

**HYDE PARK CITY
PLANNING COMMISSION
July 20, 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 and Brandon Buck
(Absent: Cory Goettsche)

OTHERS PRESENT

Councilmember Sharidean Flint, Jay & Judy Nielson, Garold Seamons and Darrell Harris

PRAYER OR THOUGHT – Brandon Buck

PLEDGE OF ALLEGIANCE – David Zook

APPROVAL OF MINUTES

David made a motion to approve the Minutes of the Planning Commission meeting held June 15, 2016. Reed seconded the motion. Mark Lynne, David Zook, Reed Elder, Melinda Lee and Brandon Buck voted in favor.

BUILDING PERMIT REPORT

Bret Krebs	Solar	185 North 330 East
Rob Reeder	Remodel	105 East 200 North
Dee Ashcroft	Addition	179 East 300 North

CITY COUNCIL REPORT

Councilmember Sharidean Flint reported on the City Council meeting held July 13, 2016:

1. Dave Rayfield presented the proposal for a Cache County Water Conservancy District and opened the Public Hearing. There were good questions and Dave answered them.
2. Discussed the trail in the Michael Cooper subdivision. Also discussed 'bonus density' vs. 'open space' options. The bonus density will be researched further.
3. Did housekeeping bill demonstrating to the Lieutenant Governor's office that we did in fact create a police department with North Logan City.
4. The canal agreement did not come through so it was not discussed.
5. Discussed upcoming city celebration.

As a side, David Zook asked about the recently enclosed middle canal and its ownership and intended use. Planning Commission discussed that some parts owned by residents, some by the canal company. It would make a great trail system for walking, biking and horses. Sharidean said her neighbors do not want that unless it is fenced; they especially do not want ATVs and four wheelers. Sharidean indicated the city will leave it alone this year and watch to see how much water it actually collects.

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PUBLIC HEARING – ACCESSORY BUILDING CONDITIONAL USE PERMIT (Administrative)

Jay Nielson submitted an application for an Accessory Building – Class B. The proposed building is located at 691 South 50 East, on 2.14 acres, in an agricultural zone (A-1). Mark opened the Public Hearing; the only question from the public was the use. Jay answered for storage, to replace units he currently pays for annually. Mark indicated there are no issues with the Class B application, setbacks are more than adequate. The rear setback is more than plenty and the side setback is over 10 feet and Jay said he may increase it to 15 feet. Reed made a motion to approve the Conditional Use Permit. David seconded the motion. Mark Lynne, David Zook, Reed Elder, Melinda Lee and Brandon Buck voted in favor.

PLANET AUTO SITE PLAN (Administrative)

No known plans submitted. Mark suggested it come before LUA. Melinda will ask Susan to set up a meeting.

“SPECIAL” VS. “CONDITIONAL” USE PERMITS (Legislative)

Melinda suggested the use of both Special Use Permits and Conditional Use Permits is confusing. Planning Commission agreed to drop “Special” and use only “Conditional” Use Permits. Melinda will research the code for sections needing change.

5 MINUTE TRAINING

Mark showed a 20 minute video clip from luau.utah.gov. It was part 1 of 3 regarding changes the Utah Legislature made in 2016 affecting counties, cities and towns. All agreed it was good information. Reed suggested it be shared with City Council as well.

FYI – NEW GUEST WIFI FOR THE CITY BUILDING

Meeting adjourned at 8:15 p.m.

Melinda Lee, Secretary