

**MIDWAY WATER ADVISORY BOARD
MONDAY March 4, 2024
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held March 4, 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, Brent Kelly, Hylton Haueter.
Midway City: Mayor/Chair Celeste Johnson, City Councilman Craig Simons, Jeff Drury (arrived via zoom at 6:15 p.m.) Wes Johnson, City Engineer, Michael Henke, City Planner, and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

Midway Irrigation President/Chair Steve Farrell stated that Russ Kohler would be absent tonight, and in his place from the irrigation company, Hylton Haueter would be a voting member for tonight's meeting.

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 March 4, 2024
- b. Approve Meeting Minutes for February 5, 2024
- c. Approve Meeting Minutes for Closed Session, February 5, 2024

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

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

Motion was carried unanimously.

Sage Hill Estates- 100 North River Road

Michael Henke, City Planner presented google maps of the property, and the proposed plat for the property. There is an existing home on the property, which will remain, and is currently in the R-1-7 zone. They can divide the property but are not able to do a duplex on the property without a lot line adjustment. Currently, they are only proposing two single family dwellings. There is an old garage on the property that will need to be removed, and that requirement will need to be placed on the map.

Planner Henke presented the following recommended water requirements:

- **0.81-acre parcel (35,284 sq. ft.)**
- **0.54-acre parcel (23,522 sq. ft.) after road dedication**
 - **Impervious area for dwellings, accessory structures, hard surfaces**
 - **0.23 acres (10,000 sq. ft.)**
 - **Irrigated acreage**
 - **0.3 acres(13,068) x 3 = 0.9-acre feet**
- **2 culinary connections for dwellings**
 - **1.6-acre feet**
- **Total = 0.9 +1.6 = 2.5-acre feet**
- **1.5-acre feet credit for dwelling and historically irrigated yard**
- **1.0-acre foot requirement**

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

Motion: Mayor Celeste Johnson made recommendation to City Council for approval of the Sage Hill Estates required to turn in 1.00-acre feet of water for the subdivision. Also, this requirement is based on two single family dwellings, not a duplex. Midway Irrigation Member Hylton Haueter 2nd the motion.

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

Motion was carried unanimously.

Whispering Creek Subdivision – 515 West Cari Lane

Michael Henke, City Planner, stated that this project had come before the board previously in 2020, however there were Wetland and FEMA issues on the property, and the project stopped. They now have a new plan and are before the board again. The following information was presented regarding the subdivision:

- **4.54 acres**
- **R-1-15 zone.**
- **7 lots**
- **Sensitive lands**
 - **FEMA Floodplain**
 - **Wetlands**
- **Cosper Subdivision – 6-acre feet dedicated.**
- **One existing dwelling – 1.5-acre feet credit**

The board reviewed google maps, plat maps and discussed the project. The irrigation company stated there were no ditches or easements for the irrigation company on the property. The plat maps with landscaping were also reviewed, and the layout of each plat, which was specific because of the Wetlands.

Planner Henke presented the following recommended water requirement:

- **4.54-acre parcel (197,762 sq. ft.)**
 - **Irrigated area**
 - **Lots – 162,231 sq. ft. (3.72 acres)**
 - **Park strip – 8,276 sq. ft. (0.19 acres)**
 - **Common area – 5,896 sq. ft. (0.14 acres)**

- **Impervious area for lots**
 - **56,000 sq. ft. (7 x 8,000)**
- **Total irrigated acreage**
 - **2.76 x 3 = 8.28-acre feet**
- **7 culinary connections**
 - **5.6-acre feet (7 x .8)**
- **Credits**
 - **Cosper – 6-acre feet**
 - **Existing dwelling – 1.5-acre feet**
- **13.9-acre feet requirement**
- **6.4-acre feet (13.9 – 6 – 1.5 = 6.4)**

The water requirement does include the sensitive lands. The board asked about restrictions for Snake Creek River? There are restrictions, and it will be placed on the plat as a note and mitigated by FEMA. There is a requirement for a bridge to access one of the lots, and the applicant has provided a Zero Rise Analysis.

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

Motion: Mayor Celeste Johnson made recommendation to City Council for approval of the Whispering Creek Subdivision required to turn in 6.4 -acre feet of water for the subdivision. Midway Irrigation Member Brent Kelly 2nd 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 were any information regarding New/Old Business? There was not.

Mayor/Co-Chair Celeste Johnson moved for adjournment. Midway City Councilman Jeff Drury 2nd the motion. The meeting was adjourned at 6:35 p.m.

Approved