

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on September 18, 2012, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

- Present:**
- Commission Members: Kenneth Hellewell, Chairman
TJ Jensen, Vice-Chair
Dale Rackham
Tyler Bodrero
Curt McCuiston
Gary Pratt
 - City Employees: Will Carlson, City Attorney
Michael Eggett, Community & Economic Development Director
Sherrie Christensen, Planner
Jenny Schow, Administrative Professional
Brian Bloemen, City Engineer
 - Excused: Braxton Schenk
Gregory Day
 - Visitors: Noble Bakken Brandon Bodily

1. **Meeting Called to Order**
 - a. **Invocation or Thought**- Commissioner Pratt
 - b. **Pledge of Allegiance**-Boy Scout Noble Bakken
 - c. **Adoption of Meeting Agenda**-COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE MEETING AGENDA FOR SEPTEMBER 18, 2012. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

2. **Approval of September 4, 2012, Regular Meeting and Work Session Minutes**
COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE SEPTEMBER 4, 2012, REGULAR MEETING MINUTES AND WORK SESSION MINUTES AS AMENDED. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

3. Matt Gertge, Cherry Creek Assisted Living Project, located at approximately 2063 West 1900 South, Six (6) month extension to Site Plan Approval.

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Director Eggett stated the Cherry Creek Assisted Living Center was approved in September 2012. Per city code, an approved Site Plan application can request a six month extension from the Planning Commission upon the expiration of the original approval.

Commissioner Jensen discussed the weather constraints. Director Eggett said the developer is comfortable with the weather. Commissioner Bodrero pointed out that the applicant is being proactive, and the extension should be granted

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COMMISSIONER PRATT MADE A MOTION TO APPROVE THE SIX (6) MONTH EXTENSION TO MATT GERTGE, CHERRY CREEK ASSISTED LIVING PROJECT LOCATE AT APPORXIMATELY 2063 W 1900 S, SITE PLAN APPROVAL SUBJECT TO ALL REQUIREMENTS OF THE CITIES MUNICIPAL CODES AND TO THE PREVIOUS APPROVAL CONDITIONS FOR THE DURATION OF 6 MONTHS, EXPIRING ON MARCH 27, 2013. COMMISSIONER JENSEN SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

4. Public Hearing-Proposed Amendments to the Municipal Code, Title 8, Subdivision Ordinance, concerning Irrigation Water.

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Attorney Carlson explained the current City Ordinance 8-2-9. He stated that the ordinance does not meet the State code. The proposed Code changes include x's because the City Engineer had still been determining the amount of water to be exacted. He said that based on the one property that has been metered recently and exactions being done by surrounding jurisdictions, City staff is confident that approximately four acre feet is used per 1 acre of irrigable property. He also said that most subdivisions are 75 percent irrigable and 25 percent non-permeable surfaces. The City would be able to exact 3 acre feet per acre, for non residential subdivisions, the City would be able to exact 4 acre feet per irrigable acre. If there comes a point where the City determines we have an excess supply for 40 years, we have to cease exacting water per State Code. The City Public Works Director will determine when the city reaches the excess limitation. Excess water supply is not a legislative decision. Commissioner Pratt suggested the Public Works director be required to report the decision to the City Council.

City Engineer, Brian Bloemen, said the current water supply is short. Commissioner Jensen asked if 3 acre feet per acre will be sufficient. City Engineer Bloemen said yes. Commissioner Jensen asked City Engineer Brian Bloemen to discuss the City's current water situation. City Engineer Bloemen said that our current water supply is short. He said that 4 acre feet should be sufficient to increase the water supply.

Planner Christensen clarified that the x in the proposed ordinance should be replaced with a 4 in both paragraphs. Commissioner Jensen discussed the legalities of past waivers and the Cities ability to go forward with the new requirement. Attorney Carlson is confident with the ordinance as proposed.

Commissioner Pratt discussed the property being metered. City Engineer Bloeman said the city was approached by a meter salesman. The meter was for informational purposes only. Attorney Carlson said that meters would help establish secondary water needs for the city. Commissioner Jensen is in favor of encouraging responsible water use.

Public Hearing Open

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Brandon Bodily, Syracuse, UT, stated he has seen a lot of ordinance changes that benefit one particular developer. He agreed with the recommendation to have the Public Works Director report to the City Council. He stated that the secondary water pressure was low this summer, by almost half the pressure, and residents have been told to water during the day. He recommended increasing the water requirements for new development.

Commissioner Jensen discussed that one canal company recently cut their water in half, due to the dry season we had.

Director Eggett discussed the Pressure Relief Valves being established for the Ninigret Subdivision. City Engineer Bloemen said the Ninigret development will have a separate secondary irrigation system.

Mr. Bodily discussed water pressure requirements for fire safety and does not believe the requirements are being met.

Commissioner Jensen explained that this ordinance will require all developers to meet the same requirements and be treated equally.

Public Hearing Closed

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City Engineer Bloemen stated that surrounding Cities are using 3 per acre feet across the board, based on irrigable acreage.

Commissioner Bodrero stated the calculations, in the proposed language, are clear. He also recommended a change regarding City Council approval when the City shall cease exacting water shares.

Commissioner Jensen asked for clarification on when the calculations for irrigable land occur in the subdivision process. Attorney Carlson stated the exaction will take place during final subdivision approval. Any changes to a parcel will require subdivision approval.

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COMMISSIONER BODRERO MADE A MOTION TO RECCOMEND THE PROPSED AMENDMENTS TO THE MUNICIPAL CODE, TITLE 8-2-9, SUBDIVISION ORDINANCE, AS AMMENDED, SECTION C SHALL INCLUDE, THE DIRECTOR SHOULD PRESENT THE FINDINGS TO THE CITY COUNCIL, IN WHICH THE CITY COUNCIL WILL VOTE, AND WITH APPROVAL,THE CITY SHALL CEASE EXACTING WATER SHARES, AND THE DOCUMENT SPECIFY THE X'S TO BE REPLACED WITH 4. COMMISSIONER JENSEN SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

5. Adjournment-COMMISSIONER JENSEN MOTIONED TO ADJOURN; ALL VOTED IN FAVOR, THE MOTION PASSED

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Kenneth Hellewell, Chairman

Jenny Schow, Administrative Professional

Date Approved: