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June 3, 2026
Hyde Park City Planning Commission
113 E Center St.
PO Box 400
Hyde Park, UT 84318

Subject: Objection to Land Use Concession for 400 W 600 S

Dear Members of the Planning Commission,

I am writing to formally object to the proposed land use concession for the property located at 400 W 600 S. My primary concern centers on the area's existing stormwater drainage capacity and the severe negative impact this development will have on our neighborhood's infrastructure.

Since the construction of Wolf Pack Way, our neighborhood has experienced significant and worsening water drainage issues. The current infrastructure is already struggling to manage runoff. I previously submitted a formal message to the city regarding these road flooding issues and was subsequently contacted by Chris Bollschweiller from the North Park Police Department Code Enforcement on January 9, 2026, regarding the ongoing situation. Unfortunately, the underlying drainage problems have yet to be resolved.

The current development proposal for 400 W 600 S is highly concerning because it includes the removal of two existing water retention ponds. Given the current inability of the local infrastructure to handle water runoff, eliminating these crucial retention areas will inevitably exacerbate the flooding down the line.

To substantiate these concerns, I have attached photographic evidence documenting road flooding on 350 W near my driveway on seven separate dates over the past year (August 27, 2025; September 30, 2026;; January 5, 2026; February 17, 2026; March 2, 2026; April 2, 2026, and April 22, 2026). In addition, there were other days that the road flooded and that the flooding was more significant but I was unable to capture pictures.

These images clearly demonstrate that the current system is already failing to manage the water volume during weather events. Approving a concession that actively reduces retention capacity poses a direct threat to the safety, accessibility, and property values of the surrounding neighborhood.

I respectfully request that the Planning Commission deny this land use concession. Any future development at this site must include a robust stormwater management plan that maintains or increases current retention capabilities, rather than diminishing them.

Thank you for your time, your service to our community, and your attention to this urgent matter.

Sincerely,

Emily DeLisle









