

**HYDE PARK CITY
PLANNING COMMISSION MEETING
January 20, 2021
Minutes**

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

MEMBERS PRESENT

Chairperson Tiffany Atkinson, Mark Lynne, Derek Grange and Rachel Erickson (Trent Hagman arrived at 7:20 PM)

OTHERS PRESENT

Councilmember Brandon Buck, PC Secretary Melinda Lee

THOUGHT – Mark Lynne

PLEDGE OF ALLEGIANCE – Derek Grange

APPROVAL OF MINUTES – January 6, 2021

Mark Lynne made a motion to approve the Minutes as written from the Planning Commission Meeting held January 6, 2021. Rachel Erickson seconded the motion. Tiffany Atkinson, Mark Lynne, Derek Grange and Rachel Erickson voted in favor.

BUILDING PERMITS ISSUED

Will be reported next meeting.

CITY COUNCIL MEETING REPORT

Brandon Buck reported on City Council Meeting held January 13, 2021.

1. Held Public Hearing for, and approved, Felix annexation
2. Approved Juniper Trails Final Plat
3. Held Public Hearing on, and adopted, Bear River Region 2020 Mitigation Plan
4. Held Public Hearing for, and approved, new Water Dedication Ordinance
5. Sunrise Engineering gave update on water project. Going to bid next month. Hope cost is in line with 2020 projections
6. Discussed ROW of 100 W near 500 N

Workshop with City Council and Planning Commission held January 14, 2021

1. Talked about Moderate Income Housing Plan – will remove paragraph
2. Discussed possibility of detached ADUs and various parameters. Council directed PC to work on an ordinance.

REVIEW 12.30.190 ACCESSORY APARTMENTS (Legislative)

Formulate direction and possible changes based on feedback from the Workshop with City Council.

Derek likes Providence City's ordinance for ADUs - except City Council giving annual approval.

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Parameters discussed:

- How look
- Proportion to primary home or proportion to lot size (Rachel likes main dwelling) Trent says tie it to livable square footage.
- Setbacks
- Wheels? No (Tiny homes lead to RVs)
- Want foundation
- Required separation distance between ADUs? No
- Tiffany and Mark noted Sandy City uses table to show allowed size based on lot acreage
- Make sure cannot divide parcel
- Tiffany wants to limit ADUs to one story, unless above garage.

Mark likes the idea of digging into ordinances and putting pieces together that align with City Council for a new detached ADU option.

Yes

- Casitas
- ~~600-1500 sq. feet livable space~~
- Self-contained (facilitates living, eating, sleeping, cooking and sanitation – separate kitchen from main dwelling)
- If stand-alone, 1 story
- With shop/garage – 2nd story okay
- Owner occupied
- Limit ADU to two unrelated people? Limit to 2 bedroom to limit college students?
- New or existing
- Aesthetically consistent with main dwelling
- Comply with all residential building code regulations
- Proportion ADU to home or lot (will ask around before deciding)
- Limit maximum size, no minimum size
- Behind primary dwelling

No

- Wheels
- RVs
- Tiny homes (wheeled)
- Yurt/temporary structures
- Shipping containers
- Separate water meters
- Dividing property into two parcels
- More than one per property
- Need to match current home façade

CUP (Conditional Use Permit) possible conditions:

- Screening? Window and door placement, bushes (Providence 10.13.14)
- No intrusive lighting
- Off-street parking (revoke permit if habitually park on street) & no parking on lawn

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Tiffany wants Air B&Bs to be registered, monitored, and pay double utilities. Garden City recently created a comprehensive ordinance (that also brings in revenue to their city).

Melinda asked about reduced setbacks – side, rear. Members were willing to reduce setback to 10 feet, to match accessory building setbacks.

Melinda suggested reading the current HPC 12.30.190 Accessory Apartment ordinance. Mark recommended looking at the list from tonight (above). Next meeting PC can cut/paste from other cities to make own ordinance. Most agreed 'detached' apartments will be a separate ordinance from 'attached' Accessory Apartments.

Meeting adjourned at 8:40 PM

Melinda Lee
Planning Commission Secretary