

**MIDWAY WATER ADVISORY BOARD
MONDAY JUNE 5, 2017
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held June 5, 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 and Kenny VanWagoner, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary.

General Consent Calendar

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

- a. Approval of the Agenda for June 5, 2017
- b. Approval of the minutes for May 1, 2017

Motion: Midway Irrigation Member Grant Kohler made a motion to approve the General Consent Calendar City. Council Member Karl Dodge 2nd the motion. It was carried unanimously.

River Bottoms Ranch – Located in County

Michael Henke, City Planner presented the following regarding this property

1. RA-1 – Located in Wasatch County
2. 13.09 Acres
3. Single Family/Transient Group Lodge (Nightly Rentals Possible)
4. Well/Sewer
5. Pond, gazebo, fire pit, small loop trail
6. Total Size will be 10,366 square feet combined
 - a. 1st Floor 5, 931 Dining area, large gathering area, game room, sitting room, commercial kitchen, garage, two bathrooms and laundry area
 - b. 2nd Floor 3,155 Residential kitchen/dining area, five bedrooms, three bedrooms, balcony/mezzanine
 - c. 3rd Floor 1,250 two bunk rooms (15 beds possible)

The board reviewed the property via google map, and the plat maps provided by applicant. Paul Berg, the projects engineer was present and could answer any questions the board had. The property was being built in the county, however they had come to City Council to ask if they would be able to hook onto Midway City culinary water. Wes Johnson, City Engineer had

calculated the water usage prior to this meeting, and the board reviewed the chart. (see supplemental file for chart). Paul Berg stated that the lodge would be built first and then the guest home would be built later. City Council had approved the use of Midway City Culinary Water, and coming to the water board was to ratify the recommendation from the city engineer.

The board discussed when they would be putting in the water line. Paul stated they would be doing that soon because they are going to go down Dutch Canyon Road, which is being re-done soon, so they want to get it in and ready to before that. Also, it was discussed that the water to be turned in would need to be done with a change application, and it would need to be in the City's name before they could receive services. Applicant understands this.

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

Motion: Irrigation Member Grant Kohler made the motion for River Bottoms Ranch to be approved to put in the line for water services, however a change application for 3.46 acre feet of water from the Provo River needs to be completed, and placed in the Midway City Well prior to receiving services. This will be for inside use only. City Council Member Kenny Van Wagoner 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

Knight Residence – 475 South 250 West

Michael Henke, City Planner presented the following regarding this property

1. The property has three (3) parcels for a total of 9.44 acres
2. The Knight Dwelling parcel is 3.07 acres
3. Currently there is an agricultural building on the property, with no utilities
4. It is a lot of record, and will be a garage with living quarters.

The board reviewed the property via google map, and the maps provided by the applicant. They can build on the parcel, as it was stated it is a lot of record. However, if they decide to build a home later or subdivide then the living quarters would need to be removed from the garage completely and they would need to begin the process of starting a subdivision.

The potential water requirements for the development are .8 acre feet or ½ share of water. The board discussed the outside water, and Co-Chair Steve Farrell believed they already had a connection to the irrigation water, and so this would be for inside water only. Planner Henke did mention that if they decided to build additional homes, they would need to come back to the

water board to get a determination.

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

Motion: Midway Irrigation Member Brent Kelly made a motion to recommend to City Council, the Knight Residence located at 475 South 250 West be required to turn in .8 acre feet of water (½ share) for inside water use only. If the applicant decides to build more homes later, they will need to come back before the water board to get a determination of what water would then be required. Midway Irrigation Member Grant Kohler 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

Havens Farms – 1170 South Center Street

Michael Henke, City Planner presented the following regarding this property

1. RA-1-43 Zone
2. 67.46 acres
3. 20 lots are being proposed
4. Open space would be required which would be 10.12 acres, (15% of the project) and they are proposing 12.04 acres which is 17.85%. Meet open space requirement.

The board reviewed the property via google map, and the maps provided by the applicant. The representatives for the applicant, Lance Ford and Steve Quesenberry with Kitts Group/Haven Farms was present at the meeting, and would be able to answer any questions the board had. Planner Henke presented a chart showing the water requirement for each lot (see supplemental file for chart). The calculations do differ from the applicant's numbers, because they indicated that the FEMA flood plan would not be irrigated, however historically it has been irrigated and is being irrigated now.

The board discussed the uses of the greenhouse that is already currently on the property. It will become a "club house" with amenities for the homes on the property. The well has been adjudicated, and will go into the City Well when it is required to do so.

The potential water requirements for the development was 181.55 (see supplemental file for detail of water requirement). This includes 145.43 acre feet for the lots, and 36.12 acre feet for the open space. This includes outside and inside water use. The board also discussed the pending ordinance change, which may affect the water requirements.

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 for Haven Farms located at 1170 South Center Street be required to turn in 181.55 acre feet of water. 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

Planner Henke did ask after the motion if there was anything regarding the secondary water we needed to be made aware of? Co-Chair Steve Farrell stated that right now there is a secondary water system on the back of all the lots. Planner Henke stated he thought that all the irrigation appears to then be in the common area of the plat then. Co-Chair Steve Farrell stated that he felt that the irrigation system needed to be changed out and they needed to put in C900 pipe, which will bring everything up to code. Midway Irrigation Member Grant Kohler stated that the representatives needed to let the applicants know this because they had discussed doing some in the berms, and they need to know to use the C900 and not the old pipe. Planner Henke asked how wide of an easement does the irrigation company require? Co-Chair Farrell stated they would like 16 Feet on each side of the pipe, and really would prefer to not have the access in the back of the lots. It would be better to have the secondary water lines in the road. Mayor Bonner asked if this was something plans needed to be done for and brought to the irrigation company? It was decided that it would need to go to DRC and the Midway Irrigation Company board meeting if needed.

New/Old Business

The board discussed the following items:

1. Pending Ordinance Change – Michael Henke is working on putting it together and we do have a couple more months before the pending ordinance expires, but he is working on it.
2. Upcoming coming items on the planning commission.

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

Council Member Kenny VanWagoner moved for adjournment. Midway Irrigation Member Grant Kohler 2nd the motion. It was carried unanimously.