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, Brandon Buck, Tiffany Atkinson, Connor Balls, David Zook, and Susan Balls, Treasurer. Cory Goettsche arrived later.

**OTHERS PRESENT**
Councilmember Mark Hurd, Dan Turner, Jeff Champlin, Kelly Harmon, Ethan Poppleton, Christopher Huffman

**PRAYER OR THOUGHT** – Mark Hurd

**PLEDGE OF ALLEGIANCE** – Connor Balls

**APPROVAL OF MINUTES**
Brandon Buck made a motion to approve the minutes of the Planning Commission meeting held July 5, 2017. Connor Balls seconded the motion. Mark Lynne, Connor Balls, David Zook, Brandon Buck and Tiffany Atkinson voted in favor.

**BUILDING PERMIT REPORT**
- Braden Reeder 450 North 400 East patio cover
- Dale & Gayle Hansen 101 North 760 East Home
- Dan Sundstrom 411 North 150 West Addition to existing home
- Jay & Judy Nielson 691 South 50 East Addition to existing home
- Mike Christensen 728 South 50 East Storage Barn
- Northern Meadows Dev 200 East Memory Lane #8 Home
- Steve Seamons 274 North 200 West Home
- Steve Seamons 274 North 200 West Shed/Shop

**CITY COUNCIL REPORT**
Councilmember Mark Hurd gave a brief report of the July 26, 2017 City Council meeting.
- Held a Public hearing on an ordinance restricting the use of heavy trucks in a residential zone. This ordinance passed 3-2.
- Discussion with Doug and Valerie Berry regarding the property adjacent to their home and Juniper Hollow
PUBLIC HEARING – REED ELDER ACCESSORY CARETAKER UNIT (Administrative)
Mark Lynne opened the public hearing. There were no comments. Mark closed the public hearing. Brandon Buck said he felt it met the ordinance. David Zook made a motion to approve the Conditional Use Permit for Reed Elder to have an accessory caretaker unit at 3765 North Highway 91. Brandon Buck seconded the motion. David Zook, Mark Lynne, Brandon Buck, Tiffany Atkinson and Connor Balls voted in favor.

HIGHLAND COVE PUD SKETCH PLAN (Administrative)
The Planning Commission reviewed the sketch plan for Highland Cove PUD (55+ community), located in the Juniper Ridge Subdivision, at approximately 930 East 100 North. The proposal is for 21 lots on 5.41 acres. They have met with the Land Use Authority a couple of times and all changes requested have been made. Dan Turner noted that some of the improvements have already been made, with approval of the Public Works department, during the development of infrastructure within the Juniper Ridge Subdivision Phase 1. Water lines have been stubbed into the development. Sewer laterals have been put in and curb and gutter has been installed at the entrances to the PUD. The commission asked about the retention pond. It is a part of the common area. Brandon Buck made a motion to approve the sketch plan for the Highland Cove PUD. Mark Lynne seconded the motion. Mark Lynne, Brandon Buck, Connor Balls, Tiffany Atkinson, David Zook and Corey Goettsche voted in favor.

GREEN MEADOW ESTATES SKETCH PLAN (Administrative)
The Planning Commission reviewed with the developers a sketch plan for the proposed Green Meadow Estates Subdivision, at approximately 200 West 500 South. The proposal is for 48 lots on 20.46 acres. The parcel includes another 7 acres within the planned professional zone for a total 27.46 acres. David asked them what their intention for development of this subdivision was. They indicated at this point they plan to develop the residential area with the planned professional to be developed in the future. Since there is not a road that continues to the south from their parcel, there is not direct access to the commercial property. They have no time frame of when it will be completed. They will be required to build one-half of the 200 West road and the complete 350 West road. David Zook noted that the developers did not indicate the names of the east/West roads in the development and that the contour lines are missing. Mark Lynne made a motion to accept the sketch plan for the Green Meadows Estates Subdivision with the requirement that the entire 350 road be noted on the map and installed, that contour lines be added and street names for the east West roads. David Zook seconded the motion. Mark Lynne, Brandon Buck, Connor Balls, David Zook, Tiffany Atkinson, and Corey Goettsche voted in favor.

