

**MIDWAY WATER ADVISORY BOARD
MONDAY JULY 10, 2017
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held July 10, 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 and Mike Lundin. Midway City: Mayor Colleen Bonner, City Council Member: Kenny VanWagoner, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary.

City Council Member Karl Dodge was excused from the meeting. Co-Chair Steve Farrell stated that when Irrigation Member Brent Kelly left Mike Lundin would be voting in his place along with Grant Kohler. Mayor Bonner stated we would make a note of this and indicate at what time Irrigation Member Kelly left.

General Consent Calendar

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

- a. Approval of the Agenda for July 10, 2017
- b. Approval of the minutes for June 5, 2017

Motion: Councilman Kenny VanWagoner made a motion to approve the General Consent Calendar. Irrigation Member Brent Kelly 2nd the motion. It was carried unanimously.

Shangri-La-Subdivision

Michael Henke, City Planner presented the following regarding this property

1. R-1-9 zoning
2. 1 existing dwelling on lot one
3. .67 acres parcel
4. 2 lots
 - a. Lot one (1) - .34 acre
 - b. Lot two (2) - .33 acre

The board reviewed the property via google map, and the plat maps provided by applicant. Robert Grieve, the applicant was attending the meeting and could answer any questions the board had. Planner Henke said that what they wanted to do was just create another lot so they could build a home on it. The board discussed that the property would need to have secondary meters installed for the subdivision. Robert Grieve stated that he has two connections for the secondary

water, and so he would need to have two meters is that correct? The board stated yes that is correct. He asked about the cost of the meters, and Steve Farrell stated it is about \$1000.00 which is just for the cost of the meter and installing it. Eventually everyone in Midway will have a secondary meter for irrigation, but right now as per the construction standard for Midway Irrigation Company all new subdivisions must have the secondary water meter.

Planner Henke reviewed the potential water commendation for the subdivision:

1. Two lots (single family dwellings)
 - a. 1.3-acre feet per lot
 - b. 2.6-acre feet requirement
2. They would receive a credit for the existing dwelling of 1.3-acre feet
3. Total requirement would be 1.3-acre feet or ½ water share.
4. Secondary water meters required

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

Motion: Midway Irrigation Member Grant Kohler made a motion to recommend to City Council, Shangri La Subdivision located at 151 South 250 West would be required to turn in 1.3-acre feet of water (1/2 share) for the subdivision, and receive credit of 1.3-acre feet for the existing home. 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 it 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

Kelson Subdivision – a Rural Preservation Subdivision – 943 W. Swiss Alpine Road

Michael Henke, City Planner presented the following regarding this property

1. R-1-22 zoning
2. 20.78-acre parcel
3. 4 lots
4. 1 existing dwelling
5. 5.195 acres per lot
6. 9.86 acres of common area

This property is the first one using the new code for rural subdivisions. The code is to promote open space and keep the rural feel in Midway.

The board reviewed the property via google map, and the maps provided by the applicant. Paul Berg, engineer for the project was present and could answer any questions the board may have. The existing home is currently on a well, and will continue to be on the well. Michael has used the current code, but did mention there is a pending ordinance in place for water calculations. Therefore, there is a slight difference in Paul and Michael's calculations.

There was some discussion on the water calculations for lot one, which is a different shape of lot, and has a barn that Paul did not include in his calculations. Paul stated that the barn doesn't have water, and hasn't been irrigated. Steve Farrell stated that was true but the barn could be torn down, and then it would be irrigated. The board asked Paul what the acreage was for the barn, and the strip of land that was part of lot one? Paul couldn't recall the acreage, but does have that information at the office. Mayor Bonner thought we should hold off on the recommendation, and have Paul go get the information and then come back to this item. The board decided that was the best decision, and would go to #7 on the agenda.

The board returned to this item after Paul Berg, engineer returned with requested information for the barn and strip of land that was part of lot one. The total irrigated acres for lot one would be 3.95 instead of 3.78 as previous thought in Paul's calculations.

The potential water recommendation was as follows:

1. 4 lots (single family dwellings)
 - a. Lot 1 - 11.85-acre feet
 - b. Lot 2 - 2.8-acre feet water
 - c. Lot 3 - 2.8-acre feet water + .3-acre feet
 - d. Lot 4 - 2.8-acre feet water + .3-acre feet
2. Total Water Requirement would be 20.85-acre feet (7 shares)
3. Secondary water meters required

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

Motion: Midway Irrigation Member Grant Kohler made a motion to recommend to City Council, Kelson Subdivision, a Rural Preservation Subdivision located at 943 W Swiss Alpine Road be required to turn in 20.85-acre feet of water (7 shares), Lot #1 which is Jim Kelson's residence will remain on a well, and not receive any culinary credit for the existing home, and 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 it will affect this project, the ordinance will be retroactive. Midway Irrigation Member Mike Lundin 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

Midway Hills Subdivision – 950 West Swiss Alpine Road

Michael Henke, City Planner presented the following regarding this property

1. 7.24 acres
2. R-1-22 zone
3. 11 lots
4. Open Space – 1.48 acres

The board reviewed the property via google map, and the maps provided by the applicant. Nora Lundin, Randy Lundin, Dallas Nicoll, project engineer was present. It was mentioned that the wrong name for the subdivision was on the application and it is Lundin Hills, not Midway Hills. That correction will be made on future documents submitted to the City going forward. They were also able to answer any questions the board had. Nora Lundin mentioned that the lot sizes could possibly change, but Planner Henke stated that the calculations were being based on the plat map submitted tonight. The board also discussed with the applicant the pending ordinance change.

