

**MIDWAY WATER ADVISORY BOARD
MONDAY FEBRUARY 5, 2018
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held February 5, 2018 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 Celeste Johnson, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary.

Excused from meeting was City Councilman Kenny VanWagoner and Bob Probst

General Consent Calendar

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

- a. Approval of the Agenda for February 5, 2018
- b. Approval of the minutes for January 8, 2018

Motion: Midway Irrigation Member Grant Kohler made a motion to approve the General Consent Calendar with no changes. Mayor Celeste Johnson 2nd the motion. It was carried unanimously.

Midway Springs – 210 East 600 North

Michael Henke, City Planner presented the following regarding this property

1. R-1-15 zoning
2. Proposal contains 96 building pads
3. Proposal contains 1 lot
4. Three Phases
 - 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

Planner Henke stated that the board had previously seen this item at the water board in August

2017 and January 8, 2018. It had slightly changed as it was now primarily a planned unit development. Harold Remund's home would remain, all the other existing homes would be torn down. The board reviewed the property via google map, as well as plat maps, drawings etc.

According to Planner Henke the follow was the potential water recommendations.

1. 50.54 acres
 - a. PUD – 50.36 and Subdivision area is .39
2. 20.59 acres of irrigated landscaping
3. 10 acres of wetlands
 - a. Phase 1 - .53 acres
 - b. Phase 2 – 0.00 acres
 - c. Phase 3 – 9.47 acres
4. 1.32 acres for round about
5. 97 total dwelling units
6. 1 clubhouse and pool
7. 3 existing dwellings on the property

They also reviewed the water calculations provided by Paul Berg, the engineer for the project. It addressed the irrigation water, culinary water and water rights per phase.

Secondary Water Requirements (From water calculations by Berg Engineering)

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

Culinary Water Requirements (from water calculations by Berg Engineering)

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

Water Rights Per Phase (from water calculations by Berg Engineering)

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.

Planner Henke also said that there is 9.47 acres of wetlands in phase three (3), which would require 28.41-acre feet. The total amount of water that would need to be turned in would be 174.67 acre-feet or 58 ½ shares of water.

Planner Henke reminded the board that the core of engineers had given approval for phase one, and that each phase would be reviewed by them, and their approval would be given as each phase went through.

We now have included the wetland area in the water calculation, the irrigation company will work out an agreement with the developer to maintain the ditches, there is no need for measuring devises to be installed because the ponds are included in the calculations. Phase one (1) has been delineated. And again, each phase will be reviewed as each application is received.

The board felt that all the concerns that were brought up at the last meeting regarding water was taken care of, and they felt comfortable making a recommendation to City Council for approval.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend approval to the City Council, Midway Springs located at 210 East 600 North, they will be required to turn in 174.67 acre-feet (58 ½ shares) for the entire project Master Plan. Phase One would be required 50.93-acre feet (17 shares of water), Phase Two would be required 52.90-acre feet (18 shares of water) and Phase Three would be required 41.11-acre feet (14 shares of water), and the open space would be required 28.41-acre feet (9 ½ shares of water). They will be required to have a maintenance agreement with the Midway Irrigation Company for the ditches, they will also be required to have secondary water meters at each home. Midway Irrigation Member Brent Kelly seconded the motion.

Chairman Farrell asked if there were further questions regarding this item? There was not.
Motion was carried unanimously for Recommendation to City Council.

Lime Canyon Rural Preservation Subdivision – 950 West Lime Canyon Road

Michael Henke, City Planner presented the following regarding this property

1. 34.06-acre parcel (32.06 included in the Rural Preservation Subdivision)
2. R-1-22 and RA-1-43 zoning
3. Proposal contains six lots – one is an agriculture parcel
4. Access from Lime Canyon Road and Lime Canyon Way
5. Lot 6 may have a septic tank or connect to sewer, lots 1-5 will connect to the MSD's sewer line, all lots will connect to Midway City's culinary water line, and Midway Irrigation Company's secondary water line.

The board reviewed the property via google map, as well as plat maps, drawings etc. The plat map had changed for what was in the packet, it basically just changed the lot placement, or rather flipped the plan, but the water calculations were still the same.

Possible Water Recommendation would be as followed according to Planner Henke

1. 12.4 acres of irrigated area
 - a. 540,144 square feet
 - b. 6 lots (48,000)
 - c. 492,144 square feet (11.3 irrigated acres)
 - i. 33.9-acre feet
2. 6 culinary connections
 - a. $6 \times .08 = 4.8$ -acre feet
3. 38.7-acre feet required or 13 shares of water
4. Secondary Water Meters

It was discussed that there currently is no pressurized irrigation water access in Lime Canyon. However, it might be possible to run a line to the ditch easement to the property. The developer would need to check with the Homestead to see if they could hook on.

Motion: Midway Irrigation Member Brent Kelly made the motion to recommend approval to the City Council, Lime Canyon Rural Preservation Subdivision located at 950 West Lime Canyon Road, they will be required to turn in 38.7-acre feet or 13 shares of water for the six (6) lots. They will need to work out the pressurized irrigation water access with the Midway Irrigation Company and install secondary water meters at each home. Mayor Johnson seconded the motion.

