

**MIDWAY WATER ADVISORY BOARD
MONDAY AUGUST 6, 2018
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held August 6, 2018 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: City Councilman Kenny VanWagoner and City Councilman Bob Probst, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary.

Mayor Celeste Johnson was excused from the meeting.

General Consent Calendar

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

- a. Approval of the Agenda for August 6, 2018
- b. Approval of the minutes for June 4, 2018

Motion: City Councilman Kenny VanWagoner made a motion to approve the General Consent Calendar with no changes. Midway Irrigation Member Brent Kelly 2nd the motion. It was carried unanimously.

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

Motion was carried unanimously for Recommendation to City Council.

Ford Subdivision – 115 West 980 South

Michael Henke, City Planner presented the following regarding this property

1. 2.07-acre parcel
2. RA-1-22 zoning
3. Proposal contains 2 lots
4. Access from 970 South
5. The lot will connect to Midway City's culinary water line and MSD's sewer line, and Midway Irrigation Secondary water line.

The board reviewed the property via google map, as well as plat maps, drawings etc.

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Planner Henke discussed that the City had recently signed a change application to transfer the existing well rights for Mr. Fords current home into the Well that Midway City owns. The board discussed the irrigation ditch on the property, which runs on the North end of the property. The irrigation company would like to have an easement for the ditch, and it should be noted on the plat map.

Planner Henke calculated that the project would need to turn in 5.9-acre feet of water. (See supplemental file for breakdown of calculations). This would include the change application that is currently being done for the existing home.

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

Motion: Irrigation Company member Grant Kohler made a motion to recommend to City Council that the Ford subdivision located at 115 West 980 South be required to turn in 5.9-acre feet of water based on the water calculations presented tonight. City Councilman Kenny VanWagoner seconded the motion.

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

Motion was carried unanimously for Recommendation to City Council.

Swiss Square – Mixed Use Commercial – 210 East Main

Michael Henke, City Planner presented the following regarding this property

1. 1.78-acre parcel
2. C-2 zoning
3. Mixed Use Project
 - a. Minimum 20% commercial square feet
 - i. Proposal has 42%
 - b. Up to 80% residential square feet
 - i. Proposal has 58%

The board reviewed the property via google map, as well as plat maps, drawings etc.

Planner Henke explained that the commercial building, referred to as Old Swiss Square had been approved prior to Water Board being created, but we did know from looking at past minutes that water had been dedicate to the project for a total of 4.5-acre feet. The board also reviewed the water usage for the past year, and it appears they are using currently 1.7-acre feet per year. The water usage is unknown for the unfinished basement, so that could increase the usage.

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They are proposing to build 4 units on the property and that would require 4 culinary connections. Planner Henke has calculated they would need to turn in 3.2-acre feet for the culinary water, and .72 for the irrigation water, for a total of 3.92-acre feet.

The board elected to leave the commercial building as is and look at the new residential space only when calculating the water. They felt that was the most cleanliness way to calculate the water.

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

Motion: Irrigation Company member Grant Kohler made a motion to recommend to City Council that the Swiss Square located at 210 East Main be required to turn in 3.92-acre feet of water based on the water calculations presented tonight. Irrigation Company Member Brent Kelly seconded the motion.

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

Motion was carried unanimously for Recommendation to City Council.

Whitaker Farm – 500 North River Road – Foreign Water Application to State Office

Michael Henke, City Planner stated that this was to get approval for a Change Application for foreign water for the state office. The application had already been signed by Mayor Johnson and President Steve Farrell of the irrigation company, but there is procedure that is included in our code that must be followed according to Jim Riley at the state office and Corbin Gordon, City Attorney.

The change application, water right 55-12895 is to transfer 102-acre feet by diverting it from the Provo River to the River Ditch, and then divert it into the Alpenhof Weber well.

The board discussed the process of the change application, and how the application will most likely receive a “haircut” based on the past applications. But until its processed that won’t be known.

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

Motion: Irrigation Company member Brent Kelly made a motion to recommend to City Council that the Change application for Whitaker Farms be approved for culinary purposes. Irrigation Company Member Grant Kohler seconded the motion.

New/Old Business

Chairman Farrell asked if there was any other business to discuss?

Secretary/Treasurer Jennifer Sweat stated that in their packets they would see calendars for the rest of the year and next year for the board to see where the meetings would fall if it was changed to the 2nd Monday of the month as discussed at our last meeting. This was to put the meetings on the same week as of City Council. However, four (4) times the meeting would fall after City Council. Also, Chairman Farrell already had a meeting on the 2nd Monday at 3:30 p.m. and so that would affect the Midway Irrigation Meeting time, and the Water Advisory Board meeting start time. After discussion on the dates it was decided to leave the date of the meeting to the 1st Monday of the month at 6:00 p.m.

Motion: Irrigation Member Brent Kelly made a motion to keep the meeting dates for the Midway Advisory Board on the 1st Monday of each month as business requires, and that the time remain at 6:00 p.m. City Councilman Bob Probst seconded the motion.

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

Motion was carried unanimously.

New/Old Business

Chairman/President Steve Farrell wanted to know about the meter readings for the springs. He was interested in knowing the amounts. Treasurer/Secretary Jennifer Sweat said she would email Wes Johnson, City Engineer and get that information to him.

City Councilman Kenny VanWagoner moved for adjournment. Irrigation Company member Brent Kelly 2nd the motion. It was carried unanimously. Meeting adjourned 6:30 p.m.

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