PROVENTUS COMMERCIAL SUBDIVISION FINAL PLAT REVIEW (Administrative)
Kelly Harmon came to the Planning Commission representing Jay Janks as the Commission reviewed the final plat of Proventus Commercial Subdivision. The submitted final plat changed from two lots and a remainder lot on 8.74 acres at preliminary phase to one lot of 7.12 acres
and the rest a remaining lot. The location is 200 West 3200 North in the Commercial zone. The Planning Commission asked which roads would be installed with the development of this project. Kelly indicated that they would install the entire width of 200 West from North to South and the south one-half of 3200 North. The Construction Drawings will be coming in the future. The Commission asked about stormwater. Kelly indicated that there would be retention ponds on the west of the parcel. Mark Hurd asked why the 300 West road was not shown on the proposal. Mark Lynne told him that the entire location of the right of way for the 300 West road is on property adjacent to this parcel. Brandon Buck made a motion to approve the final plat of the Proventus Commercial Subdivision as presented. David Zook seconded the motion. Mark Lynne, Tiffany Atkinson, Brandon Buck, David Zook, Connor Balls, and Corey Goettsche voted in favor.

MINOR SUBDIVISIONS (Legislative)
The commission reviewed draft changes to Ordinance 13.30 Minor Subdivision Requirements and Procedures. Mark said this was prepared at the request of Councilman Robinson. The commission asked the difference between this ordinance and the prior flag lot ordinance. David asked why the prior flag lot ordinance was repealed. Mark Lynne said he is only aware of one parcel that this would apply to. The commission decided to continue this ordinance change discussion until Councilman Robinson could review it.

TRAILS ORDINANCE (Legislative)
The Planning Commission looked over draft changes to sections 13 (Subdivision Ordinance), 14 (Comprehensive Planning) and 15 (Development and Public Facilities) to include requirements, instructions and guidelines for city trails. Mark Lynne told them that Dayton Crites from the Cache Trails Committee had made the changes on this ordinance as the request of councilman Wheeler. Mark Lynne said he had modified it slightly to take out reference to trails conforming to the United States Forest Service or International Mountain Bike Association but that they conform to the Trail Cross Section Standards in the Appendix. Mark asked the commission to email any comments to either him or Councilman Charles Wheeler.

KENNEL PERMITS (Legislative)
The commission reviewed the draft of changes made to the animal control ordinance in regards to dogs, kennels, size of parcel required and controlling cats. Mark Lynne added the restriction of a minimum of one acre property to qualify for a kennel permit, which would allow a property owner to house more than 3 dogs. Connor Balls said that other ordinances would apply i.e. the noise and smells could be covered with the nuisance ordinance. He doesn’t feel the need to have the acre of property. Cory said that perhaps the size of the dog would play into the requirements, but he prefers one acre. Tiffany, Brandon and David all felt that the one acre minimum should still apply. Language would be added to the application for a kennel permit, which the applicant would agree to, that would inform the dog owner of the consequences of not following regulations. Mark Lynne made a motion to move the ordinance as written to the City Council for public hearing and adoption. Cory Goettsche seconded the motion. Mark Lynne, Tiffany Atkinson, Brandon Buck, Connor Balls, David Zook and Cory Goettsche voted in favor.
SECONDARY WATER TRANSFER (Legislative)
Mark Lynne drafted changes to 13.60.010 Minimum Improvement Requirements, part of the Subdivision Ordinance regarding the mandatory transfer of water rights to the city upon development, at the request of Bret Randall. This is simply information for the Commission. Cory Goettsche had concerns about the added cost of a dry line to the developer and the purchaser of lots within a development. Mark Lynne explained that a big push with this would be converting or transferring irrigation water rights to culinary water rights. The Commission had discussion regarding the need to protect water rights and ensure that the City has sufficient culinary water for the future. This item will be continued at a future meeting.

Meeting adjourned at 8:16 p.m.

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Susan Balls, Treasurer