IDWAY WATER ADVISORY BOARD
MONDAY November 2, 2026
MEETING MINUTES

The Midway Water Advisory Board meeting was held November 2, 2026, at 5:30 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Steve Farrell, Russ Kohler, Brent Kelly. Midway City: Mayor Craig Simons, City Council Member JC Simonsen, City Council Member Andy Garland, Michael Henke, City Planner, Wes Johnson, City Engineer, and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

General Consent Calendar

Midway Irrigation Company President/Chair Steve Farrell asked for approval of the General Consent Calendar which consisted of:

a. Approval of the Agenda for November 2, 2026
b. Approve Meeting Minutes July 6, 2026

Motion: City Councilman J.C. Simonsen made a motion to approve the General Consent Calendar with the noted changes to minutes. Irrigation Member Brent Kelly 2nd the motion.

Chair Farrell asked if there were further questions regarding this matter. There was none.

Motion was carried unanimously.

Kohler Farm Subdivision – 970 North River Road

Planner Michael Henke presented the proposed two-lot subdivision on approximately two acres near River Road and Burgi Lane. The property was annexed into Midway City on July 7, 2026, with an adopted concept plan. The proposed subdivision follows that plan and was reviewed by the Planning Commission. One existing dwelling is on the property. Both lots would use the existing driveway for access from River Road; additional individual access points

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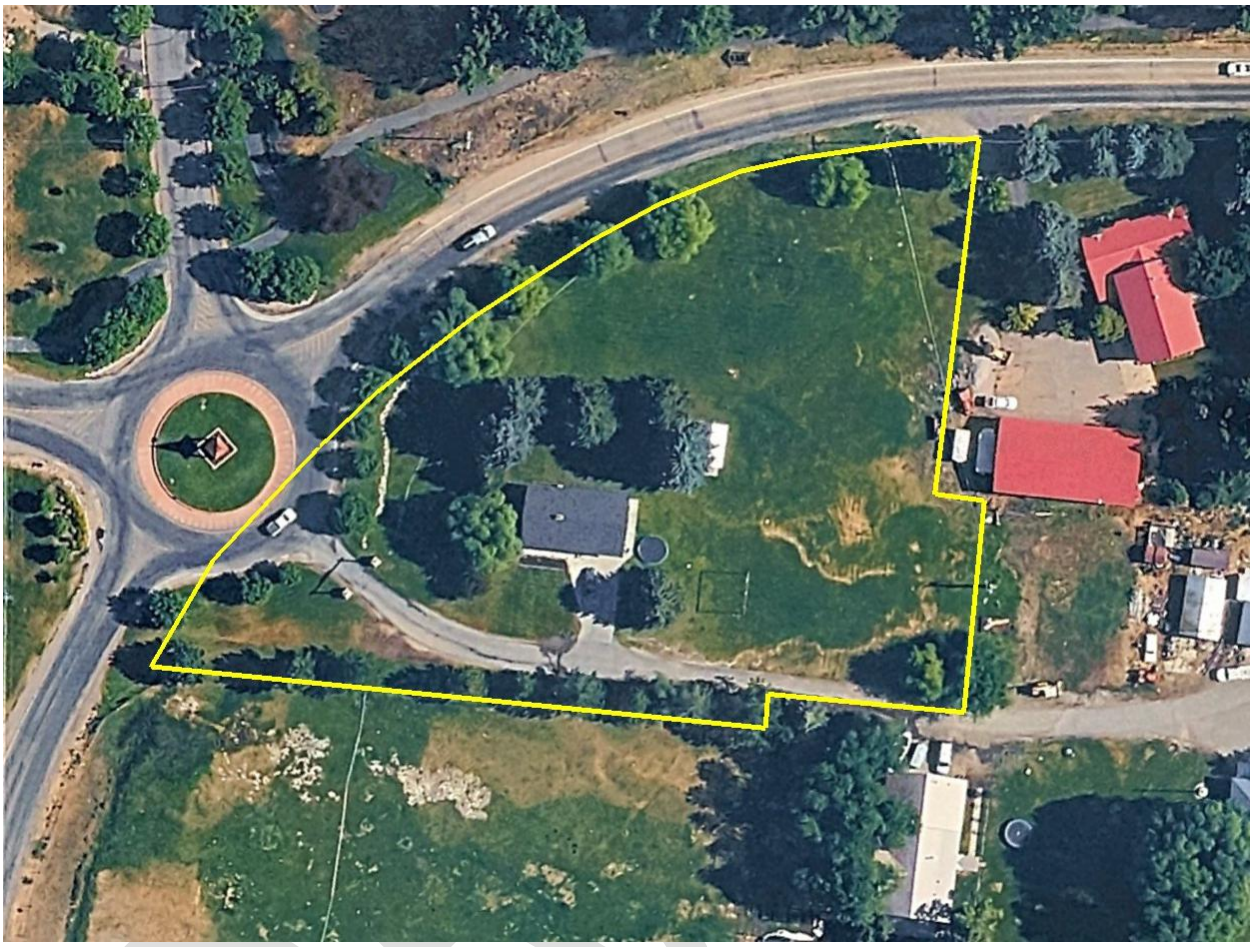
from River Road are not proposed. The lots require connections to the sanitation district for sewer, Midway City for culinary water, and secondary irrigation service through midway irrigation.

