

**MIDWAY WATER ADVISORY BOARD  
MONDAY JANUARY 8, 2018  
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held January 8, 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: Mayor Celeste Johnson, City Council Member: Ken Vanwagoner, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary.

**General Consent Calendar**

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

- a. Discuss Chairman and Co-Chairman for Year
  - a. 2018 Midway Irrigation Company is chairman of board with Midway City Mayor serving as the co-chairman.
- b. Approval of the Agenda for January 8, 2018
- c. Approval of the minutes for December 4, 2017

The board discussed the chairman and co-chairman and how that has normally worked in the past. Mayor Johnson was fine with continuing the tradition.

**Motion: Midway Irrigation Member Grant Kohler made a motion to approve the General Consent Calendar with no changes. City Council Member Ken VanWagoner 2<sup>nd</sup> the motion. It was carried unanimously.**

Russ Watts who was in attendance requested that the board look at item # 4 because Paul Berg, engineer had not arrived yet. The board was fine with this minor change.

**Clifford and Victoria Chaney – Chaney Woodworking – about 31 East 100 South**

Michael Henke, City Planner presented the following regarding this property

1. C-2 zone
2. .25 of an acre
3. 4,416 square feet

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4. 22' feet peak height
5. 2 parking stalls (1 or 2 more could be added)

Planner Henke reviewed the project with the board, and reviewed the property via google maps, as well as looking at the plat maps and drawings. This is a hobby shop basically for Mr. Chaney, however because of how it is zoned the property is being treated as commercial. The property would have a bathroom, which would consist of a toilet, sink and shower.

Planner Henke made the following recommendation for water requirements:

1. .27-acre feet for irrigated area (3,896 sq. ft.)
2. .8-acre feet for culinary connection
  - a. 2 sinks, 1 toilet, 1 shower, 2 spigots

With those the calculations they should turn in 1.07-acre feet or ½ share of Midway Irrigation Water.

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

**Motion: Council Member Ken VanWagoner made the motion to recommend approval for Clifford and Victoria Chaney-Chaney Woodworking located at about 31 East 100 South with the recommendation that they turn in 1.07-acre feet of water (1/2 Share) to Midway City, and to also install a secondary water meter for the property for the Midway Irrigation Company. Midway Irrigation Member Grant Kohler 2<sup>nd</sup> the motion.**

Chairman Farrell asked if there were any questions on the motion? There was not.

**Motion was carried unanimously for Recommendation to City Council**

### **New/Old Business**

Chairman Farrell spoke about the upcoming meeting that the County was trying to put together to discuss the county's water needs, there was some concerns on irrigation, culinary water, ground water and sewer. The idea was to put together a possible regional water study and that would include how to protect the water, map growth etc. There would be a meeting on Wednesday, January 31<sup>st</sup> at 7:00 p.m. at the County Buildings. Midway City was invited to attend this meeting as all municipality's and irrigation companies were being invited.

Chairman Farrell discussed the annual irrigation meeting which was held on Saturday, January 6<sup>th</sup>. They had a good turnout, about 70 people attended. The pump station in Dutch Canyon was close to being finished and should help with pressure problems in Burgi Hills, Dutch Fields area. It was costing between \$400,000-\$450,000 to complete.

Mike Kohler arrived at 6:35 p.m. Russ Watts indicated we could go ahead and begin discussion on Midway Springs.

**Midway Springs – 210 East 600 North**

Michael Henke, City Planner presented the following regarding this property

1. R-1-15 zoning
2. Proposal contains 96 building pads
3. Proposal contains 1 lot
4. Three Phases
  - a. Phase I – 31 units (20 lots, 11 pads)
  - b. Phase II – 41 units (41 Pads)
  - c. Phase III – 25 units (25 pads)
5. Project is a Planned Unit Development/Standard Subdivision

Planner Henke stated that the board had previously seen this item at the water board in August 2017. It had slightly changed as it was now primarily a planned unit development. Harold Remund’s home would remain, all the other existing homes would be torn down. The board reviewed the property via google map, as well as plat maps, drawings etc.

According to Planner Henke the follow was the potential water recommendations.

1. 50.54 acres
2. 14.28 acres of irrigated landscaping
3. 10 acres of wetlands
4. 1.32 acres for round about
5. 97 total dwelling units
6. 1 clubhouse and pool
7. 3 existing dwellings on the property

They also reviewed the water calculations provided by Paul Berg, the engineer for the project. It addressed the irrigation water, culinary water and water rights per phase.

Secondary Water Requirements (From water calculations by Berg Engineering)

**Table 1 - Irrigated Area**

Irrigated Use	Total Size (sf)	Impervious Area (sf)	Irrigated Area (sf)	Irrigated Area (acres)	Irrigation Duty (ac-ft/acre)	Required Water Rights (ac-ft)
Lot 1 (Phase 1)	17,572	8,000	9,572	0.22	3.00	0.66
Offsite open space (Phase 1)				1.32	3.00	3.96
Phase 1 PUD grass areas				8.67	3.00	26.01
Phase 2 PUD grass areas				6.7	3.00	20.10
Phase 3 PUD grass areas				6.77	3.00	20.31
				<b>22.14</b>		<b>71.04</b>

ac-ft

Culinary Water Requirements (from water calculations by Berg Engineering)

