

**HYDE PARK CITY
PLANNING COMMISSION
January 15, 2020
Minutes**

PZ Meeting began at 7:00 pm, conducted by Mark Lynne for 10 minutes, then Chairperson Tiffany Atkinson for the remainder of the meeting.

MEMBERS PRESENT

Chairman Tiffany Atkinson (arrived 10 minutes late), Connor Balls, Mark Lynne, Derek Grange and Trent Hagman

OTHERS PRESENT

Councilmember Brandon Buck and Secretary Melinda Lee

PRAYER OR THOUGHT – Trent Hagman

PLEDGE OF ALLEGIANCE – Connor Balls

APPROVAL OF MINUTES

Mark Lynne wanted his voiced reservations about dry piping to be added to the minutes of the water discussion. All remembered hearing his concern voiced. Derek made a motion to approve the amended Minutes from the Planning Commission meeting held December 4, 2019. Connor seconded the motion. Connor Balls, Mark Lynne, Derek Grange and Trent Hagman voted in favor. Tiffany had arrived, but missed the December 4 meeting, thus abstained from the vote.

BUILDING PERMIT REPORT

Keith Bond	353 North 900 East	Home
Comcast / Comcast	862 East 630 North	Electrical
Mike and Carol Bailey	795 East 550 North	Home
Bryce Clark/Advanced Doors	79 West 3100 North Unit A	Commercial Tenant Improvement
Larsen Miller HP LLC	3135 North 300 West	Commercial
Keith Blonquist	315 South 250 East	Remodel
Ryan Mawson	364 North 900 East	Electrical
Jordan Brown	977 East Juniper Circle	Solar
Travis Hoopes	510 North 100 East	Solar
Sherry Cipriano	35 North 1100 East	Home

CITY COUNCIL REPORT

Councilmember Buck reported on City Council Meeting held January 8, 2020:

1. Workshop at 6:00 PM – Discussed changes to the Personnel Policy (continue next meeting).
2. Caleb Kunz presented his Eagle Scout project educating citizens to document their medical history and needs (LIFE form) and place it on the fridge for emergency personnel.
3. Women's Suffrage presentation celebrating women's right to vote: 150th/100th/55th-year anniversaries associated with voting rights in Utah and the U.S. Celebration to be held January 14, 2020.
4. Reviewed City Council new individual assignments:
 - a. Councilmember Buck – Water and Sewer
 - b. Councilmember Allred – City Celebration and Emergency preparedness group (CCC)

Planning Commission
January 15, 2020

- c. Councilmember White – Storm Water and Police Commission
- 5. Held a public hearing regarding changes to the swimming pool ordinance, then passed the new ordinance.
- 6. Held a public hearing regarding Logan City's new sewer impact fee of \$2433 (applicable to Hyde Park City builders) beginning April 1, 2020.
- 7. City Attorney Rob Patterson explained eminent domain in regards to two properties (Rounds and Ilene Christensen). The required steps include 'notice'.
- 8. Regarding BLM land, confirmed changing the contact name on the form from "Councilman Hurd" to "Mark Hurd". Mark Hurd has been working with this issue for 2 years or more and the project is now 'at the tail end'. He will finish helping Hyde Park City legally take ownership of the land.
- 9. The Hyde Park Civic Center basement is again available for rentals (on a month-to-month basis) while City Council and the Mayor contemplate various options to expand city offices, particularly for the building department. Options include a portable building outside the current city building, a new building there or at Lee Park, and expanding into the basement of the city office.

Mark Lynne added City Council's upcoming Field Trip scheduled for Saturday, January 18 at 10 AM. Councilmember Charles Wheeler has served on City Council for almost 20 years, but may retire soon. He wants to share pertinent information with all City Council members to assure items are not 'lost in the shuffle'. Mark Lynne suggested PZ members also attend to 'come up to speed' on various issues and projects in Hyde Park City.

PROPOSE UPDATES TO HPC SECTION 13 - SUBDIVISION ORDINANCE (Legislative)

Members reviewed the 'clean copy' of Brandon Buck's latest draft of amendments to the residential subdivision ordinance. All were pleased. Derek questioned if one item was included. Mark Lynne found it was. Mark Lynne then made a motion to send the amended ordinance on to City Council. Derek seconded the motion. Tiffany Atkinson, Connor Balls, Mark Lynne, Derek Grange and Trent Hagman voted in favor.

CONSIDER UPDATES TO HPC SECTION 13.40 – MINOR SUBDIVISIONS (Legislative)

Members reviewed the prepared draft that streamlines and clarifies the process for Minor Subdivisions. Trent asked if it should specify which digital format. Melinda said it was unnecessary and could potentially become outdated as technology changes. Mark Lynne agreed. Most submissions are now done almost entirely with 'pdf's. Mark also wanted a reference to the LUA chart (12.40.080) with "DRC Level 4" at the first time "LUA" is mentioned.

With that addition, Mark Lynne made a motion to send this amended ordinance to City Council for a Public Hearing. Trent seconded the motion. Tiffany Atkinson, Connor Balls, Mark Lynne, Derek Grange and Trent Hagman voted in favor.

CONSIDER CULINARY AND/OR SECONDARY (IRRIGATION) WATER AMENDMENTS (Legislative)

Members reviewed a "5th draft" prepared by Mark Lynne. He added parts from the Herriman ordinance for "dry pipe".

On the chart, RED areas indicate NO SECONDARY WATER source. The BLUE areas HAVE SECONDARY WATER. The numbers do not make sense though. It looks as if our highest users in Greystone do not exceed expected outdoor water usage. The number 0.45 acre feet is standard indoor usage. Outdoor is measured at 1.87 acre feet (from Scott Archibald's Water Plan referencing the Utah State Code), but that allows too much watering. There must be a mistake somewhere. Mark will continue to research and study the numbers.

Planning Commission
January 15, 2020

In the future..

- PZ may consider writing a Commercial Subdivision ordinance.
- Mark Lynne suggested revisiting the General Plan to adjust for new purchasing habits (ie. Amazon)

Next meeting – February 5, 2020 (Melinda will be out of town)

Meeting adjourned at 8:10 P.M.

Melinda Lee, Secretary