



Midway City News

August 2012

Midway City Corporation

Information Regarding Proposed Greenhouses in Midway

Midway City has received an application for an agricultural project that would be located near southwest corner of the intersection of River Road and 600 N. There have been concerns raised by residents and property owners of the City. The number of inquiries has kept staff busy and it has been difficult to respond and have time for all the questions. City staff has noticed that some of the information that has passed around town is inaccurate and the purpose of this article is to state correct information regarding the proposed project.

The property is 28 acres in size and the greenhouses will cover roughly 1/3 of that area. Tomatoes and lettuce will be the primary plants grown but the applicant plans to also grow basil, cilantro, rosemary and some various types of fruit. These plants will be grown through a hydroponics system. The applicant is also proposing to have aquaculture in the facility which is the raising of fish. They would like to raise trout, salmon and tilapia. The other element to the proposal is to use the warm water located on the property to heat the greenhouses. This geothermal water will be non-consumptive in use. The geothermal water would be diverted into a tank that would heat another tank of water and that newly heated water would then be pumped through the greenhouses to heat them. The heat depleted geothermal water would then be returned to its original location.

The reason that the City Council is reviewing this application is because of the manner of water delivery to the property that will be used in the operation. The facility will need both culinary water and secondary water. The applicant will turn a ½ share to the City to cover its culinary needs. That water will be metered and the applicant will be billed according to water use. The secondary water will be supplied by the Midway Irrigation Company when the secondary system is in use. When that system is unavailable in the winter, the water

will be supplied through the City's culinary lines and will be metered to measure use. The agriculture agreement will define the parameters of this arrangement. This agreement will also address some other important issues regarding the proposal.

The Remund property has a long history of agricultural use. There has been farming on the property over the years but mostly the property has been used as a dairy farm. Staff has been told by Roy Remund that there have been 300-500 dairy cows on the property in years past. Currently the R-1-15 zone does not allow animal rights except if the animal rights are historic in nature. The property has retained the historic animal rights because animals have never been removed from the property for more than a year. Staff has determined that the historic animal rights are general in nature meaning that one type of animal can be replaced for another. For example, if there were 20 horses on a property where, according to the zoning, that use was legally nonconforming, then those horses could be taken off the property and 20 cows could replace them, provided the impact to the community is roughly similar.

This is the second greenhouse proposal on the Remund property. The first was a project known as Jacob's Cove, and an Agricultural Project Agreement was approved by the City Council, signed by the Mayor and later recorded on January 27, 2011. The first proposal was slightly larger than the current proposal with the only major difference being the first proposal did not have an aquaculture component. The Jacob's Cove project never began construction but an open house was held and articles in the local newspapers were published.

Some of the main concerns regarding the proposal deal with nuisance type issues.

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Road construction to install a new sewer line for the Midway Sanitation District along SR 222 (200 North) is underway. 200 North is a State road, so if you have any questions about the project, call the Midway Sanitation District at 435-654-2226 or the Utah Department of Transportation at 801-227-8000.

- **Greenhouses** (continued from page 1)

These concerns include noise, odor, traffic, and other related issues. There are other issues that also have neighbors concerned that include height of structures, setbacks, buffering, water collection and visual impact. Below some of these issues will be addressed:

Sound – Jagati Farms will be required to comply with the City adopted noise ordinance. Currently the City allows decibel levels, measured at the property line, from 6am to 10pm to reach a maximum of 70 dBA. The maximum level allowed from 10pm to 6am is 55 dBA. The applicant has supplied information that the typical ventilation fan will have a dBA in the range of 36-55 dBA which falls within acceptable levels. None of the proposed ventilation fans will be within 200’ of any existing dwellings and all fans will face inward and away from surrounding properties.

Odor – The applicant has supplied staff with information regarding odor. As described by the applicant, the disposal system is a closed system and any unpleasant smells should not be present on or off-site. The fish themselves should also not have a strong odor as long as the tanks are cleaned and dead fish are discarded properly. All fish will be shipped from the greenhouses live to a facility in Logan where they will be processed. This is an issue that can be visited with each building permit and any outstanding issues that are found will need to be mitigated.

Building Height – The height of the greenhouses at the peak of the roofs will be 24’ and the height of the warehouses will be similar. This is approximately 10’ lower than is allowed by the City Code.

Water collection from greenhouse roofs – Jagati Farms plans collect all moisture that collects on the roofs of the greenhouses. This is an important issue because the project, at about 10 acres in size, will have significant water run-off and could affect neighboring properties if the water is not collected.

The water that is collected will be used in the greenhouse operation. The driveway and parking areas will also have retention ponds that will collect all runoff that will be calculated based on impervious surface.

