

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, JANUARY 8, 2018**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, January 8, 2018 at 6:00 p.m. in the Midway City Office Building at 75 North 100 West Midway, Utah. Notice of the meeting and agenda was posted in the Midway City Office Building, Main Street Station and 7-Eleven, a copy was sent to each of the Trustees and a copy posted on the Utah Meeting Notice Web Site.

The agenda shall be as follows:

1. Roll Call
2. General Consent Calendar
 - a. Discuss Chairman and Co-Chairman for year
 - i 2018 Midway Irrigation Company is chairman of board, with Midway City Mayor serving as the co-chairman.
3. Midway Springs – 210 East 600 North
 - a. Discuss Subdivision water requirements
 - b. Possible Recommendation to City Council.
4. Clifford and Victoria Chaney – Chaney Woodworking – about 31 E. 100 S.
 - a. Discuss project water requirements
 - b. Possible Recommendation to City Council
5. New/Old Business – No motions or recommendations
6. Adjourn

General Consent Calendar

**MIDWAY WATER ADVISORY BOARD
MONDAY DECEMBER 4, 2017
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held December 4, 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.

City Council Member Kenny VanWagoner was excused from the meeting.

General Consent Calendar

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

- a. Approval of the Agenda for December 4, 2017
- b. Approval of the minutes for August 7, 2017
- c. Calendar Dates for 2018 Midway Water Advisory Board

Treasurer/Water Advisory Board Secretary noted that she had failed to list the Calendar Dates for 2018 Midway Water Advisory Board under the General Consent Calendar, but had included the chart with the supporting document. Mayor Bonner stated that we would add that to the consent calendar.

The board discussed the calendar, and it was decided to leave the meeting for July on the 2nd of the month. It would be discussed in June if it needed to be moved to the 2nd Monday, or possibly cancelled. It was also noted that there would be no meeting in September because of Swiss Days and Labor Day.

Motion: Midway City Council Member Karl Dodge made a motion to approve the General Consent Calendar with the addition of the calendar dates (item #c) to the consent calendar and no other changes. Irrigation Member Grant Kohler 2nd the motion. It was carried unanimously.

All My Favorites (Soda & Fries) 231 East Main Street

Michael Henke, City Planner presented the following regarding this property

1. C-2 zone
2. .57 of an acre

Minutes of the Midway Water Advisory Board
December 4, 2017

3. Commercial Business
4. 1 residential unit
5. North end of the property will be reserved for future commercial development.

Planner Henke stated that there currently is a historical home on the property, and it would be remaining. Nothing is being added on to the structure, the 1st floor is going under a total remodel, and will be used entirely for the commercial business. Originally it was going to be a Soda and Fries business, however the applicant has now decided to do Donuts and Sodas instead. There is a room on the main floor that can be used as an office, and it will primarily be a drive thru business, however there will be a small area to go in and eat at. Upstairs will be a two-bedroom, one-bathroom apartment.

The property owner, Thom Wright was at the meeting and would be able to answer any questions the board had. The board reviewed the property via google and plat maps. They also looked at updated drawings that the applicant brought in with him.

Mr. Wright stated he had spoke with Coca-Cola about the water usage that they thought would happen looking at other businesses they service. They compared it to Quench It, which is in Heber City, and they use about 25,000 gallons of water for the entire year. Water usage should be the same with this business as well, however there is the component that there will also be an apartment with this building. Currently based on their meter size they can use 30,000 gallons of water in three months.

The board discussed the property and the usage with the commercial space and the residential space upstairs. They discussed the current meter size (3/4 inch) and it was decided at this time it was an adequate meter size. The board felt the best thing to do is give the development a credit for the existing home, and in two (2) years from when the business opens have the applicant come back to water board to check on water usage, meter size and if needed have them turn in more water.

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

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend approval of the All my Favorites with credit for the historic home on site of one connection and an Agreement for two years from the open date to monitor the water usage during that time. After that time period the business may need to come back to water board to review the water usage and possibly turn in additional water. 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

Exchange Program

The board asked Secretary Sweat to contact Corbin Gordon, Legal Counsel for Midway City to draft a Memorandum of Understanding between Midway City and Midway Irrigation Company regarding the Exchange Program. Included in the memo it should state that based on the amount that the irrigation company bills each person on the exchange program, 50% of that will be paid to Midway City. Each year in November when the Class B invoice is created, we will include that amount as a credit towards the invoice. A listing of those homes on the exchange program will be sent to Mike Kohler and he will calculate what they were billed and apply 50% to our invoice. Also, each year in January the program will be reviewed. The next time it will be reviewed will be January 2019.

Also, it needs to be mentioned in the memo that no new homes can be added to the exchange program without approval from both Midway City and Midway Irrigation Company.

