PLANNING COMMISSION MEETING

May 9, 2023

6:30 p.m.



CITIZEN COMMENT

PUBLIC HEARING
General Plan Amendment
Chapter 11
Water Use & Preservation

State Code Section 10-9a-403(2)(a)(iv)

<u>General Plan, Water Use & Preservation element must address:</u>

1. The effect of permitted development or patterns of development on water demand and water infrastructure;
2. Methods of reducing water demand and per capita consumption for future development;
3. Methods of reducing water demand and per capita consumption for existing development; and
4. Opportunities for the city to modify the city operations to eliminate practices or conditions that waste water.

The Planning Commission:

1. **Shall consider applicable regional water conservation goals recommended by the Division of Water Resources.**

The Water Master Plan specifically addresses the regional conservation goals established by the Weber Basin Water Conservancy District (WBWCD) and the city's intention to meet those goals as follows

Table ES-1
Regional Conservation Goals

Year	Weber River Regional Conservation Goal (gpcd)*	NSL Per Capita Water Use Goal (gpcd)*	NSL Percent Reduction Goal
2015	250	208.8	0%
2030	200	200.0	4%
2040	184	184.0	12%
2065	175	175.0	16%

The Planning Commission:

2. **Shall consider the city's water conservation plan.** *The conservation plan goals have been incorporated into the elements and include:*

Conservation Public Awareness Practices

- *Development of a Water Shortage and Drought Plan within the next year*
- *Assign or hire a staff member as a public outreach coordinator*
- *Update of the city website to include water conservation education materials*
- *Generate and distribute print materials regarding water wise landscaping*
- *Coordinate with WBWCD in hosting water conservation classes*
- *Develop water conservation social media campaign*
- *Become actively involved in Water Week and Earth Day forums*
- *Update the Water Conservation Plan at minimum every 5 years*

The Planning Commission:

3. **Shall include recommendation for water conservation policies to be determined by the City.**

Policies recommended include:

- *Participation in the Localscapes program and offer cash rewards for property owners that remove turf in favor of waterwise landscaping*
- *Participation in the Flip Your Strip program which re-imburses property owners for removal of turf in the park strip in favor of waterwise landscaping*

4. **Shall include recommendation for landscaping options within a public street for current and future development that do not require lawn in parkstrip.**

The plan recommends:

- *That turf be prohibited in park strips and that they only be planted with water conserving plants and does not utilize overhead spray irrigation*

The Planning Commission:

5. **Shall review & make recommendations on City's land use ordinances that promote inefficient use of water.**

Ordinance recommendations:

- *Restrictions for residential developments to limit landscaped open space areas which use overhead spray irrigation to a maximum of 25% of the lot or 6,500 sq. ft., whichever is less.*
- *Areas less than 8 feet in width be prohibited for turf*
- *Commercial, industrial and institutional properties be limited to the use of turf to 5% of the total lot or 5,000 sq. ft., whichever is less.*
- *Mixed use or Multifamily projects be limited turf use of 10% of the lot or 5,000 sq. ft., whichever is less*

The Planning Commission:

6. **Shall consider principles of sustainable landscaping, including:**
   - **Reduction or limitation of lawn or turf.** *See above.*
   - **Promotion of site specific landscape design that decreases stormwater runoff or runoff of irrigation water.** *Review, update, and utilization of Low Impact Development practices outlined in the Land Use Code for new or redevelopment sites.*
   - **Preservation and use of healthy trees that have a reasonable water requirement or are resistant to dry soil conditions.** *Review and update tree ordinances to preserve and require the use of low water use trees that are drought tolerant.*
   - **Elimination or regulation of ponds, pools, and other features that promote unnecessary water evaporation.** *Consider ordinances that limit the construction of private ponds and require preventative measures for new pools, such as pool covers, that reduce evaporation.*
   - **Reduction of yard waste.** *The measures recommended for water efficient landscape as outlined above will have the effect of reduced yard waste produced by high water use plantings.*
   - **Use of an irrigation system, including drip irrigation, best adapted to provide the optimal amount of water to the plants being irrigated.** *Review and update irrigation design standards requiring the use of smart irrigation controllers, drip emitters, bubblers, and other new technologies as developed.*

The Planning Commission:

7. **Shall consult with the public water systems or systems serving the City with drinking water regarding how implementation of the land use element and water use and preservation element may affect:**

    - **Water supply planning, including water source and storage capacity consistent with state code 19-4-114.** *The Water Master Plan evaluates the current and future land uses identified in the General Plan Land Use Element and population forecasts to determine the future water demands and made recommendations for system improvements and conservation practices (outlined in the above noted recommendations) to ensure that the city could meet future demand for water resources and meet the WBWCD water conservation goals.*

    - **Water distribution planning, including master plans, infrastructure asset management programs and plans, infrastructure replacement plans, and impact fee facilities plans.** *Improvements to the physical system include recommendations to conduct an AWWA Water Audit Program to quantify system water loss by 2025 to identify and eliminate sources of water waste or loss.*

