



Mayor Bryan Cox
PC Chair Rachel Erickson
Commissioner Mark Lynne
Commissioner Ryan Brady
Commissioner Craig Whyte
Commissioner Michael Mowes

HYDE PARK CITY PLANNING COMMISSION MEETING January 17, 2024 Minutes

The Meeting began at 7:00 PM and was conducted by Commissioner Mowes.

City Representatives Present

Planning Commissioners: Mark Lynne, (via Zoom), Ryan Brady, Craig Whyte and Michael Mowes, City Administrator Marcus Allton, Council Member Kevin Flint, and Planning Assistant Colette Dursteler

Others Present

Matthew Harris and Elizabeth Harris

Prayer, Pledge, Thought:

- Commissioner Craig Whyte initiated the meeting with a prayer, the pledge, and a thoughtful moment.

Approval Of Past PC Minutes:

- Craig Whyte made a motion to accept the minutes with the addition of his attendance clarification.
- Ryan Brady seconded the motion, which carried 3/0. Discussion to include the reasoning for non-approval of Matt Harris's rezone request from the previous meeting on January 3, 2024.

City Council Report (Councilmember Flint):

Council Member Kevin Flint reported on the City Council meeting held on January 10, 2024.

- Newly elected council members sworn in (Kirk Brower, Tiffany Atkinson, and Stephanie Allred) Detailed points were discussed, including the extension of 700 East.
- Approved Ron bushman CVTD rep
- Approved rezone request submitted by Hyde Park Gateway, to go from commercial to mixed use.
- Declined Matt Harris's rezone request. Citing it is not the right zone in right place.
- Approved section 13 (Subdivisions) of subdivision code.
- Approved HPC 12.24.02 (Amendments to DRC)
- Recertified the Hyde Park /North Logan Judicial Court
- The City Council held an executive session to discuss various items.

Discussion Items:

Matt Harris's Rezone Request: (Not on Agenda)

- Commissioner Mowes invited Matt Harris to give input.
- Harris clarified the misunderstanding about the meeting date.
- Harris mentioned the zone is most fitting, does not exist yet.
- Harris shared that the land has been surveyed and described with "plot" language.
- In-depth discussion on Harris's rezone request and the explanation of the Planning Commissioner's and City Council's vote against.
- Discussion on roads, access, traffic.
- Potential division of the parcel with his residence
- Commissioner Brady mentioned that in the absence of Harris at the previous Planning Commission meeting, the Commissioners were left to make "some" assumptions regarding his request.
- Harris will wait until future zones are approved that would be more appropriate for his proposal, then reapply, and clarify the request for each lot.

Rezone City Properties:

- The city eliminated old zones and created new ones.
- Allton shared what zones have been approved.
- The city can initiate a rezone request, and it will follow the same approval process.
- Lynne suggested approving R-4 and R-5 zones, and then revising the zoning map.
- Discussion on initiating rezones and creating a new zoning map.
- Volunteers (Brady and Whyte) agreed to review the Zoning Map and Future Land Use Map, with plans to discuss it further with the Commissioners.
- Brady mentioned that the Transition Zone and the R-5 Zones may need clarifying language to remain very distinct from each other.
- Allton shared that the Institutional Zone is just a label that shows spots for schools, churches, etc. Churches are already in "zones" that don't truly exist.
- Changes to the Zoning Map will require multiple Public Hearings.
- If needed, Public Hearings could possibly be held at a school to accommodate the public attendance.
- Lynn offered to assist Sunrise Engineering with inputting zones on the GIS program. Allton will contact Sunrise Engineering regarding this project.
- Mowes mentioned that the property owners on the west side of Wolfpack Way will need to subdivide their land if they wish to maintain Commercial Zoning along Highway 91. Mowes suggested changing the Planned Professional Zone to either Residential Transition or Mixed-Use Zone.

Master Transportation Plan:

- Discussion on the urgency of addressing the Master Transportation Plan, consideration of impact fees, roads, access, and development.
- Concerns were raised about the impact on existing homes (1000 E) and heavy equipment during construction.
- Allton suggested creating an Access Management Plan that would inform developers where and how they should build access to our roads. Developers would need to provide connectivity and space for the city to install roundabouts and roads in the future.
- If roundabouts end up being too close to homes, the roundabouts could be "shifted" to undeveloped land, if it is available to do so. The city may opt to build a "mini" roundabout, pending further study and review.

Land Use Table:

- Regulation of property use in current zones.
- Draft with old zone names to be updated by City Administrator Marcus Allton.
- Request for a "cheat sheet" to provide information about zones to the public.
- Mowes suggested having a Public Hearing, and then having a discussion with the Planning Commission.

Meeting Conclusion:

- Commissioners agreed to hold all public hearings in the next meeting in February.
- Urgency of the Master Transportation Plan acknowledged, to be discussed before residential zones.
- Land Use Table draft to be updated with current zone names.

Mowes made a motion to adjourn the meeting.
Whyte seconded it. Motion carried 4/0.
Meeting adjourned at 8:57 pm



Colette Dursteler, Secretary
Hyde Park Planning Commission