

Planning Commission Staff Report

September 12, 2019

Item 4

Applicant: Mapleton City

Location: N/A

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: Y

Zone: All

Attachments:

1. Proposed
amendments.

REQUEST

Consideration of an Ordinance amending the outdoor water dedication requirements for new subdivisions.

BACKGROUND AND PROJECT DESCRIPTION

Mapleton City Code (MCC) Section 17.24.080 requires a developer to submit water rights or shares to the City for each new lot created. The amount of water varies depending on the size of the lots and is based on a formula included in the code. For example, a 1/3 acre lot requires one acre feet of water, while a one acre lot requires approximately two acre feet. The larger the lot, the more water is required.

Currently there is no cap to the maximum amount of water required. If someone wanted to propose a 5.25 acre lot (the amount needed to qualify for green belt status), they would need to dedicate nine acre feet of water. This amount of water can be cost prohibitive and actually work as a deterrent to encouraging larger lots. Staff is recommending that the code establish a cap so that no lot would be required to submit more than 3.5 acre feet of water (see attached ordinance). Some of the reasons for this recommendation include:

- 3.5 acre feet is the current outdoor water requirement for two acre lots;
- Lots larger than 2 acres will typically have access to other irrigation water designed or more agricultural type uses. PI water is not intended to support agriculture; and
- The proposed amendment would reduce deterrents to larger lot proposals.

RECOMMENDATION

Recommend approval of the proposed ordinance to the City Council.

ATTACHMENT “1”
(Changes shown underlined)

17.24.080: Dedication of Water Rights to the City

5. The amount of water rights to be conveyed to the city shall be determined as follows:

a. Water Rights For Municipal Use:

- (1) Inside Residential Use: The amount of water rights to be conveyed to provide an adequate supply of water for inside residential use based on the needs of the development, shall be 0.45 acre-feet per equivalent residential unit ("ERU").
- (2) Industrial And Other Municipal Uses: The amount of water rights to be conveyed in order to provide an adequate supply of water for industrial and other municipal uses based on the needs created by the development, shall be determined by the city engineer on a case by case basis according to the anticipated demand of the development.

- b. Water Rights For Outdoor Secondary Irrigation Uses: The amount of water rights to be conveyed to provide an adequate supply of outdoor secondary irrigation water based on the needs of the proposed development, shall be 2.5 acre-feet per maximum potentially irrigable acre within the proposed development up to a maximum outdoor dedication of 3.5 acre-feet. The maximum irrigable acreage shall be determined by deducting the maximum allowed building coverage allowed in the zone in which the development is proposed from the total lot size of each lot included in the project area. Any common open space or conservation easement property shall also be included in the irrigable land when calculating the water dedication requirement.