

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, February 5, 2024**

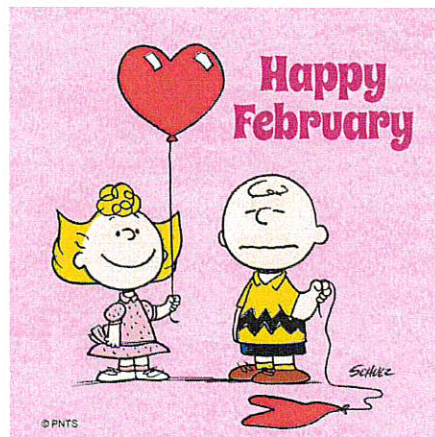
Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, February 5, 2024, at 6:00 p.m. in the Midway City Office Building at 75 North 100 West Midway, Utah. Notice of the meeting and agenda was posted in the Midway City Office Building, Main Street Station and 7-Eleven, a copy was sent to each of the Trustees and a copy posted on the Utah Meeting Notice Web Site.

The agenda shall be as follows:

1. **General Consent Calendar**
 - a. **Approve Agenda February 5, 2024**
 - b. **Approve Meeting Minutes October 2, 2023**
 - c. **Approval of 2024 Meeting Schedule**
 - d. **Approval of Chair and Co-Chairman of Board**
2. **Alex and Samantha Farrell – Alex Farrell Home**
 - a. **Discussion Water Requirements for lot of record**
 - b. **Possible Recommendation to City Council**
3. **New/Old Business - No motions or recommendations**
4. **Adjourn**



General Consent Calendar



**MIDWAY WATER ADVISORY BOARD
MONDAY October 2, 2023
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held October 2, 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, Brent Kelly, Russ Kohler. Midway City: City Councilman Steve Dougherty and Jeff Drury, Wes Johnson, City Engineer, Michael Henke, City Planner, and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

Midway Irrigation President/Co-Chair Steve Farrell stated that Mayor Celeste Johnson would be excused from tonight's meeting as she had a conflict, and she had asked him to chair the meeting. Also, Russ Kohler had been appointed by the Irrigation Company to replace Grant Kohler on board. Secretary Jennifer Sweat requested Russ's email, and the board welcomed Russ to the board.

General Consent Calendar

Midway Irrigation President/Co-Chair Steve Farrell asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for October 2, 2023
- b. Approve Meeting Minutes August 7, 2023

Motion: Midway Irrigation Member Brent Kelly made a motion to approve the General Consent Calendar. City Councilman Jeff Drury 2nd the motion.

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

Motion was carried unanimously.

Springer Small Scale Subdivision – 741 North 200 East

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

- **.92 acres**
- **R-1-22 Zone**
- **One Lot**
- **Frontage on 200 East**
- **Site of future dwelling or any other permitted and conditional uses that are allowed in this zone.**
- **The lot is connected to Midway Sanitation Districts sewer line, Midway City's culinary water line and will connect to Midway Irrigation Company's secondary water line.**

The board reviewed the property via google maps, as well as the plat map of the property, and it was noted with the dedication of the road, it changed the property from .92 acres to .75 acres. There are no ditches or needed easements for the property. There is already a line to the property for irrigation water. The board reviewed the utility plan for the subdivision.

Planner Henke presented the following recommended water requirements:

- **0.92-acre parcel (40,075 sq. ft.)**
- **0.75-acre lot (32,670 sq. ft.)(after dedication of ROW)**
 - **Impervious area for dwellings, accessory structures, hard surfaces**
 - **0.18 acres (8,000 sq. ft.)**
 - **Irrigated acreage**
 - **0.57 acres (24,670) x 3 = 1.71-acre feet**
- **1 culinary connection for dwelling**
 - **0.8-acre feet**
- **2.51-acre feet requirement**

The property has not historically been irrigated, and Paul Berg, engineer for the project asked if the board would give any consideration for the water calculations because of that? The board stated that for residential lots that has not been done

in the past, and that it would be very difficult to enforce. The board discussed the pros and cons of this, and ultimately felt the water requirements recommended by staff were accurate.

