

**HYDE PARK CITY
PLANNING COMMISSION
March 6, 2019
Minutes**

The Hyde Park City Planning Commission meeting began at 7:00 P.M. and was conducted by Chairman Brandon Buck.

MEMBERS PRESENT

Chairman Brandon Buck, Connor Balls, Mark Lynne, Tiffany Atkinson, and Gary Andersen
(Excused: Sandy Ballard)

OTHERS PRESENT

Councilman Mark Hurd, PZ Secretary Melinda Lee, Carl Rawlin and Trenton Saxton

THOUGHT – Connor Balls

PLEDGE OF ALLEGIANCE – Brandon Buck

APPROVAL OF MINUTES

Connor made a motion to approve the Minutes, as written, from the Planning Commission meeting held February 20, 2019. Mark Lynne seconded the motion. Brandon Buck, Connor Balls, Mark Lynne, Tiffany Atkinson, and Gary Andersen voted in favor.

BUILDING PERMIT REPORT

Paul Merrill	832 East 20 South	Detached garage
Lifestyle Homes	1052 East 50 North	Home

CITY COUNCIL REPORT

Councilman Mark Hurd reported on City Council meeting held February 27, 2019:

1. Discussed options for the city-owned open space in the Park Meadows Subdivision. Vacated one part.
2. Asked PZ to work on the flag lot ordinance.
3. Discussed the CMPO road cross sections north of GCHS/Wolf Pack Way.
4. Clarified density options for PZ to consider.
5. Departments: Mark Hurd expressed concern over a bill at the Utah Legislature requiring the metering of secondary water.

CONSIDER MATTHEWS COMMERCIAL DEVELOPMENT SKETCH PLAN (Administrative)

Trenton Saxton presented the Sketch Plan submitted by Jeff Matthews for a commercial development at 420 West Center Street on 7.41 acres. The parcel will be divided by the new CMPO road. Currently the zoning is split by the CMPO road. The west side is a commercial zone, the east portion currently shows A-1 (agricultural). Trenton is aware of that and will next address changing that with City Council, probably to Commercial or Planned Professional. The 12,000 square foot building will most likely be medical (doctor, dentist, etc.), the other three buildings will be retail. Trenton noted the land has already been surveyed but he has not seen the report yet. He could not comment on details regarding the waterway along the back of the property, other than to say it would be piped to not obstruct the flow. Mark Lynne made a motion to approve the Sketch Plan of the commercial development submitted. Gary seconded the motion. Brandon Buck, Connor Balls, Mark Lynne, Tiffany Atkinson, and Gary Andersen voted in favor. Trenton will work on the Preliminary Plat next.

REVIEW AMENDMENTS THROUGHOUT THE ORDINANCE UPDATING “LUA” AND “LAND USE AUTHORITY” (Legislative)

Members reviewed the draft from last meeting (not yet updated). Section 12.40 “Land Use Authority” was updated earlier. Mark Lynne explained new information he learned at the recent LUAU Academy training. No tax dollars may be spent on committees. No group may vote on an item unless it is a public

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meeting (with notice, Minutes and a recording). Members discussed the differences between the current LUA (soon to be DRC) and if it were a 'staff meeting'. If a staff meeting, no developer secrets would go public and the group could simply issue a report of findings. There would be no public notice, and may be no recording. Brandon stated that would be LOTS more changes to the ordinance. The consensus was to keep it as a public meeting with recordings.

