

**HYDE PARK CITY
PLANNING COMMISSION MEETING
July 1, 2020
Minutes**

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

MEMBERS PRESENT

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

OTHERS PRESENT

City Councilmember Brandon Buck, PZ Secretary Melinda Lee, Reed Elder and Bryan Cox

PRAYER OR THOUGHT – Tiffany Atkinson

PLEDGE OF ALLEGIANCE – Mark Lynne

APPROVAL OF MINUTES – June 17, 2020

Derek Grange made a motion to approve the Minutes as presented from the Planning Commission Meeting held June 17, 2020. Trent Hagman seconded the motion. Tiffany Atkinson, Mark Lynne, Derek Grange, Rachel Erickson and Trent Hagman voted in favor.

BUILDING PERMITS ISSUED

Home	Ann Roemer	113 North 970 East
Basement Finish	Lavell R. Jensen	120 North 400 East
Accessory Building	Steven and Roberta Rutland	310 Park Meadow Cir
Comm. Tenant Improvement	Ryan Busenbark	150 East 4000 North
Home	Sierra Homes Constr.	841 E 630 N
Solar	Blake Cameron	704 East 450 North
Remodel	Karl White	670 East 300 North

CITY COUNCIL REPORT

Brandon Buck reported on City Council Meeting held June 24, 2020:

1. Public Hearing for updated Budget
2. Discussed changing Hyde Park addresses to be all county vs. all Hyde Park City.

Departments:

Parks – Councilmember Wheeler gave an update on the new park

Considered City Administrator – item tabled.

CONSIDER PINE MEADOWS RETIREMENT COMMUNITY SENIOR PUD FINAL PLAT (Administrative)

Commissioners considered the Final Plat of the Pine Meadows Senior PUD submitted by Co-Ax Enterprises. The subdivision is located at 496 North 100 East in a residential (RE-20) zone on 5.81 acres (parcel ID: 04-004-0060). Reed noted one issue he discovered: Chase-Dunn's fence is 3 feet onto his property. He will work with them to take care of that. Reed will put in flat curb on the north side to enable pushing snow into the swale. He identified 'limited common space' on final plat - anywhere there is no structure standing. Reed hopes that is part of amendments proposed for the PUD ordinances. Members verified extra parking on both ends of the PUD. Mark Lynne made a motion to accept the Final Plat with a corrected signature block. Rachel seconded the motion. Tiffany Atkinson, Mark Lynne, Derek Grange, Rachel Erickson and Trent Hagman voted in favor.

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**CONSIDER AMENDMENTS FOR 12.250 AND 12.260 PUDs AND
13.60.010 AND 13.30.040 (Legislative)**

Reed suggested changing the flowchart for PUDs. He feels the Final Plat and Construction Drawings need not be approved beyond the DRC. Brandon agreed, like Minor Subdivision approvals, a simplified flowchart would be appropriate for the PUD ordinances.

The section of Unified Control was minimized to leave as much oversight as possible with the state of Utah, regarding HOAs. There was a long discussion about setting up the HOA, registering with the state, and recording CCRs with the plat. Final wording for 12.250.050 Unified Control:

“An HOA shall be established by the developer and registered with the state as a business entity. A copy of the covenants, conditions and restrictions (CCRs) shall be provided to the City to be recorded with the Final Plat.” Section “L” was removed. The same sentence already appeared in “H. 3.” Mark’s street ROW diagram will be added after “12.250.060 F”. “Postal Delivery” should be its own letter.

Definitions will be added to “H.” describing two types of ‘Open Space’:

Common Space: areas managed and maintained by the HOA for use by all members of the HOA.

Limited Common Space: areas managed and maintained by the HOA for use only by individual homeowners.

Item continued to vote on a cleaner draft.

OTHER

Bryan Cox asked about Juniper Ridge Subdivision. There are 3 lots with double frontage; one of them has road on 3 sides. The City allowed those 3 lots to face away from the cul-de-sac. That means someone’s backyard aligns with the neighbor’s front yard. He questioned why the city ‘allowed the back yard as a driveway’? He asserted it will “ruin the aesthetics of the neighborhood”. It results in a tall fence next to a neighbor’s front yard. The developer promised this would not happen. Months ago, Bryan’s son purchased a lot next door and asked about this possibility. The developer assured him it would never be allowed to face the other direction. So he bought the lot. Now the developer and City allowed 3 lots to do so. Bryan also questioned how and why it could be done without notice to neighbors. Reed said it is not unusual; it happens a lot. Bryan asked to consider the neighbors next time. Melinda informed him the State offers to send out all city agendas via email simply by signing up at their website.

Mark consented we should not have allowed double frontage lots in the first place. We missed that when considering the plat for approval. Derek and others felt they would have approved the change as well. Due to the slope, it makes more sense for the homes to have a level driveway and a walkout basement.

CONSIDER CULINARY AND SECONDARY/IRRIGATION WATER (Legislative)

No discussion this meeting. Item continued.

Meeting adjourned at 8:50 P.M.

Melinda Lee, Secretary