

**HYDE PARK CITY
PLANNING COMMISSION MEETING
October 21, 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 Brandon Buck, PZ Secretary Melinda Lee, and Dan Rust

PRAYER OR THOUGHT – Mark Lynne

PLEDGE OF ALLEGIANCE – Derek Grange

APPROVAL OF MINUTES – October 7, 2020

Tiffany verified Melinda had her question answered about “back” meaning south. Derek Grange made a motion to approve the Minutes without the “?” from the Planning Commission Meeting held October 7, 2020. Mark Lynne seconded the motion. Tiffany Atkinson, Mark Lynne, Derek Grange, Trent Hagman and Rachel Erickson voted in favor.

BUILDING PERMITS ISSUED

Carport	Steve Gunnell	460 South 100 West
Home	VHD LLC	248 West 550 South
Home	Chris Coats	853 South 50 East
Remodel	Robert and Sue Balls	72 South 400 East
Remodel	Blake Russon	727 East 550 North
Home	Sierra Homes	897 East 630 North

CITY COUNCIL REPORT

Councilmember Brandon Buck reported on City Council Meeting held October 14, 2020.

1. Heard presentation from CAPSA.
2. Jeff Young (city IT guy) reported on plans to spend CARES ACT dollars. HPC’s portion is approximately \$400,000 for COVID related things - like working remotely. Funding will go toward updating video capabilities, updating cameras, doors with key fobs, and a system to help monitor city water quality. NPPD will also use some (\$54,000) for laptops and cameras. Any leftover money will go toward a switch for the generators at the pump stations.
3. Held a Public Hearing regarding limiting cats to 6/home. Passed.
4. Considered the Annexation Plan. Land west of the airport may not be cost effective for HPC to service.
5. Considered BLM land annexation. Process going forward.
6. T-Mobile pole has offers to sell cell tower. City Council figures it must have value and will keep it.
7. Considered changing business addressing to align with residential HPC. Passed 4/1 (Brandon opposed).
8. Adopted American Public Works Association Standards for more consistency and better quality of supplies.

PUBLIC HEARING* REGARDING PATRICIA WAITE REZONE (Administrative)

Tiffany opened the Public Hearing in reference to an application submitted by Patricia Waite to rezone 7.41 acres at about 440 West Center from a Commercial zone to residential (RE-20 or A-1). This parcel is actually split-zoned with an east portion already zoned A-1. Parcel ID: 04-031-0008

*Note: Citizens were given up to 2 minutes each to voice their opinion.

Dan Rust is the neighbor to the east of this property. If it is zoned to residential, will they be half acre lots, or smaller lots? Members responded half acre is the smallest zone currently allowed, one-third acre lots if developers use the Bonus Density option. Dan said he would rather the property be residential than commercial. He has tried to purchase some of that property over the years.

Members discussed the possibility of the land being used for a PUD (any age) allowing smaller (than half acre) lots. The west side of the CMPO road could be developed into such. The separation distance needed is 600' from any others. The portion east of the future CMPO road is only 460 feet (not enough) from the existing Heritage Sr. PUD, but the west portion is 720 feet (adequate distance) from the existing Sr. PUD. Thus, the lots could be smaller than one-third acre each. Dan had already left the meeting by this time.

Tiffany closed the Public Hearing.

CONSIDER PATRICIA WAITE REZONE (Legislative)

Members considered the application as described above. They discussed surrounding use (park, residential). Mark prepared a possible subdivision drawing.

Rachel (realtor to sell this property) will not vote, but has input:

If the Waite parcel is rezoned, Vicki Prows, who owns Parcel ID: 04-031-0027 (2.7 acres of landlocked land south of Mary VonNiederhauser), would also like to have her property (now zoned Commercial) rezoned to residential. [Note: Mary VonNiederhauser's property (Parcel ID: 04-031-0007) is split zoned – part R-1, part Commercial.]

Tiffany noted that could change the whole dynamic of that area. It is also wet land, possibly swampy. Looking at the parcel viewer, Mark Lynne was surprised to see how wide the ditch is. In one place it measures 50 feet wide. Someone or something (ie. beavers) may have built a dam.

Mark Lynne said he is all for RE-20. Derek made a motion to recommend to City Council a rezone of the entire 7.41 acres to RE-20. Trent seconded the motion. Tiffany Atkinson, Mark Lynne, Derek Grange, and Trent Hagman voted in favor. Rachel abstained from voting.

CONSIDER ORDINANCE AMENDMENTS REGARDING WATER SUBMISSION (Legislative)

Considered draft document compiled by Mark Lynne requiring water rights/shares/acre-feet to be dedicated to the city upon development, for culinary and secondary use. The document includes pictures from Sunrise Engineering and addresses SB51, which would require secondary water metering. Nathan Daus said every single water would need to be metered. As Mark read the bill, it seems only head gates would need to be metered.

Derek said he would not question the engineer's document. Mark said Scott Archibald copied much of it from the work he did in Herriman City. The first part of Mark's document basically deals with dedicating water to the city. Part II is the Design Standards and could wait for Scott's approval. All wanted to get going with at least Part I.

Tiffany made a motion to move section 12.150, except Section 4, to City Council for consideration. Rachel seconded the motion. Tiffany Atkinson, Mark Lynne, Derek Grange, Trent Hagman and Rachel Erickson voted in favor.

CONSIDER AMENDMENTS TO THE SUBDIVISION ORDINANCE (Legislative)

PZ members picked up where they left off last time.

13.30.040 C. Leave title blocks as is, except:

2. Remove last sentence "In either case.."

13.30.040 D.

- remove "submittal.."
- change "must" to "shall"
- remove "unless waived" phrase

13.30.040 D.

- 1. – remove ending "shall be.."
- 2. Mark has never seen this requirement submitted, nor mentioned by any member of the DRC. They agreed to leave it, just in case. 'Environmental Reports' are about contamination in the ground. Community Impacts should be done by the city, not the developer. Tiffany suggested this concept go in an overlay zone which allows higher density, not in every development. Rachel said Hyrum is dealing with this issue right now. They have stopped development due to overcrowded roads and schools. NPPD has traffic counters available. Rachel questioned if we want it in at all. Most felt it best to leave it. Mark agreed with Brandon to change the bullet point to "Community Impact" and remove the phrase after "roads".
- 3. Mark said the City Engineer does the Water Model or approves the submitted one, at the expense of the developer. This section was left as is.
- 4. Soils Report – prepared by a licensed soils engineer, approved by the City Engineer. No one knew if the detail needed to be spelled out in this paragraph. This is a long, run-on sentence. Melinda will ask Scott to rewrite the paragraph.

As the discussion progressed, members decided to pause, study other city's ordinances, like Nibley and North Logan, and come back. Editing ours may not be the best path to a concise and effective ordinance.

ONGOING TRAINING OPPORTUNITY - 2020 Land Use Conference - A Virtual Event

Wednesdays, October 21 – November 18 at 10 AM

Free, but you must preregister (www.utahlanduse.org)

Melinda reported on today's webinar. Housing is hotter than ever in history. Many buyers are being priced out. Cities must allow for smaller homes, smaller lots, and various options for demographics of all kinds. For cities who only allow single-family lots, at least begin to address the "Missing Middle" by allowing duplexes, triplexes and ADUs.

Meeting adjourned at 8:35 P.M.

Melinda Lee, Secretary