Reviews of the property, and plat map:

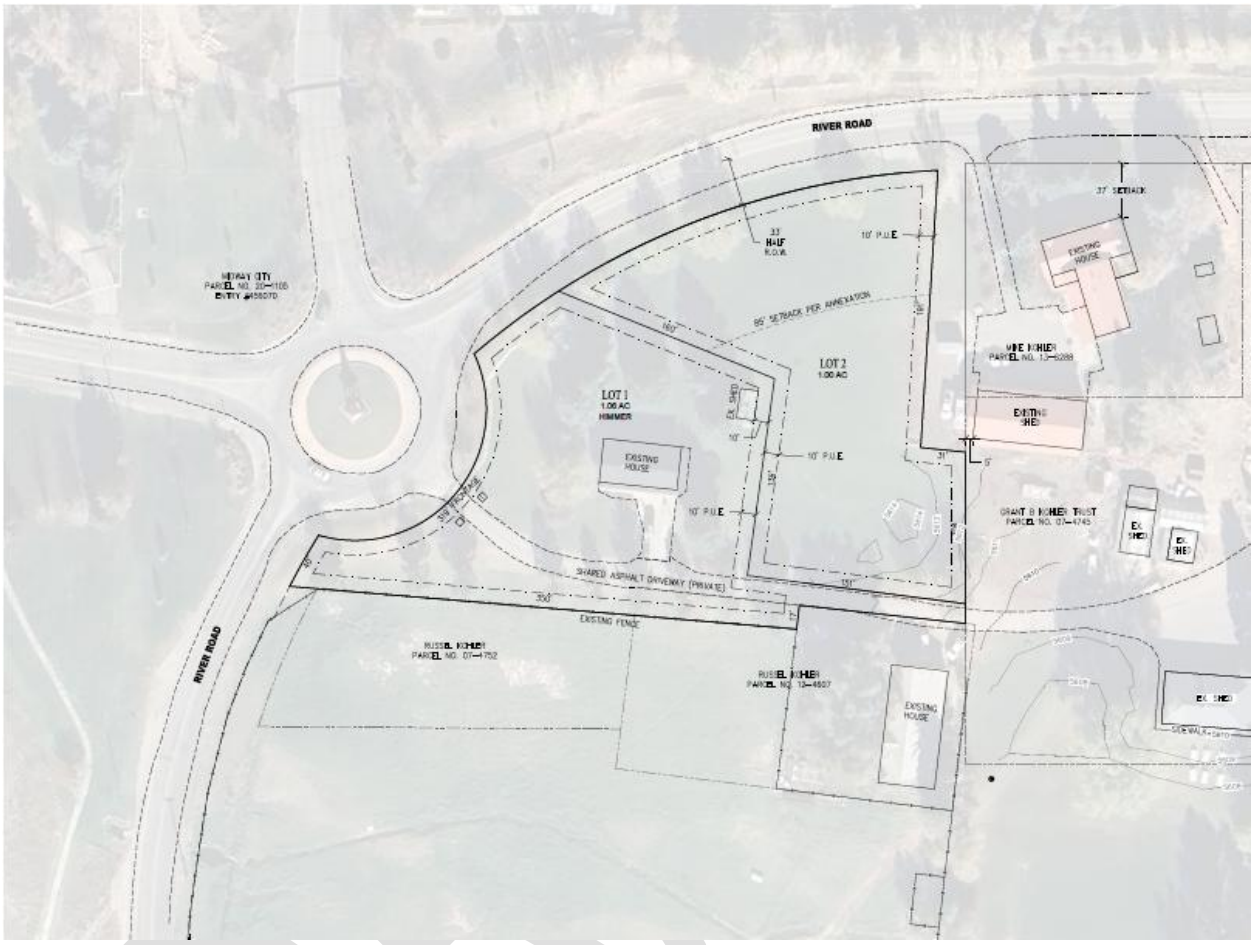




November 2, 2026



November 2, 2026



A question about the 85-foot setback was answered: it is measured from the River Road property line, not the driveway. Final setbacks would be assessed during building-permit review.

