
Review Whispering Creek Water Calculations



Jennifer Sweat

From: Jeremy Clark <clarkj1229@gmail.com>
Sent: Saturday, December 20, 2025 12:26 PM
To: Jennifer Sweat; Steve Farrell
Cc: Michael Henke
Subject: Re: Whispering Creek, Cari Lane water review

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Hi Jennifer-

I've spoken with Steve Farrell and communicated with Michael Henke.

Can you add me to the Midway Irrigation water board meeting in January to review water requirements for Whispering Creek subdivision?

What day/time is the meeting?

Jeremy Clark
719-330-7854

On Thu, Dec 18, 2025 at 4:13 PM Michael Henke <mhenke@midwaycityut.gov> wrote:

Jeremy,

Good to hear from you. In recent times, City Council hasn't leased water. A couple of decades ago they did lease water to some residential developments. There is also one business that was leased a minimal amount of water. They have indicated that they most likely would not lease water for residential unless, possibly, for affordable housing.

Please let me know if you have any questions.

Thanks,

Michael



**Michael Henke, MPA,
AICP**

City Planning Administrator

H: Mon-Thurs 7:30-5:30

P: 435-654-3223 ext 105

E: mhenke@midwaycityut.gov

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From: Jeremy Clark <clarkj1229@gmail.com>
Sent: Thursday, December 18, 2025 2:48 PM
To: Michael Henke <mhenke@midwaycityut.gov>
Subject: Re: Whispering Creek, Cari Lane water review

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I know in the past people were able to rent water shares.

Is that still an option?

Jeremy

On Thu, Aug 21, 2025 at 5:10 PM Michael Henke <mhenke@midwaycityut.gov> wrote:

Hi Jeremy,

May 4, 2020

Chairman Steve Farrell if there were further discussion? There was not.

Motion: Midway Irrigation Member Brent Kelly made the motion to recommend that for Dent Residence located at 101 West 100 South to accept staff's calculations and 2.30-acre feet or 1 share of Midway Irrigation Water be turned in. Midway Irrigation Member Grant Kelly 2nd the motion.

Chairman Steve Farrell asked if there were further questions regarding this item? There was not

Motion was carried unanimously.

Whispering Creek Estates – 515 Cari Lane (Changed name from Creekside Estates)

Planner Michael Henke presented the following regarding this property:

- 4.92 acres
- R-1-15 zone
- Limited to 7 lots

The board discussed the property and reviewed the property via google earth and reviewing the plat map provided by applicant. The property was part of the Cosper Subdivision, and it would need to be vacated. The homes will not be within 50 feet of the FEMA flood plan. There is an existing home on the property, which is on lot 2 when reviewing the plat map.

Planner Henke gave the following for the water calculation for the property:

- 4.92-acre parcel
 - Area of Parcel – 214,315.2 sq. ft.
 - Impervious area for lots
 - 56,000 sq. ft. (7 x 8,000)
 - Irrigated Area
 - Lots – 158,315.2 sq. ft. (3.63 acres)
 - Park Strip – 3,500 sq. ft. (.08 acres)
 - Total Irrigation Acreage – $3.71 \times 3 = 11.13$ -acre feet
- 7 culinary connections
 - 5.6-acre feet – (7x.80)
- 16.73-acre feet requirement

The board discussed the Wetland on the property, and including that into the water calculations presented this evening would also need to take in consideration the existing home on the property that has a connection, as well as any water that was turned in for the Cosper subdivision. Treasurer/Secretary Sweat will look at how much water was turned in for the Cosper subdivision to see if any of it that water should also be credited for the subdivision.

The board discussed further the wetland on the property, as well as the creek beside the property, as well as the actual size of the subdivision as there was some question on that with boundary lines with the Homestead, and

May 4, 2020

80

other unknowns. The board discussed continuing the item, but it was decided to not hold up the subdivision, the board would give a recommendation to City Council, and when the additional information was found, staff could make adjustments as needed. The board felt that the least amount that would need to be turned in would be the amount presented by Planner Henke, 16.73-acre feet of water.

Chairman Steve Farrell if there were further discussion? There was not.

Motion: Midway Irrigation Member Grant Kohler made the motion to recommend that for Whispering Creek Estates located at 515 Cari Lane accept staff's calculations for the development of 16.73 acre feet of water, with staff making the adjustment for the existing home, and any water turned in for the Cosper Subdivision that is related to this property. That if any further information is given to staff regarding the wetland adjustments could be made by staff. City Councilman Steve Dougherty 2nd the motion.

Chairman Steve Farrell asked if there were further questions regarding this item? There was not

Motion was carried unanimously.

New/Old Business

Chairman Steve Farrell asked if there were further New or Old Business? There was not.

City Council member Steve Dougherty moved to adjourn. Midway Irrigation Member Grant Kohler 2nd the motion. It was carried unanimously. Meeting adjourned at 7:44 p.m.

March 4, 2024

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)**

March 4, 2024

- Impervious area for lots
 - 56,000 sq. ft. (7 x 8,000)
- Total irrigated acreage
 - $2.76 \times 3 = 8.28$ -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.