

**HYDE PARK CITY
PLANNING COMMISSION MEETING
December 16, 2020
Minutes**

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

MEMBERS PRESENT

Tiffany Atkinson, Mark Lynne, Derek Grange and Rachel Erickson

OTHERS PRESENT

PC Secretary Melinda Lee, Alex Bearnson and Jenn Jackman

PRAYER OR THOUGHT – Derek Grange

PLEDGE OF ALLEGIANCE – Tiffany Atkinson

APPROVAL OF MINUTES – December 2, 2020

Mark Lynne made a motion to approve the Minutes as written from the Planning Commission Meeting held December 2, 2020. Derek Grange seconded the motion. Mark Lynne, Derek Grange and Rachel Erickson voted in favor. Tiffany abstained because she was absent that meeting.

BUILDING PERMITS ISSUED

Home	Brent Fredrickson	87 N 1100 E	Addition	Lynn Nielsen	640 E 100 S
Home	VHD	293 W 550 S	Gas Changeout	Reed Elder	180 E 500 N
Home	Bruce & Jan Allen	123 N 950 E	Solar	Lisa DeSoi	729 E 480 N
Home	VHD	538 S 220 W	Solar	Jerry Goodsell	445 N 400 E

CITY COUNCIL MEETING REPORT

Mark Lynne reported on City Council Meeting held Wednesday, December 9, 2020 (in-person and via Zoom):

1. Diana Cannel presented the audit report and found all well accounted for.
2. Discussed the Winborg road again. Members leaned toward building a trail instead of improving road frontage. The road will likely be a private drive. Charles and Gerald will work with Scott on the details. Item continued.
3. Discussed access to Krebs undeveloped property via Champlin's 25 foot easement from 1997/98. Krebs and Champlins offered to come to a resolution together without the City's involvement.
4. Discussed possibility of creating a formal gun range on Hyde Park's newly acquired 80 acres in Hyde Park Canyon. Remains a possibility. Too soon to make concrete plans.
5. Accepted proclamation to recognize school choice week in January 2021.
6. Held a Public Hearing for, and passed, the annexation of 80 acres of land in Hyde Park Canyon.

Departments

- Brandon presented a letter (he and Melinda) drafted to businesses announcing new water rates going forward. Businesses will now be charged based on the same tier system as residential customers. Sewer rate changes to come soon.
- Stephanie said the Drive-by Santa activity was great for the kids.

JUNIPER TRAILS PHASE 1 FINAL PLAT (Administrative)

Commission members considered the second version of the Final Plat for Phase 1 of Juniper Trails Subdivision submitted by Alex Bearnson for 16 lots on 7.36 acres in an RE-20 zone at 200 North 900 East. Parcel ID: 04-005-0007

Derek asked about access to the Construction Drawings for the Planning Commission. Melinda said they are mostly technical. Members already have access via box.com but she will add them to the specific PC Meeting folder when considering Final Plats in the future.

Mark noted the dedication of 900 East is still missing on the drawing. Alex told Dan to include that. He definitely agrees to the dedication. Earlier Mark and Melinda discussed the number of lots allowed per acreage. In total they are under – 50 lots where 51 lots are allowed. This phase has more lots than allowed for its acreage but the overall (3 phase) subdivision includes fewer lots than allowed by ordinance.

Mark believes the parking lot should be paved. Alex agreed so long as the city reimburses them for that cost. Mark asked about the surface of the trail. Alex said it will be compacted road base per city specifications.

Alex wanted to be ‘up front’ about Bonus Density lots in trade for the widened trail and other amenities like the paved parking lot. The total calculation is greatly unknown. Alex said it is like a “moving target” and may change over time as land prices vary. Mark calculated \$27,000 in infrastructure costs alone. In discussions with Charles, Alex said they would take the market value at the time. Both Alex and Mark agreed it will be “messy”. Alex is fine to pave the parking lot but wants to make sure they are compensated. The Development Agreement should cover everything. Alex knows the City does NOT want to pay the developer when the subdivision goes in. Alex requested future clarification in the ordinance to calculate Bonus Density trades and dollars. Melinda acknowledged this is new territory because the Master Trails Plan was passed in the last year or so. This is the first developer required to abide by it.

Derek noted the corner lots need the alternate addresses (depending on which street they choose to face). Alex will have those added.

Derek made a motion to pass the Final Plat for Phase 1 of Juniper Trails Subdivision on to City Council with 2 conditions:

1. Add dedication to the City of 900 East.
2. Add second addresses to corner lots.

Mark Lynne seconded the motion. Tiffany Atkinson, Mark Lynne, Derek Grange and Rachel Erickson voted in favor.

Note: Melinda visited with City Engineer Scott Archibald the next day. Scott is still awaiting Dan Turner (Alex’s engineer) to respond to engineering comments on the Construction Drawings from weeks ago. City Council needs to either wait for full completion or approve conditionally based upon satisfying those engineering comments.

UPDATE SUBDIVISION ORDINANCE (Legislative) - This item continued.

Meeting adjourned at 7:40 PM

Melinda Lee, Planning Commission Secretary