

**HYDE PARK CITY
PLANNING COMMISSION MEETING
August 19, 2020
Minutes**

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

MEMBERS PRESENT

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

OTHERS PRESENT

Councilmember Karl White and PZ Secretary Melinda Lee

PRAYER OR THOUGHT – Trent Hagman

PLEDGE OF ALLEGIANCE – Rachel Erickson

APPROVAL OF MINUTES – August 5, 2020

Mark Lynne made a motion to approve the Minutes as earlier corrected from the Planning Commission Meeting held August 5, 2020. Rachel Erickson seconded the motion. Mark Lynne, Derek Grange, Trent Hagman and Rachel Erickson voted in favor. Tiffany abstained because she was absent that meeting.

BUILDING PERMITS ISSUED

Home	VHD LLC	263 West 550 South
Addition	Philip and Diane Morris	400 North 1000 East
Addition	Jeff Ferrin	265 North Main Street
Solar	Dean and Carlene Umpleby	394 North 600 East
Basement Finish	Jon Miller	685 E 150 S

CITY COUNCIL REPORT

Councilmember Karl White reported on City Council Meeting held August 12, 2020.

1. Citizen Input regarding traffic re-routing.
2. Received public input about possible water bond. There were a number in favor and opposed.
3. Approved water bond.
4. Sierra Homes did not get the Mt. Gate Phase 5 Final Plat in. Council gave indication of future allowance of 1000' cul-de-sac with proviso they include an easement for stacking snow. The Fire Department approved it. The Final Plat is yet to be approved.

Departments:

- North Park Police Department is hiring new people. They held interviews that week and had seemingly excellent candidates.
- Discussed storm water issues on 520 South cul-de-sac.
- Discussed standards used for contractors (ie. chip and seal). It was decided we need more consistency among various contractors.

Melinda updated the group on recent developments regarding the Mt. Gate Ph. 5 Preliminary Plat. Three connecting roads from the original plan have now been dropped. A second cul-de-sac was added. Public Works Director Brett Knight said, due to water zones, the second cul-de-sac works better for him. He did require a 10' wide concrete path connecting it to 900 East. Melinda commented that the snow easement is a good idea. Should we require a snow easement every time we allow cul-de-sacs? If we cannot have traffic connectivity, could we require pedestrian walkways, connectors? Although there is a

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caution - those often become city property years down the road, which includes liability to maintain them.

As members discussed possible variants to the latest Mt. Gate Phase 5 Preliminary Plat, Karl White said it seems we are doing the developer's job. He asked, "Why?"

Derek was still opposed to the latest revision due to it being very different to what was shown as the Preliminary Plat. Tiffany felt another Public Hearing should be held due to 'substantial changes'. Mark noted a Preliminary Plat does not include Construction Drawings which show elevation so the problem was not evident earlier. Do we need a better review at the Preliminary Plat stage?

CONSIDER AMENDMENTS TO 13.30 PROCEDURES FOR THE SUBDIVISION APPROVAL PROCESS (Legislative)

Melinda listed 5 reasons this item is on the agenda:

1. 13.30.020 Procedures - Preliminary Plats should show the entire development. Final Plats may be phased.
2. 13.30.070 Final Plat - OWNER'S CERTIFICATE OF DEDICATION. Poor grammar. We require too much detail anyway. See other cities' ordinances Nibley (3-4 pages), Smithfield (1 page) and North Logan (13 pages). (Hyde Park City's is currently about 9 pages long.)
3. 13.60.010 Minimum Improvement Requirements - Allowable grade is currently 1.5% minimum and 12% maximum. The Fire Department allows only 10.5% maximum. We should adjust to meet the tighter allowance.
4. Should HPC require all new cul-de-sacs to have a snow easement? Brett Knight says yes, on the left side (facing the cul-de-sac).
5. Should HPC require all new cul-de-sacs to have a pedestrian walkway?

Members already agreed to move City Council approval to the Preliminary Plat step (instead of the Final Plat step). Another idea considered was when to re-hold a Public Hearing. What is 'substantial change'?

Derek wondered if we should look at % grade sooner. Currently, that comes with the next step - Construction Drawings. Derek also asked when will 800 East continue north to Smithfield? There is still a lot of Hyde Park City land before Smithfield City land. If Jack Nixon/Tew property is allowed to develop, it should come with a high density east/west road for increased traffic.

Rachel went through the ordinance ahead of time and found several grammar issues:

- 13.30.050 used "Submittal" as a verb and other such issues
- Several smaller things like "chairperson" instead of "chairman" and "him/her" instead of "him"
- Issue Melinda pointed out in the Owner's Certificate of Dedication

Tiffany wondered how to divide up the work among members as homework.

Mark showed the basics of what he learned about creating a flowchart in Word.

Melinda pointed out the high frequency of this group using 13.30 and recommended everyone work on every part so each is very familiar with the requirements. Mark suggested tackling the first 3 items (13.30.010, 020, and 030) next meeting, the Preliminary Plat at the 2nd meeting, and the Final Plat at the 3rd meeting.

Everyone should also read Nibley City's subdivision ordinance for comparison. This item was continued.

CONSIDER CREATING A COMMERCIAL SUBDIVISION APPROVAL PROCESS (Legislative)

Tiffany asked how commercial subdivisions differ from residential subdivisions. Mark responded that density is not an issue. They would have a similar flowchart. Tiffany will work on a flowchart and send a copy to Mark. This item was also continued.

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OTHER

Melinda asked about the difference between a lot split and a Minor Subdivision. Mark said they should be the same. Recent examples include Rob Reeder, Steve Seamons, Brady Pierce, and now Allreds. Rachel said we should bridge the gap between the simple and the complicated. Mark replied that is why our Minor Subdivision ordinance exists - to streamline the process. Mark quickly read over the procedures. Preparing a "Record Survey" is simply a 'meets and bounds' description. One cannot sell off land until it is done. The big hang-up is the Construction Drawings. Mark and Melinda agreed we need to drop "Lot Split" from table 12.40.080.

In the case of Allred's property, we should have required all the steps of a Minor Subdivision when they divided off the house at first. Mark: "We need to stick to the subdivision ordinance."

APAUtah.org (American Planning Association of Utah) is holding a tour of Cache Valley on Thursday, August 27, 8 am – 5 pm. You do not need to be a member. Rachel noted you Join as a city/body, instead of as an individual. County Planner Tayler Jensen is in charge. There will be social distancing on the bus and tour, or you may take your own vehicle.

For future elections, Trent suggested 'Rank Voting'. After noting all the long-boarding that occurs down his street, he also wants a Soapbox Derby down Center Street.

Meeting adjourned at 8:50 P.M.

Melinda Lee, Secretary