The initial water calculation was presented as 5.17 acre-feet, after applying a 1.5-acre-foot credit for the pre-existing residence. Discussion addressed use of Midway irrigation shares for outside irrigation, a change application involving existing spring-related rights for culinary service and deducting approximately 0.17 acre of existing driveway/access surface from the irrigated area. A revised requirement of approximately 4.30 acre-feet was discussed. Staff agreed to revise the calculation slide to reflect the precise figures and deductions.



The board also discussed the city's water dedication methodology and an upcoming update of its water study by its consultant. Engineer Paul Berg anticipated submitting a water-right change application; potential State Engineer review or protests were acknowledged.

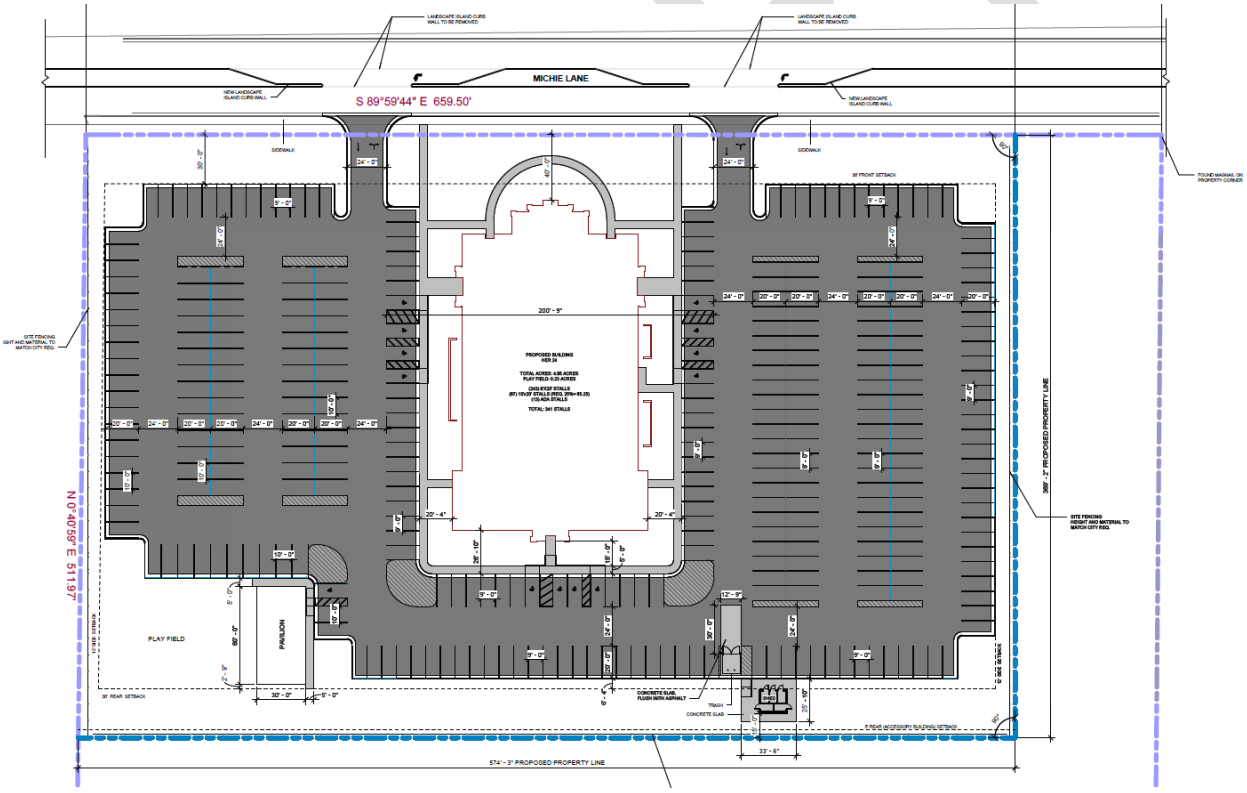
Chair Farrell asked if there were further questions regarding this matter. There was none.

Motion: City Council Member Andy Garland moved to approve the Kohler Farm subdivision water calculation/approach as revised during the meeting and they be required to turn in 4.3-acre feet of water for the project. Midway Irrigation Member Brent Kelly 2nd the motion

Chair Farrell asked if there were further questions regarding this matter. There was none.

