

MIDWAY WATER ADVISORY BOARD
MONDAY February 3, 2020
MEETING MINUTES

Minutes of the Midway Water Advisory Board meeting held February 3, 2020 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Irrigation President/Chairman Steve Farrell, Mike Lundin, Brent Kelly; Midway City: Mayor/Co-Chairman Celeste Johnson, City Councilman Steven Dougherty, City Councilman Jeff Drury, Wes Johnson, City Engineer, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary was excused from the meeting due to illness.

General Consent Calendar

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

- a. Approval of the Agenda for February 3, 2020
- b. Approval of the minutes for January 6, 2020

Motion: Mayor/Co-Chairman Celeste Johnson made a motion n to approve the General Consent Calendar, Midway Irrigation Member Brent Kelly 2nd the motion.

Chairman Steve Farrell asked if there were further questions regarding this item? There was not

Motion was carried unanimously.

Scotch Fields Phase 4 and 5 amended Master Plan

Michael Henke, City Planner stated this subdivision had come before the Water Advisory previously for Master Plan approval, however since then they had decided to do additional phasing and were required to come back to the water board. Planner Henke presented the following regarding this property

- **RA-1-43**
- **20.98 acres**
- **Planned Unit Development**
- **Proposal contains 48 building pads**
 - **Phase 3 – 4.43 acres – 11 Units**
 - **Phase 4 – 13.69 acre – 29 Units**
 - **Phase 5 – 2.86 acres – 8 Units**

The board reviewed the property via google earth, and new plat maps showing the phasing of the project. The board discussed the secondary water irrigation and what was required. Planner Henke presented the following as the water calculations per phase

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- Phase 3
 - 11 Units (11 x 0.8 = 8.8-acre feet)
 - 2.7 irrigated acres (2.7 x 3 = 8.1-acre feet)
 - Phase 3 total: 16.9-acre feet
- Phase 4
 - 29 Units (29 x 0.8 = 23.2-acre feet)
 - 7.5 irrigated acres (7.5 x 3 = 22.5-acre feet)
 - Phase 4 total: 45.7-acre feet
- Phase 5
 - 8 Units (8 x 0.8 = 6.4-acre feet)
 - 1.18 irrigated acres (1.18 x 3 = 3.54-acre feet)
 - Phase 5 total: 9.94-acre feet

There was discussion regarding the secondary water and how it would be connected to the development. Chairman Farrell understood that from the previous approval for the development the irrigation company would purchase the pipe, and that the developer would install it. Wes Johnson asked Paul Berg, engineer for the project if that was put on the plat. Mr. Berg stated that the developer, Bill Probst felt it wasn't fair to be asked to do that, and so there was a discussion with Mike Kohler, and discussion at the pre-construction meeting regarding this. But after that Mr. Berg isn't sure what happened with it. Chairman Farrell and Wes Johnson both thought that in the end it was decided the irrigation company would purchase the pipe, and the developer would install. Wes Johnson stated he would look at the plans.

Chairman Steve Farrell if there were further discussion? There was not.

Motion: Midway Mayor Celeste Johnson made the motion to recommend that for Scotch Fields Phase 3,4 & 5 to accept staff's calculations for each phase, and that it be recorded on each plat what water requirement should be to City Council that the water requirements are Phase 3, 16.9 acre feet, Phase 4, 45.7 acre feet and Phase 5, 9.94 acre feet. City Councilman Steve Dougherty 2nd the motion.

Chairman Farrell stated that he would like Wes Johnson to check on the Pressurized Irrigation to see if it did go in, because if it didn't the irrigation company would need to make adjustments. Mr. Johnson agreed to check into this and get back to the irrigation company.

Chairman Steve Farrell asked if there were further questions regarding this item? There was not

Motion was carried unanimously.

Revise Water Requirements (Discussion Only)

Planner Henke stated that at the previous Water Advisory Board meeting there was discussion on perhaps revising the water requirements regarding certain situations. In the past there has been a way that wetlands, FEMA etc.

has been treated, and it was suggested that perhaps a code or policy be put into place for these types of things. Planner Henke presented the different situations he could think of:

- **Wetlands**
 - **Wetlands that never had water rights**
 - **Wetlands that have historically had water rights**
- **FEMA floodplain**
 - **Floodplain that never has had water rights**
 - **Floodplain that has historically had water rights**
- **Sloped areas**
- **Pot rock areas**
- **Areas not historically irrigated**
 - **Area that the city anticipates will be irrigated once the land use changes to residential**

The board discussed these items at length and brainstormed on how to come up with a policy or code for these items. Planner Henke stated that he could get something written up for this and bring it back to the board for action. He would take all the discussion tonight and put it all together. Then the next time the board had a meeting, Planner Henke will present it and the board could make adjustments, recommend approval to City Council. It sounded as if the board would like it to be part of the water code, and again it would go to City Council for final approval, but this board will see it before that for recommendation to council.

Chairman Steve Farrell asked if there were further questions regarding this item?

New/Old Business

- **Discussed Whitaker Farms wetlands**

Chairman Steve Farrell asked if there were further New or Old Business? There was not.

Mayor Celeste Johnson moved to adjourn. It was carried unanimously. Meeting adjourned at 7:00 p.m.