

HYDE PARK CITY
DEVELOPMENT REVIEW COMMITTEE
September 4, 2019

MEMBERS PRESENT

Darrin Hancey, Mike Grunig, Scott Archibald, Sharidean Flint and Susan Balls

OTHERS PRESENT *on*

Steve Taylor, ~~Byron~~ Lopez, Laurie Meacham, Geraldine Niederhauser

SKETCH PLAN – COMMERCIAL SUBDIVISION

16.83 acres
The DRC reviewed the sketch plan for a commercial subdivision located at approximately 3295 North on parcels 04-030-0056, 04-030-0028, 04-030-0055 and 04-030-0009. Proposal is for 11 lots on 14.92 acres, more or less. *325 South HPC*

Steve Taylor described his proposal for these parcels owned by Geraldine Niederhauser and Byron Lopez. The intention is to build a road from Highway 91 to the west and looping to 3200 on a proposed 200 West road. This road will be in direct alignment with the road north of Moonlight Diesel at approximately 3300 North. UDOT has given approval for a temporary access for parcel 04-030-0056 owned by Byron Lopez.

Steve said he plans to bring utilities to the lots and loop the water line. Mike said they could service all of the lots off of a sewer line brought along 200 West if they wanted. Scott Archibald said that a water model would be run to determine need. It is possible the city would participate in upsizing the line on 200 West. Steve said there is a secondary water line that he will work with also. Steve said there are no wetlands on this property, although the irrigation overflow sometimes causes wet areas.

Scott Archibald asked about drainage from a ditch. He informed the developers that they must allow the irrigation water to continue to flow to any other users west of this area. Scott cautioned about high water table in the area. He said he will need soils testing and a geo tech survey. They will also need to meet the storm water requirements. This could be done on a lot by lot basis or as a whole project. The developers were told they could phase this project as long as fire department turnarounds and access is provided and utilities are provided to the lots in a phase.

Mike Grunig made a motion to accept the concept plan and move to Planning Commission. Darrin Hancey seconded the motion. Darrin Hancey, Mike Grunig, Scott Archibald and Susan Balls voted in favor.

Susan Balls

