but it is within the City's growth boundary. The City Council has approved a will serve agreement; however, the City Council wanted a recommendation for the water rights that will be dedicated to the City. Co-Chairman Farrell indicated that the development would not need to go before the County Water Board.

Michael Henke, City Planner presented the following possible recommendation for water.

- 3.78-acre parcel (164,756 sq. ft.)
 - Acreage for lots
 - 3.45 acres (150,481 sq. ft.)

- Impervious area for lots
 - 0.55 acres (24,000 sq. ft.) (3 x 8,000)
- Irrigated acreage
 - 2.9 acres x 3 = 8.7-acre feet
 - 3 culinary connections
- 2.4-acre feet
- 11.1-acre feet requirement

The board discussed the project, and Co-Chairman Steve Farrell indicated that an easement between lot 2 & 3 for the irrigation company would be required. There was discussion on inspections for the development.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend approval to the city council for the Kinsey Subdivision to require them to turn in 11.1-acre feet of water, and to provide the project with a Will Serve letter from Midway City and Midway Irrigation Company. They also will be required to have meters for the secondary water. Midway City Councilman Jeff Drury 2nd the motion.

Irrigation President/ Co-Chairman Steve Farrell asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

New Old/Business

Irrigation President/ Co-Chairman Steve Farrell asked if there was any New or Old Business?

- Scott Clark's property on River Road was under contract with a Huber, there was 20 shares of water which would cover the flat area of the property. The new owner would like to use Milk House Spring to heat the house.
- Maple Holdings LLC was looking at doing a Glamping with clubhouse, the property rights are in the county, but the county can not provide the services, they have not come to the City to discuss the project.
- Discussion earlier in the meeting regarding Will Serve Letters and Development Agreements that Corbin Gordon will reach out to Michael Henke about that will now be provided to the City from Midway Irrigation Company. This is something that will happen from this point forward, as it was discussed in the Midway Irrigation Company meeting held prior to the Water Advisory Board Meeting. Additional details will be discussed later.

Irrigation President/ Co-Chairman Steve Farrell asked if there was anything else to discuss? There was not.

City Councilman Steve Dougherty moved to adjourn Midway Irrigation Member Grant Kohler 2nd the motion. It was carried unanimously.