

**HYDE PARK CITY
PLANNING COMMISSION
May 15, 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, Mark Lynne, Tiffany Atkinson, Sandy Ballard, Gary Andersen, Connor Balls, and Derek Grange

OTHERS PRESENT

PZ Secretary Melinda Lee, Mary VonNiederhausern, Seth Finley, Todd Lundahl and Jon White
Mayor Flint was present in the beginning; Councilman Mark Hurd arrived after 8:30 p.m.

PRAYER – Tiffany Atkinson

PLEDGE OF ALLEGIANCE – Gary Andersen

APPROVAL OF MINUTES

Mark Lynne made a motion to approve the Minutes from the Planning Commission meeting held May 1, 2019 as presented. Gary seconded the motion. Mark Lynne, Tiffany Atkinson, Sandy Ballard, Gary Andersen, and Connor Balls voted in favor. Brandon Buck abstained because he was absent from that meeting.

BUILDING PERMIT REPORT

AK Real Estate LLC	1041 East 50 North	Home
AK Real Estate LLC	1063 East 50 North	Home
Blake Cameron	704 East 450 North	Solar Install
Cameron Jensen	745 East Bluff St.	Home
John McFarland	770 East 600 North	Addition of Solar to existing home
Sierra Homes Construction	675 North 800 East	Home
Sierra Homes Construction	698 North 800 East	Home

CITY COUNCIL REPORT

Mark Lynne reported on City Council meeting held May 8, 2019:

1. Held a Public Hearing for next year's tentative budget.
2. Discussed personnel policies and continued the item.
3. Passed the interlocal agreement with North Logan and Smithfield for combined Justice Court services.
4. Approved the Michael Cook annexation.
5. Read letter from developer of Waite property. They withdrew their plans due to lack of interest from businesses to locate here.
6. Appointed David Marx as Interim Judge.
7. Confirmed new PZ member Derek Grange.
8. (Dept) Contract with Smithfield Fire Department needs review, and probably increase in budget.

PUBLIC HEARING – HYDE PARK COMMONS PHASE 2 COMMERCIAL SUBDIVISION

PRELIMINARY PLAT (Administrative)

Brandon opened the Public Hearing for the Commercial Subdivision Preliminary Plat submitted by Jon White for one 1.2 acre parcel and a 16.1 acre remainder parcel at 580 West 60 North in a commercial zone.

Seth Finley, Branch Manager of nearby Airgas, spoke on behalf of his company. Their only concern is about traffic along 60 North (HP)/3760 North (County) and 80 East (HP). Airgas has multiple semi trucks using those roads weekly. If kids were to be walking on the road, there is potential for harm. He is concerned for the safety of the children and wants to confirm they will not be dropped off at the road when parents are in a hurry. Mary VonNiederhausern said she used to work at a Bear River Head Start Preschool. Parents are required to walk their children into the building and sign them in.

The Public Hearing was closed.

CONSIDER COMMERCIAL SUBDIVISION PRELIMINARY PLAT (Administrative)

Commission members reviewed the Commercial Subdivision Preliminary Plat as described above. Melinda asked about the road on the north side. It looks like the front of the building but the road does not go anywhere. Could there be a fire turnaround? Jon White felt there was enough room for a U-turn. All agreed the main entrance was on the west side of the building. The parking lot seems to provide ample parking and a good layout for drop-off and pick-up. If there is a problem, Bear River Head Start is willing to stagger start/end times. There will be 62 kids, 15 staff and no buses. Most classes run 8:00 a.m. to 2:30 p.m., one class ends at noon. The outside area will be fully fenced.

Mark Lynne asked for the engineer's comments. Todd noted they are still waiting to hear from him. In DRC, Scott Archibald said he just needed to run the calculations for storm water to see if needs have changed. Mark Lynne read the Minutes from the DRC Meetings held May 1 and May 9.

Mark Lynne made a motion to approve the Preliminary Plat based on the engineer's approval of the storm water plans. Gary seconded the motion. Brandon Buck, Mark Lynne, Tiffany Atkinson, Sandy Ballard, Gary Andersen, Connor Balls, and Derek Grange voted in favor.

COMMERCIAL BUILDING DESIGN REVIEW (Administrative)

Conversation about the building design submitted by BRHS Holding LLC, for a 12,000+ square foot building on 1.2 acres at 580 West 60 North in a commercial zone, and its purpose was mixed in with the subdivision discussion previously. The building is being built to lease for 10 years to Bear River Head Start as a preschool. When Gary requested specific drawings for egress from each room, Todd agreed to provide that. Melinda is concerned about addressing (County vs. Hyde Park City). Todd and Jon agreed to use whatever the city dictates. Brandon asked about the exterior of the building. Todd said it would be brick and similar in design to the current one in south Logan (pictures provided). The colors were unknown. Todd indicated Bear River Head Start would choose those.

