

**HYDE PARK CITY
PLANNING COMMISSION
November 7, 2018
Minutes**

6:00 P.M. WORKSHOP WITH CITY COUNCIL (2 presentations)

Scott Archibald of Sunrise Engineering presented estimates on future water use on the east bench, currently undeveloped. Zoning for larger lots (A-1) uses a little less water overall (inside and outside use) but zoning for smaller lots (RE-20) gives over twice the number of customers to pay for infrastructure. Scott recommends Hyde Park City begin a secondary water system for that area of Hyde Park above the upper canal, not yet developed. That includes requiring builders to donate water shares or pay the city to purchase them. It also requires new owners to install 'dry' pipes for future connection to secondary water.

Brynn Mortensen of the Salt Lake Chamber of Commerce presented via video regarding the housing gap in Utah. The Wasatch front is running out of land, there is a tight labor market and current local policies limit the number of housing projects brought to market. Utah ranks 4th in the nation in the housing price index % change. The average price of a home in:

1991: \$125,000

2017: \$347,000

Brynn argued the people we need in our communities (teachers, firemen, nurses..) cannot afford to live in our communities anymore.

She listed five factors driving up home prices:

1. Housing shortage (4 households for every 3 units available)
2. Increased construction and labor costs (higher wages, fewer workers)
3. Local zoning ordinances and NIMBYism (Not In My BackYard)
4. Increased land costs and topography along Wasatch front counties
5. Demographic and economic growth

Brynn urged Hyde Park City to review its ordinances to help alleviate the tight market. She said it does not have to be high rise apartments like downtown Salt Lake but perhaps townhomes or something.

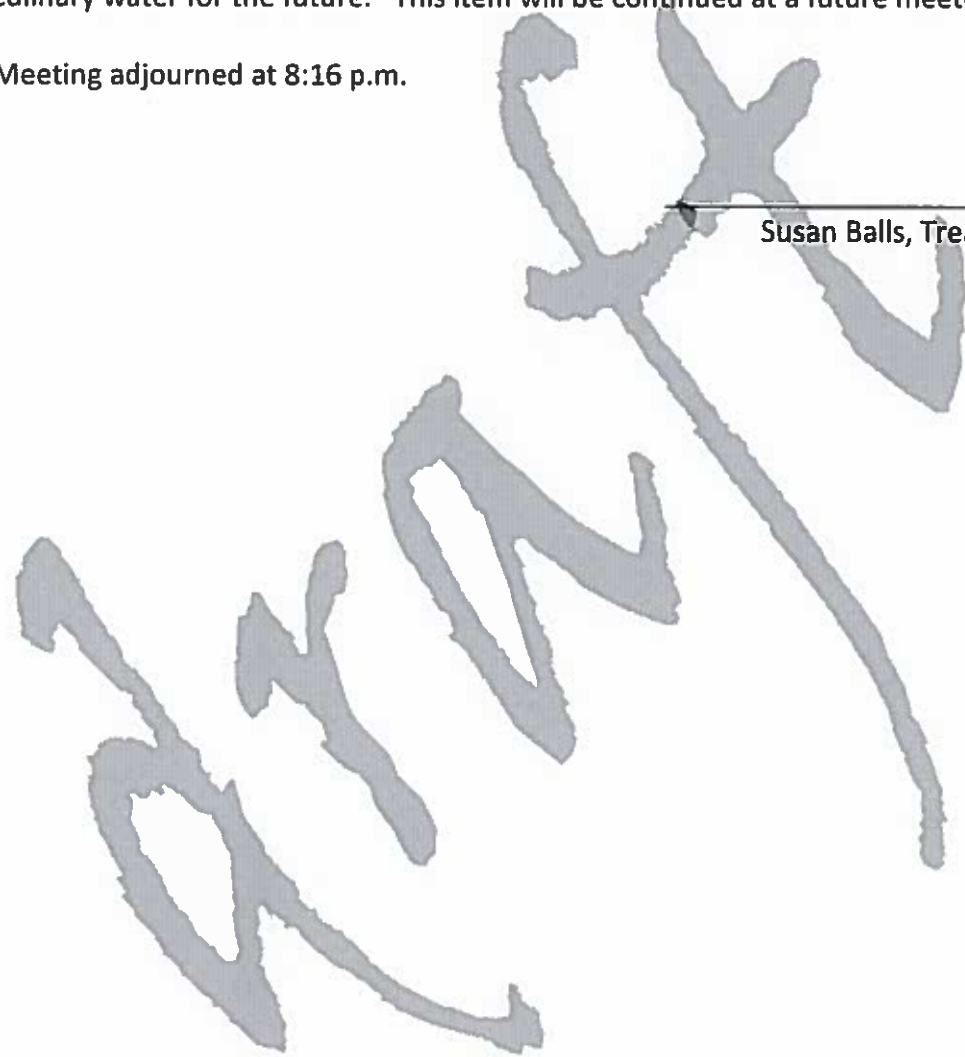
All present were encouraged to watch the full version of the Housing Gap Coalition Big Tent Kickoff (June 2018) and review the Kem C. Gardner Policy Institute's landmark study "Housing Prices and the Threat to Affordability" (March 2018).