Chairman Farrell asked if there were further questions regarding this item? There was not.
Motion was carried unanimously for Recommendation to City Council

Lucerne Estates – 100 South 150 East

Michael Henke, City Planner presented the following regarding this property

1. 4.77 acres
2. R-1-9 zoning
3. Proposal contains 14 lots
4. 100 South, 180 East
5. The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line.

The board reviewed the property via google map, as well as plat maps, drawings etc.

Possible Water Recommendation would be as followed according to Planner Henke

1. 4.77-acre parcel
 - a. 14 lots (14 x 5,000 square feet = 70,000 square feet)
 - b. 81,150 square feet (area of 14 lots)
 - c. 12,197 square feet (park strip)
 - d. 93,347 (2.14 irrigated acres)
 - i. 6.4-acre feet
2. 14 culinary connections
 - a. 14 x 0.8 = 11.2-acre feet
3. 17.6-acre feet required or 6 shares of water
4. Secondary Water Meters

There is a ditch on the property, that would need to be piped, but that could be worked out the Irrigation Company.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend approval to the City Council, Lucerne Estates located at 100 South 150 East, they will be required to turn in 17.6-acre feet or 6 shares of water. They will need to work with the irrigation company in regards to piping the ditch on property, and each home would need a secondary water meter. Midway Irrigation Member Brent Kelly seconded the motion.

Chairman Farrell asked if there were further questions regarding this item? There was not.
Motion was carried unanimously for Recommendation to City Council

Ken Probst Property – Approx. 900 South 200 East

The property is located in Wasatch County, however two of the dwellings/properties are currently connected to Midway City Culinary water and is requesting on February 14, 2018 that the City Council approve a will serve letter from the City to provide access to two additional connections.

The board reviewed the property via google map, as well as plat maps, drawings etc.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend to the City Council that Ken Probst Property located at approximately 900 South 200 East be provided with a Will Serve Letter from the City, and that they would need to provide 1.6-acre feet of water for inside use ONLY. This was also subject to the approval of Wasatch County. It was also suggested that along with the letter with the condition of any impact fees, connections fees would also need to be paid to the City. Mayor Johnson seconded the motion.

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

Motion was carried unanimously for Recommendation to City Council

Whitaker Farm – 500 North River Road

Michael Henke, City Planner presented the following regarding this property

1. 80-acre parcel
2. RA-1-43 zoning
3. Proposal contains 50 lots
4. 2 accesses from River Road
5. 23.66 acres of open space
6. The lots will connect to Midway City's culinary water line, Midway Sanitation District sewer line, and Midway Irrigation Company's secondary water line

The board reviewed the property via google map, as well as plat maps, drawings etc. The total piece of property that was annexed into Midway City was 100 acres, however the 20 acres retained by Tom Whitaker would not be included in the subdivision or discussed tonight.

This would be for Master Plan approval, and they will need to come in for each phase if they decide to do phases.

Possible water recommendation would be as followed according to Planner Henke

1. 80 acre parcel

- a. 50 acres (50 x 8,000 square feet = 400,000 square feet)
 - b. 81,150 square feet (area of 14 lots)
 - c. 12,197 square feet (park strip)
 - d. 93,347 (2.14 irrigated acres)
 - i. 6.4-acre feet
2. 50 culinary connections
 - a. 50 x 0.8 = 40-acre feet
 3. 240-acre feet required or 80 shares of water
 4. Secondary Water Meters.

Dan Luster, developer of Whitaker Farms asked if it would be possible to lease water from the Midway Irrigation Company. Chairman Farrell stated that no it would not be possible, they are trying to only lease water for projects that would benefit or make a profit for the City, such as a resort etc.

There is a ditch on the property that was discussed. Midway Irrigation Company will maintain that ditch. The developer is planning on incorporating into landscaping down the middle of the development onto the open space.

Motion: Midway Irrigation Member Brent Kelly made the motion to recommend to City Council that Whitaker Farm located at 500 North River Road be required to turn in 240 acre feet or 80 shares of water. They would need to come back to water advisory board for each phase (if phases were decided upon, which may have additional requirements, also they would need to work with Mike Kohler, Midway Irrigation Company in regards to the ditch, and all homes would need a secondary water connection. Mayor Johnson seconded the motion.

Chairman Farrell asked if there were further questions regarding this item? There was not.
Motion was carried unanimously for Recommendation to City Council

New/Old Business

Chairman Farrell asked if there was any other business to discuss?

There was a regional water meeting on January 31st. The Chairman Farrell, Mayor Johnson and Planner Henke attended the meeting. They all thought it was good information and would be helpful to have Midway City be part of the board if it was decided to continue.

Mayor Johnson moved for adjournment at 7:40 p.m. Irrigation Member Brent Kelly 2nd the motion. It was carried unanimously.