

**HYDE PARK CITY
PLANNING COMMISSION
December 4, 2019
Minutes**

PZ Meeting began at 7:00 pm, conducted by Chairman Brandon Buck.

MEMBERS PRESENT

Chairman Brandon Buck, Sandy Ballard, Connor Balls, Mark Lynne, and Trent Hagman

OTHERS PRESENT

Councilmembers Mark Hurd and Bret Randall, Secretary Melinda Lee, Karl White (future City Councilman), and City Engineer Scott Archibald (Sunrise Engineering)

THOUGHT – Mark Lynne

PLEDGE OF ALLEGIANCE – Brandon Buck

APPROVAL OF MINUTES

After clarifying the 0.45 acre feet requirement by the State of Utah, Mark Lynne motioned to approve the Minutes from the Planning Commission meeting held November 20, 2019. Connor seconded the motion. Brandon Buck, Sandy Ballard, Connor Balls, Mark Lynne, and Trent Hagman voted in favor.

BUILDING PERMIT REPORT

Visionary Homes	311 West 450 South	Home
Keith Bond	353 North 900 East	Detached Garage
Colby Tracy	922 East 100 North	Addition

CITY COUNCIL REPORT

No City Council Meeting held since last PZ meeting

CONSIDER CULINARY AND/OR SECONDARY (IRRIGATION) WATER AMENDMENTS (Legislative)

Councilmember Randall began by clarifying the request from City Council for PZ to review these ordinances. He said there were two items:

1. Developers should give all water shares to the city upon development. He said many shares have been lost because the holder cannot show 'beneficial use'.
2. The Utah Legislature is expected to allow canal companies to expand their service area. It makes sense to mandate dry piping [for secondary water].

Various questions and discussions ensued. These points were made:

Regarding item #1

- Councilmember Randall mostly means to deal with service area of current canals.
- Secondary water shares are tied to a geographical area. Thus, they should stay with that area (meaning the city owns them and can exchange them for culinary rights as needed)
- PZ had already worked to expand the requirement to include enough water for culinary, as well as secondary use.
- A water 'share' does not quantify an amount. The amount varies from canal to canal.
- HPC must accept secondary 'shares' (equivalent to the required acre feet) in order to exchange them for culinary water rights.

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- In the future, HPC will likely add SECONDARY WATER as another utility (even if only used for some residents, not all).
- The Crockett Canal Plan does not include the city owning secondary water shares, only individuals owning shares.
- Commissioners felt it unfair to require the property owner to give excess shares to the city. Councilmember Randall said it is not unfair to require water shares for land taken up by roads and homes. The State will soon audit everyone for beneficial use and many water shares will become worthless. Municipals are the only entity allowed to save water shares for future use, and only if the city creates a 40-year plan.
- Better scenarios include the city holding the share and leasing it back to the property owner.

Regarding item #2

- According to the State of Utah, cities can require dry piping for secondary water, as long as a system is in the city's plan.
- Councilmember Randall said a secondary water system is in HPC's 5-year plan.
- Scott said the cost at development is \$20/foot compared to a later cost of \$100/foot (includes digging up and replacing existing road).
- Scott said the pipes do *not* rot (as Commissioners surmised) and may not be used for 10, 25, 50, or even 100 years. They would still function well. He did similar work for Herriman City years ago and some secondary pipes are still unused. Mark Lynne has reservations about a "dry pipe" in that if it was damaged (by post hole or another utility), the problem would be hidden until the pipe goes 'online' at a future date.
- HPC's Master Water Plan includes:
 - 2-million gallon culinary water tank
 - 4-million gallon secondary water reservoir
- The reservoir is expected to be part of a public city park and may also be used for fishing.

Overall, Councilmember Randall explained the whole purpose is to plan for the future, show beneficial use, and use secondary water for landscaping instead of culinary water. Secondary water is SO much cheaper! Councilmember Randall also pointed out the huge area west of town that is mostly undeveloped, but could be a huge drain on our supply if big water users came in. We *need* secondary water to relieve the demand for culinary water.

'Smart' water sprinkler systems turn off when it rains. The city should invest in them and encourage residents to do the same (possibly offering an incentive). Moving to a more expensive water rate schedule has done little (if anything) to reduce culinary watering on landscaping. Those who have plenty of funds are paying their bill without reducing usage. HPC should try to follow Weber's example (shared by Nathan Daugs last meeting) and implement educating users on the amount of water their lawn actually needs versus the amount they are using. Generally people use 2-3 times the amount needed.

The State of Utah estimates average indoor use at 0.45 acre feet/year.

7.48 gallons/cubic foot

325,000 gallons = acre foot of water

Mark Lynne and Melinda will continue compiling data for *actual* usage of a handful of residents in a dozen or so subdivisions in Hyde Park.

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PROPOSE UPDATES TO HPC SECTION 13 - SUBDIVISION ORDINANCE (Legislative)

Brandon made 2 minor changes from the last meeting, but Mark Lynne wants to see a 'clean copy' before voting on the amendments.

13.80 "Subdivision Checklists and Guidelines" is set to be removed.

CONSIDER UPDATES TO HPC SECTION 13.40 – MINOR SUBDIVISIONS (Legislative)

Brandon:

- Changed flowchart to include a DRC review.
- Changed "Final Approval" to "Final Plat"

Brandon will also provide a 'clean copy' of this document for a vote next meeting.

Next meeting – likely January 15, 2020

Meeting adjourned at 8:30 P.M.

Melinda Lee, Secretary