

**MIDWAY WATER ADVISORY BOARD
MONDAY August 7, 2023
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held August 7, 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, Hylton Haueter, and Brent Kelly. Midway City: Mayor/Chair Celeste Johnson, City Councilman Steve Dougherty and Jeff Drury, Wes Johnson, City Engineer, Michael Henke, City Planner, and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

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 August 7, 2023
- b. Approve Meeting Minutes June 5, 2023

Motion: City Councilman Jeff Drury made a motion to approve the General Consent Calendar. Midway Irrigation Member Brent 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.

Peaceful Pond – Rural Preservation – 378 West 500 South (Wayne’s Pond)

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

- 5.0 acres
- Zoned RA-1-43
- One Lot
- 56’ Access Easement

- Sensitive Lands
 - Wetlands – 1.46 acres
 - Man-made pond – 0.78 acres
 - Remainder – 2.76 acres

The board reviewed the property via google maps, reviewed proposed plat, and wetland delineation map. The pond on the property was made to collect water and use as flood irrigation the 20 acres. The Wetland does have some swamp land, and that was used for horses/cattle. There was discussion by the board that the City Council can require dedicated water for wetlands.

Planner Henke presented the following recommended water requirements:

- 5-acre parcel (217,800 sq. ft.)
 - Impervious area for dwellings, accessory structures, hard surfaces
 - 0.18 acres (8,000 sq. ft.)
 - Irrigated acreage
 - Wetlands 1.46 acres (63,598 sq. ft.)
 - 3.36 acres(146,362) x 3 = 10.08-acre feet
- 1 culinary connection for dwelling
 - 0.62-acre feet
- 10.7-acre feet requirement

Mike Johnston, the engineer for the project disagrees with the irrigation acreage because a portion has never been irrigated. Mayor Johnson stated that this change was made a few years ago, and the board discussed the property, and discussed filing on the Springs on property, get adjudicated and discussed the process. At this point the required amount needed for the project is 10.7-acre feet and however the applicant provides the water to us is up to them.

Planner Henke asked if there were any ditches or concerns with the irrigation company. Midway Irrigation Company stated there was not.

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

Motion: City Councilman Jeff Drury made recommendation to City Council for approval of the Peaceful Pond Rural Preservation located at 378 West 500 South to turn in 10.7-acre feet of water, as well as a Will Serve Letter from Midway Irrigation Company. Midway Irrigation Member Hylton Haueter 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.

Farmstead off Main – 101 West 100 South

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

- 1.25 acres
- R-1-9 zoning
- Proposal contains two lots.
- Frontage on 100 South
- The lots will connect to the Midway City's culinary water line, Midway Sanitation District's sewer line, and Midway Irrigation Company's secondary water line.

The board reviewed the property via google maps and proposed plat. They also reviewed the utility plan for the project. The project had been before the water before about one and a half years ago.

Planner Henke presented the following recommended water requirements:

- 1.25-acre parcel (54,310 sq. ft.)
 - Impervious area for dwellings, accessory structures, hard surfaces
 - 0.3 acres (13,000 sq. ft.)
 - Irrigated acreage
 - 0.95 acres (41,310) x 3 = 2.85-acre feet

- 2 culinary connections for dwellings
 - 1.6-acre feet
- 4.45-acre feet
 - 1.5-acre feet previously credited for lot of record and dwelling
- 2.95-acre feet requirement

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 recommendation to City Council for approval of the Farmstead Off Main at 101 West 100 South be required to turn in 2.95-acre feet of water. 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.

The Dainty Pear – 192 West 100 North

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

- 0.42acres
- C-3 Zone
- 192 West 100 North
- Adjacent to Town Square
- Retail Home Décor
 - Permitted Use

The board reviewed the property, looking at google maps, as well as the plat and architectural drawings of the property. There was previously a pioneer home on the property that was connected to water, and looking at the use for the property additional water should not need to be turned in at this time.

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

Motion: City Councilman Jeff Drury made recommendation to City Council for approval of The Dainty Pear located at 192 West 100 North is not required to turn in additional water at this time as they will use the historic 1.5-acre feet of water for the property. Midway Irrigation Member Hylton Haueter 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.

Glady Farrell – Lot of Record

Michael Henke, City Planner discussed the project the board would be reviewing which is a lot of record located at approximately 500 South & Stringtown Road. The property needs a culinary connection, however because it is a lot of record only the minimum water required would be needed for the zone.

Planner Henke presented the following recommended water requirements:

- 0.5-acre parcel (21,780 sq. ft.)
 - Impervious area for dwellings, accessory structures, hard surfaces
 - 0.18 acres (8,000 sq. ft.)
 - Irrigated acreage
 - 0.32 acres(13,780) x 3 = 0.96-acre feet
- 1 culinary connection for dwelling
 - 0.8-acre feet
- 1.76-acre feet requirement

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

Motion: Midway Irrigation Member Brent Kelly recommended to City Council for approval of the Grady Farrell Lot of Record be required to turn in 1.76-acre feet of water for the ½ acre of property. City Councilman Jeff Drury 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.

New Old/Business

Midway City Mayor/Chair Celeste Johnson if there was anything that needed to be discussed? There was not.

Midway Irrigation Member Hylton Haueter moved for adjournment, Midway Irrigation Member Brent Kelly 2nd the motion and the meeting was adjourned at 7:00 p.m.