Other sections addressed:

- 12.110.050 (A-1) – Change 'LUA or PZ' to "DRC and PZ"
- 12.120.050 (RE-20) – same
- 12.130.060 (R-1) – same
- 12.170.060 Signs – Change LUA to DRC
- 12.170.100 Procedures – delete "highlight" note and delete "and city engineer"
- 12.180.040 Procedures - delete "and city engineer"
- 13.20 Definitions –
 - Add DRC, defined as former LUA w/definition,
 - Reference 12.40
 - Note various names for the Planning Commission (AKA, "PZ", "Planning and Zoning", "Planning and Zoning Commission")
 - Interim Road – Change LUA to DRC and drop "and/or the City Engineer"
- 13.30.020 Sketch Plan – Drop "and city engineer"
- 13.30.030 Preliminary Plat – Drop "and/or the City Engineer"
- 13.30.050 Construction Drawings – Leave both references to "City Engineer"
- 13.30.060 Final Plat – Change "LUA or" to "DRC and"
- 13.50 Security of Performance – Leave as LUA and change "City Engineer" to "Public Works Director"
- 13.80 Subdivision.. R and T – Change "City Engineer" to "Public Works Director"

Melinda will also search the code for "engineer" for other missed references. Brandon suggested clarifying who inspects and signs off on projects to release money/bond back to the developer. Donja (City Recorder) writes the Development Agreement with help from many sources. The Public Works Director inspects and signs off.

Gary asked who sees and signs what. Mark Lynne noted the engineer verifies that the plans meet code. Public Works does the actual inspection. Brandon promoted letting City Council decide if the changes are appropriate as drafted or left alone. When Melinda asked if it has to be the Public Works Director specifically, Mark Lynne said he could possibly use the Building Inspector if short on manpower.

Melinda will update the draft to include the changes from last meeting and this meeting.

CONSIDER CHANGES TO HPC 12.30.130 FLAG LOTS (Legislative)

The discussion began by some expressing interest in again allowing flag lots. Gary and Tiffany both see it as a property rights issue. Councilmember Randall's comments from City Council noted the added benefit to the city at low or no additional cost to the city. Connor is against that idea. Mark Hurd helped clarify that City Council, as a whole, only requested changes to clarify the current ordinance, not draft a new allowance. Mark Lynne verified the direction from City Council to be change the ordinance, not expand it.

Brandon asked about dropping the stipulations on when allowed and simply allow anyone up to two flag lots in any major subdivision, if desired. He is inclined to allow two, without proof, without a conditional use permit, but nothing beyond. Most agreed section E4 was vague and could be dropped. The word "recorded" should be added in section D before easement.

Mark Lynne will prepare the document in 'Track Changes' format for next meeting.

CONSIDER CHANGES TO THE MINIMUM FRONTAGE REQUIREMENT IN AGRICULTURAL ZONES

(Legislative)

Members discussed changing the minimum frontage in A-1 (Agricultural) zones from 150' to 100'. Mark Hurd said reasoning from City Council was to reduce infrastructure costs/property on narrow, but deep

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lots. New figures were suggested, questioned and discussed. Gary, a builder himself, said 100' width seems too narrow to fit the newer, bigger footprint homes, which often include a three-car garage. He said 120' is sufficient. It also seemed odd to have it less narrow than RE-20 lots (general 1/3 to 1/2 acre), which currently have a minimum of 115'. Mark Lynne was hesitant to make A-1 minimum less than RE-20. Most of the land this applies to is in the south end of Hyde Park where the zone is A-1 and much of it is undeveloped. Gary made a motion to reduce the minimum frontage in A-1 zone from 150' to 120'. Mark Lynne recommended City Council not adjust it to less than the RE-20 zone minimum. He then seconded the motion. Brandon Buck, Connor Balls, Mark Lynne, Tiffany Atkinson, and Gary Andersen voted in favor.

OTHER

Next item from City Council up for discussion: allowing smaller homes on existing non-conforming lots, perhaps via Conditional Use. Mark Lynne prepared a map of the city core showing:

- 12 Conforming vacant lots
- 4 non-conforming lots
- 4 vacant flag lots

Melinda noted three of the four non-conforming lots are adjacent to land owned by the same property owner. Only one (two lots east of the city building) really needs addressing.

Meeting adjourned at 8:50 P.M.

Melinda Lee, Secretary