

**MIDWAY WATER ADVISORY BOARD  
MONDAY JUNE 6, 2016  
MEETING MINUTES**

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

**Roll Call**

Irrigation Members: Chairman Steve Farrell, Brent Kelly, Mike Lundin, Midway City: Mayor Colleen Bonner, Council Member Karl Dodge, Kenneth VanWagoner, Michael Henke, City Planner, and Water Board Secretary Jennifer Sweat. Also in attendance was Brandon Nelson, who is the new engineer for the Midway Irrigation Company.

Midway Irrigation Member Grant Kohler was excused from the meeting.

**General Consent Calendar**

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

- a. Approval of the Agenda for June 6, 2016.
- b. Approval of the Minutes of May 2, 2016.

**Motion: City Council member Karl Dodge made a motion to approve the General Consent Calendar as presented. City Council Member Kenny VanWagoner 2<sup>nd</sup> the motion. It was carried unanimously.**

**695 Main – Myers Properties LLC - 695 Main Street**

Michael Henke, City Planner presented the following regarding this property

1. 0.95-acre parcel
2. C-2 zone
3. Mixed use project
4. 10 Dwellings (upper level)
5. Commercial Space (ground level)

The board reviewed the property via google map and the project site plans. It also was shown by the street levels, and side levels. The proposed plan at this time would be on the bottom level would be commercial office space for Lane Myers and Russ Watts. There could also possibly be a restaurant but at this point this is only a concept plan. The top level would be apartments and there would also be a garage. The building is a L shape.

The board discussed the potential water recommendations. There would be 8,600 sq. ft. for landscaping, ten (10) residential units on the upper floor and as our code currently states that would require one (1) acre foot per unit, for a total of ten (10) acre feet, and the Commercial area on the lower floor would consist of retail space (7,500 sq. ft.) and warehouse space (3,680 sq. ft.) but because the use has not been determined it is difficult to recommend the water that needs to be turned over for that space.

The board discussed several different options on how to figure the water for the commercial space, and also for the units on the top floor.

It was determined to calculate the commercial space with it being used as office space or retail space we would estimate 30 employees at 30 gallons per day, per employee equates to one (1) acre foot for annual inside use only. On the second floor if it is 10 residential units, it is one (1) acre foot per unit, for a total of 10 acre feet. And for the outside use it would .60 acre feet. So that is 11.60 acre feet that would be required.

If they decided to have the top floor be motel units (no kitchen) then it would be 150 gallons per day, and 150 gallons for return flow, for a total of 300 gallons' times 10 units and 365 days which would equate to 3.36 acre feet with .60 acre feet for outside use. The calculation for the main floor would remain the same (one-acre foot) for a total of 4.96 acre feet being required. If they decided to add a restaurant to the bottom floor they would need to return to water board for a calculation of water use.

The board felt this was the best way to calculate the use at this time, because it was only concept there was several different things that could possibly affect the calculations.

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

**Motion: Midway Irrigation Member Mike Lundin made the motion that the board would make a recommendation to the City Council for 695 Main – Myers Property LLC located at 695 Main Street for two options. 1. Turn in 11.60 acre feet of water (four (4) shares) if the project is office space/retail space on the main level and residential units on the top floor for the project. 2. If the top floor is motel units (no kitchens) and the bottom level is still office space/retail space they need to turn in 4.96 acre feet of water (two (2) shares). If they decide to add a restaurant to the commercial space on either of this two options they will need to return to water board for recalculations. Midway Irrigation Member Brent Kelly 2<sup>nd</sup> the motion. It was carried unanimously.**

### **New/Old Business**

The board discussed the following items:

1. Discussed the ditch on the town square, and the trail that will connect up to the Homestead. The mayor would like to cement the ditch so it will not encroach into the road or other areas however she would like the ditch to still be open, however part of the ditch will be piped and closed for the trail. The irrigation company didn't think it could be because it would collect minerals and build up pot rock. The board thought it would be wise to have Wes Johnson, City Engineer look into this further.

Chairman Farrell asked if there was any other business? There was no other discussion.

City Council Member VanWagoner moved for adjournment and Midway Irrigation Member Brent Kelly 2<sup>nd</sup> the motion. It was carried unanimously and was adjourned at 7:15 p.m.

APPROVED