

Midway City Council
21 February 2023
Regular Meeting

Van Wagoner Subdivision /
Reduce Water Requirement

Memo



Midway

Date: February 21, 2023
To: Midway City Council
From: Michael Henke
Re: Van Wagoner Subdivision Water Requirement

Kenneth Van Wagoner is seeking a review and revision of the required water rights for the Van Wagoner Subdivision which was approved on November 15, 2022. The City Council approved that 2.15 acre feet is required for the subdivision. This requirement was based on the following calculation:

- 0.63-acre parcel (27,442.8 sq. ft.)
 - Impervious area for dwelling, accessory structures, hard surfaces
 - 0.18 acres (8,000 sq. ft.)
 - Irrigated acreage
 - 0.45 acres x 3 = 1.35 acre feet
 - 1 Existing culinary connection for the meat shop
 - 1 New culinary connection for new dwelling
 - 0.8 acre feet
- 2.15 acre feet requirement

The property includes a meat shop that has had its own culinary connection for several decades. The calculation above does consider the existing culinary connection. What is being asked by the Van Wagoners is that the actual use of water for the connection is considered. When the City is proposed with a new a commercial use, the water calculations for that use are specific to what is being proposed and this is how all commercial water rights requirements have been calculated in recent years. If the same formula is applied to the Van Wagoner meat shop connection, the required water is less than the 1 acre foot of water that has been credited to the shop. Further, unlike new proposed commercial uses, the City has years of data of the actual water use for the Van Wagoner meat shop. Staff has compiled the water meter data from the previous three years which is listed as follows:

2020 (six-month summer meter reading average use with a maximum of 10,000 gallons per month is allowed): 5,529 gallons per month

2021: 3,682 gallons per month

2022: 3,733 gallons per month

Three-year average: 4,315 gallons per month

Using the three-year average monthly use, the Van Wagoners could receive a credit of 0.65 acre feet (this considers system loss of 38% and return flow of 22%). As mentioned earlier, the water requirement for the Van Wagoner subdivision is 2.15 acre feet. If 0.65 acre feet are credited because of the actual water use of the meat shop then the requirement would reduce to 1.5 acre feet.

Please contact me if you have any questions about the proposal or the motion.