**Table 2 - Inside Use**

Use	Units	Water Right Requirement (ac-ft)	Required Rights (ac-ft)
Subdivision lot (Phase 1)	1	0.80	0.80
Phase 1 PUD units	30	0.80	24.00
Phase 2 PUD units	40	0.80	32.00
Phase 3 PUD units	26	0.80	20.80
Clubhouse and Pool (Phase 2)	1	0.80	0.80
Existing Home Credit	3	-1.50	-4.50
		<b>73.90</b>	<b>ac-ft</b>

**Total Water Rights Required = Irrigated Area + Indoor Use =**

**144.94 ac-ft  
48.31 shares**

Water Rights Per Phase (from water calculations by Berg Engineering)

**Table 3 - Water Rights per Phase**

Phase	Inside (ac-ft)	Irrigation (ac-ft)	Credits (ac-ft)	Total (ac-ft)
1	24.80	30.63	-4.50	50.93
2	32.80	20.10	0.00	52.90
3	20.80	20.31	0.00	41.11
				<b>144.94</b>

**Notes**

1. Water rights for offsite open space near the River Road Roundabout will be dedication with Phase 1.
2. The Midway Springs Home Owners Association will maintain the ditches that run through the property.
3. Ditches have been already been improved to avoid leaks and other losses of water.
4. Wetlands are not considered irrigated areas. No water rights have been dedication for wetland areas.

It was noted that the core of engineers had given their approval for phase one, and that each phase would be reviewed by them, and their approval would be given as each phase went through.

The calculations provided by the engineer did not include the wetlands, and the board and Planner Henke were unsure if the park strips were addressed in the numbers. Russ Watts, the developer of the property was not sure if those were in the calculations and would need to check with Paul.

The board discussed their concerns on the pressurized irrigation plan, and the accesses that they currently had, and what the irrigation company felt was needed, which was three access points. Russ Watts said he would have Paul send their plan to Mike Kohler, and it could be sent to JUB

Engineers as well. They also discussed the water feature, which really was just the ponds that already existed on the property, and was now being maintained by the developer and would continue to be maintained by the HOA. The ditch next to the Peterson property would be piped, as it has a more stagnant smell to it. The irrigation company felt that some sort of maintenance agreement should be reached between the HOA/Developer and the irrigation company. Russ Watts said he would work on that with them.

Planner Henke stated that he had found some issues to be addressed with this development

1. 10 acres of wetlands
  - a. 30-acre feet required for wetland areas
    - i. Wetlands may reduce in acreage
    - ii. Historically had water shares
    - iii. Irrigated areas will irrigate non-irrigated areas nearby
  - b. Require as part of calculation for master plan, review per phase when each phase is seeking approval.
2. HOA must maintain ditches in the development
3. Measuring devises must be installed
  - a. 2 at entries
  - b. 2 at exits
4. Secondary water meters

Chairman Farrell asked that it was now his understanding that the ponds were already included in the calculations? Russ Watts confirmed that was his understanding. Chairman Farrell said then the devises would not be required, and the board agreed to this.

The board discussed the water requirements for the wetlands, and if that was also included then the development would need to have 174.94-acre feet or 58 ½ water shares for the entire project.

The board discussed if all the water should be required to be turned in for the entire project at time of Master approval, or if they would require it to only be turned in by phase? The board discussed the need to have the entire amount of water turned in because what if it was decided down the road to not do phase three, then it had the potential to become a weed patch. Russ stated that the area regardless would be maintained by the HOA.

Another concern or unknown Planner Henke stated was not knowing the acreage of the wetland in each phase. Chairman Farrell thought that the item should be tabled until the February 5<sup>th</sup> meeting when the unknowns could be possibly answered. The board agreed.

**Motion: Mayor Johnson made a motion to Table Midway Springs until February 5, 2018 meeting. Midway Irrigation Member Brent Kelly 2<sup>nd</sup> the motion. It was carried unanimously.**

### **New/Old Business - Continued**

The board discussed the need to add to Title 16 that the water requirements need to be turned in at Master Phase, and then would be held in the Treasurer's safe, and as each phase is approved and recorded, the water shares would be then put into Midway City's name. Chairman Farrell suggested Planner Henke speak with Doug, Planner at Wasatch County, and to look at their ordinance, and then put something in the Master Plan portion of Title 16.

Paul Berg arrived at 7:30 p.m. and wanted to know if he was able to answer any of the boards questions? The board stated that they motion was already made, however these were the items that they needed for the next meeting.

1. Were the park strips included in the overall irrigated calculations.
2. Exact acreage for wetland areas for each phase
3. Secondary irrigation water access in three locations – 600 North, 300 North, 250 North.
4. Irrigation Plan submitted to irrigation company to then submit to JUB engineering.
5. Make sure the ponds are included in the irrigated area calculations.

Paul Berg then asked what was decided on the wetlands? Planner Henke stated that they would include the 10 acres with the overall calculations and as each phase comes in they will look to see if the wetland has changed, and require the water based on that calculation. Paul Berg asked what that meant for the project? Planner Henke stated that information needed to be gathered, and the development would be again reviewed at Water Advisory Board on February 5<sup>th</sup>. The development was still on the agenda for Planning Commission.

Chairman Farrell asked if there was any other business to discuss? There was not.

Mayor Johnson moved for adjournment at 7:35 p.m. Irrigation Member Grant Kohler 2<sup>nd</sup> the motion. It was carried unanimously.

Approved

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