Midway Irrigation President/Co-Chair Steve Farrell 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 Springer Small Scale Subdivision located at 741 North 200 East to turn in 2.51-acre feet of water, as well as a Will Serve Letter from Midway Irrigation Company. Midway Irrigation Member Brent Kelly 2nd the motion.

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

Motion was carried unanimously.

Exchange Program

Secretary Jennifer Sweat stated this was just to clean up the exchange program list, and to review with the current water board members. City Councilman Jeff Drury wasn't familiar with the program, and so Midway Irrigation President/Co-Chair Steve Farrell reviewed the program. Throughout the years the list had decreased significantly. The board reviewed a map that had been previously prepared which gave a good idea of where the areas were that still needed secondary water.

Mike Kohler, Midway Irrigation Company had spoken with Jennifer prior to the meeting, and they would get together to review the list. There were some homes that should be removed from the list, and some that the irrigation company wasn't aware of.

There was discussion on perhaps limiting the amount of water and charging for overages, because as it is now, there really isn't a limit or restriction. There was also discussion on when the secondary water would be installed in the areas that it wasn't currently in.

Jennifer Sweat, secretary said she would send the list to Mike Kohler, and would get the list updated, and that it would be coming back to the board later for perhaps action, but tonight was just a discussion.

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

New Old/Business

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

Midway Irrigation Member Brent Kelly moved for adjournment, City Councilman Steve Dougherty 2nd the motion and the meeting was adjourned at 6:28 p.m.

DRAFT

WATER BOARD ADVISORY BOARD
2024 Meeting Schedule

Regular Meeting 6:00pm

MEETING DATE	APPLICATION DEADLINE
New Year Day - No Meeting	New Year Day - No Meeting
Monday, February 5, 2024	Thursday, January 18, 2024
Monday, March 4, 2024	Thursday, February 22, 2024
Monday, April 1, 2024	Thursday, March 21, 2024
Monday, May 6, 2024	Thursday, April 18, 2024
Monday, June 3, 2024	Thursday, May 16, 2024
Monday, July 1, 2024	Thursday, June 13, 2024
Monday, August 5, 2024	Thursday, July 18, 2024
Labor Day - No Meeting	Labor Day- No Meeting
Monday, October 7, 2024	Thursday, September 19, 2024
Monday, November 4, 2024	Thursday, October 17, 2024
Monday, December 2, 2024	Thursday, November 14, 2024
Monday, January 6, 2025	Thursday, December 19, 2024

Cut-Off Time for Deadline is 5:00 p.m. on day listed above

No Meeting in January- New Year Day

No Meeting in September - Labor Day

Alex and Samantha Farrell
Alex Farrell Home



MIDWAY CITY
Planning Office

75 North 100 West
Midway, Utah 84049

Phone: 435-654-3223 x105
Fax: 435-654-2830
mhenke@midwaycityut.org

Midway Water Advisory Application

Applicant or Authorized Representative:

Name: Alex & Samantha Farrell Phone: 435(503)0285 Fax: _____

Mailing Address: 948 S. Old Farm Rd. City: Heter State: UT Zip: 84032

E-mail Address: sfarrell1036@yahoo.com & farrellalex@hotmail.com

Project Name: Alex Farrell home

Location: Midway

Total Acreage: 1/2 Number of Units: 1 Historically Irrigated Area: Yes

Existing Water Connections: 0

Comments: Building home on lot of record

Please submit with application Site Plans, Plat Maps, Drawings or any information that pertains to water calculations.

Please read and sign before application submittal

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. As the applicant for this proposal, I understand that my application is not deemed complete until the Planning Office has reviewed the application. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time.

Signature of Owner or Agent: [Signature] Date: 1/17/24

FOR OFFICE USE ONLY

STAFF: Date Received: Received By: Fee Paid: Application Number: Zone: Tax ID Number: PLANNER: Complete / Incomplete Date: Reviewed by:

New/Old Business



Adjourn