The Planning Commission:

8. May include recommendations for additional water demand reduction strategies, including:

- **Creating a water budget associated with a particular type of development;** *Transition to Automatic Metering Infrastructure by 2025 so that property owners can view real time water consumption on their property.*

- **Adopting new or modified lot size, configuration, and landscape standards that will reduce water demand for new single family development.** *Landscaping standards as outlined above.*

- **Providing one or more water reduction incentives for existing development such as modifying existing landscapes and irrigation systems and installation of water fixtures or systems that minimize water demand.** *Incentive programs, as outlined above.*

- **Discouraging incentives for economic development activities that do not adequately account for water use or do not include strategies for water demand.** *Not considered at this time.*

- **Adopting water concurrency standards requiring that adequate water supplies and facilities are or will be in place for new development.** *The Water Master Plan addresses future needs to develop water supplies as needed.*

The Planning Commission:

9. Shall include a recommendation for low water use landscaping standards for a new:

- **Commercial, industrial, or institutional development.** *Outlined above.*
- **Common interest community as defined in 57-25-102.** *Regulations for landscaped areas held in common are detailed above for residential developments.*
- **Multi-family housing project.** *Outlined above.*

DISCUSSION
LOFTS AT NORTH LAKE



Building A										
	Jr 1 sm	Jr 1 Big	1b	2b small	2b	2b Loft		Covered Stalls	Open Stalls	Total Stalls
1	Retail - 7,900 SF							40	9	
2	8	2	0	0	2	0			44	
3	8	2	0	0	2	0				
4	8	2	0	0	2	0				
5	8	2	0	0	2	0				
	32	8	0	0	8	0	**48**	**40**	**53**	**93**

Building B									
	Jr 1	jr 1 big	1b	2b small	2b	2b Loft		Covered Stalls	Open Stalls	
1	Retail - 2,000 SF					4	4	47		
2	7	1	1	3	0	0	12	14	46	
3	7	6	2	3	2	0	20			
4	7	8	2	3	2	0	22			
5	7	8	2	3	2	0	22			
	28	23	7	12	6	4	**80**	**61**	**46**	**107**
Totals	**60**	**31**	**7**	**12**	**14**		**128**	**101**	**99**	**200**
	47%	24%	5%	9%	11%					

RETAIL LEVEL SITE PLAN

NTS

NORTH

LOFTS NORTH LAKE

ENGINEER OF RECORD

PROJECT NUMBER

REVISION NUMBER

DRAWING TITLE

DATE:

DRAWN BY:

CHECKED BY:

SHEET A1



Building A										
	Jr 1 sm	Jr 1 Big	1b	2b small	2b	2b Loft		Covered Stalls	Open Stalls	Total Stalls
1	Retail - 7,900 SF							40	9	
2	8	2	0	0	2	0			44	
3	8	2	0	0	2	0				
4	8	2	0	0	2	0				
5	8	2	0	0	2	0				
	32	8	0	0	8	0	**48**	**40**	**53**	**93**

Building B									
	Jr 1	jr 1 big	1b	2b small	2b	2b Loft		Covered Stalls	Open Stalls	
1	Retail - 2,000 SF					4	4	47		
2	7	1	1	3	0	0	12	14	46	
3	7	6	2	3	2	0	20			
4	7	8	2	3	2	0	22			
5	7	8	2	3	2	0	22			
	28	23	7	12	6	4	**80**	**61**	**46**	**107**
Totals	**60**	**31**	**7**	**12**	**14**		**128**	**101**	**99**	**200**
	47%	24%	5%	9%	11%					

LEVEL 2 SITE PLAN

NTS

NORTH

LOFTS NORTH LAKE

ENGINEER OF RECORD

PROJECT NUMBER

REVISION NUMBER

DRAWING TITLE

DATE:

DRAWN BY:

CHECKED BY:

SHEET A1



Building A										
	Jr 1 sm	Jr 1 Big	1b	2b small	2b	2b Loft		Covered Stalls	Open Stalls	Total Stalls
1	Retail - 7,900 SF							40	9	
2	8	2	0	0	2	0			44	
3	8	2	0	0	2	0				
4	8	2	0	0	2	0				
5	8	2	0	0	2	0				
	32	8	0	0	8	0	**48**	**40**	**53**	**93**

Building B									
	Jr 1	jr 1 big	1b	2b small	2b	2b Loft		Covered Stalls	Open Stalls	
1	Retail - 2,000 SF					4	4	47		
2	7	1	1	3	0	0	12	14	46	
3	7	6	2	3	2	0	20			
4	7	8	2	3	2	0	22			
5	7	8	2	3	2	0	22			
	28	23	7	12	6	4	**80**	**61**	**46**	**107**
Totals	**60**	**31**	**7**	**12**	**14**		**128**	**101**	**99**	**200**
	47%	24%	5%	9%	11%					

