

**HYDE PARK CITY
PLANNING COMMISSION MEETING
July 15, 2020
Minutes**

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

MEMBERS PRESENT

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

OTHERS PRESENT

PZ Secretary Melinda Lee and Matt Nielsen

PRAYER OR THOUGHT – Derek Grange

PLEDGE OF ALLEGIANCE – Trent Hagman

APPROVAL OF MINUTES – July 1, 2020

Mark Lynne made a motion to approve the Minutes as presented from the Planning Commission Meeting held July 1, 2020. Derek Grange seconded the motion. Tiffany Atkinson, Mark Lynne, Derek Grange, Rachel Erickson and Trent Hagman voted in favor.

BUILDING PERMITS ISSUED

Home	Derick & Caitlin Cox	141 N Pinion Place
Home	Joshua & Alyssa Jensen	67 N 1100 E
Addition	Dana Swensen	256 N 1000 E
Accessory Building	Ted Reeder	355 N 700 E
Addition	Bret Lynne	17 W 100 N
Home	Ann Roemer	113 N 970 E
Commercial Remodel	Maverik, Inc.	25 E 3700 N
Home	Nicholas Butler	551 E Center Street
Accessory Building	Dustin Nate	318 E 570 N

CITY COUNCIL REPORT

No one was present who attended City Council Meeting held July 8, 2020.

CONSIDER MOUNTAIN GATE SUBDIVISION PHASE 5A FINAL PLAT (Administrative)

Considered the Final Plat of the Mountain Gate Subdivision Phase 5A submitted by Sierra Homes Construction. The subdivision is located at 450 North 900 East in a residential (RE-20) zone using part of the total 29 acres (parcel ID: 04-005-0002).

Members looked at the Preliminary Plat side by side with the Final Plat to compare changed lot numbers. It appears the Bonus Density lot in this phase is now lot #116 (was #29). The grade at the intersection was changed to 3% (from 4%). Addresses still need to be included on the Final Plat. No one had heard back from the City Engineer. Mark Lynne made a motion to conditionally approve the Final Plat, pending city staff verifying all items were met on the City Engineer's two checklists – one for the Final Plat and one for the Construction Drawings. Trent Hagman seconded the motion. Tiffany Atkinson, Mark Lynne, Derek Grange, Rachel Erickson and Trent Hagman voted in favor.

Planning Commission

July 15, 2020

The revised Preliminary Plat includes a second cul-de-sac and a change to the previously approved Phase 4, moving 3 lots from Phase 4 to Phase 5. Because that phase is not listed on this agenda, Melinda will include it as an agenda item for the next meeting to be considered for approval.

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

Members reviewed the updated draft of amendments and clarifications in HPC Code sections:

1. 13.30.040 Preliminary Plat
2. 13.60.010 Minimum Improvement Requirements
3. 12.250 Senior Citizen Housing PUDs
4. 12.260 Planned Unit Developments

Members discussed the few comments related to changes. In section M, they deleted the middle of sentence that requires the PUD sign to specify the 55 and older age requirement. In discussing double frontage lots, they wondered if they should be strictly prohibited. Tiffany felt it was too restrictive to developers. They should still be an option in Standard Subdivisions, but only as a last resort. They agreed to change “and” to “or” as follows:

“Double frontage lots – lots with a public street on 3 sides, or a public street on the front and back, shall be prohibited, except when in, or adjacent to, a PUD; ~~and~~ or where no other reasonable alternative exists.”

Mark Lynne made a motion to send the amendments to City Council. Derek Grange seconded the motion. Tiffany Atkinson, Mark Lynne, Derek Grange, Rachel Erickson and Trent Hagman voted in favor.

CONSIDER CULINARY AND SECONDARY/IRRIGATION WATER (Legislative)

Review draft from earlier this year (March 2020) including updates concerning water rights/shares on property to be developed. The intent is to require developers to provide adequate water for both culinary and secondary use. The intent is also to require dry pipe installation, even if secondary water is not currently available. We must carefully distinguish between “water rights”, “water shares” and “acre-feet of water”. Mark Lynne brought Rachel up to speed on the general purpose of the proposed changes. Previous City Council member Bret Randall felt developers should submit water rights to the city upon development. PZ has studied the issue for about 2 years. The item has reappeared on various agendas over that time. Mark asked for a review by the Tayler Jensen at the County, Nathan Daus at the Conservancy District and our own City Engineer. Utah Legislature HB52 from 2019 and HB51 from 2020 suggest the City should charge developers for secondary water meters. Not long into the discussion, Melinda mentioned a likely combined City Council/Planning Commission Workshop on the 5th Wednesday, September 30, 2020. They chose to table the item until that discussion.

OTHER

Melinda asked them to be thinking of other items worthwhile to discuss with City Council, such as:

- General Plan
- Housing
- Default zone for annexed land

Meeting adjourned at 8:35 P.M.

Melinda Lee, Secretary