

**MIDWAY WATER ADVISORY BOARD
MONDAY MAY 2, 2016
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held May 2, 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, Grant Kohler, Midway City: Mayor Colleen Bonner, Council Member Karl Dodge, Kenneth VanWagoner, Michael Henke, City Planner, and Water Board Secretary Jennifer Sweat.

General Consent Calendar

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

- a. Approval of the Agenda for May 2, 2016.
- b. Approval of the Minutes of April 4, 2016.

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

Peter Malinka Residence – 150 North 100 East

Michael Henke, City Planner presented the following regarding this property

1. 2.45 Acre Parcel which is located in the R-1-15 zone.
2. It is a lot of record
3. Dwelling was removed from the property.
4. Reviewed property via google map.

The board discussed the property in regards to the proposed plans. Peter would like to build a new home on the property, but wasn't sure if he needed to turn in more water, or if because the prior home had a connection, and the previous owner, as well as Peter has been paying on the account for several years to maintain the connection.

Planner Henke stated that the potential water requirements for the property would be because it is one parcel and be 7.5 acre feet of water. They do have a credit of 1 ½ acre feet which was already turned over to the city for the existing home and outside irrigation. The question is does the developer keep or turn over the other six (6) acre feet?

The board discussed this property. If the home just has one home built upon it, then no additional water would need to be turned in, however if it is decided to subdivide the property then yes there may need to be additional water turned in at that time. The board felt that no additional water should be turned in when looking at the plans presented to them and therefore no action was required.

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

No motion was made on this item; as no additional water needed to be turned in.

Probst Family Funerals

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

1. .75-acre parcel which is located in the C-2 zone.
2. It is a mixed use project
3. It will be a funeral home with one dwelling.
4. They are required to have 44 parking stalls, and they have 42 for funeral home and 2 for residence.
5. Reviewed property via google map.

The board discussed the property and the location of the property. They reviewed the architecture drawing of the funeral home. They had a discussion of the irrigation line on the property, as well as drainage on the property.

Planner Henke stated that the water requirement would be that they would need to turn in three (3) acre feet of water or one (1) share of water for the funeral home as well as the dwelling.

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

Motion: Midway Irrigation Member Brent Kelly made the motion that the board would make a recommendation to the City Council for Probst Family Funeral located at 711 East Main Street to turn in three (3) acre feet of water (one (1) share) for the funeral home and dwelling. City Council Member Kenny VanWagoner, 2nd the motion. It was carried unanimously.

Midway Self Storage – Approx. 500 East Main

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

1. It is on 6.17 acre in the C-2 zone.
2. This is a mixed used project with one dwelling, with commercial space, and 630 storage units.
3. They will have 45 parking stalls which is more than required
4. Reviewed property via google map.

City Council Member Karl Dodge owns the property that is being discussed, and therefore is abstaining from voting. Mayor Bonner will be a voting member regarding this item.

The board discussed the property in regards to the proposed plans, and looked at the concept site plans. They project previously came to the water board in January 2016 for the same plan but on a different piece of property. There isn't many if any changes from this plan to the plan previously presented in January.

The applicant is not sure of the exact use for the commercial property, as he has had several conversations with IHC Medical and even possibly a restaurant. Until that use is determined the board really cannot make a recommendation to City Council for an exact amount of water needed for the project. The property currently has 19 ½ acre feet of water (6 ½ shares). Previously it had been recommended that all shares of water be turned into the City, and held in escrow, until there was a time that the use had been defined. The board also reviewed the irrigation that is currently happening on the property.

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

Motion: Mayor Colleen Bonner made a recommendation to the City Council that Midway Self Storage located at approximately 500 East Main turn in 19 ½ acre feet of water (6 ½ shares) to be held in escrow with the City until the actual use was determined. Once the use was determined, Staff would calculate the amount of water needed. City Council Member Kenny VanWagoner, 2nd the motion. It was carried unanimously.

Homestead Resort

Steve Eddington was present for the Homestead Resort. They had a potential buyer who had come previously to Water Board, and they had discovered that they would be short 100 acre feet of water. The Homestead had looked at their options for when another potential buyer comes in, and they had come up with an agreement with the Midway Irrigation Company to lease 100 acre feet of water from them that will be used for the golf course, which would free up the water currently being used for the golf course to go towards future plans of a potential buyer.

The board asked when the lease would begin? It was stated that it would begin as soon as they need it. The Homestead does have enough water for the approved Master Plan, but if they needed more than they had the option to use the 100 acre feet of water by leasing it from the irrigation company.

No motion was made on this item; it was only to let the board know what agreement Midway Irrigation Company had decided in regards to the Homestead.

New/Old Business

The board discussed the following items:

1. New Developments compromising water shed – There was worry that developments that may possibly put in septic tanks may compromise the water shed, but they are regulated by the Health Department.
2. Ken Kohler had property that was in his name that our water tank is currently on. He is willing to deed it to the City, however we would have to pay the back taxes on the land, and once that is done, the property would be deeded to Midway City since our tank is already on the property.
3. Discussed Water Audit – Mayor Bonner is hoping that the audit will be finished within the next 30-60 days, we are getting close to finalizing it. It has been more complicated than originally thought. But Van King, who is handling the audit is working through it.
4. Discussed getting a well protection agreement around Snake Creek Well with the State Park while we have a good relationship with them.

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 7:20 p.m.