

Midway City Council
18 January 2022
Regular Meeting

Spruce Addition /
Water Rights

Memo



Midway

Date: January 18, 2022
To: Midway City Council
From: Michael Henke
Re: Jennifer Mangum - Spruce Addition water requirements

Item 11

Jennifer Mangum is preparing to redevelop her property located on the northwest corner of Main Street and 200 West and is seeking approval of water requirements from the City Council. The property is 0.46 acres and is in the C-3 zone. She currently has a business on-site which is Spruce and previously Midway Bakery was also located on-site. She plans to further develop the property by adding a small addition (about 370 square feet) to the bakery for additional seating and to add a much larger addition to the west of her current building. This addition will have a storage area for Spruce and for her other businesses across the street to the south. There will also be an area in the addition for some small businesses that will be less than 200 square feet each. The upper floor of the addition will have retail space for a business. She will also expand the parking to 18 stalls (this appears to be more than what will be required but once more detailed plans are submitted, staff will be able to calculate the exact number of stalls required). She currently has two toilets and two sinks, and the proposed addition includes four additional toilets and sinks.

The property is made up of two parcels that have been combined onto one parcel. Both parcels once contained dwellings so she has two culinary connections that would equal, including the historically irrigated area on the parcels, to 3 acre feet (1.5 for each parcel).

The Water Board reviewed the proposal and found that the proposed addition would not require that any more water rights are dedicated to the City. The current water rights of 3 acre feet is sufficient to cover the current use and the addition. One of the culinary connections has not been used for several years and reconnection and inspection fees will need to be paid if that connection is used again. The following is the Water Board motion:

Motion: Mayor/Co-Chair Celeste Johnson made the motion that the Spruce Addition have adequate water for the project, and additional water is not needed to be turned in.

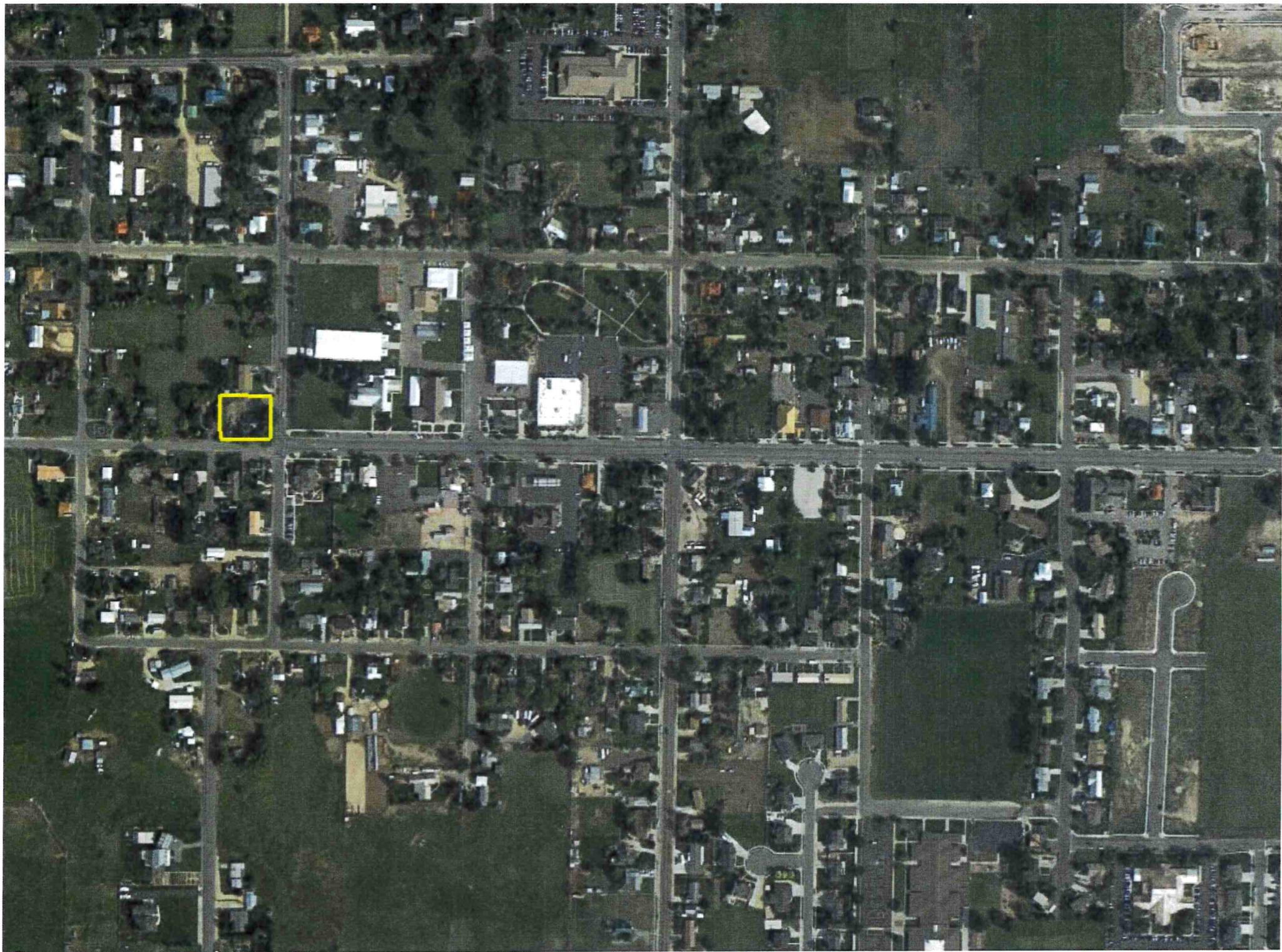
Midway Irrigation Member Grant Kohler 2nd the motion.

