

**HYDE PARK CITY  
PLANNING COMMISSION MEETING  
January 6, 2021  
Minutes**

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

**MEMBERS PRESENT**

Tiffany Atkinson, Mark Lynne, Trent Hagman and Rachel Erickson

**OTHERS PRESENT**

Councilmember Brandon Buck, PC Secretary Melinda Lee, Casey Ringer, Frank Ashcroft, Travis (and daughter) Checketts, and Jenn Jackman

**PRAYER OR THOUGHT** – Rachel Erickson

**PLEDGE OF ALLEGIANCE** – Tiffany Atkinson

**APPROVAL OF MINUTES – December 16, 2020**

Mark Lynne made a motion to approve the Minutes as written from the Planning Commission Meeting held December 16, 2020. Rachel Erickson seconded the motion. Tiffany Atkinson, Mark Lynne, Trent Hagman and Rachel Erickson voted in favor.

**BUILDING PERMITS ISSUED**

Home	Sierra Homes	910 E 630 N	Mechanical	Robin Governo	398 N 400 E
Home	Pat Felt	106 N 970 E	Remodel	Reed A Elder	180 E 500 N
Home	Brent Fredrickson	87 N 1100 E	Commercial Remodel		
Solar	Lisa DeSoi	729 E 480 N	Intermountain Healthcare		4088 N Main

**NO CITY COUNCIL MEETING REPORT**

**PUBLIC HEARING FOR FELIX ANNEXATION ZONE RECOMMENDATION** (Administrative)

Tiffany opened the public hearing regarding the recommendation of an appropriate zone for the possible annexation of land. MJ Felix, LLC has applied to annex 5 acres at about 150 West 500 North into Hyde Park City. (Parcel ID: 04-007-0020) The Planning Commission will recommend a zone for said land, if annexed. Tiffany asked Trent to allow 2 minutes per speaker. No one came forward. Tiffany closed the Public Hearing.

**RECOMMEND ZONE TO CITY COUNCIL FOR POSSIBLE FELIX ANNEXATION** (Legislative)

Members considered an appropriate zone for land (mentioned above) if annexed into Hyde Park City. MJ Felix, LLC has proposed a subdivision based on RE-20 zone requirements. Rachel asked about nearby land. Mark believes RE-20 matches recent development. Only 2 options really exist, A-1 or RE-20. Zone R-1 is no longer an option. It seemed at least one of the developments to the south are incorrectly zoned in the county system as R-1 instead of RE-20.

Mark Lynne recommended zone RE-20 for the Felix 5 acres. Trent seconded the recommendation. Tiffany Atkinson, Mark Lynne, Trent Hagman and Rachel Erickson voted in favor.

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Melinda asked members to consider the ROW for 100 West. The County shows it as almost 99 feet now. Others agreed with Scott Archibald to keep that for now even if you do not pave the whole road in the beginning. Mark Lynne believes it is almost a 'taking'. He is not confident the County lines are accurate and perhaps only 80' is truly dedicated to Hyde Park City. He also pointed out the area further north on that same road where buildings across the street from each other are only 116 feet apart. How could you put in a 99' road and have any setback?

**ISLAND HEIGHTS CONSTRUCTION COMMERCIAL BUILDING DESIGN AND SITE PLAN REVIEW**

(Administrative)

Members reviewed the Site Plan and Architectural Design and Materials proposed for new construction. Island Heights Construction submitted plans to build a commercial building at 260 W 3700 N on 0.59 acres in the Industrial Zone of Hyde Park City. (Parcel ID: 04-206-0008) City Engineer Scott Archibald emailed some comments that will need to be addressed. PC members like the building color and design. The two areas on the north side of the building will be landscaped with grass and double as storm water retention. Mark noted the sidewalk area (actually city property) cannot be used for storm water. Casey said he knew that and submitted the plans to provide otherwise.

Mark Lynne made a motion to approve the building as proposed conditioned on the City Engineer's approval. Rachel seconded the motion. Tiffany Atkinson, Mark Lynne, Trent Hagman and Rachel Erickson voted in favor.

**UPDATE SUBDIVISION ORDINANCE (Legislative)**

Members picked up their review of HPC Code section 13.30 Procedures, Concept Plan, Preliminary Plat, Final Plat and Construction Drawings. The last edits ended before 13.30.070 Final Plat. Melinda suggested possibly scratching this version and cutting/pasting from another city.

13.30.070 Final Plat

1<sup>st</sup> paragraph – require digital submission first. After City Council final approval, require the Mylar submission.

Most members have no idea what needs to be included or how to word it. Mark Lynne suggested wording such as "the following signature boxes are required" then listing them. Trent said Nibley City's is similar, listing all the boundary lines in one box. Melinda will ask Donja, who writes Development Agreements and Scott Archibald, City Engineer, to review ours and Nibley City's.

Tiffany suggested having the instructions first, followed by the list of requirements. Also move the instructions which are currently at the end to the beginning. Members requested a final marked up copy as well as a clean final copy.

**Meeting adjourned at 8:00 PM**

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Melinda Lee  
Planning Commission Secretary