

**MIDWAY WATER ADVISORY BOARD
MONDAY November 7, 2024
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held November 7, 2024, 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, Russ Kohler, Brent Kelly.
Midway City: City Councilman Craig Simons, City Councilman Jeff Drury, Wes Johnson, City Engineer, Michael Henke, City Planner, and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

President/Co-Chair Steve Farrell indicated that Mayor Johnson would need to be excused from tonight's meeting, and he will chair the meeting in her place.

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 November 4, 2024
- b. Approve Meeting Minutes for June 3, 2024

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

Kastle Court – Approximately 800 North Pine Canyon Road

The applicant is not here yet, but the other applicants for the Reese Burgi Lane Subdivision are here, so the board decided to skip that item.

Reese Burgi Lane Subdivision – 335 West Burgi Lane

Michael Henke, City Planner presented the following information for this project.

- 1 acre
- R-1-15 zone.
- 2 lots
- .99 acres in lots
- 0.01 acres of right-of-way to be dedicated to Midway
- 50' setback from Burgi Lane and Pine Canyon Road
- 2,101 sq. ft building area for dwelling

The board reviewed the plat, google map, and discussed the property in length. The piece of land is being discussed was illegally subdivided that is why the applicant is now coming to create a subdivision, so they can create two (2) lots. There is an existing home, and so they will receive credit for that home. There was discussion about if secondary water was available for this home. If not, they needed to find a way to provide the secondary water as the city is trying to go away from the Exchange program.

Planner Henke presented the following water recommendation:

- 1-acre parcel (43,878 sq. ft.)
- 0.99-acres within lots
 - Impervious area for dwellings, accessory structures, hard surfaces
 - 0.36 acres (16,000 sq. ft.)
 - Irrigated acreage
 - 0.63 acres (27,442 sq. ft.) x 3 = 1.89-acre feet
- 2 culinary connections for dwellings
 - 1.6-acre feet
 - Credit of 1.5-acre feet for existing dwelling and irrigation
- Total = 3.49 – 1.5 = 1.99-acre feet

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

Motion: Midway Irrigation Member Brent Kelly made a recommendation to the City Council to accept the water calculations for the Reese Burgi Lane Subdivision as presented tonight, of 1.99-acre feet for subdivision. Midway Irrigation Member Russ Kohler 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.

Kastle Court – Approximately 800 North Pine Canyon Road

Michael Henke, City Planner stated the applicant still has not arrived however, he will present the project and gave the following information:

- 4.65 acres
- R-1-15/R-1-22
 - R-1-15 approximately 1.62 acres
 - R-1-22 approximately 3.03 acres
- 7 lots
 - 2 lots in the R-1-15 zone.
 - 5 lots in the R-1-22 zone.
- 3.55 acres in lots
- 1.1 acres of right-of-way to be dedicated to Midway

The board discussed the project, reviewed the plate map, google earth, and reviewed the project, and possible irrigation easements. It was again discussed that it was up to the developer to get the secondary water to the lots.

Planner Henke presented the following water recommendation:

- 4.65-acre parcel (202,554 sq. ft.)

- 3.55-acres within lots
 - Impervious area for dwellings, accessory structures, hard surfaces
 - 1.28 acres (56,000 sq. ft.)
 - Park Strip acreage
 - 0.27 acres (12,093 sq. ft.)
 - Irrigated acreage
 - 2.54 acres (110,642 sq. ft.) x 3 = 7.62-acre feet
- 7 culinary connections for dwellings
 - 5.6-acre feet
- Total = 7.62 + 5.6 = 13.22-acre feet

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

Motion: Midway City Councilman Jeff Drury made a recommendation to the City Council to accept the water calculations for the Kastle Court Subdivision as presented tonight, of 13.22-acre feet for subdivision water requirement. Midway City Councilman Craig Simons 2nd the motion.

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

Exchange Program

Jennifer Sweat, Treasurer/Water Advisory Board Secretary stated that this item had been brought to the board many times in the past, and recently in October 2023 and February 2024, and the list for the exchange program was going to be review by Mike Kohler, and then updated. That has not happened after many attempts to get the information. Midway Irrigation President/Co-Chair Steve Farrell said he spoke with Mike Kohler at the irrigation meeting, and the list I have is as good as its going to get.

The board discussed the program, and reviewed minutes from December 2019, and the idea that something would be put in writing for future council and board members. There was a bit of resistance in putting anything in writing, but it was decided that it would be good to look and see how much water is being used by each person on the program. There was an idea to look at Winter Usage, which would show just their inside use, and then take their usage from the summer which would be for outside and inside subtract them, and that would give us their usage for secondary water.

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

Motion: Midway City Councilman Jeff Drury made a motion to continue this item, to get a possible agreement from Corbin for the exchange program to review, as well as historical usage from Jennifer. Midway Irrigation Company 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.

New/Old Business

The board wanted to discuss the Midway Crest Subdivision, and the possibility of the property being irrigated with more water than what they had turned into the City. City Planner Michael Henke discussed what his office has been doing regarding this subdivision, however the board wanted to have the minutes reviewed when it came before them to see what water was required, and if the well that was with this property was ever turned into the city, or just irrigation shares. Planner Henke stated that according to the state website the well is still in the previous owner's name (Stubb's) however he has passed away.

Jennifer Sweat, Treasurer/Secretary for board said she would pull the minutes and email them to board members tomorrow morning.

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

Midway City Councilman Jeff Drury moved for adjournment, Midway Irrigation Member Russ Kohler 2nd the motion meeting was adjourned at 6:52p.m.

Approved

November 4, 2024