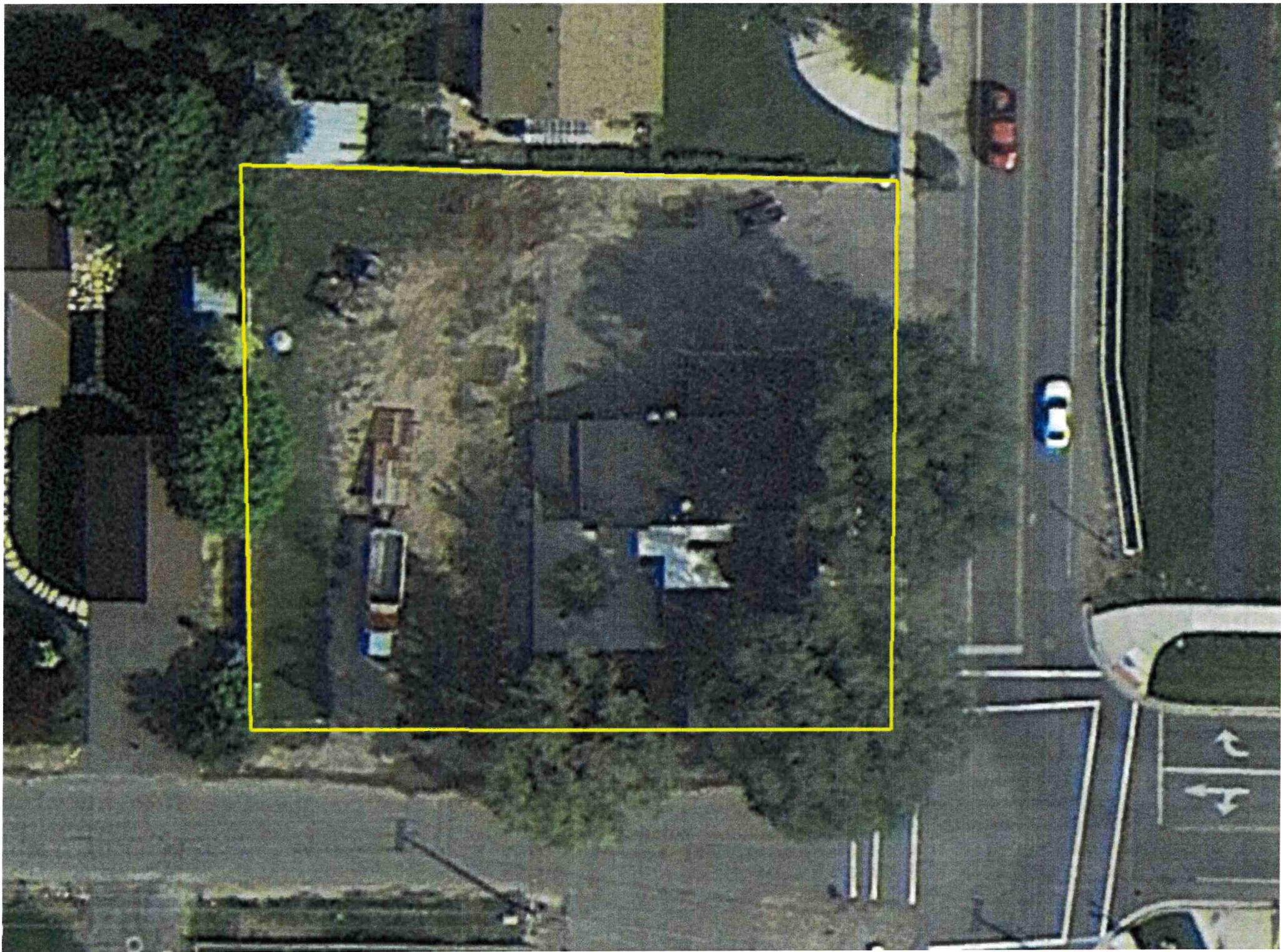
POSSIBLE FINDINGS:

- There are two culinary connections to the property that, along with the historic irrigation, is worth 3 acre feet.
- The Water Board found that the existing water rights will be sufficient to cover the existing use and the proposed additional uses.
- One of the culinary connections has not been used for several years and reconnection and inspection fees will need to be paid if that connection is used again.

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council finds that conditions placed on the approval can resolve any outstanding issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)
2. Continuance. This action can be taken if the City Council finds that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again
3. Denial. This action can be taken if the City Council finds that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial





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