

**MIDWAY WATER ADVISORY BOARD
MONDAY February 6, 2023
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held February 6, 2023, at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

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

City Councilman Jeff Drury was excused from this evening's meeting.

General Consent Calendar

Midway City Mayor/Chair Celeste Johnson asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for February 6, 2023
- b. Approve Meeting Minutes December 5, 2022

Motion: Midway Irrigation Member Grant Kohler made a motion to approve the General Consent Calendar. City Councilman Steve Dougherty 2nd the motion.

Midway City Mayor/Chair Celeste Johnson asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

Springer Farms – 65 North 200 West

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

- **1.26 acres**
- **C-3 zoning**

- **Frontage 200 West (SR 222) and access to Main Street**
- **Fronts Town Square**
- **Will be recorded as one plate.**
- **Private driveways, parking, and landscaping will be common areas and will be maintained by the POA.**

The board reviewed this property previously on December 5, 2022, however since that time there have been some changes to the original plan the board looked at.

This was the proposed use at the December 2022 meeting:

- **4 buildings**
- **20 units**
 - **8 lower floor commercial units (including two possible restaurants)**
 - **10 upper floor short-term rentals (will not include kitchens, wet bars, or individual laundry facilities)**
 - **One administrative office**
 - **One full dwelling unit above restaurant**

The proposed changes for the project are :

- **1 restaurant instead of 2**
- **2 laundry rooms instead of 4**
 - **Initially, a laundry room will be in the rental unit above the restaurant but once the other buildings are built this laundry room will be removed leaving 2 total laundry rooms.**
- **13 nightly rentals instead of 8**
- **Full Dwelling has been removed.**

The board reviewed the project, and revised plat maps, as well as looking at the property via google earth.

Planner Henke presented the following recommendation for the water requirements as the project has been presented tonight:

- **# seats x 35 GPD x 365 days per year / 325,851 Gallons per acre feet x 1.77 return flow = acre feet water requirement**
- **Restaurant seats**
 - **24 seats x 35 GPD = 0.36-acre feet x 1.77 (return flow) = 1.66-acre feet**
- **13 nightly rental units (no kitchen or laundry) = 13 x 0.3 = 3.9 acre-feet**
- **2 laundries = 1.29 acre-feet (services a total of 13 suites at 50 GPD per suites)**
- **Commercial space bathrooms (3 toilets) = 2.97 acre-feet**
- **Outside irrigation 13,776 square feet (0.32 acres) = 0.95-acre feet**
- **Total = 10.77-acre feet**
- **Difference 10.77 – 4.5 = 6.27-acre feet**

Planner Henke asked if the board had any questions regarding the new water calculations? The board did discuss that before occupancy was given from the building department the laundry room needed to be removed, however Travis Nokes, the property owner stated he wasn't sure it would even be put in the rental, so it may be a moot point.

Midway City Mayor/Chair Celeste Johnson asked if there were further questions regarding this item? There was not.

Motion: Midway Irrigation Member Grant Kohler made the recommendation to City Council approval of the Springer Farms water requirement of 10.77 - acre feet of water with credit of 4.5-acre feet already turned in for a total amount of 6.27-acre feet of water required to be turned in for the project located at 65 North 200 West. Midway Irrigation Member Brent Kelly 2nd the motion.

Midway City Mayor/Chair Celeste Johnson asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

Springer Residence Homestead – 250 West Main Street

Planner Henke explained that this property was located right next to Springer Farms, which we had just discussed. The piece of property was thought to be a lot of record, but it turned out it was not, and so for applicant to build the house, a small-scale subdivision was needed for it.

Michael Henke, City Planner presented the following recommended water requirement:

- **0.62-acre parcel (27,007.2 sq. ft.)**
 - **Impervious area for dwelling, accessory structures, hard surfaces**
 - **0.18 acres (8,000 sq. ft.)**
 - **Irrigated acreage**
 - **0.44 acres x 3 = 1.32-acre feet**
- **1 New culinary connection for new dwelling**
 - **0.8-acre feet**
 - **2.12-acre feet requirement**

Motion: City Councilman Steve Dougherty made a recommendation to City Council approval of Springer Residence Homestead water requirement of 2.12-acre feet which will be used for irrigation and culinary water use. Midway Irrigation Member Grant Kohler 2nd the motion.

Midway City Mayor/Chair Celeste Johnson asked if there were further questions regarding this item? There was not.

Motion was carried unanimously.

Midway Bakery on Main – 294 South Center

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

- 0.27 acres
- C-2 Zone
- Theo Daybell Subdivision
 - Recorded on 4-22-2002
- 1.5-acre feet credited to parcel 1
 - Fire destroyed the dwelling about 10 years ago.

The board reviewed the plat map, google earth and reviewed the project. The board reviewed the site plan for the bakery, and discussed the size which would be just under 4000 square feet.

Planner Henke presented the following proposed water requirement for the project:

- # seats x 35 GPD x 365 days per year / 325,851 Gallons per acre feet x 1.77 return flow = acre feet water requirement
- Restaurant seats
 - 26 seats x 20 GPD = 0.36-acre feet x 1.77 (return flow) = 1.03-acre feet
 - 5 employees x 20 GPD = 0.11-acre feet x 1.77 (return flow)= 0.2
- Outside irrigation 2,178 square feet (0.05 acres) = 0.15-acre feet
- Total = 1.38-acre feet

The property has an existing connection and should not need to turn in additional water as that connection provides 1.5-acre feet of water.

The board discussed what if the use changes? Will there be a food truck also at the location since the business currently has one, they are operating? The food truck would be used at special events, and at the fairgrounds, not at the bakery,

there was also discussion on parking, and Planner Henke stated there was enough parking with what had been proposed.

It was also mentioned that this was permitted use of the property, and so it would not be going to the Planning Commission or City Council. However, the project would still be monitored through the building permit process as well as vision and architectural committee. If the use increases this would be seen in water usage and could be addressed at that time.

Midway City Mayor/Chair Celeste Johnson asked if there were further questions regarding this item? There was not.

Motion: Midway Irrigation Member Brent Kelly made motion that the board accepted the water requirement presented as 1.38-acre feet based on a 26-seat bakery, and that because of the existing connection of 1.5-acre feet additional water was not required to be turned in. Midway Irrigation Member Grant Kohler 2nd the motion.

New Old/Business

Midway City Mayor/Chair Celeste Johnson if there was anything that needed to be discussed?

- Discussion regarding M&I Water leasing from Midway Irrigation Company to Mountain Spaa, and discussed the project water requirement.
- Agricultural Water when requesting to be turned into M&I, and how that would work. Discussion on the assessment being passed to the owner.

Nothing else was discussed, Midway City Mayor/Chair Celeste Johnson asked for a motion to adjourn the meeting.

City Councilman Steve Dougherty moved for adjournment, Midway Irrigation Member Brent Kelly 2nd the motion and the meeting was adjourned at 6:44 p.m.