The board discussed the Exchange Program and thought this was an agreement that needed to be put in place. Secretary Sweat stated she would send this to Mr. Gordon to work on. No motion was needed as per the Board.

New/Old Business

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

Midway Irrigation Member Grant Kohler moved for adjournment at 6:30 p.m. Midway City Council Member Karl Dodge 2nd the motion. It was carried unanimously.

Midway Springs – 210 East 600 North

Midway Springs Water Rights Required for Development

December 22, 2017

The Midway Springs development has been changed to a 1 lot subdivision for the existing Remund home and a 96 unit planned unit development. Attached are the updated water right calculations for the new development plan.

Property Information

Total area of project	50.54 acres
Subdivision area	0.39 acres
PUD area	50.36 acres
Irrigated sod and native grass areas	20.59 acres
Wetland areas	10.00 acres

- 1 existing home an a subdivision lot
- 96 units in the PUD
- 1 cluhouse and pool
- 3 existing homes on the property

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
				22.14		71.04

ac-ft

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
			73.90

ac-ft

Total Water Rights Required = Irrigated Area + Indoor Use =

144.94 ac-ft
48.31 shares

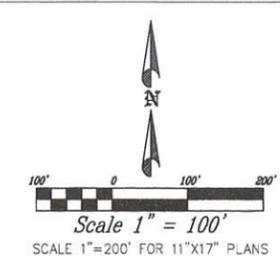
Table 3 - Water Rights per Phase

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

144.94

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.



LEGEND

- WETLANDS
- ASPHALT TRAIL
- IMPROVED DITCH

LAND USE SUMMARY

ZONE	R-1-15
TOTAL AREA	50.75 AC
PUD AREA	50.36 AC
SUBDIVISION AREA	0.39 AC
SUBDIVISION LOTS	1 LOT (REMOVED EX. HOME)
PUD UNITS	96 UNITS
TOTAL UNITS	97 TOTAL UNITS

DENSITY 1.91 PER ACRE
 ONSITE OPEN SPACE 25.70 AC (50.64%)
 OFFSITE OPEN SPACE 1.32 AC (2.62%)
 TOTAL OPEN SPACE 27.02 AC (53.24%) (50% REQUIRED)

PUD DENSITY CALCULATIONS

TOTAL PUD AREA	50.36 ACRES
WETLAND AND 25' BUFFER	13.39 ACRES
DENSITY FOR R-1-15 ZONE:	2.50 UNITS/ACRE
DENSITY FOR WETLANDS AND 25' BUFFER:	0.10 UNITS/ACRE
$2.50(50.36 - 13.39) + 13.39(0.10) = 93.74$	
ALLOWED PUD UNITS FOR THE PROPERTY	93.74
UNITS FOR OFFSITE OPEN SPACE TRANSFER	2.26
TOTAL PUD UNITS ALLOWED FOR PROJECT	96.00

*SEE OFFSITE OPEN SPACE TRANSFER APPROVAL FROM MIDWAY CITY COUNCIL. MAXIMUM OF 97 UNITS ALLOWED FOR THE DEVELOPMENT.

UNIT PAD SIZES

45	57	71	72	77
55'x80'	55'x55'	60'x40'	60'x45'	CUSTOM (SEE PLAN)

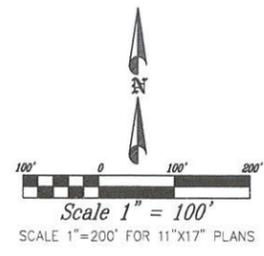
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PAUL D. BERG, P.E.
 SERIAL NO. 295595
 DATE: 29 DEC 2017

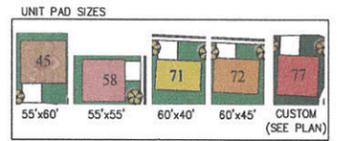
WATTS ENTERPRISES
 MIDWAY SPRINGS
 PRELIMINARY
 SITE PLAN

BERG ENGINEERING
 RESOURCE GROUP P.C.
 380 E Main St. Suite 204,
 Midway, Ut 84049
 ph. (435) 657-9749

DESIGN BY: PDB DATE: 29 DEC 2017 SHEET
 DRAWN BY: CNB REV: 2



- LEGEND**
- WETLANDS
 - ORNAMENTAL TREES
Spring Snow Flowering Crabapple, Canada Red Chokecherry, Chanticleer Flowering Pear
 - STREET TREE
Greenspire Little Leaf Linden, Marshall Seedless Green Ash, Shademaster Honey Locust, Siowland Cottonwood
 - EVERGREEN TREES
Hoops Blue Spruce, White Fir
 - NATIVE TREES
Rocky Mountain Maple, Chokecherry, Common Juniper
 - GRASSES
Kentucky Bluegrass
 - Native Grass Mix
 - MULCH
2-4" COBBLE ROCK



