

**HYDE PARK
CITY COUNCIL & PLANNING COMMISSION
WORKSHOP
October 8, 2020
Minutes**

PZ Meeting began at 7:00 pm and was conducted by Mayor Flint.

MEMBERS PRESENT

Mayor Flint, Councilmembers Charles Wheeler, Karl White, Gerald Osborne, Brandon Buck and Stephanie Allred, PZ Chairperson Tiffany Atkinson, PZ members Mark Lynne, and Derek Grange

OTHERS PRESENT

PZ Secretary Melinda Lee, Tayler Jensen (Cache County Planner), Robert McKenna and Justin Barton

PRAYER OR THOUGHT – Karl White

PLEDGE OF ALLEGIANCE – Gerald Osborne

APPROVAL OF MINUTES from WORKSHOP held September 30, 2020

Karl made a motion to approve the Minutes from the Workshop held September 30, 2020 as presented. Stephanie seconded the motion. All individuals present then and tonight voted in favor.

GENERAL PLAN

Charles suggested we begin with exactly what is needed then ways to make it happen. After varied comments Charles said we need to narrow down what we need to talk about. Currently the General Plan still denotes residential as 2 lots per acre. Derek ‘took the blame’ of bringing up housing options last meeting, due to Tayler Jensen’s earlier presentation about cities going into debt because of only allowing large lots.

- Does our General Plan say what we want it to say for housing?
- Charles suggested specifying a separation distance and a minimum and maximum acreage for denser developments.
- The CMPO road could be the ‘buffer’ in some instances.
- May choose to allow developments a percentage of attached housing, along with single-family detached housing.
- Most prefer a ‘sprinkling’ of duplexes/fourplexes throughout the city as opposed to a lot of units concentrated in one area.

Karl mentioned Aeon AI’s product of data that would help greatly in these discussions. Data often changes attitudes. (Mayor Flint also noted the City is replacing the Parlant system with a new notification system.) Mayor does not want to make decisions based on finances alone.

Mark found a few new zones in Richmond City’s code that allow various housing options. (Richmond City’s codes 12-1030, 12-1050, 12-907) They are mostly overlay zones, not zones themselves.

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Brandon recommended allowing detached (not just attached) Accessory Apartments. Derek said we could allow detached apartments only if the apartment use is secondary (shop, pool house), not primary. Mark noted some cities limit the space so a second huge house cannot be built.

Air B&Bs are more prevalent than ever. Tiffany noted the constancy of vehicles in/out of her neighborhood and would prefer to have them registered with the city. Charles believes PZ should address AirB&Bs specifically.

Charles wants the General Plan to be more inclusive – welcome all ages, incomes. He feels a diverse community serves us well.

Mayor is also intrigued by tiny homes. Brandon noted Tayler already has an ordinance for those. Tayler related some of its characteristics:

- 30% or smaller than the main dwelling unit
- Keep front setbacks. The tiny home needs to be back from the road and behind the current home.
- Tiny homes have wheels. The code would have allowed foundation as well.

Tayler suggested Hyde Park City allow for the ‘missing middle’ housing rather than large units of [dense] housing. All agreed NOT to specify “2 lots per acre” in the General Plan.

When members asked for audience participation, Justin Barton said he loves the large lots. He would love to see no density. He is absolutely willing to pay higher property taxes for it.

Robert McKenna stated he is simply here to learn. He grew up here, moved away years ago, and is now back (2 years ago). He is seeing who is involved and why. For now he is just taking it all in.

PARKING

Mayor Flint heard ULCT recommend each business determine adequate parking, instead of the city requiring a certain number or calculation. Stephanie wants to prohibit parking on residential front lawns. Mark noted it is common for a few years in families with many teenagers. By current ordinance, if vehicles are registered it is okay; if not, they need to be in backyard. What about property rights? It is unclear what the right balance is. Air B&Bs could bring this even more frontstage.

HOUSING

‘Moderate Income Housing’ is different than SB54 ‘Affordable Housing’. Both of these terms differ from ‘Housing Affordability’ implying a shortage of housing overall, in multiple income brackets.

COMMERCIAL ZONING

Members discussed the differences (or lack thereof) between Industrial, Commercial, and Planned Professional zones. Charles said he is not familiar enough to give direction. Mayor Flint noted the change in North Logan with the live/work units. Going forward, Charles believes the PP zone should allow mixed use. He also believes the Commercial zone could allow mixed use - perhaps a restaurant and plaza, and/or convenience store. He believes the city and residents might benefit from a gas station, possibly a spot zone. It enables the community to not travel so far for coffee/soda/gas. The Mayor loves the idea of people being able to do more with their property. Mark suggests changing “Industrial” to

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“Manufacturing” to better reflect its use, as it often includes outside work, and keeping that kind of commercial development west of Highway 91.

When asked where members see residential growth city wide, Charles indicated he would be okay with residential development west of Highway 91 if the area is large enough and includes some kind of buffer. He believes in any residential development east of the highway.

The Mayor likes the idea of zoning overlays. Tayler pointed out they are similar to rezones as they are legislative decisions.

Homework: Everyone study overlay zones, specifically Richmond City’s new zones. Charles believes we should all be studying the same things for discussion purposes. Also look into a Food Truck Park. Holladay City has a food truck court (privately owned) – Soho. Charles pointed out potential food truck park property already owned by Hyde Park City, just north of GCHS.

(Regarding **FIBER OPTICS**, Mayor Flint is looking into it for the next City Council meeting.)

Mayor: What we really need is flexibility. She noted that density brings higher crime. Many objected. Derek (Logan City Police Officer) said the older homes in Logan (rentals, where tenants do not care about the condition of the property/neighborhood) elicit many more police calls than do apartments. Tiffany said CCRs can help control issues like that. Mayor Flint just saw (in Texas) townhomes backed by patio homes - large homes on small lots, maintained by HOAs. Charles described how angling each home makes them feel less dense.

Charles believes in allowing density along the CMPO road IF:

- It brings amenity/amenities for the whole community (plaza, gathering place..)
- It includes a buffer of some kind (single-family housing, trail/path, bushes/trees)
- There are CCRs with an HOA
- It includes walkable space

Charles noted ‘back-loaded garages’ make for a nice front appearance. Tayler said the city where he worked before gave a menu of options for developers to ‘buy’ density.

Melinda will ask Donja to help find the study done by JUB(?) It was commissioned by Mayor Daines regarding the area between the CMPO road (200 East) and Highway 91 (done around 1998-2000). Many thought the study would be completely outdated. Charles said perhaps we use it only to learn from our mistakes. Mark Lynne remembers 3 things from the study:

1. It required a 200’ frontage road so discouraged commercial development along the highway.
2. It suggested all apartments north of Center Street
3. It recommended only commercial development south of Center Street

Next meeting: **THURSDAY, November 12 at 7 PM**

Meeting adjourned at 9:00 P.M.

Melinda Lee, Secretary