

**Minutes of the work meeting hosted by Grantsville Irrigation Company.  
Attended by Grantsville City Council, Grantsville Planning  
Commission, and Grantsville Irrigation Company (GIC). Meeting was  
held March 29, 2001 at 7:00 p.m.**

**Elected Officials Present:** Mayor Merle E. Cole, Council Members: Byron Anderson, Craig Anderson, Kevin Hall, Justin Linares.

**Appointed Officials and Employees Present:** City Recorder, Wendy Palmer, Planning Commission Members: James Christensen, Steve Larsen, Doug Bowman, Dean Johnson, Brent Bunderson, Mike Warner.

**Irrigation Company Members and Staff:** Ron Rydalch, Richard Anderson, Gene Marshall, Kent Rowberry, Ernie Matthews, Lynn Taylor, Karen Johnson, Judd Lawrence, Sunnie Titmus.

GIC member Richard Anderson welcomed the City Council and Planning Commission to this meeting. Mr. Anderson stated that the purpose of this meeting was to provide an opportunity for GIC and Grantsville City to develop a better system that will benefit both parties. We need to have a common understanding of secondary requirements so GIC is not left with enforcement problems and the City is not left supplying water for secondary purposes after their GIC source is depleted. GIC would like to develop a "We need you, and you need us attitude" between them and the city. By working together with a common goal allows better utilization of our resources, and more efficient operations for both parties.

GIC member Ron Rydalch informed those present that GIC requires at least one "A" or one "C" share per residential lot. GIC requires one share for each 1/3 acre of irrigated area, or any portion thereof.

Mr. Rydalch stated that Watt Home's "South Willow Estates Subdivision was allowed to proceed with less than one share per irrigated acre – the homes ran out of water last year with only a fraction of their development landscaped. We have got to make sure that we don't continue this trend. GIC is considering 1/2 shares for lots over 1/3 acre, which will allow more efficient use of shares for lots just over the requirement for a full share, such as 1/2 acre lots. But, we will not consider any further division of shares smaller than a 1/2 share. GIC is going to require meters for all new residential connections. Ron continued explaining that the "C" shares is not as good as an "A" share because it is metered based on the water turns that are given to the agriculture irrigators. Watt Homes is planning to install individual meters on lots to try to control the abuse. Watt Homes began with a master meter at the beginning of the irrigation season and they used more water than they had purchased for phase one and phase one was only about 25% landscaped. GIC would like to work with Grantsville City to purchase the same type meters for remote meter reading compatibility. GIC would like the irrigation portion of subdivisions be included in the subdivision/development bonds to insure proper installation and inspections. GIC would provide the inspections. GIC would like to have a sign off prior to any bond release.

Ownership of shares of water for individuals and developers should be co-owned by the city. GIC would like the city to collect the annual water assessment from the individuals and GIC will bill the city for the total of all residential water shares under co-ownership.

Lynn Taylor the Water Master for the GIC explained that the lot size is the gross acreage and the irrigated acre is the "net" of the gross acreage minus the house, driveway, RV pads, ball courts, dog runs, tuff sheds, corrals, hay stacks, etc. Lynn gave the example of a vacant one acre lot would require 1 "A" share and 2 "B" shares. When a home is placed on this vacant lot they will still need an "A" share, this will water the first 14,520 square feet of landscape. Then depending on the landscape plan, the hardscape would be deducted from the acre and then the remaining irrigatable landscape would be required to have additional "A" share added for each additional 14,520 square feet above the first 14,520 watered with the "A" share.

Eugene Marshall asked the city to determine an average irrigated acreage. Mr. Marshall requested that the city provide firm direction on irrigated acreage to developers. Developers have played the city against GIC in the past and it has turned out to be a losing proposition for both of us. GIC does not support “natural” or “native” landscape proposals. These areas will be irrigated in the future. When the city determines the average irrigated acreage they need to look at the development as a whole and not individual lots. Assumptions for irrigated acreage will have to be based on lot size and development “flavor”. The assumptions may vary over time, as more information is gathered, and more experience is gained. The Sun Valley Subdivision was developed as a one-acre subdivision. The developer provided one share of irrigation water for each lot and informed the buyers that this water share was enough to water all of the property. GIC now has to go to these people and tell them that they do not have enough water for the property. These people have been getting by with leasing a share of water each year. This will become a problem as less shares of water are placed in the lease pool. This spring there are 150 less leased shares of water than last year. Grantsville City needs to require the developers purchase the water shares up front and place them in a co-ownership with the property owners.

Mayor Cole stated that he agreed with the basic philosophy of the GIC that we need each other and we need to cooperate together. Water is a critical issue for our desert city especially with the movement of paper water throughout the county.

Steve Larsen asked the GIC to explain the irrigated issue in a little more detail. Ron Rydalch explained the splitting the irrigation water shares in half. Mr. Rydalch stated that by doing this it actually dilutes the “A” share. Kevin and Justin explained that the ½ share would not be watering the whole 1/3 of an acre only half of that amount.

Mayor Cole informed the GIC that if they put meters on the irrigation “A or C” shares then you would not send Lynn out to measure the lots sizes anymore. Kevin asked the GIC what is the factor that they use for the metered “C” share? Judd Lawrence explained that the calculation is based on the amount of water per turn the farmer is allotted. Ernie Matthews informed those present that Watt Homes transferred 500 shares of irrigation water and they really need 900 shares of irrigation water. GIC stated that the city needs to set the standard for outdoor irrigation requirement high enough that there is some room to negotiate later on if the requirement is to high. Kevin agreed stating that we can’t start low and expect to go higher. Craig disagreed stating that the government should not be telling property owners how much of their land to water. Gene Marshall stated that we should require enough water to water the property and if the property owner does not use all of the water then he can lease it out. But the water should be there for future buyers of the property because they may want to water more of the property than the original owner. Craig stated that it is unfair that the city makes the assumption on how much of the lot will be available to water before the lot is occupied.

Mayor asked the GIC if they would prefer that the city own the water shares in Watt Homes? GIC stated they would prefer that. Mayor and Kevin asked for a consensus of how everyone feels. The majority of the group agreed that we should require 3-acre feet per irrigated acre.

Mayor stated that the city will go back to their meetings and come back to the GIC with their decision.

Meeting was adjourned at 9:15 p.m.

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Wendy Palmer, City Recorder

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Merle E. Cole, Mayor

