

**HYDE PARK CITY
PLANNING COMMISSION MEETING
June 3, 2020
Minutes**

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

MEMBERS PRESENT

Chairman Tiffany Atkinson, Mark Lynne, Trent Hagman, and Rachel Erickson (arrived few minutes late)

OTHERS PRESENT

PZ Secretary Melinda Lee

PRAYER OR THOUGHT – Mark Lynne

PLEDGE OF ALLEGIANCE – Trent Hagman

APPROVAL OF MINUTES – May 6, 2020

Mark Lynne corrected the header date and changed “states” to “the state of Utah”, then made a motion to approve the Minutes as corrected from the Planning Commission Meeting held May 20, 2020. Tiffany Atkinson seconded the motion. Tiffany Atkinson, Mark Lynne, and Trent Hagman voted in favor.

BUILDING PERMITS ISSUED

Home	VHD LLC	282 West 520 South
Home	VHD, LLC	232 West 520 South
Addition	Brad Atkinson	333 East Center St
Addition	Stephen Tippets	319 West 350 South

CITY COUNCIL REPORT

Mark Lynne reported on City Council Meeting held May 27, 2020:

1. Reviewed city budget amendments
2. Passed Nixon property rezone
3. Reviewed Memorandum of Understanding (from Jack Nixon and Alex Bearson) regarding the 500 acres of land east of Hyde Park. Chose not to sign. The City can get the easement either way. The MOU seemed only to benefit the developer.

CONSIDER AMENDMENTS FOR 12.250 AND 12.260 PUDs (Legislative)

1. The developments we allow are not big enough for an HOA to maintain private roads, water and sewer pipes and meters. Keep all PUD roads “public”.
2. Double frontage lots shall be allowed in PUDs (although not in Standard Subdivisions) – 13.60.010 Add comment about road on “3 sides” or “front and back of lot”.
3. 13.30.040 Preliminary Plat – Under Subdivision with Bonus Density, and in regards to calculating the total number of lots allowed, standard rounding is allowed (0.5 and above, rounds up; otherwise rounds down).
4. 12.250.030 – (Title and paragraph) Strike out “Conditional Use”, replace with “permitted use by overlay zone in all residential zones”.
5. 12.250.040 – Location. Scratch “public transportation”.
6. 12.250.050 – Unified Control. Regarding CCRs, they shall be recorded on the plat, (which includes belonging to the HOA). PZ Members did not believe CCRs needed to be approved by City Council; the state of Utah

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regulates HOAs. CCRs shall come with the Final Plat, but City Council should not need to approve, perhaps even see, future changes. Delete that sentence. CCRs should be available upon request.

7. 12.250.060 Standards and Conditions D. Added "Corner lots" having 2 fronts, 2 sides, and respective setbacks: 18 - designated front, 12' – side street 'front'.
8. 12.250.060 F. PUDs shall all be built as "public streets". Add drawing at end. For ease in interpreting the drawing, the women suggested coloring the PUD homes a different color than the standard homes.
9. 12.250.060 J. Arrangements: The developer may choose to have lots that front existing streets. If this is chosen, those lots shall abide by the development standards of the underlying zone. They also decided to scratch the whole first sentence. Using "adversely affected" seems to 'open a can of worms' for complaints.
10. 12.250.060 N. Fencing. Mark added "even at the property line". Reed suggested also referencing the fence ordinance.

Trent pointed out on Reed's recently proposed PUD, the existing home (in the middle) could NOT choose to opt out of the PUD if the 50' ROW is built. 50' ROWs are allowed only if the road serves only PUD homes.

All changes made in 12.250 Senior PUDs shall be copied to 12.260 PUDs. Mark recommended preparing both ordinances completely then forwarding them to City Council as a pair.

Meeting adjourned at 8:40 P.M.

Melinda Lee, Secretary