

MIDWAY WATER ADVISORY BOARD
MONDAY August 1, 2022
MEETING MINUTES

Minutes of the Midway Water Advisory Board meeting held August 1, 2022, at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: President/Chair Steve Farrell, Grant Kohler, and Brent Kelly. Midway City: Mayor/Co-Chair Celeste Johnson, City Councilman Jeff Drury, Wes Johnson, City Engineer, Michael Henke, City Planner, and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

City Councilman Steve Dougherty were excused from the meeting.

General Consent Calendar

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

- a. Approval of the Agenda for August 1, 2022
- b. Approve Meeting Minutes May 2, 2022

Motion: City Councilman Jeff Drury made a motion to approve the General Consent Calendar, Mayor/Co-Chair Celeste Johnson 2nd the motion.

Midway Irrigation President/Chair Steve Farrell asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

Vincent Fields Subdivision – 1315 Stringtown Road

Michael Henke, City Planner discussed the project the board would be reviewing.

- **Proposal:** Create a 3-lot subdivision
- **Zoning:** RA-1-43
- **Parcel:** 9.46 acres
- **Proposed Uses:**
 - 3 lots
 - 4 culinary connections
 - Applicant currently has 2 connections
 - Lot 1 – 4 acres
 - Lot 2 – 1.3 acres

August 1, 2022

- Lot 3 – 4 acres
- .33 acres to Whimsy Willow

The board reviewed the plat map, google earth maps, and pictures of the project and reviewed the project. The board discussed the history of Springtown Water System and discussed the impervious surface. The .33 will be going to Kevin Payne and will be included into his lot in Whimsy Willow. However, at this time its altogether, and so the water calculation would include that parcel as well.

Kevin Payne, who is representing the applicant Diane Vincent who owns the property, but Mr. Payne wanted to add some context to the discussion. They discussed the project and the right of way for Stringtown, and the possibility of it being amended. They have 8 ½ shares and have plans to get one more share for a total of 9 ½ shares. The reason they are doing this subdivision is two-folds; 1. Lower Density Subdivision 2. Preserve Views.

There was discussion that perhaps instead of figuring the water for 3 lots, it should be 4 lots (Lot 1, Lot 2 (Existing Home) Lot 2A (Trailer) and Lot 3.

Michael Henke, planner presented the following for water calculations

- 9.79-acre parcel (426,452 sq. ft.)
 - Area of lots (Lots 1, 2, 3, and 0.33 parcel)
 - 9.63 acres (419,482 sq. ft.)
 - Impervious area for lots
 - 0.73 acres (4 x 8,000 = 32,000 sq. ft.)
 - Irrigated acreage
 - 8.9 acres x 3 = 26.7-acre feet
- 2 culinary connection (if trailer remains) (2 existing connections)
 - 1.6-acre feet
- 28.3-acre feet requirement

Motion: Mayor Celeste Johnson made the motion to recommend to City Council the approval of the Vincent Fields Subdivision located at 1315 Stringtown Road be required to turn in 28.3-acre feet of water. Midway Irrigation Company will collaborate with applicant on the pressurized irrigation line for the subdivision. Midway Irrigation Member Grant Kohler 2nd the motion.

Midway Irrigation President/Chair Steve Farrell asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

Chair/Midway Irrigation President Steve Farrell stated that again the irrigation company will address the PI system with the applicant, Diane Vincent, and will address it in their Will Serve letter.

Rising Heights LLC – 200 South 920 East

Michael Henke, City Planner discussed the project the board would be reviewing.

August 1, 2022

- **Proposal:** Create a 1-lot subdivision and build a school on the property
- **Zoning:** R-1-11
- **Parcel:** 4.78 acres
- **Proposed Uses:**
 - 1 lot for a school

The board reviewed the plat map, google earth maps, and pictures of the project and reviewed the project. The applicant stated there will not be a kitchen, just bathrooms but no showers and 4 classrooms, with 2 bathrooms for each classroom, and one bathroom for staff for a total of 9 bathrooms.

Michael Henke, Planner presented the following for the water calculations for the project

- 4.79-acre parcel (208,652 sq. ft.)
 - Impervious area for school, roads, parking, & hardscape
 - 1.55 acres (67,518 sq. ft.)
 - Building 0.34 acres
 - Roads & Parking 0.7 acres
 - Hardscape 0.51 acres
 - Irrigated acreage
 - 2.65 acres x 3 = 7.95-acre feet
 - Grass 0.75 acres
 - Native/Wildflower Mix 1.25 acres
 - Planter Beds 0.66 acres
 - Non-irrigated area
- 1 culinary connection (250-day x 15 GPD x 85 people)
 - 0.98-acre feet
 - 8.98-acre feet requirement

The board discussed the calculations, and what the state requirement was, and Wes Johnson indicated that it is 15 gallons per student per day. It was again brought up that this school will not have a cafeteria, no gym, and no showers. The board discussed looking at other schools and what their requirements were. The board discussed possibly continuing the item to the next meeting, and it was mentioned that the next meeting would not be until October 2022.

After some discussion, the board felt that the item could be recommended to city council with the calculations presented tonight, and then staff could look at the other schools in Midway, and staff could report back to the City Council and if needed the water calculation could be revised.

August 1, 2022

Motion: Midway Irrigation Member Grant Kohler made a motion to recommend to the City Council approval of Rising Heights LLC located at 200 south 920 East be required to turn in 8.98 acre feet, with a note on the plat map specifying zeroscape and to list the other uses they have planned and that information regarding other schools be provided to City Council after staff reviews the comparable. City Councilman Jeff Drury 2nd the motion.

Midway Irrigation President/Chair Steve Farrell asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

The board directed staff to look at the school meter readings for the Midway Elementary and Montessori school and have that ready to discuss at the next city council meeting.

New Old/Business

Midway Irrigation President/Chair Steve Farrell if there was anything else that needed to be discussed? There was not.

Mayor Celeste Johnson moved for adjournment, City Council Member Jeff Drury 2nd the motion and the meeting was adjourned at 7:15 p.m.