Setbacks – Jagati Farms has submitted a site plan for the proposal that complies with the required setbacks for the R-1-15 zone. The developer submitted a plan with a 70’ setback from the south boundary, a 100’ setback from the east boundary that does transition to a 55’ setback near the northeast greenhouse, and roughly a 30’ setback from the west boundary.

Traffic analysis – It is anticipated that at completion there may be 100+ employees working at Jagati Farms. Potentially the traffic trip count would be two trips (when employees arrive and when they leave) per day plus deliveries. The estimated traffic trip count is 220 per day. As a comparison if the property is developed as residential (estimated 65 dwellings) the traffic count would be about 650 trips per day (about 10 trips per day per dwelling) not including deliveries such as USPS, FedEx, Dominos, etc... This type of use would produce roughly 1/3 the amount of traffic as compared to a residential development. The acceptable traffic count on a local collector road such as 600 N is 3,000 trips per day. The estimated trips at projection completion added to the roughly 30 homes in the area and the local through traffic would be about 1,200 trips per day, about half the accepted count for 600 N.

Again the purpose of this article is to disseminate correct information to the public regarding the proposal. It is the hope of the City the project is judged on correct information and on information that has yet to be gathered. The City Council has continued the item to a future City Council meeting and the date for the hearing of the proposal has not yet been established. Please review the public notices in the Wasatch Wave and the public notices posted around town, on the State website and on the City website for future meetings and agendas.

Committee Openings

Currently the City has several vacancies on some of the committees that we would like to fill, including positions in the Board of Adjustment, Trails Committee and Visual and Architectural Committee. Applicants must be residents of Midway City. Please contact the Planning Dept. at (435-654-3223 x 105) or come to 75 North 100 West in Midway for an application or for more information. Forms and information are available on the City’s website: midwaycityut.org in the committee’s tab. This is a great opportunity to serve in Midway and to become part of the planning process.

August Calendar of Events

July 29th – August 4th Wasatch County Fair Days
August 4th Ultimate Triathlon Relay
August 11th Run Like A Girl 5K & 10K
August 31st - Sept. 1st **SWISS DAYS CELEBRATION**

Upcoming Events

September 29th Woman of Steel Relay Run

Annual Swiss Days Celebration



Those who have lived in Midway and Heber Valley know that the annual Swiss Days celebration is one of the highlights of the summer season. A large percentage of residents are involved in some aspect of the celebration, such as entertainment, cooking, working at a food booth, cleaning detail, etc. This event brings the city together like no other. It is an event attended by people from all over the country. But for those who may not have heard of or attended the celebration before, here is a little history lesson:

Midway Swiss Days is an annual event that offers up craft booths, authentic Swiss and Western foods (knockwurst, homemade sauerkraut, Swiss chicken, Swiss burgers, Swiss breads, brazelis, pies, and ice cream), live entertainment (yodelers, Alpine bands, choruses, bell ringers, etc.), a 10K run, a parade, a chuck wagon breakfast, and a barbecue dinner. The origin of the Swiss Days event dates back to the late 1940's as the harvest was being completed, local farmers and ranchers got together for a celebration of bountiful harvest. "Harvest Days" became Swiss Days and presented the opportunity to dress in the traditional clothing unique to the canton or region of Switzerland where our ancestors were born. The event takes place Friday & Saturday of Labor Day weekend. Most events take place at Midway's historic town square, with shuttle buses provided from parking areas on River Road, 300 South Center Street (Charleston Road), and East Midway Main Street. This year Swiss Days will be held on Friday August 31st and Saturday, September 1st. The market is open each day 8:00am-8:30pm. There is continuous entertainment on the Town Square main stage along with a musical program both nights in the Town Hall. For a complete schedule of events, visit the Midway Swiss Days website at www.midwayswissdays.com.

Swiss Days Parking Permit

Swiss Days is a great tradition and a fun celebration for Midway. Each year it seems Swiss Days grows and with that growth the City must make changes to handle safety and other issues that come with having a large celebration within the City. Within the last year the City adopted a new ordinance titled Festival Market Business Licenses that governs third party sales, not only during Swiss Days, but throughout the entire year.

This ordinance also has a provision that allows for a parking pass for residents that do not have a private driveway on their property and park their personal vehicles on the City Streets. Swiss Days can make parking difficult for residents without a driveway and those residents often end up parking blocks away from their residence because of a lack of parking.

Now they can apply with the City and receive a special "no parking" tape that can be used to mark off a reasonable area in the right-of-way in front of their residence.

This tape is distinct and will be recognized by the Wasatch County Sheriff's Department. If the aforementioned circumstances do not apply then public right-of-ways are not allowed to be reserved as no parking areas. Please contact the City if you do not have a private driveway and would like the City to issue you a reserved parking area in front of your residence. With careful planning Swiss Days and other events in the City throughout the year will continue to be safe and fun for the community.

