

**MIDWAY WATER ADVISORY BOARD**  
**MONDAY November 7, 2022**  
**MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held November 7, 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 Steve Dougherty, ,City Councilman Jeff Drury, Wes Johnson, City Engineer, Michael Henke, City Planner, and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

**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 November 7, 2022
- b. Approve Meeting Minutes October 3, 2022
- c. Approve Meeting Dates for 2023
- d. Approve Chairman and Co-Chair for 2023 (Alternates between Mayor and MIC President)

The board discussed the meeting dates for 2023 and decided to leave the date for the July 2023 meeting, however if business is required, it will be moved to the 2<sup>nd</sup> Monday of the month. The board hoped that the meeting would be able to be canceled. No other comments were made.

**Motion: Midway Irrigation Member Grant Kohler made a motion to approve the General Consent Calendar with a note added for July 2023 meeting dates. City Councilman Jeff Drury 2<sup>nd</sup> the motion.**

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

**Motion was carried unanimously.**

**Kays Landing – 1375 South Stringtown Road**

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

- 10.01 acres/ 1.5 acres of open space
- RA-1-43 zoning
- Proposal contains five single family building lots
- Access to lots is provided by a new public cul-de-sac that will be built in the subdivision
- There are no known sensitive lands on the property

November 7, 2022

- The lots will connect to the Midway Sanitation District's sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary waterline.

The board reviewed the property and looked at the property via google earth and reviewed the plat map of the subdivision as well. There was discussion on the open space, and Planner Henke indicated it would be on lot one. The board also discussed the plowing of the roads.

Planner Henke asked about any ditches that the board should be made aware of? Paul Berg, the engineer for the project indicated that he had spoken with Mike Kohler about a drainage easement, and discussion on the lines for the pressurized irrigation. It was determined that anything that needed to be done on that would be handled by the irrigation company board.

Planner Henke stated this was the proposed water requirement.

- 11.14-acre parcel (485,258.4 sq. ft.)
- 9.6-acre lot area (418,176 sq. ft.)
  - Impervious area for dwelling, accessory structures, hard surfaces
    - 0.92 acres (5 x 8,000 sq. ft. = 40,000 sq. ft.)
  - Irrigated acreage
    - 8.68 acres x 3 = 26.04-acre feet
    - 0.61 acres in park strip x 3 = 1.83-acre feet
  - Total irrigated acreage 9.29 (27.87-acre feet)
    - 5 culinary connections
  - 4-acre feet
  - 31.87-acre feet requirement

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

**Motion: Co-Chair/Mayor Celeste Johnson made the recommendation to City Council approval of the Kay's Subdivision water requirement of 31.87 -acre feet of water, 27.87-acre feet for secondary water, and 4-acre feet for culinary water, which would be a total of 10.62 shares or 11 shares of Midway Irrigation Water. Midway Irrigation Member Brent Kelly 2<sup>nd</sup> 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 was anything that needed to be discussed?

- Homestead Resort - The board discussed the possibility of the project coming back to Water Advisory Board since there are discussions of a revision to the master plan. The board wanted to know if an audit

November 7, 2022

had been done on the water? Secretary Sweat stated yes there had been and it was in the meeting minutes when the Homestead previously came to the board.

- Mountain Spa Property (Ameyalli) -There was a discussion regarding that the development in search of an additional 54-acre feet of water, and they may possibly lease that water the Midway Irrigation Company M&I water they had. The irrigation company have 810-acre feet of water they had access too. The irrigation company discussed changing that water to Midway City, and then Midway City would receive a bill for it, and then it could be passed along to the HOA or the individual homeowners. The board felt that this water was better than Washington Water, however the Washington Water could be turned in until the M&I was switched (it takes 120 days for the process) and then it would be switched out. The board discussed that perhaps an additional agreement to the master plan may be needed if this happens.
- Ditches - The board discussed agreements on the ditch for Bonner Landing and The Village. Mayor Johnson stated the council and herself would prefer an open ditch, with no piping. Paul Berg indicated he thought it was preferred to have it piped. But he stated it sounds like maybe not with Bonner Landing, however an agreement would need to be reached with the Midway Irrigation Company.

Midway Irrigation President/Chair Steve Farrell asked if there was anything else that needed to be discussed? There was no.

**Co-Chair/Mayor Celeste Johnson moved for adjournment, City Council Member Jeff Drury 2<sup>nd</sup> the motion and the meeting was adjourned at 6:40 p.m.**