The potential water recommendation would be as follows:

1. 11 Lots (single family dwellings)
 - a. 8 lots less than .5
 - i. 1.3-acre feet (10.4-acre feet)
 - b. 3 lots greater then .5
 - i. 2.8-acre feet (8.4-acre feet)
 - c. Open Space of 1.48 acres
 - i. 4.44-acre feet
2. Total water requirement for the 11 lots would be 23.24-acre feet (8 shares)
3. Secondary Water meters required

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

Motion: Midway Irrigation Member Grant Kohler made a motion to recommend to City

Council, Lundin Hills Subdivision 950 West Swiss Alpine Road would be required to turn in 23.24-acre feet (8 shares) of water for the 11 lots. 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 it 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

Cascades at Solider Hollow – Phase two (2)

Michael Henke, City Planner presented the following regarding this property

1. 11.23 acres
2. R-1-15
3. 18 lots
4. Open space consisting of 2.96 acres

The board reviewed the property via google map, and the maps provided by the applicant. Paul Berg the engineer for the project was also present and could answer any questions the board may have. There was a new plat map that was given to Michael today, which is different than the map in your packets. The change on the plat map is that they have added a round-about, the lot sizes do not change, it is just something that the HOA would like to see, and they feel adds to their subdivision. The pending ordinance change was also discussed regarding the calculations.

Midway Irrigation Member Brent Kelly left at 6:35 p.m. and Irrigation Member Mike Lundin would now be voting for Midway Irrigation Company.

The potential water recommendation is as follows:

1. 18 lots (single family dwellings)
 - a. 18 lots less than .5
 - i. 1.3-acre feet (23.4-acre feet)
2. Open Space is 2.96 acres
 - a. 8.88-acre feet
3. Total water requirement would be 32.28-acre feet (11 shares)
4. Secondary Water Meters

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

Motion: Midway Irrigation Member Mike Lundin made a motion to recommend to City Council, Cascades at Soldier Hollow, Phase 2 be required to turn in 32.28-acre feet of water (11 shares) for the 18 lots and open space. 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 it will affect this project, the ordinance will be retroactive. City Councilman Kenny VanWagoner 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 – 800 West Swiss Alpine Road

Michael Henke, City Planner stated that this is the second time the board has seen this property. It was originally reviewed by the water board on May 1, 2017. As far as the property and water requirements nothing had changed. Because the property had been continued by Planning Commission, Paul Berg, engineer for the project thought that it had not been approved by the water board as well, and so he had resubmitted the project for the review of the board.

However the irrigation company did have some concerns regarding the easement for the secondary water system, and the location of the pipe for the irrigation. The pipe would be located on the back of lots 6,7, 8, 9, & 10. The concern was that if there was a problem with the line, that the irrigation company would have to dig in the backyards of the homes, and could possible destroy the landscaping. There was discussion on changing the layout of the subdivision, however in doing that the subdivision would need to go to the Board of Adjustments because it wouldn't work with the open space ordinance for subdivisions.

After much discussion on how to remedy the situation, it was decided that the best solution would be to make a note on the plat map regarding restrictions on landscaping and structures on the back portion of the five (5) lots, as well as recording a document towards each lot, as well as putting it in the development agreement. Paul Berg, engineer for the project felt that wouldn't be a problem.

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

Motion: City Councilman Kenny VanWagoner made a motion to recommend to City Council for Saint-Prex subdivision located at 800 West Swiss Alpine Road, reaffirmed the

original recommendation to City Council on May 1, 2017 along with all conditions listed in that motion. The board also recommended to the City Council that a note regarding the restrictions for landscaping be placed on the plat map, Deed Restrictions for lot 6-10, and included in the development agreement the landscaping restrictions. Midway Irrigation Member Mike Lundin 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

Returned to Item #4

New/Old Business

Co-Chair Steve Farrell stated that at the irrigation meeting held early tonight they had discussed the need for the irrigation company to hire someone else to work with Mike Kohler during the summer. Their board thought one way to do that would be to have Midway City hire the employee, and then the irrigation company would reimburse the City for this employee. Mayor Bonner stated that the City currently does this with the Sewer District, and it doesn't work always the best.

Steve Farrell stated that this would be different, because the employee would be hired to work only with the Irrigation Company from for example May 1st thru October 1st. Then the employee would then be assigned to work for the City in the winter only. The irrigation company would reimburse the City for wages, benefits, etc.

Mayor Bonner thought that this might be something that would work better then how MSD has worked in the past. Councilman VanWagoner stated they had done something like this at the Sheriff's office, and it does work well. It helps both the City and the irrigation company financially. Mayor Bonner said that Councilman VanWagoner could bring this up at the City Council meeting on July 12th in the department reports, and then Corbin, city attorney could work on language for a contract/agreement that perhaps could be presented at the July 26th City Council Meeting.

The board discussed who would be a part of the hiring process, and it was decided it should be one member from the irrigation board, one member of the City Council, Midway Irrigation President Steve Farrell, Mayor Bonner, Cory Lott, Public Works Supervisor, and perhaps Human Resources.

The board also discussed the type and size of culverts for ditches under bridges, and filing of

ditches. The irrigation company two years ago did a storm drain study, it might be something that the board should look at later this year.

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

Council Member Kenny VanWagoner moved for adjournment at 7:30 p.m. Midway Irrigation Member Mike Lundin 2nd the motion. It was carried unanimously.

Approved