HP Code requires a minimum 10% landscaping on the public ROW. In talking about fire regulations, Todd acknowledged the State Fire Marshall may get involved. He said there are several permits required for this project besides those granted by Hyde Park City.

Mark Lynne made a motion to approve the design for the building as presented. Sandy seconded the motion. Brandon Buck, Mark Lynne, Tiffany Atkinson, Sandy Ballard, Gary Andersen, Connor Balls, and Derek Grange voted in favor.

CREATE NEW PUD SUBDIVISION HOUSING OPTION WITHOUT AN AGE RESTRICTION

(Legislative)

The conversation over moderate income housing and increased density circled again. Brandon attempted to clarify our goal to meet the request of City Council. Results of the 2006 Survey were mentioned. Some thought it was time for another. Mayor Flint said the budget is too tight

right now. Melinda said there may be new options with the recently acquired Peolorus software and emailed bills. These were suggestions Mark Lynne will use to prepare another draft of a new PUD:

- Keep the 5 units/acre density
- Require a mixed (at least 4 different) housing designs/heights/exterior for variation in look.
- Amenities are nice but even a simple playground requires costly insurance.
- Possibly require a walking path and/or pavilion with picnic tables.
- Public (not private) roads. Backside driveways may be private (depending on design).
- Let the developer decide the layout.
- Design open space to accommodate snow piles during the winter.
- Use a flat curb for snow removal to minimize spring curb repairs.
- Keep 4-7 acre size
- Keep individually buildings (no shared walls), individually owned.
- Smaller lots make them more 'affordable'.

ZONING (Legislative)

Members reviewed the difference between Industrial, Commercial, and Planned Professional zones. Many uses are similar, but if warehouses bring constant, increased traffic they should only be allowed in the Industrial zone. Other warehouses are rarely accessed and would be fine in the Commercial zone. They discussed the benefits and downsides of other commercial warehousing in Logan City. They liked the idea of the potential and 'appearance' of retail fronts more often (per x square feet of warehouse), even if most retail fronts are not currently in use (ie. Lazy One). They questioned how to describe that in the ordinance. Brandon noted in the banking industry they call it "dual purpose". Mark Lynne reminded everyone of the current warehouse being built by Busenbark for SDL storage. They will have few employees and not much turnover of product. Mark wanted them to provide parking for possible future uses/changes. Busenbark fought against that request.

Each member will study the zones and uses and return with their ideas for up to date business lists and ways to distinguish one warehouse use from another. See specifically HPC Code section 12.170.020 and 12.170.030; also 12.180.020 Industrial Zone.

OTHER ORDINANCE ITEMS

1. DRC Level 1 items are often staff (ie. Donja, Business Licensing and Darrin, Building Official) working together for approval. No public notice, no formal meeting. The Table in 12.40.080 lists it as DRC, which requires a Public Meeting. Mark and Melinda felt all DRC meetings could be staff meetings with a 'Report' not vote, nor recommendation. Mark Hurd and others want to keep them as Public Meetings. Melinda will simply change the table to remove the DRC heading from Level 1.
2. Melinda also explained the new table leaves the Mayor and City Council out of DRC meetings. Upon research, they are still listed as members, but not required attenders. It was agreed to 'invite' them, but not require their attendance to make decisions. As such, they will *not* have voting privileges.
3. Susan brought a conflict to Melinda's attention. The sign ordinance calls for the Planning Commission's approval, but the table (12.40.080) shows it as DRC Level 2 approval item. After much discussion, Mark Lynne suggested changing the wording at the bottom of 12.90.050 to read something like, "Changes of use in existing buildings may be reviewed by the Planning Commission." All agreed to change multiple items in 12.90.130 from PZ to DRC. Leave section 4B (re: if rejected) as PZ.

Planning Commission
May 15, 2019

TRAINING OPPORTUNITIES

Saturday, May 18 9 AM – Noon

LUAU Training – Housing Implementation for Cities

FREE broadcast to USU Distance Education building

Melinda will sign up Brandon and Gary. They will attend if they can.

Saturday, June 8 9 AM – 1 PM

Land Use 101

FREE broadcast to USU Distance Education building

Melinda will sign up Derek. He will attend if he can

Meeting adjourned at 9:20 P.M.

Melinda Lee, Secretary