

**MIDWAY WATER ADVISORY BOARD
MONDAY March 3, 2025
MEETING MINUTES**

The Midway Water Advisory Board meeting was held March 3, 2025, at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Mayor/Chair Celeste Johnson, President/Co-Chair Steve Farrell, Russ Kohler, Brent Kelly. Midway City: City Councilman Jeff Drury, Wes Johnson, City Engineer, Michael Henke, City Planner, and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

Mayor/Chair Celeste Johnson indicated that City Councilman Craig Simons, would need to be excused from tonight's meeting.

General Consent Calendar

Mayor/Chair Celeste Johnson asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for March 3, 2025
- b. Approve Meeting Minutes November 4, 2024

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

Mayor/Chair Celeste Johnson asked if there were further questions regarding this item? There was .

Motion was carried unanimously.

Midway West Burgi ICF – 154 West Burgi Lane

Michael Henke, City Planner stated that this was an LDS Church, and the name he had been given for it was Burgi Lane Church Subdivision, and he presented the following information for this project.

- 4.46-acre parcel

- RA-1-43 zoning
- The proposal contains one lot.
- Site of a future LDS church, which is a permitted use in this zone.
- Frontage on Burgi Lane and Canyon View Road
- The lot will connect to the Midway Sanitation District's sewer line, Midway City's culinary water line, and Midway Irrigation Company's secondary water line.

The board reviewed the plat, google map, and discussed the property in length. They discussed whether there were any ditches, or easements that needed to be discussed with the irrigation company, which there were not as the property traditionally has not had any water on it. The setbacks for the property looked good, but they did have more parking than required. There was discussion on trails and sidewalk connections. The mayor asked if perhaps there could be less parking, and then more landscaping and if that would change any of the water calculations for the project. Mike Davey, architect for the project, shared his screen to show the landscaping plan, and they felt the landscaping matched what the church allows for buildings that are not stake centers. They also wanted to have as much parking as possible, because they did not want any on-road parking etc. They also discussed not having additional islands than already included because of snow removal issues. But they will be planting trees around the property line. The board felt this was a good compromise and understood the policies the church has placed on their church buildings.

Planner Henke presented the following water recommendations:

- 4.77-acre parcel (207,789 sq. ft.)
 - Impervious area for buildings, sidewalks, and parking
 - 3.4 acres (148,671 sq. ft.)
 - Irrigated acreage
 - 1.36 acres (59,118 sq. ft.) x 3 = 4.08-acre feet

- Park strip – 0.22 acres (9,528 sq. ft.) x 3 = 0.66-acre feet
- 1.58 total irrigated acreage = 4.74-acre feet
- 1 culinary connection for church (4 drinking fountains, 11 sinks, 4 urinals, 10 toilets - 29 total fixtures)
 - 0.5-acre feet
 - Total = 4.74 + 0.5 = 5.24-acre feet

The board discussed instead of using the standard calculation, perhaps they should look at annual usage for the churches in Midway? Secretary/Treasurer Jennifer Sweat said she could provide that information and would give it to Michael Henke, planner, to review.

Mayor/Chair Celeste Johnson asked if there were further questions regarding this item? There was none.

Motion: Midway Irrigation Member Russ Watts made a recommendation to the City Council to accept the water calculations for the Burgi Lane Church Subdivision as presented tonight, of 5.24-acre feet or 2 shares for the subdivision. With the addition that after staff look at water use for churches in Midway if that number needs to be revised, an email will be sent out via email, and a revised motion will be managed by email. Midway Irrigation Member Brent Kelly 2nd the motion.

Mayor/Chair Celeste Johnson asked if there were further questions regarding this item? There was none.

Motion was carried unanimously.

New/Old Business

Mayor/Chair Celeste Johnson asked if there was anything to discuss regarding New/Old Business? There was none.

Midway City Councilman Jeff Drury moved for adjournment, Midway Irrigation Member Russ Kohler 2nd the motion meeting was adjourned at 6:30p.m.