

**HYDE PARK CITY
PLANNING COMMISSION
March 1, 2017**

The Hyde Park City Planning Commission meeting began at 7:05 P.M. and was conducted by Chairman Mark Lynne.

MEMBERS PRESENT

Chairman Mark Lynne, David Zook, Jeff Bateman, Melinda Lee, Brandon Buck, Tiffany Atkinson and Cory Goettsche

OTHERS PRESENT

Councilman Brad Robinson, Dan Turner (Sunrise Engineering), Kelly & Julia Harmon, Jacob Howell, Jack Nixon and Matt Hansen

PRAYER OR THOUGHT – Jeff Bateman gave a thought by Winston Churchill

PLEDGE OF ALLEGIANCE – Brandon Buck

APPROVAL OF MINUTES

David requested one clarification then made a motion to approve the minutes of the Planning Commission meeting held February 15, 2017. Brandon seconded the motion. Mark Lynne, David Zook, Jeff Bateman, Melinda Lee, Brandon Buck and Tiffany Atkinson voted in favor. Cory arrived during the vote.

BUILDING PERMIT REPORT

Darin Evans 236 South 200 West Solar

CITY COUNCIL REPORT

Councilman Brad Robinson reported on the City Council Meeting held February 22, 2017:

1. Approved the Special Event Regulation.
2. Discussed options for fire truck turnarounds and hammerheads. Continued.
3. Executive Session
4. Departments, including budgets.

RIVERMILL CABINETS ADDITION (Administrative)

Reviewed and considered the proposed addition to the Rivermill Cabinets building at 160 West 3800 North. Kelly Harmon of Village Builders answered questions regarding the private drive, parking, alignment and layout. Mark pointed out our code 12.70.030 requires two parking spaces for every three employees for a manufacturing building. He also informed Kelly the façade on the west side needs to match the existing building. The original Jenks Commercial Subdivision was reviewed and setbacks discussed. David quoted code 12.180.060 designating the required 30 foot setback from the property line (which appears to be in the middle of the private drive). The private drive acts more like a shared parking lot for various businesses. Mark made a motion to approve the site plan as long as:

1. The west façade ties into the main building,

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2. They keep the 30 foot setback, and
3. They certify the number of employees to abide by the parking requirement.

David seconded the motion. Mark Lynne, David Zook, Jeff Bateman, Melinda Lee, Brandon Buck, Tiffany Atkinson and Cory Goettsche voted in favor.

JUNIPER HOLLOW SKETCH PLAN (Administrative)

Reviewed the Sketch Plan submitted for Juniper Hollow (also known as the Proffitt property) for 31 lots on 20 acres at approximately 900 East 200 South in an RE-20 zone. Mark began by explaining the three developments in the area (Juniper Ridge, Juniper Hollow and Craig Adams property), all handled by Dan Turner, engineer. The city will apply for COG (Council of Governments) money to help improve 200 South, including a new bridge. Brandon asked about the steep road. Dan said the steepest section is 10% (12% is the maximum allowed) but he made sure that part is *not* on the curve. Cory asked about the full, half and interim roads throughout the subdivisions and times of completion. Dan hopes the three developments are approved at the same time so they can use the same contractor and put the roads in simultaneously. Cory was concerned that additional traffic will come on 200 South before (COG) funding for its improvements. Dan believes the bulk of traffic will use North Logan over 200 South. Corry Craig's property was discussed and Dan explained why the new version is preferred by all parties. David asked why the name is not on the drawings and noted other missing information. Jeff noted this development wipes out a fairly used trail. He asked for clarification that our options are limited because City Council has never passed a Master Trail Plan. That was confirmed. It is too late to require developing around a trail system. David noted the developer could voluntarily include trails.

David made a motion to approve the Sketch Plan of the Juniper Hollow Subdivision with the following stipulations:

1. Complete the missing items from the Checklist (name, adjacent property owners,..)
2. Hazards (steep slopes and any other of the eleven possibilities)
3. Zoning and density.

David also requested a copy of the Checklist for this and future Preliminary Plats be provided to the Planning Commission ahead of time for review. Brandon verified the LUA checked lot sizes then seconded the motion. Mark Lynne, David Zook, Jeff Bateman, Melinda Lee, Brandon Buck, Tiffany Atkinson and Cory Goettsche voted in favor.

CRAIG ADAMS PROPERTY SKETCH PLAN (Administrative)

Reviewed the Sketch Plan submitted by Craig Adams for 3 lots on 4 acres at approximately 1000 East 200 South in an A-1 zone. Dan Turner explained the history of these three lots (frontage, water, sewer, public/private roads) and said Craig Adams and David Dunkley are the most accommodating and willing developers to work with the city. Originally Craig wanted a private drive to the west of the properties but the city does not allow two fronts. Hyde Park City purchased land from Steve Thurston to the east and Craig will pay for half the road there (HP 1000 East/NL 1600 East) and on 200 South, for the length of his property. The three properties must have a horseshoe drive or other section for backing out. The home on the southernmost lot will likely face south. The other two will face east. Mark thought this development would

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proceed as a property line adjustment but Dan said they will probably proceed as a subdivision. As noted in the previous agenda item, this subdivision will attach onto the other two (Juniper Ridge and Juniper Hollow) and use the same contractor.

David made a motion to approve the sketch plan with the following conditions:

1. Complete the missing items from the Checklist (name, adjacent property owners,..)
2. Hazards (steep slopes and any other of the eleven possibilities)
3. Zoning and density.

