Mapleton City

City Council Staff Report

December 4, 2019

Applicant: Mapleton City

Location: N/A

Prepared by: Sean Conroy, Community Development Director

Public Hearing: Y

Zone: All

Attachments:

1. Proposed ordinance.
2. PC Minutes.

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 foot of water, while a one acre lot requires approximately two acre feet. The larger the lot, the more water is required.

Currently there is not 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 detriment to encouraging larger lots. Staff is recommending that the code establish a cap so that no lot would be required to submit more than three acre feet. Some of the reasons for this recommendation include:

- 3 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 for more agricultural type uses. PI water is not intended to support agriculture; and
- The proposed amendment would reduce deterrents to larger lot proposals.

The Planning Commission recommended approval of the proposed ordinance to the City Council on September 12, 2019.

RECOMMENDATION

Adopt the attached ordinance.

ORDINANCE NO. 2019-

CONSIDERATION OF AN ORDINANCE AMENDING THE OUTDOOR WATER DEDICATION REQUIREMENTS FOR NEW SUBDIVISIONS.

WHEREAS, 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; and

WHEREAS, the amount of water varies depending on the size of the lots and is based on a formula included in the code; and

WHEREAS, the proposed ordinance would establish a cap for any single lot of three acre feet; and

WHEREAS, the Planning Commission reviewed this ordinance on September 12, 2019.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to amend Mapleton City Code Title 18 as described in Exhibit "A".

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

This 4th Day of December, 2019.

_____
Dallas Hakes
Mayor

ATTEST:

_____
Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit "A"
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 three (3) 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.