

**MIDWAY WATER ADVISORY BOARD
MONDAY APRIL 4, 2016
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held April 4, 2016 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Brent Kelly, Grant Kohler, Mike Kohler. Midway City: Mayor Colleen Bonner, Council Member Karl Dodge, Kenneth VanWagoner, Michael Henke, City Planner, Wes Johnson, City Engineer and Water Board Secretary Jennifer Sweat. Excused was Midway Irrigation Member and Chairman Steve Farrell.

General Consent Calendar

As Chairman Farrell was excused from the meeting Mayor Bonner acting as the co-chair of the board asked for approval of the General Consent Calendar which consisted of

- a. Approval of the Agenda for April 4, 2016
 - a. Mayor Bonner noted that the order of the agenda had been slight changed, we would be starting with Item 5, then Item 4, and then item 3.
- b. Approval of the Minutes of March 7, 2016

Motion: Council Member Karl Dodge made a motion to approve the General Consent Calendar with the noted changes of order of items on the agenda. Irrigation Member Grant Kohler 2nd the motion. It was carried unanimously.

Brinton Small Subdivision – 310 West 200 North

Michael Henke, City Planner presented the following regarding this property

1. .9 Acre Parcel which is located in the R-1-9 zone
2. Two (2) lots, with each lot being .38 acres
3. There is an existing house on one of the lots that will remain
4. Access for lot one (1) from Pine Canyon Road (No access from 200 North)
5. Access for lot two (2) from 200 North.
6. Reviewed property via google map

The board discussed the property in regards to the proposed plans. They want to split the property into two (2) lots, and will leave the existing home on one lot, and plan to build a new home on the 2nd lot. The property does have access to secondary water (irrigation)

Planner Henke stated that the potential water requirements for the property would be three (3) acre feet or one (1) share of water. However historically the board has given credit for the existing home and outside irrigation, which he feels should be the case for this property as well. Planner Henke and the board agreed that 1 ½ acre feet credit should be given for the existing home and the developer would need to turn in an additional 1 ½ acre feet or ½ share of water.

The property owners engineer, Dallas from Summit Engineering asked if his client decided to do a duplex would the water requirement change?

The board stated that yes it would change, and they would need to turn in 2 ½ acre feet or one (1) share of water for a duplex. They may also need to come back before the advisory board.

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

Motion: Irrigation Member Grant Kohler stated that the board would make a recommendation to the City Council that the Brinton Small Subdivision located at 310 West 200 North be credited for the existing home and outside irrigation water (1 ½ acre feet) and recommend they turn in 1 ½ acre feet of water (1/2 Share) for the 2nd lot. City Council Member Karl Dodge 2nd the motion. It was carried unanimously.

Dutch Canyon Subdivision – 600 East Saddle Drive

Michael Henke, City Planner presented the following regarding this property:

1. 29.42 acres which is located in the RA-1-43 zone.
2. 25 lots will be in the subdivision
3. The subdivision is required to have 4.41 acres of open space (15%), which they have provided.
4. There are no sensitive lands on the property, they will have public trails and private amenities.
5. Reviewed property via google map.

The board discussed the property and the location of the property. They discussed the secondary water, and it was thought it would be best for the four property owners surrounding the property to meet and perhaps they could share in the cost of possibly a pump house. It was also discussed that the irrigation company could possibly do what they have done with Dutch Fields and their pumping system. It was the feeling of the board that the developer would most likely need to go before the Midway Irrigation Company board and work out an agreement in regards to the secondary water system.

Planner Henke stated that the potential water requirements for the property would be 25 lots at .85 acres each, with three (3) acre feet required for each lot, which would require 75 acre feet. The clubhouse and pool would be calculated as 1 ½ acre feet, and also mentioned that the 4.41 acres of open space water requirement is included in the lot calculation. In total the developer would need to turn in 76.5 acre feet (25.50 shares) to the City.

There was discussion on how the pool and clubhouse was calculated. It is usually a case by case basis, usually it is figured as residential use. Mr. Watts, the developer stated that usually they only replace the water once a year in the pool, so it is minimal usage.

Steve Farrell joined via phone at 6:30 p.m. to discuss the property.

There was discussion on how the potential water requirements was determined, and if it was correct. Steve felt that they needed to go back and calculate the impervious services, park strips, tennis courts, etc. Mr. Watts stated he didn't have a problem with that, and was fine with going back to determine if the calculations were accurate. The board asked how much water currently was with the property? Mr. Watts stated there was currently 90 acre feet (30 shares) with the property as stated on the plat map. The board felt that they should recommend 90 acre feet at this time, and then after the recalculations were completed, staff could make the determination if they needed less or more.

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

Motion: City Council member Kenny VanWagoner stated that the board would make a recommendation to the City Council that Dutch Canyon Subdivision located at 600 East Saddle Drive recommend they turn in 90 acre feet of water (30 Share) for the 25 lots subdivision, including the pool and clubhouse. That the developer would go back to his engineer and calculate impervious services, park strips etc. and return that information to Staff, who at that time may reduce or increase the amount of water recommended to be turned in. Also the developer would need to meet with the Midway Irrigation Company to come up with a plan for the secondary water system. Midway Irrigation Member Brent Kelly 2nd the motion. It was carried unanimously.

Homestead Resort – 700 North Homestead Drive

Planner Henke stated that this basically is concept plan for interested buyers of the Homestead Resort. They wanted to know if they had enough water to do what they planned to do. They didn't have any definite plans, but they did have a concept. Planner Henke reviewed that concept plan:

1. Stacked Flat buildings, with three buildings, 108 units, 1,150 square feet unit size, unit would be 50'x23', and would be three (3) story
2. 4-plex buildings, with 34 buildings, 139 total units, 1,875 square feet unit size, unit would be 25x25'', and would be two story with basement
3. Duplex Townhomes, with 15 buildings, 30 total units, 2,500 square feet unit size, unit would be 33'x27', and would be two story with basement.
4. 4-plex townhomes, with eight buildings, 32 total units, 2,500 square feet unit size, unit would be 33'x27', and would be two story with basement.
5. This would be a total of 306 Total units, and 613 parking stalls.
6. This would also include a new clubhouse, amenities, game room & theater

Wes Johnson, City Engineer did a basic calculations of the current Homestead Indoor water usage, this does not include the restaurants, conference center, pools, golf club pro shop, laundry facilities, water features. (Detail in Supplemental File). He used the state standards of the amount of water that would be used for a hotel and for a residential home.

Chris Ensign who is one of the new owners looking at purchasing the Homestead, also provided a listing of what water he felt was able to be used for the Homestead. (Detail in Supplemental File). This was based off of research that he had been doing for his due diligence.

The board discussed both figures, and the water that was dedicated to only the golf course. They also discussed that any water prior to 1995 was calculated only as culinary and didn't take into account return flow. As it appears looking at this figures the property would not have enough water to make their project work how they had conceptually planned.

This item was only discussed in very general terms, and no motion or recommendation was made. Chris Ensign thanked the board, and stated he would be back if he had further questions.

New/Old Business

Mayor Bonner asked if there was any other business? There was no other discussion.

City Council Member VanWagoner moved for adjournment and Midway Irrigation Member Grant Kohler^{2nd} the motion. It was carried unanimously and was adjourned at 7:45 p.m.