

**HYDE PARK CITY  
PLANNING COMMISSION MEETING  
November 4, 2020  
Minutes**

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

**MEMBERS PRESENT**

Chairperson Tiffany Atkinson, Mark Lynne, Trent Hagman and (via Zoom) Rachel Erickson

**OTHERS PRESENT**

Councilmember Brandon Buck, PZ Secretary Melinda Lee, Casey Ringer and Justin Barton

**PRAAYER OR THOUGHT** – Trent Hagman

**PLEDGE OF ALLEGIANCE** – Tiffany Atkinson

**APPROVAL OF MINUTES – October 21, 2020**

Mark Lynne made a motion to approve the Minutes as written from the Planning Commission Meeting held October 21, 2020. Trent Hagman seconded the motion. Tiffany Atkinson, Mark Lynne, Trent Hagman and Rachel Erickson voted in favor.

**BUILDING PERMITS ISSUED**

Pool	Matt Clark	825 S 50 E	Solar	Dave Faux	671 S 380 E
Accessory Bldg	Tyson Peterson	112 N 1000 E	Solar	James Wheeler	500 N 1000 E
Solar	Robert McKenna	95 E 900 S	Carport	Steve Gunnell	460 S 100 W
Home	VHD LLC	258 W 550 S	Home	VHD LLC	248 W 550 S
Home	VHD LLC	288 W 550 S	Home	Chris Coats	853 S 50 E
Solar	Katie McKay	237 W 260 N	Remodel	Bob & Sue Balls	72 S 400 E

**CITY COUNCIL REPORT** - none

**PUBLIC HEARING\* REGARDING ZONE DESIGNATION FOR HYDE PARK CITY ANNEXATION** (Administrative)

Held a Public Hearing regarding an application submitted by Hyde Park City to annex and zone 80 acres recently acquired from the Bureau of Land Management (BLM) near the mouth of Hyde Park Canyon. As with all pending annexations, City Council requests a zoning recommendation from the Planning Commission. The intended purpose of the land will be for water storage and recreation. Parcel ID: 04-001-0012

Tiffany opened and, due to no public comment, closed the Public Hearing.

**CONSIDER AMENDING INDUSTRIAL ZONE TO ALLOW CORRUGATED STEEL EXTERIORS** (Legislative)

Considered amending 12.180.070 Architectural Design and Materials. Section B. 4. prohibits “corrugated galvanized metal” and “unpainted or unfinished surfaces”. May choose to allow as ‘accent’ materials.

Casey Ringer has a metal roofing company and wants to build a business in Hyde Park City. They want to build a steel building but was unsure if it would be acceptable. He submitted photos of multiple buildings already in the City similar to what they want to build. Mark said the corrugated metal is quite different from the painted panels Casey is desiring. His proposal is completely acceptable, especially in the Industrial zone. No change was discussed at this time.

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### **CONSIDER CREATING A RECREATIONAL ZONE** (Legislative)

Mark drafted a new zone for recreation use, specifically for the 80 acres of land to be annexed into Hyde Park City. He said most cities do not even have a Park/Recreation zone. He modified the basic one Smithfield City has in their ordinance for our city. He tried to keep it simple for starters.

Justin Barton arrived late and asked what would be allowed in the zone. Mark said the only stipulations from the BLM were for it to remain public and be used for recreation -it may not be divided off for private sale.

Brandon asked Charles about the height of the new play structure at the park on 250 E 600 S. It is 30 feet tall. They decided to increase the maximum height allowed from 25 to 30 feet. Charles suggested (via text with Brandon) not to have a height limit because we have a cell tower that exceeds/reaches 80 feet in one of our parks. All understood and agreed.

Mark made a motion to create this Parks/Recreation Zone. Tiffany seconded the motion. Tiffany Atkinson, Mark Lynne, Trent Hagman and Rachel Erickson voted in favor.

### **RECOMMEND ZONE DESIGNATION FOR HYDE PARK CITY ANNEXATION** (Legislative)

For the application described previously (above), Mark made a motion to recommended the newly created Parks/Recreation Zone for the 80 acres being considered for annexation into Hyde Park City. Trent seconded the motion. Tiffany Atkinson, Mark Lynne, Trent Hagman and Rachel Erickson voted in favor.

### **FYI – 2 ORDINANCE AMENDMENTS TO BE CONSIDERED BY CITY COUNCIL**

City Council will consider two amendments proposed by Public Works.

1. 8.10.050 Unlawful Use – Unlawful access of city water or sewer systems
2. 13.60.010 Minimum Improvement Standards – Switching installation of signs from the city to the developer

The Planning Commission members were happy to have City Council bypass them for critical, timely legislation such as this. There is no need to waste time or money on similar issues.

### **CONSIDER AMENDMENTS TO THE SUBDIVISION ORDINANCE** (Legislative)

Members continued reviewing HPC Code section 13.30 Procedures, Concept Plan, Preliminary Plat, Final Plat and Construction Drawings

#### 13.30.050

- First paragraph – Simplified wording, abbreviated the Planning and Zoning Commission to PZ after the first use. Shorten the sentence to “After DRC approval of the PP, the PZ will serve notice...”
- Second paragraph – “The city will notify the developer of any action taken and send a copy of the draft Minutes from that meeting. Once approved, electronic copies shall be forwarded to the City Council for approval and to the City Engineer for review.”
- Other similar simplifications and updates.

PZ stopped at Final Plat 13.30.070. For next time, members should look to Nibley and North Logan for simplified versions, instead of modifying the existing Hyde Park ordinance.

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**OTHER**

Mark asked Melinda to add the Water dedication ordinance to the agenda for next meeting.

After watching the Land Use Institute session regarding Annexations, Melinda noted HPC is fortunate that previous city leaders created a comprehensive Annexation Agreement with both North Logan and Smithfield Cities.

**Meeting adjourned at 8:45 P.M.**

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Melinda Lee, Secretary