HYDE PARK CITY

**PLANNING COMMISSION**

**May 4, 2016**

The Hyde Park City Planning Commission meeting began at 7:00 p.m. and was conducted by Chairman Mark Lynne.

# MEMBERS PRESENT

Chairman Mark Lynne, David Zook, Reed Elder, Melinda Lee, Brandon Buck and Cory Goettsche

# OTHERS PRESENT

Mayor Bryan Cox and Harvey Mohr

**PRAYER OR THOUGHT** – David Zook

**PLEDGE OF ALLEGIANCE** – Melinda Lee

**APPROVAL OF MINUTES**

Cory and David each made clarifications in the Minutes. Reed made a motion to approve the Minutes of the Planning Commission meeting held April 20, 2016. David seconded the motion. Mark Lynne, David Zook, Reed Elder, Melinda Lee, Brandon Buck and Cory Goettsche voted in favor.

**BUILDING PERMIT REPORT**

Paul & Sunny Stewart Accessory Building 124 South 400 East

J. Thomas Homes Home 490 North 750 East

Northern Meadows Dev. Home 200 East Memory Ln #10

Todd & Kari Johnson Addition 131 South Main

Kent Balls Solar 570 South 100 West

Lynn Stephens Solar 391 North 750 East

Northern Meadows Dev. Home 200 East Memory Ln #16

Steve Cheek Commercial Remodel 3735 Highway 91

Melanie Stoddard Solar 45 South 200 West

**CITY COUNCIL REPORT**

City Council did not meet since the last Planning Commission meeting.

**MAYOR COX**

Mayor Cox spoke briefly about two issues:

1. Summer salesmen. Advantage Cleaner salesman are in the area, but *not* licensed by Hyde Park City. They should have their license clearly displayed as Hyde Park City, not Logan or another town. David added that Nibley had licensed them to sell in Nibley but are now in the process of revoking their license. Apparently one of the salesmen tried to pass a $200 check for $2000. He was caught, sent to jail, soon bailed out and was selling again. Mayor asked everyone to be watchful.
2. Water Conservancy District. Because of changed legislation, Cache County no longer has a seat at the table where water issues in the state are discussed. Mayor Cox spoke to Lieutenant Governor Spencer Cox who is against the new law but acknowledged it is out of his control. Twenty five of 32 voters passed the law. Other counties are already on board. At this point, in the Mayor’s mind, creating a water conservancy district is Cache County’s best option. Cache County will put it on the ballot this November, and requests that each municipality pass a resolution in favor. Mayor Cox will put the resolution before our City Council. Per Reed’s suggestion, Mayor Cox will also lay out the facts in the newsletter.

**PUBLIC HEARING – GUNNELL STEEL BUILDING**

Steve Gunnell submitted a Special Use Permit for a 45’ x 66’ steel building on 2.84 acres, at approximately 460 S. 100 W. The building will sit on the southeast corner with height of the eaves at 12’, the peak 14.5’. The Public Hearing was opened. Only Harvey Mohr came. He owns property nearby but not adjacent so is not directly affected, thus not against the proposal. According to 12.120 The Planning Commission determined the setbacks to be as follows:

Side yard – 10’ minimum

Rear yard – 8’ minimum

Melinda made a motion to approve the steel building with the aforementioned setbacks. Reed seconded the motion. Mark Lynne, David Zook, Reed Elder, Melinda Lee, Brandon Buck and Cory Goettsche voted in favor.

**CEDAR HEIGHTS SUBDIVISION**

Commission reviewed Reed Elder’s Sketch Plan for Cedar Heights Subdivision at approximately 1000 E. 160 N. with four phases, including 68 lots. He is using Bonus Density on lots 5, 20, 25 and 50. Phase I will begin soon with completion of Phase IV estimated at 5-10 years, depending on the market. Phase 2 is a PUD. He will put in flat curb and gutter throughout most of the subdivision with high back curb and gutter on 1000 E. Mark suggested adding high back to the east side as well to protect from water flow from above. The development, including the PUD will retain its own water. Reed will also build a temporary “all weather” road on the ROW (right of way) through the Proffitt property to access 200 S. David asked why a temporary road instead of asphalt. Reed said that is all our ordinance can require on another’s property. Section 13.60.010 defines a Temporary Road. Mark said 900 E. has an 80’ ROW; Bret Randall wants a 66’ ROW. The Commission agreed it is wise to keep the 80’ ROW even if it is only improved to 66’ now. Mark said the water modeling should be done all at once, not by phase. David made a motion to approve the sketch plan as presented and discussed. Cory seconded the motion. Mark Lynne, David Zook, Reed Elder, Melinda Lee, Brandon Buck and Cory Goettsche voted in favor.

**“BEFOULING WATERS”**

The Commission reviewed Susan Balls’ findings of the city’s Water Source Protection Plan. The plan covers the same issues as 2.100.730 “Befouling Waters” except no penalty is included. Mark made a motion to repeal section 2.100.730 from our code and add a penalty to section 15.30.050, such as “A person in violation of this chapter shall be guilty of a Class B Misdemeanor.” City Council may reduce the penalty to an infraction but David Zook (speaking as Nibley City Manager) suggests the harsher penalty. David seconded the motion. Mark Lynne, David Zook, Reed Elder, Melinda Lee, Brandon Buck and Cory Goettsche voted in favor.

**MODERATE INCOME HOUSING PLAN**

The Commission reviewed the latest draft of Hyde Park City’s Moderate Income Housing Plan written and revised by Mark Lynne and reviewed by Brian Carver of BRAG (Bear River Association of Governments). It was suggested to change the watermark to “Draft” (instead of “Sample”). Mark made a motion to send the Moderate Income Housing Plan to City Council for review and possible approval. Reed seconded the motion. Mark Lynne, David Zook, Reed Elder, Melinda Lee, Brandon Buck and Cory Goettsche voted in favor.

Meeting adjourned at 8:50 p.m.

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Melinda Lee, Secretary