New/Old Business

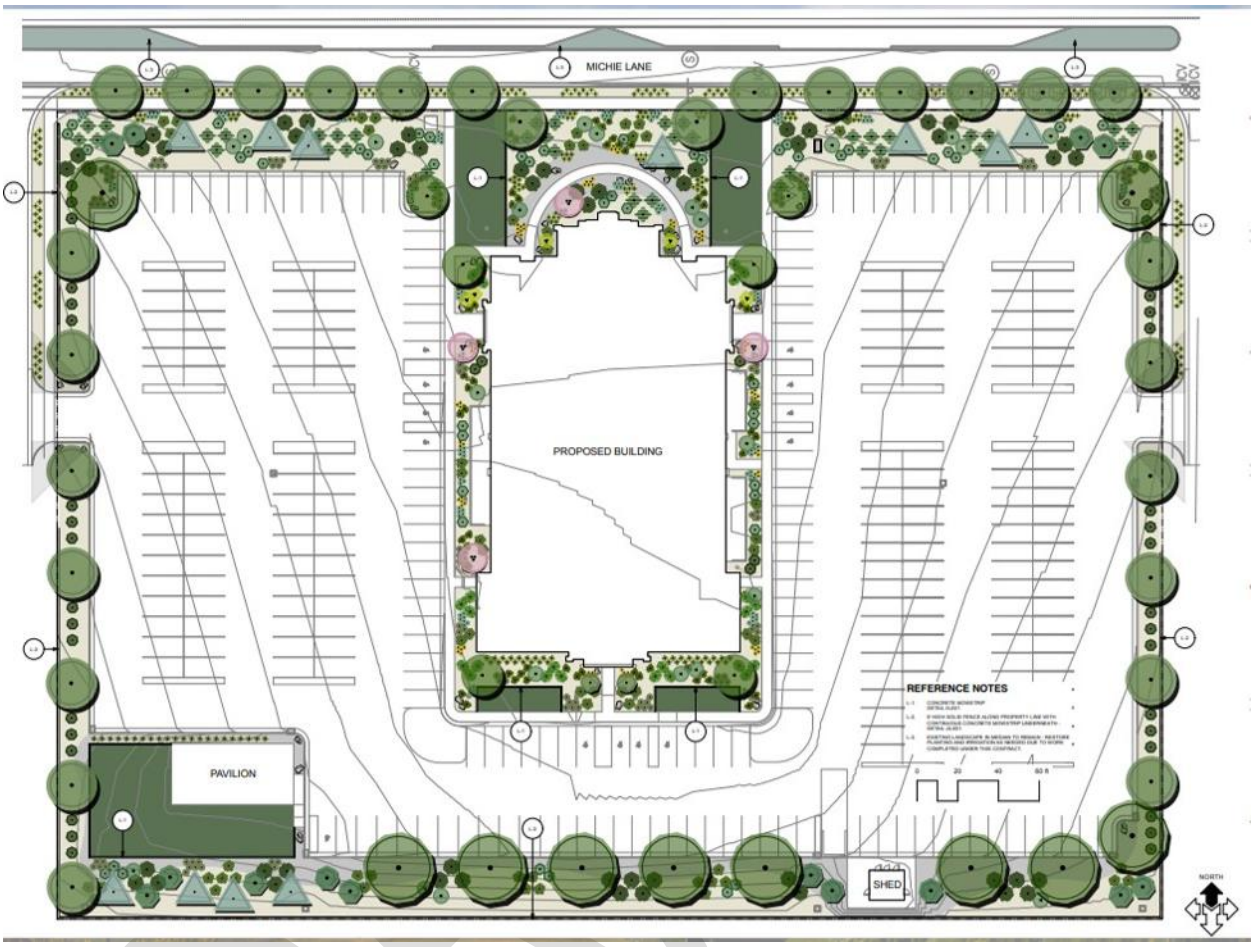
Planner Henke reported on the finalized site plan for the stake center under construction on Michie Lane. Compared with the prior plan there was an increase of impervious areas and reduced landscaping which lowered the calculated water requirement from 5.54 to 4.40 acre-feet. Staff indicated this corresponds to approximately 1.5 irrigation shares to be dedicated before issuance of the certificate of occupancy.



