

**HYDE PARK CITY
PLANNING COMMISSION MEETING
December 2, 2020
Minutes**

PZ Meeting began at 7:10 pm, and was conducted by Mark Lynne.

MEMBERS PRESENT

Mark Lynne, Trent Hagman, Derek Grange and Rachel Erickson (Tiffany Atkinson was out of town)

OTHERS PRESENT

Councilmember Brandon Buck, PC Secretary Melinda Lee, Scott Archibald, Alex Bearnson and Jenn Jackman and Jack Nixon

PRAYER OR THOUGHT – Mark Lynne

PLEDGE OF ALLEGIANCE – Mark Lynne

APPROVAL OF MINUTES – November 4, 2020

Rachel Erickson made a motion to approve the Minutes as written from the Planning Commission Meeting held November 4, 2020. Trent Hagman seconded the motion. Mark Lynne, Trent Hagman, Derek Grange and Rachel Erickson voted in favor.

BUILDING PERMITS ISSUED

Solar	Reed Elder	3765 N Hwy 91	Home	Jon & Sherrie McKenna	137 N 970 E
Home	Co-Ax	240 E 475 N	Solar	St. Thomas Aquinas	725 S 250 E
Home	VHD, LLC	544 S 220 W	Solar	Lisa Spurrier	526 E 410 N
Solar	Adam Huggins	155 Bluff St	Remodel	Bill & Robinette Jensen	335 N 48 W
Home	Cook Homes	885 E 20 S	Addition	Matthew Sanders	635 S 100 W

CITY COUNCIL MEETING REPORT

Councilmember Buck reported on City Council Meeting held Tuesday, November 10, 2020 via Zoom:

1. Passed ordinance to restrict developers from accessing city water and sewer systems.
2. Passed ordinance requiring developers (instead of the Hyde Park City) to install street signs.
3. Denied rezone request for Patricia Waite land. Members wanted to see a plan before rezoning.
4. Accepted Felix application/petition for annexation.

JUNIPER TRAILS PHASE 1 FINAL PLAT (Administrative)

Commission members considered the Final Plat for Phase 1 of Juniper Trails Subdivision submitted by Jack Nixon for 17 lots on 7.36 acres in an RE-20 zone at 200 North 900 East. Parcel ID: 04-005-0007

Mark wanted to see the dedication of 900 East. He also noted the plat shows more lots than allowed by the Bonus Density option. For the acreage, 15 lots are allowed, but the plat shows 17 lots. Alex intended to make it up with the extra wide trail in future phases. Members told him Bonus Density requirements had to be met on a phase by phase basis because sometimes future phases never materialize. Alex consented. Alex said they also plan to do a widened sidewalk, which presumably would go toward Bonus Density.

City Engineer Scott Archibald spoke with Charles Wheeler today. He understands if extra land for the trail is buildable, it will count toward the Bonus Density requirement. If extra land is not buildable, the land acreage would not be included in the calculation.

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Brandon clarified the two parts of the Bonus Density option:

1. Trails land and preparation costs counts toward Bonus Density requirements.
2. The number of lots allowed is based on total acreage, independent of trails.

Members also discussed the open space near the parking lot. Alex described the parking as open, gravel-based, not paved. There is also a smaller detention pond on the west side of that open space.

Scott asked about the corner where it meets Davis' lot. Where is the property line? Where is the sidewalk? Scott needs clarification on the rear of lots 5 and 6. This development needs to meet at the corner of Rio Davis' property, not the corner of what he uses as 'his property'. Alex said that would change the layout substantially. Mark suggested the 850 East road going through, instead of ending as a cul-de-sac. Melinda was under the impression that road could not go through due to land layout. She informed Alex if the road "can" go through it "must" go through. City ordinance does not allow cul-de-sacs unless there is no other option.

Scott pointed out the small parcel near 900 East. The intersection needs to be completed. Alex said that was fine. They were planning to put it through completely. Scott said he recommends the city compensate for that minimal cost. Scott mentioned a buried culvert causing problems. This is the time to fix that. He hopes the city would work with Alex on this.

Mark suggested continuing this agenda item due to the road alignment (at the NW corner) being unknown. Alex said it could change the whole game. He asked if the city would work with him. PC next meets in two weeks. Jack asked for conditional approval so they can begin digging before the weather turns worse. Mark said you could possibly do some grading, but there is too much in the air to approve this with a major unknown. This needs to be approved by City Council as well. This body could conditionally approve it tonight, and City Council could approve it if Alex, Jack, Dan Turner and Scott work through this difficulty.

Mark noted it still brings it back to a conditional approval with all these conditions that may not be overcome in one week. Mark asked Scott if a week is enough time. Scott tried to think of the worst-case-scenario. It depends upon Dan. Rachel does not feel comfortable voting on 'intentions'. Derek let Jack and Alex know we are not trying to slow them down. PC Members agreed to meet the hour before City Council meeting (perhaps 6 pm on December 9) to consider/approve the revised Final Plat before City Council looks at it.

Scott and Mark believe the entire width should be dedicated and at least 10 feet of asphalt added along the length north of the cul-de-sac. Scott believes the road should go through to the Kimball property and connect to Fisher's property (200 N 575 E). The width can be negotiated, especially around the garage. The road section that turns to the south could go away.

ADD DESIGN STANDARDS TO SECONDARY AND CULINARY WATER DEDICATION ORDINANCE (Legislative)

Consider part 2 of an ordinance requiring water rights/shares to be dedicated to the city upon development. This part outlines the design standards.

Because this has been at the forefront of meetings for months, members were eager to approve the design standards to accompany the secondary and culinary water dedication ordinance. The ordinance should reference another document like "Supplemental Standards, Specifications and Drawings". Members and Scott agreed to the simplified "Hyde Park City Standards". This way the standards can be updated without a change to the ordinance. Derek made a motion to approve the design standards with

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the corrected reference. Rachel seconded the motion. Mark Lynne, Trent Hagman, Derek Grange and Rachel Erickson voted in favor.

UPDATE SUBDIVISION ORDINANCE (Legislative)

This item was continued.

REPORT ON PAST TRAINING

USU Research Landscapes

“Finding Our Sense of Place” held virtually November 18, 2020

Melinda asked each member to think of:

- What makes Hyde Park unique?
- What element of Hyde Park would you be sad to lose?
- We need to determine what we value most then plan accordingly to preserve that feature/element.

All agreed these are great questions to ask community members as well as we work to update the city's General Plan.

Meeting adjourned at 8:40 PM

Melinda Lee, Planning Commission Secretary