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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 29 DEC 2017

WATTS ENTERPRISES
MIDWAY SPRINGS
PRELIMINARY
LANDSCAPE PLAN

BERG ENGINEERING
RESOURCE GROUP, P.C.
380 E Main St. Suite 204,
Midway, UT 84049
ph. (435) 657-9749

DESIGN BY: PDB DATE: 29 DEC 2017 SHEET 8
DRAWN BY: CNB REV: 8

Midway Springs – 210 East 600 North

Michael Henke, City Planner presented the following regarding this property

1. R-1-15 zoning
2. Proposal contains 77 building pads (PUD)
3. Proposal contains 20 lots (standard subdivision)
4. Three Phases of Midway Springs
 - 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
6. Private roads will be maintained by the HOA
7. Public roads will be the responsibility of the City
8. The lots will connect to the Midway Sanitation District sewer and to the City's water line.
9. 8' paved public trail is planned to run north and south through the length of the property and east west along 600 North.
10. Sensitive land of the property includes wetlands and stream corridors.

The board reviewed the property via google map, and the maps provided by the applicant. Carl Berg, engineer for the project was present and could answer any questions the board may have. The board asked about the wetlands on the property. There is no water dedicated to the wet lands and the ditch was repaired – most likely that means there will likely have less wetlands. Wet lands will be in Phase three (3). Planner Henke stated that the City had received a letter from the Army Core of Engineers for Phase one.

The potential water recommendation was as follows:

1. 14.28 acres of irrigated sod
2. 12.82 acres of irrigated native grass
3. 1.37 acres for round about
4. 0.34 acres of irrigated park strip
5. 97 total dwelling units
6. One clubhouse and pool
7. Three (3) existing dwellings on the property.

Planner Henke presented a chart for the irrigated area, as well as the indoor use. (see supplemental file for charts). The amount needed for the project including all homes (97), clubhouse and pool and giving credit for three existing homes is 167.91-acre feet or 55.97 shares of midway irrigation water.

The board discussed the project and the various issues that they saw. There was concern with the ditches on the property and how those would be handled. There was also a discussion on a possible water feature being added with the ditches. Carl Berg was unsure if they had plans to do a water feature, or just leave the ditches natural. The irrigation company felt that some type of agreement needed to be done to maintain the ditches, and to put in measuring devices for those ditches. The board also discusses the round-about and there was some concern that ownership wasn't known, and it wasn't for the developer to give. It was not included in the calculations, and so if it was added, then they would be required to turn in 172.02-acre feet or 57.34 shares. The board also discussed breaking out the phases water requirements.

After the board discussed the project, Planner Henke stated there was issues to address with this project that hadn't been considered and they were:

1. Breakdown each phase
2. Roundabout property of 1.37 acres must be included in calculations a. Proof of Ownership was needed to not be included
3. HOA must maintain the ditches in the development a. Measuring devices must be installed – 2 at entries and 2 at exits.
b. Midway Irrigation Agreement.

Mayor Bonner stated that because there was so many unknowns or questions on this project, did the board feel it should be continued, and reviewed at another meeting when the questions could be answered? The board felt that was the best idea.

Motion: Irrigation Member Brent Kelly made the motion that the board will continue Midway Springs until time that the unknown questions on the project could be resolved, and the applicant was ready to bring it back to the water board with answers to at least the three questions the board discussed tonight. 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**

Clifford and Victoria Chaney

Chaney Woodworking

about 31 East 100 South

Midway Water Advisory Project Data Sheet

Name of Project: Chaney Woodworking

Address: about 31 east 100 so. Midway

Name of Developer: _____

Total Acres of Project: .25

Total Acres of Irrigated Land: .09

No. of Buildings: 1

No. of Residential Units: _____

No. of Hotel Units: _____

No. of Seats in Restaurant: _____

No. of Water Fixtures in Commercial Buildings (attach detail if applicable): 2 sinks, 1 toilet, 1 shower, 2 spigots (hose bibs)

Utah Administrative Code R317-502-23/Requirements of the Division of Drinking Water:

Other: _____

Other: _____

No. of Acre Feet needed for inside use: .8

No. of Acre Feet needed for outside use: .27

Extension or Modification of the City Water System:

Storage Facilities: _____

Midway Irrigation Company Consent:

a. Storm Water Runoff: _____

b. Piping of Irrigation Ditch (Easements): _____

c. Relocation of Ditches (Easements) _____

d. Tail Water Control: _____

Secondary Water System: _____

Comments:

New and Old Business

Adjournment
