

**MIDWAY WATER ADVISORY BOARD
MONDAY MAY 1, 2017
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held May 1, 2017 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 Colleen Bonner, City Council Member Karl Dodge, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary. Excused from meeting City Council Member Kenneth VanWagoner.

General Consent Calendar

Chairman/Mayor Bonner asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for May 1, 2017
- b. Approval of the minutes for February 6, 2017

Motion: Midway Irrigation Member Grant Kohler made a motion to approve the General Consent Calendar City. Council Member Karl Dodge 2nd the motion. It was carried unanimously.

Julian Subdivision – Diann Burgener – 125 North Center Street

Michael Henke, City Planner presented the following regarding this property

1. .8 acre parcel
2. R-1-7 zoning
3. 2 lots
4. 1 existing dwelling

The board reviewed the property via google map and the plat maps provided by the applicant. Paul Berg, the projects engineer was not able to attend the meeting, but was available via phone if needed.

The potential water requirements for the development were:

1. Two (2) lots single family dwellings
2. 1.3 acre feet per lot

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3. 2.6 acre feet would be required for the subdivision.
4. There is an existing home on the property, so a credit would be given of 1.3 acre feet for the existing home.
5. The total water requirement would be 1.3 acre feet (1/2 water share)
6. Secondary Water Meter would be required as well.

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

Motion: Midway Irrigation Member Grant Kohler made the motion that the board make a recommendation to the City Council for the Julian Subdivision located at 125 North Center Street be approved, and be required to turn in 1.3 acre feet of water (1/2 share). They would also need to be connected with meters for secondary water with the irrigation company. It was also stated that this requirement was based on the current code, with a pending ordinance change in effect, which if any changes are made that will affect this project, the ordinance will be retroactive. Midway Irrigation Member Brent Kelly 2nd the motion.

Mayor Bonner asked if there were any questions on the motion? There was not.

Motion was carried unanimously for Recommendation to City Council

Dutch Hills Subdivision – Brett Walker – 566 Saddle Drive

Michael Henke, City Planner presented the following regarding this property

1. 14.8 acres
2. RA-1-43 zoning
3. 6 lots
4. Open Space is 2.22 acres and is located entirely on lot one (1)
5. Frontage along Saddle Drive, Dutch Meadows Circle and Dutch Meadows Lane.
6. The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line and Midway Irrigation Company's secondary water systems.
7. There are sensitive lands, an acre of lot one (1) has 25% slopes or greater.

The board reviewed the property via google map, and the plat maps provided by the applicant. Paul Berg, the projects engineer was not able to attend the meeting, but was available via phone if needed. The applicant Brett Walker was present, and was also able to answer any questions the board had.

Michael explained that the property is currently recorded as the Walker Ranch Plat, but that plat will be vacated, and a new plat will be recorded which consists of the six (6) lots. Michael's

calculations were slightly different than Paul's but it is because Paul has taken out more impervious services. The board reviewed both calculations and discussed the property with the applicant. They discussed the non-irrigated and irrigated land and the historic uses. There would be a credit of three (3) acre feet for the existing home given, because it was turned in when the house was built. The calculation that Michael had come up with would be 37.8 acre feet or 13 shares. Brett Walker stated that he would be fine in turning in that much water, but that if with the pending ordinance change would he be able to get more water back if something changed? The board stated yes, what they could do is hold the shares and once the ordinance was passed if excess water was given, then when the shares are split by the irrigation company, we would only have the ones needed in Midway City's name and if any remained, they would go back in Brett's name. The board and Brett all felt this was a good compromise.

Mayor Bonner asked if anyone had any other questions? There was not.

Motion: Midway Irrigation Member Grant Kohler made the motion that the board would make a recommendation to the City Council for the Dutch Hills Small Scale Subdivision located at 566 Saddle Drive be required to turn in 37.8 acre feet of water (13 shares) to be held by Midway City. It was also stated that this requirement was based on the current code, with a pending ordinance change in effect, which if any changes are made that will affect this project, the ordinance will be retroactive, and any shares that should not be needed, will be returned to Brett Walker. They will also be required to connect to meters for secondary water as well. City Council Member Karl Dodge 2nd the motion.

Mayor Bonner asked if there were any questions on the motion? There was not.

Motion was carried unanimously for Recommendation to City Council

Saint-Prex Estates – Kent Buie, Jura Holdings LLC – 800 West Swiss Alpine Road

Michael Henke, City Planner presented the following regarding this property

1. 11.54 acre parcel
2. R-1-22 zoning
3. 16 lots
4. Open space of 1.75 acres
5. Secondary water meter required

The board reviewed the property via google map and the plat maps provided by the applicant. Paul Berg, the projects engineer was not able to attend the meeting tonight, but was available via phone if the board had questions that Michael could not answer.

