

**MIDWAY WATER ADVISORY BOARD
MONDAY June 1, 2020
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held June 1, 2020 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Irrigation President/Chairman Steve Farrell, Grant Kohler, Brent Kelly; Midway City: Mayor/Co-Chairman Celeste Johnson, City Councilman Steven Dougherty, City Councilman Jeff Drury (via ZOOM), Wes Johnson, City Engineer, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary.

General Consent Calendar

Chairman Steve Farrell asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for June 1, 2020
- b. Approval of the minutes for May 4, 2020

Motion: Midway Irrigation Member Grant Kohler made a motion n to approve the General Consent Calendar, Mayor/Co-Chairman Celeste Johnson 2nd the motion.

Chairman Steve Farrell asked if there were further questions regarding this item? There was not

Motion was carried unanimously.

Cozens Subdivision

Michael Henke, City Planner stated the following information regarding the Cozens Subdivision

- 3.72 acres
- RA-1-43 zoning
- Proposal contains 3 lots
- Frontage from Stringtown Road
- Lots will connect to Midway City's culinary water line and Midway irrigation Company's secondary water line.
- 10.5-acre feet of water was turned in for the subdivision after they came to Water Board in June 2018.

The Water Board reviewed the proposal to subdivide the existing lot to three lots now. The recommendation is that 10.9-acre feet are required for the proposal. The applicant already dedicated 10.5-acre feet before the recording of the current plat so the dedication requirement for the current proposal is 0.4-acre feet. Secondary water meters are also required for each lot.

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Chairman Steve Farrell if there were further discussion? There was not.

Motion: Mayor/Co-Chairman Celeste Johnson made the motion to recommend that the Cozens Subdivision be required to turn in an additional 0.4-acre before the recording of the current plat. Also, secondary water meters are also required for each lot. Midway Irrigation Company member Grant Kohler 2nd the motion.

Chairman Steve Farrell asked if there were further questions regarding this item? There was not

Motion was carried unanimously.

Homestead Resort – Master Plan Amended

Planner Michael Henke presented the following regarding this property:

- 86.85 acres
- Resort Zone
- 2 phases
- Private Roads and storm drain system
- Sensitive lands on the property include The Crater and wetlands

The board discussed the original Master Plan and the requirements for the plan regarding the Homestead Resort. The board also reviewed the water calculations that Paul Berg presented in January 2019. The board then reviewed the new concept of the Homestead that the new owners presented. Also, the board discussed the Proposed Water Demands for the Homestead Resort that Planner Henke received today via email from Hansen, Allen & Luce Inc. (All information is in supplemental file)

Planner Henke brought up possible discussion points regarding the project

- Historical Use
 - Water rights turned over to Midway
 - Previous years meter readings
 - Current Irrigated Areas
- Proposed Use
 - Estimation of commercial use
 - Hotel rooms conversion to ERUs
 - Proposed irrigated areas City should hold the water rights for all areas in the master plan?
- Water rights to be held in escrow before the signing of the master plan.
- Water Rights tendered to the City per phase.

The board discussed the project and the watering needs, and requirements. They thought the best thing to do would be to table the item tonight and put together a work meeting to get all questions answered. Additional information from the Homestead would be sent to Planner Henke, and he would forward that information along to the board once he receives it.

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Chairman Steve Farrell if there were further discussion? There was not.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend that this item be tabled tonight, and a work meeting be setup prior to the next meeting, and that the project comes back to water board on July 6, 2020 for The Homestead Resort Master Plan Amendment. Midway Irrigation Member Brent Kelly 2nd the motion.

Chairman Steve Farrell asked if there were further questions regarding this item?

Mayor/Co-Chairman Celeste Johnson ask if the work meeting should be setup now? Chairman Farrell stated he would like Wes Johnson, City Engineer and Michael Henke, City Planner look at information they receive first and then arrange for a work meeting. Planner Henke also stated again that once he receives the information from The Homestead, he will forward that on to the board.

Chairman Steve Farrell asked if there were any further questions regarding this item? There was not.

Motion was carried unanimously.

New/Old Business

Chairman Steve Farrell asked if there were further New or Old Business? There was not.

Mayor/Co-Chairman Celeste Johnson moved to adjourn. Midway Irrigation Member Brent Kelly 2nd the motion. It was carried unanimously. Meeting adjourned.