(End of Workshop with City Council)

SECONDARY WATER TRANSFER (Legislative)

Mark Lynne drafted changes to 13.60.010 Minimum Improvement Requirements, part of the Subdivision Ordinance regarding the mandatory transfer of water rights to the city upon development, at the request of Bret Randall. This is simply information for the Commission. Cory Goettsche had concerns about the added cost of a dry line to the developer and the purchaser of lots within a development. Mark Lynne explained that a big push with this would be converting or transferring irrigation water rights to culinary water rights. The Commission had discussion regarding the need to protect water rights and ensure that the City has sufficient culinary water for the future. This item will be continued at a future meeting.

Meeting adjourned at 8:16 p.m.



Susan Balls, Treasurer

Edit to our Subdivision Ord.

13.60.010 Minimum Required Improvements

L. Irrigation Ditches and Distribution Systems. A distribution system shall be installed so that secondary water is used for watering on each building lot created, all open space or other landscaped areas within the subdivision. Hyde Park City requires that adequate water shares as shown in Schedule A be obtained or an agreed upon substitution provided to supply sufficient water for the irrigation needs within the subdivision. The developer is required to create a water entity whose ownership and management is to be turned over to the subdivision's residents at the earliest possible point in the development timeline, unless title to the require water share(s) can be transferred directly to each lot owner entitled to and responsible for the same. The purpose of the entity is to provide management of the business requirements related to the water share(s) (pay bills, make assessments, etc.), hold title to the water shares owned and used by the entity for the benefit of the lot owners and other subdivision property, and to maintain the delivery system. Secondary water shares that are dedicated to the subdivision property as required by the ordinance must remain with the property. It is recommended that appropriate notice be given to the Canal Company for any unused shares **persuint with the developed shall be transferred to the City.**~~to prevent loss of excess water shares.~~ The development agreement will specify the actually number of shares that will be dedicated to the lots within the subdivision. Schedule A also includes sample wording for the transfer of water stock certificates.

In the event that the developer is unable ~~to provide a delivery system for secondary water or unable~~ to obtain water shares for the subdivision and has provided proof to Hyde Park City that they have done due diligence, **the developer will install a dry pipe system for future use. It is recommended that this system is installed along back and side lot lines and not in the Street ROW.**~~Hyde Park City Land Use Authority Level 4 may waive this requirement.~~

The water entity is required to provide a method for ensuring the timely payment of assessments to the canal company or otherwise, for the water dedicated to the subdivision and for payment of assessments in the event the assessments become delinquent and/or are not paid. The development agreement shall provide for and allow payment of delinquent and/or unpaid assessments by the City and upon such payment by the City, the canal company shall transfer the water shares to the City, to hold as security for the repayment of all assessments paid by the City from the delinquent water share owner(s) or other person(s) responsible for the payment of such assessments. Upon payment of back assessments to the City, the shares will be returned to the applicant (owner). The water distribution system may not include open ditches or newly constructed open canals within or adjoining a subdivision except along rear or side lot lines. The subdivider shall work with irrigation, drainage or ditch companies to determine:

1. Methods of covering, realigning or eliminating ditches or canals within or adjoining the subdivision.
2. Methods of distributing available secondary water to each lot and irrigated open space in the subdivision.
3. The size of pipe and culverts required.
4. The responsibility for the periodic inspection, cleaning and maintenance of such ditches, pipes and culverts. In cases where canals or ditches cross public roads or proposed public roads, specifications and grades for pipe or culvert must be approved by the public works personnel in cooperation with the LUA and/or the City engineer.

I don't see how we can use Smithfield's Ord without a City Secondary Water System

Smithfield Subdivision Requirements

16.20.07016.20.070 SECONDARY WATER

A secondary irrigation system shall be constructed in all subdivisions where the city owned secondary system is located within six hundred feet (600') of the subdivision. In subdivisions where a secondary system is required, the system shall be constructed only in those areas of the development where a static water pressure of forty (40) psi is possible.