Midway Irrigation President Farrell stated that the property had an irrigation easement on a 36" line, and it is about 10 feet off the fence line. The board discussed that they felt that lots 1, 2, 3, 16, 13,14,15 could possibly have low pressure, and the subdivision may possibly need a booster. It was decided that the developer should work with the irrigation company on the pressure issue.

The potential water requirements for the development were:

1. 13 lots less than 0.5 would need 1.3 acre feet per lot, for a total of 16.9 acre feet
2. 3 lots greater 0.5 would need 2.8 acre feet per lot, for a total of 8.4 acre feet
3. Open space would be 1.75 acres, for a total of 5.25 acre feet
4. 30.55 acre feet of water would be required to be turned in. (10 shares)

Mayor Bonner asked if anyone had any other questions? There was not.

Motion: Midway Irrigation Member Grant Kohler made the motion that the board would make a recommendation to the City Council for Saint Prex Estates located at 800 West Swiss Alpine Road to be required to turn in 30.55 acre feet of water (10 shares). They would also need to be connected with meters for secondary water with the irrigation company. It was also stated that this requirement was based on the current code, with a pending ordinance change in effect, which if any changes are made that will affect this project, the ordinance will be retroactive. City Council Member Karl Dodge 2nd the motion.

Mayor Bonner asked if there were any questions on the motion? There was not.

Motion was carried unanimously for Recommendation to City Council

Trent Beasley – 250 North 100 West (Abegglen Property)

Trent Beasley was present, as was the property owner JoAnn Abegglen. The property had been in the family for several years, and they were thinking of selling the property, and wanted to make sure they had enough water to turn in for the property or even if they needed to turn in the water. Michael Henke, City Planner checked and the property is not part of the original lots and blocks of Midway, so water would need to be turned in. The lot was .62 acre feet and the board reviewed the property via google map.

The potential water requirements for the development were:

1. One (1) lot of 0.5 or more
 - a. 2.8 acre feet per lot would be required

2. Secondary water meters

Mayor Bonner asked if anyone had any other questions? There was not.

Motion: City Council Member Karl Dodge made the motion that the board would make a recommendation to City Council for the Abegglen Property located at 250 North 100 West to be required to turn in 2.8 acre feet of water (one (1) share). They would also need to be connected with a meter for secondary water with the irrigation company. It was also stated that this requirement was based on the current code, with a pending ordinance change in effect, which if any changes are made that will affects this project, the ordinance will be retroactive. Midway Irrigation Member Karl Dodge 2nd the motion.

New/Old Business

Mayor Bonner asked the Irrigation Company if they had a policy in place for the secondary water meters? At this time no, but they are working on putting one into place.

The board discussed reading of the secondary meters and how that would work. Secretary Sweat stated the City use Sensus meters, and run it through Caselle. At this point the irrigation company is not billing for the overages, but would like to see the usage. Is this something the City would be willing to do for a fee paid to them from the irrigation company? Mayor Bonner stated it could be considered, and asked Secretary Sweat to get the information for Sensus and Caselle to Mike Kohler, to contact to see how that would work.

There was a discussion on M&I water and leasing water. Midway Irrigation Company only wants to lease water if its beneficial for both parties. Midway Irrigation Company and Midway City would need to work together to make that decision. The board reviewed what water leases the City currently have and discussed them at length.

The board also decided that a work meeting was needed to discuss the pending ordinance of water requirements. It was decided to have the meeting on Monday, May 8th at the Midway City Offices at 1:00 p.m. The meeting did not need to be noticed, as no recommendation or motions would be made. Secretary Sweat said she would put it on the Public Notice Website and would record it if anyone would like to review what was discussed. Mayor Bonner asked for Wes Johnson to be invited to attend the meeting as well.

The board discussed the Mahogany overflow ditch and power line project. The project was reviewed such as the supplies needed, project materials and costs. (See supplemental file for breakdown). It was requested that along with Midway City, that Midway Irrigation Company would also help with the cost, as well as hopefully Wasatch State Park. The park currently has no

funding, but if the project proceeds and is finished before the end of May, there is a possibility that the State Park would receive grant money to help pay a portion. Midway Irrigation President Farrell stated that the company would help with the cost.

Mayor Bonner if there were any other items of business to discuss? There was not.

Council Member Karl Dodge moved for adjournment. Midway Irrigation Member Brent Kelly 2nd the motion. It was carried unanimously and was adjourned at 7:45 p.m.

Approved