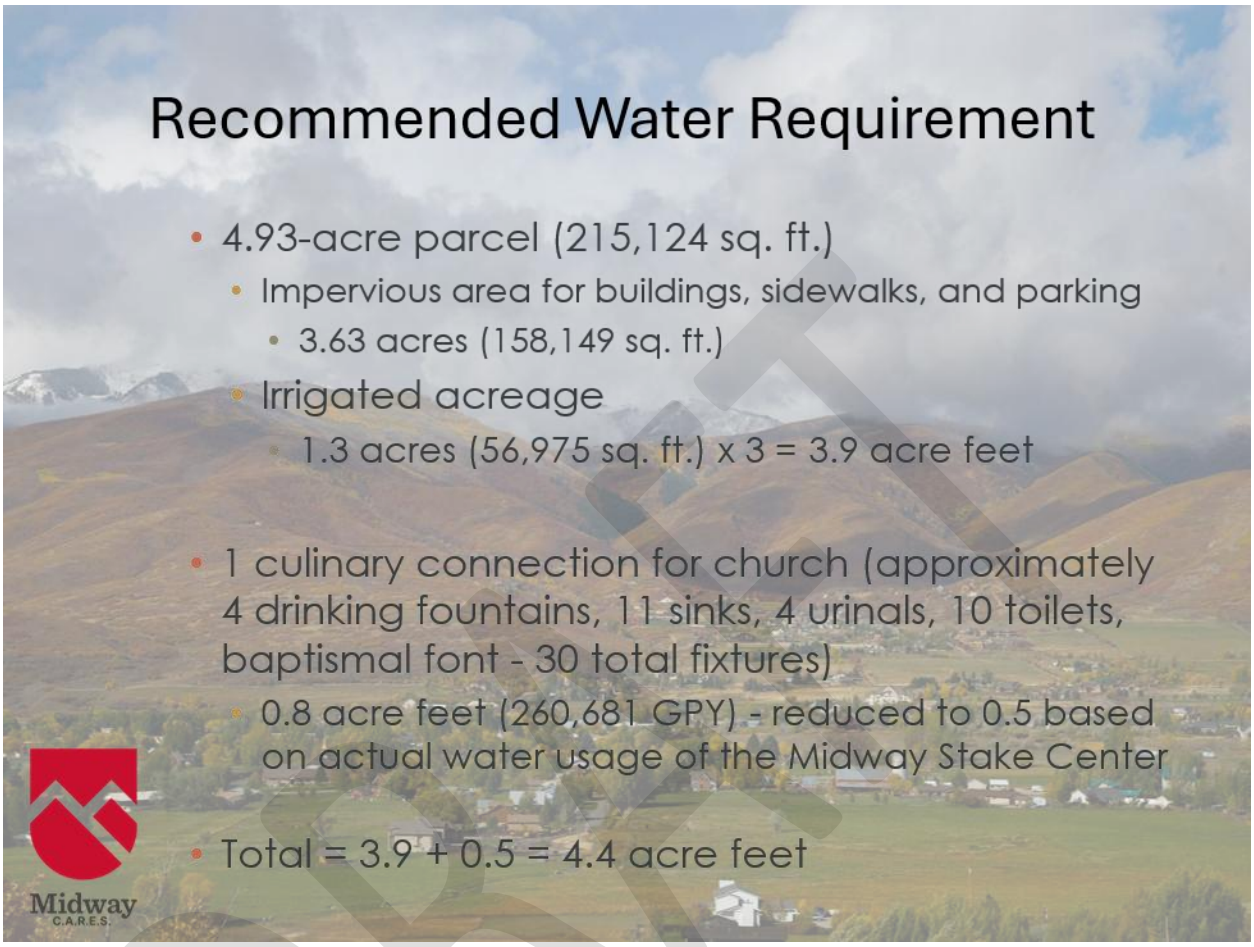
RECOMMENDED WATER REQUIREMENT

- 4.85-acre parcel (211,150 sq. ft.)
  - Impervious area for buildings, sidewalks, and parking
    - 3.4 acres (148,104 sq. ft.)
  - Irrigated acreage
    - 1.48 acres (64,416 sq. ft.) x 3 = 4.44 acre feet
- 1 culinary connection for church (approximately 4 drinking fountains, 11 sinks, 4 urinals, 10 toilets - 29 total fixtures)
  - 0.8 acre feet (260,681 GPY)
- Total = 4.74 + 0.5 = 5.54 acre feet

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November 2, 2026



The board discussed anticipated future subdivision of the larger property, including whether the remaining agricultural/open-space area should stay separate until future development. Staff planned to consult the applicant and Mayor about the preferred plating approach. The revised site plan and water figure were presented as an informational update; no new motion was requested.

Chair Farrell asked if there were further items to discuss? There was none.

City Council Member J.C. Simonsen moved for adjournment, City Councilman Andy Garland 2nd the motion, meeting was adjourned at 5:53p.m.