

**HYDE PARK CITY
PLANNING COMMISSION
February 19, 2020
Minutes**

PZ Meeting began at 7:00 pm, conducted by Chairperson Tiffany Atkinson.

MEMBERS PRESENT

Chairman Tiffany Atkinson, Mark Lynne, Derek Grange and Trent Hagman

OTHERS PRESENT

PZ Secretary Melinda Lee

PRAYER OR THOUGHT – Derek Grange

PLEDGE OF ALLEGIANCE – Trent Hagman

APPROVAL OF MINUTES – February 5, 2020

Mark Lynne made a motion to approve the Minutes from the Planning Commission meeting held February 5, 2020, as presented. Trent seconded the motion. Tiffany Atkinson, Mark Lynne, Derek Grange and Trent Hagman voted in favor.

BUILDING PERMIT REPORT

Visionary Homes 2018 LLC	292 West 520 South	Home
David Fowles	34 West 385 North	Generator

CITY COUNCIL REPORT

Mark Lynne reported on City Council Meetings:

February 12, 2020 City Council Workshop at 6 PM

Members and staff finished reviewing the proposed new personnel policy.

February 12, 2020 City Council Meeting at 7 PM

1. Again discussed changing the road along Jeremy Winborg's property. The item was sent to DRC.
2. Discussed options for adding office space for the Building Department.
3. Reviewed the mid-year budget.

Departments

- Council member Buck related future sewer rates (to be charged by Logan City) are still unknown.
- City Engineer Scott Archibald discussed 3100 North and its future roundabouts.
- Someone shared Jeff Gilbert's (Cache Metropolitan Planning Organization) plans about the CMPO road from Green Canyon High School to Center Street in Hyde Park.
- Mayor Flint shared information about earthquake mitigation from a recent Mayors' training.
- Council member Wheeler talked about playground equipment for the new park – intended to be for older kids (not toddlers).
- Council member Allred noted the city celebration fireworks will be at Lee Park this year (not Center Street Church).

Executive Session – Personnel issue

Planning Commission
February 19, 2020

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

Mark Lynne prepared a 6th draft. He will send it to Tayler Jensen at the county for his review. The item was continued onto next meeting's agenda.

CONSIDER CREATING AN ORDINANCE FOR COMMERCIAL SUBDIVISIONS (Legislative)

This item was also continued onto next meeting's agenda.

REPORT ON DRC MEETING THIS MORNING

1. Discussed options for the road near Jeremy Winborg's property. The city will have it surveyed to see if there is enough usable space to install a road.
2. Matt Nielsen of Sierra Homes brought an application to rezone 27 acres (from A-1 to RE-20) and create Mountain Gate Phase 5, consisting 59 lots. Both items will be brought to PZ. The rezone requires a Public Hearing.
3. Jeff Call wants to build a construction shop in the industrial zone. He is a builder from Preston who works in Logan.
4. Kyle Palmer bought the last Greystone lot. He wants to build a small home to live in while he builds a larger, permanent home. Ordinance prohibits 2 homes on a single lot. He will need water access for the fire department. He also has a steep slope that may be too steep for a driveway to the 2nd home.
5. Addressed a home occupation complaint.
6. Jack Nixon & Trigger Enterprises presented a Concept Plan for 1500 residential units on 500 acres on the east end of Hyde Park. At least 65 of those acres are still county land.

Meeting adjourned at 8:25 P.M.

Melinda Lee, Secretary