

MIDWAY WATER ADVISORY BOARD
MONDAY April 1, 2024
MEETING MINUTES

Minutes of the Midway Water Advisory Board meeting held April 1, 2024, 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, Brent Kelly, Russ Kohler.
Midway City: Mayor/Co-Chair Celeste Johnson, City Councilman Craig Simons, Wes Johnson, City Engineer, Michael Henke, City Planner, and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

Midway Irrigation President/Chair Steve Farrell stated that Councilman Jeff Drury would be excused from tonight's 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 April 1, 2024
- b. Approve Meeting Minutes for March 4, 2024

Motion: Mayor Celeste Johnson made a motion to approve the General Consent Calendar. Irrigation Member Brent Kelly 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.

Old Trace Hollow – Approximately 1221 North Pine Canyon Road

Michael Henke, City Planner presented the property currently being called Old Trace Hollow, which is currently in Wasatch County, and is beginning the process to annex into the City.,

Planner Henke presented the following land use summary:

- 7 acres
- Wasatch County zone RA-1
- Proposed Midway zone RA-1-43
- 2 proposed lots
- Future planned trail along Pine Canyon Road
- Does contain areas of high-water table.
 - No wetlands were identified in the sensitive lands analysis.

The board reviewed the property via google map, plat maps, and reviewed the zoning map for Midway City. Mayor Johnson stated that the council have reviewed the property and are considering the annexation into Midway City.

Planner Henke presented the following water requirements for the two proposed lots on the seven acres:

- 7-acre parcel (304,920 sq. ft.)
- 6.64-acre parcel (289,238 sq. ft.) after road dedication
 - Impervious area for dwellings, accessory structures, hard surfaces
 - 0.37 acres (16,000 sq. ft.)
 - Irrigated acreage
 - 6.27 acres(273,121 sq. ft.) x 3 = 18.81-acre feet
- 2 culinary connections for dwellings
 - 1.6-acre feet
- Total = 18.81 +1.6 = 20.41-acre feet

The applicant, Jared Hutchings discussed the property and indicated that a nearby property owner, would be purchasing part of the 7 acres, which would be 3 ½ acres. They have no plans to build or develop on that part of the property. Currently the property does not have any water on it, Chair/Midway Irrigation President Steve Farrell stated that he believed the water was used for the Snake

Creek Lodges. The applicant is securing the water for the property, and wanted to see what the requirement would be before they move forward on the annexation.

The board discussed the property, and it was determined that basically the ask was for one home, and that the water calculations should be for only 1 acre which is where the home would be. Either the current owner, or the new property owner would need to do a lot line adjustment for the 3 ½ acres, but as it was in the county, it would be overseen through them.

Regarding the water however a note could be placed on the plat, and a notice could be recorded against the property, so in a title search it would come up that only 1 acre of the 3 ½ acres could be irrigated. The board discussed that to do this, a new annexation application would probably need to be turned in, but that is something the Hutchings would need to discuss with Brad Wilson, City Recorder.

Midway Irrigation Company would be placing a meter for the secondary water, and so it would be monitored for excessive use, and could be addressed between the company and the homeowner, which would be the Hutchings. The water would be based on a yearly gallon allowed.

It was determined to do the water calculations for 1 acre which would be 2.44-acre feet outside (subtracting the 8,000 square feet for impervious surfaces), and .80-acre feet for inside water for a total of 3.24-acre feet.

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

Motion: Mayor Celeste Johnson made recommendation to City Council for approval of the Old Trace Hollow be required to turn in 3.24-acre feet of water or 1.25 water shares for the subdivision. This was contingent upon a new application for annexation changing acreage, (if required by city recorder). Also, a note would be placed on the plat regarding the water calculations, and a notice be recorded towards the property regarding irrigation water, and that

the secondary water would be metered by the irrigation company. Midway Irrigation Member Brent Kelly 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.

New/Old Business

Midway Irrigation President/Chair Steve Farrell if there were any information regarding New/Old Business? There was not.

Midway Irrigation Member Russ Kohler moved for adjournment. Midway Irrigation Member Brent Kelly 2nd the motion. The meeting was adjourned at 6:30 p.m.