LEVEL 3 SITE PLAN

NTS

NORTH

LOFTS NORTH LAKE

ENGINEER OF RECORD

PROJECT NUMBER

REVISION NUMBER

DRAWING TITLE

DATE

DRAWN BY

CHECKED BY

SHEET A1



Building A										
	Jr 1 sm	Jr 1 Big	1b	2b small	2b	2b Loft		Covered Stalls	Open Stalls	Total Stalls
1	Retail - 7,900 SF							40	9	
2	8	2	0	0	2	0			44	
3	8	2	0	0	2	0				
4	8	2	0	0	2	0				
5	8	2	0	0	2	0				
	32	8	0	0	8	0	**48**	**40**	**53**	**93**
Building B										
	Jr 1	jr 1 big	1b	2b small	2b	2b Loft		Covered Stalls	Open Stalls	
1	Retail - 2,000 SF					4	4	47		
2	7	1	1	3	0	0	12	14	46	
3	7	6	2	3	2	0	20			
4	7	8	2	3	2	0	22			
5	7	8	2	3	2	0	22			
	28	23	7	12	6	4	**80**	**61**	**46**	**107**
Totals	**60**	**31**	**7**	**12**	**14**		**128**	**101**	**99**	**200**
	47%	24%	5%	9%	11%					

LEVEL 4 AND 5 SITE PLAN

NTS

NORTH

LOFTS NORTH LAKE

ENGINEER OF RECORD

PROJECT NUMBER

REVISION NUMBER

DRAWING TITLE

DATE:

DRAWN BY:

CHECKED BY:

SHEET A1

477 SF



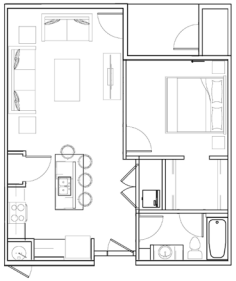
JR 1B

539 SF



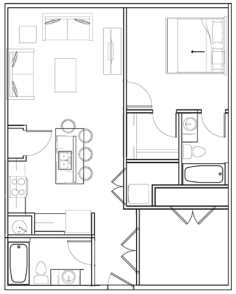
JR 1B LG

776 SF



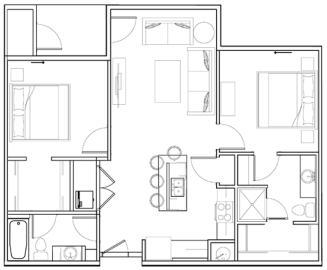
1B

912 SF



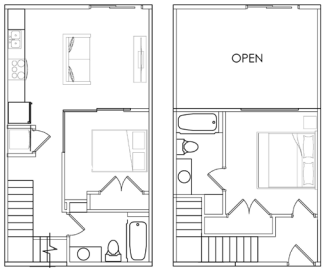
2B SM

1,053 SF



2B

870 SF



2B 2 STORY

Building A										
	Jr 1 sm	Jr 1 Big	1b	2b small	2b	2b Loft		Covered Stalls	Open Stalls	Total Stalls
1	Retail - 7,900 SF							40	9	
2	8	2	0	0	2	0			44	
3	8	2	0	0	2	0				
4	8	2	0	0	2	0				
5	8	2	0	0	2	0				
	32	8	0	0	8	0	**48**	**40**	**53**	**93**
Building B										
	Jr 1	jr 1 big	1b	2b small	2b	2b Loft		Covered Stalls	Open Stalls	
1	Retail - 2,000 SF					4	4	47		
2	7	1	1	3	0	0	12	14	46	
3	7	6	2	3	2	0	20			
4	7	8	2	3	2	0	22			
5	7	8	2	3	2	0	22			
	28	23	7	12	6	4	**80**	**61**	**46**	**107**
Totals	**60**	**31**	**7**	**12**	**14**		**128**	**101**	**99**	**200**
	47%	24%	5%	9%	11%					

UNIT TYPES

NTS

NORTH

LOFTS NORTH LAKE

ENGINEER OF RECORD

PROJECT NUMBER

REVISION NUMBER

DRAWING TITLE

DATE:

DRAWN BY:

CHECKED BY:

SHEET A1


Google Earth
Image Landsat / Copernicus


Google Earth
Image Landsat / Copernicus


Google Earth
Image Landsat / Copernicus


Google Earth
Image Landsat / Copernicus

ACTION UPDATE

City Council 5/2/2023

- Eaglewood Cove 13-Amended Lots 1318/1318
- Update to the Building Code Section-Retaining Walls

MISSING COUNTDOWN



WEEKS LEFT UNTIL MACKENZIE'S RETURN:

~~12~~ April 24-27	~~11~~ May 1-4	10 May 8-11	9 May 15-18
8 May 22-25	7 May 29-June 1	6 June 5-8	5 June 12-15
4 June 19-22	3 June 26-29	2 July 3-6	1 July 10-13

MINUTES

ADJOURN