Cory seconded the motion. Mark Lynne, David Zook, Jeff Bateman, Melinda Lee, Brandon Buck, Tiffany Atkinson and Cory Goettsche voted in favor.

MOUNTAIN GATE SUBDIVISION, PHASE 4, PRELIMINARY PLAT REVIEW (Administrative)

Reviewed the Mountain Gate Subdivision, Phase 4, Preliminary Plat submitted by Sierra Homes for 24 lots on 18.91 acres. The address is approximately 630 North 750 East in an RE-20 zone. It will include six Bonus Density lots (still not identified). Mark noted items of concern to the LUA, specifically, hammerhead turnarounds and proof of an active and functioning HOA (Home Owners' Association).

Hammerheads need to be noted on the parcel so nothing (cars or otherwise) are ever parked or stored on the turnaround space. Mark suggested fire department signs or working with adjacent property owners to put in a full turnaround on the adjacent property until the road goes through. Brad said hammerheads were discussed at City Council but the item was continued and not resolved. No one knows how to enforce a hammerhead. It needs to be shown on the parcel as a temporary easement until the adjacent property is developed. David confirmed that was possible to show on the plat. All agreed hammerheads are currently approved in our code so this cannot be held up on that issue.

Melinda verified the HOA bank statement has funds and a letter of intent shows the green space will be cared for. Tiffany said it is the first year of the HOA and bids are out for green space care. Annual dues are \$100/year, due in April of each year.

Cory and David asked why the roads do not align. Matt Hansen said due to the slope. Mark agreed and said LUA had worked through that issue already. David believes the slope is the same at both coordinates and wants to see an opinion from our city engineer (Max Pierce).

When asked which lots are the Bonus Density lots, Matt made a vague guess but was unsure and suggested that be a condition of approval. Cory inquired about the possibility of tracking the Bonus Density funds to note where/when the monies are spent, some sort of report for transparency reasons. Mark said Charles Wheeler is the best source for that information. Donja also tracks and knows where all monies are spent.

Mark made a motion to approve the Mountain Gate Subdivision, Phase 4, once the six Bonus Density lots are identified. Brandon seconded the motion. Melinda asked about the remaining land, not included in any parcel, and not buildable. Mark said it began as a giant parcel for the

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owner. Now ownership has changed and they are dividing it into more lots, leaving a section of sensitive land unused. Hyde Park City nor its residents want a fire hazard. Matt indicated it would probably be given to the HOA. Tiffany said the HOA does not want the added responsibility of that land, HOA members would be outraged. David said that piece of land is not part of this discussion but Melinda and Tiffany worry Sierra Homes will never be held accountable. Matt said Sierra Homes will abide by whatever the development agreement (between the City Council and developer) states. Mark and Brad believe that land cannot be forced onto the HOA.

David made a substitute motion to continue the discussion pending two items:

1. Roads align into a single intersection unless our city engineer finds it substandard.
2. Ownership of the remainder lot is defined and approved, according to the development agreement.

Melinda will ask Donja for the development agreement. Mark said the road was addressed at LUA meetings. David, Melinda, Jeff, Tiffany and Cory voted for the substitute motion. Mark and Brandon opposed the substitute motion. Tiffany and Cory are alternates so the motion passes 3-2. The item continues to the next meeting. (Later, Melinda realized this should have been a Public Hearing anyway.)

SIDE NOTE

Jeff suggested keeping (instead of selling) one of these Bonus Density lots as an access to the vacant area and using it as another city park. David related Nibley City's move away from multiple small parks to larger, regional parks like Hyde Park, due to the burden of maintaining many little parks vs. a few large ones. He noted it is difficult to find the right balance. Nibley is looking to Farmington City for hybrid options.

OPEN SPACE, BONUS DENSITY, PRELIMINARY PLAT AND OTHERS (Legislative)

There was no more discussion so Melinda made a motion to send these amendments to City Council for a Public Hearing. David seconded the motion. Mark Lynne, David Zook, Jeff Bateman, Melinda Lee, Brandon Buck, Tiffany Atkinson and Cory Goettsche voted in favor. (Cory left early.)

WATER TRANSFER/DEDICATION TO CITY (Legislative)

Mark said Providence has a clear, comprehensive water plan they are amending. He will follow up with those changes. David affirmed Providence has a really good water attorney and Mark should also talk to Scarlett Bankhead. At past meetings David shared Nibley City's approach to referencing the state code regarding amounts of water recommended per acreage and zone. Mark interpreted that code to say *NOT* to use the state code for that purpose (see UT Code Rule R309-510). David said it is the Utah *rule*, our *law*, so it works. Jeff added we need to include how to conserve water, noting his landscape needing much less water than his neighbor's with mostly grass. The city could possibly invest in xeriscape instruction. Mark said that resource already exists in USU Extension and the many free classes they offer. City Council paid for a water study and adopted a Master Water Plan (culinary) but did not adopt a Secondary Water Master Plan.

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Mark said the first step is to acquire the water rights/shares, then get pipes into the ground. Our ordinance already requires builders to install where access to secondary water exists. In the past, developers retain the water shares then sell/rent them back to homeowners for additional profits. This item will be continued onto the next agenda.

TRAINING/DISCUSSION

Mark mentioned the short training video regarding the three areas of government and our duties in each.

Meeting adjourned at 9:15 P.M.

Melinda Lee, Secretary