

**HYDE PARK CITY
PLANNING COMMISSION
June 19, 2019
Minutes**

The Hyde Park City Planning Commission meeting began at 7:00 P.M. and was conducted by Mark Lynne.

MEMBERS PRESENT

Mark Lynne, Tiffany Atkinson, Connor Balls, and Derek Grange (Brandon Buck arrived during the City Council report.) Excused: Gary and Sandy

PRAYER – Tiffany Atkinson

PLEDGE OF ALLEGIANCE – Mark Lynne

APPROVAL OF MINUTES

Tiffany made a motion to approve the Minutes from the Planning Commission meeting held June 5, 2019 as presented. Connor seconded the motion. Mark Lynne, Tiffany Atkinson, Connor Balls, and Derek Grange voted in favor.

BUILDING PERMIT REPORT

Carol MacNulty	135 North 950 East	Home
Dave Garner	124 North 970 East	Home
David Suisse	135 West 300 North	Addition of solar to existing home
Dwight Branvold	109 North 970 East	Home
Lifestyle Homes	125 Pinion Place	Home
Steven Kippen	98 South 200 East	Addition of second bathroom
Visionary Homes	881 South 50 East	Home

CITY COUNCIL REPORT

Councilman Mark Hurd reported on City Council meeting held June 12, 2019:

1. Unanimously accepted a consolidated contract with Smithfield Fire Department for fire and emergency response services, including a 3% annual increase.
2. Ratified new Justice Court Judge Matthew Lorz.
3. Held a public hearing about changes to the 2019 budget. Adopted the allocation of extra revenue.
4. Confirmed a Resolution for annexation of Travis Hoopes' property into Hyde Park City limits. This had to be re-approved due to the owner missing the deadline.
5. Accepted the Final Plat of Hyde Park Commons Phase 2, subject to Scott Archibald's approval of storm water management.

LARSEN MILLER PHASE 3 COMMERCIAL SUBDIVISION PRELIMINARY PLAT (Administrative)

Earlier, Mark Lynne added documents (from 2017 and 2018) to box.com for everyone's review. The Commission discussed getting water to this project (as well as Jay Jenks' building) for adequate fire protection. A 12" line will be installed across highway 91 from the east to the west side then loop north to Jay Jenks' building.

Derek made a motion to approve the commercial subdivision. Mark Lynne seconded the motion. Brandon, Mark Lynne, Tiffany Atkinson, Connor Balls, and Derek Grange voted in favor.

CREATE NEW PUD SUBDIVISION HOUSING OPTION WITHOUT AN AGE RESTRICTION (Legislative)

Mark Lynne presented a second draft, including edits from Brandon. He added an option for an alley, or 'back-loaded' garage. They discussed a map of future possible sites for PUDs. Is there room for any more in Hyde Park City limits? Mark Lynne prepared a map of current PUDs and their 1800' radius to see what future possibilities exist.

Questions: (Mark Hurd indicated City Council will consider PZ's recommendations.)

- Do ALTERNATE PUDs need to be 1800 feet from SENIOR PUDs, or just from other ALTERNATE PUDs?
- Why 1800 feet? Is that still appropriate separation? Could it be 1500'?
- How will that be measured?
 - 'As the crow flies'? or along roads?
 - From the entrance to the PUD, or from each corner?

Many liked Mark Lynne's map showing a dot in the 'geographical center' of the PUD, then an 1800' radius around that. It is easy to map and understand. Brandon suggested Mark Lynne add a drawing to the ordinance to illustrate the 'geographical center'. They agreed to leave the 1800' separation distance for now. Members did not agree on requiring ADA construction, but eventually decided to scratch that requirement. They decided to look at a final draft before sending on to City Council. They also agreed to keep both (Senior and Alternate) PUD ordinances for separation, but to update each identically (except the age restriction). Mark Hurd said he would ask City Council for clarification before we send a draft. He will forward their thoughts back to Mark Lynne.

FYI - No PZ Meeting Wednesday, July 3, 2019 (Enjoy fireworks at/near USU!)

Meeting adjourned at 7:45 P.M.

Melinda Lee, Secretary