

**HYDE PARK CITY
PLANNING COMMISSION MEETING
February 3, 2021
Minutes**

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

MEMBERS PRESENT

Chairperson Tiffany Atkinson, Derek Grange, Trent Hagman and Rachel Erickson (Mark Lynne arrived at 8:05 PM)

OTHERS PRESENT

Councilmember Brandon Buck, PC Secretary Melinda Lee and Jenn Jackman

PRAYER OR THOUGHT – Trent Hagman

PLEDGE OF ALLEGIANCE – Rachel Erickson

APPROVAL OF MINUTES – January 20, 2021

Rachel Erickson made a motion to approve the Minutes as written from the Planning Commission Meeting held January 20, 2021. Trent Hagman seconded the motion. Tiffany Atkinson, Derek Grange, Trent Hagman and Rachel Erickson voted in favor.

BUILDING PERMITS ISSUED

Home	Mike & Carol Bailey	887 E 630 N	Home	VHD LLC	229 W 520 S
Home	VHD LLC	228 W 550 S	Addition	T-Mobile	200 W Center
Home	VHD LLC	208 W 550 S	Solar	Marsha Joss	517 N 725 E
Home	VHD LLC	218 W 550 S	Solar	Paul Marshall	317 N 1000 E

CITY COUNCIL MEETING REPORT

Brandon Buck reported on City Council Meeting held January 27, 2021.

1. Held public hearing to introduce Logan River Watershed project. JUB has permission to study environmental impact of enclosing Crockett Canal.
2. Agreed to allow Jason & Lindsey (Don Corbridge's daughter) Maughan to use city water while living in the county, at 1 ½ times the city rate.
3. Donja presented updated budget numbers. So far, no negative impact due to COVID-19. Council voted to move funds that had been in reserve in case of shortage.
4. Discussed Planned Commercial zone allowed/prohibited uses. Sent to PC for clarification and ideas.

AMEND NEW WATER DEDICATION ORDINANCE TO INCLUDE COMMERCIAL REQUIREMENT (Legislative)

Add note to new HPC ordinance 12.150 to apply to commercial development as well as residential. Amount to be submitted will be determined by its 'Equivalent Residential Units' or ERUs, with a minimum of one ERU. Melinda presented a gap in the new ordinance - it does not address commercial development. Derek made a motion to add "Residential and Commercial" development to the opening "Purpose" statement. Also add a short section under required dedication stating the engineer will evaluate and determine ERUs. This would go to City Council for approval. Tiffany seconded the motion. Tiffany Atkinson, Derek Grange, Trent Hagman and Rachel Erickson voted in favor.

AMEND MASTER ROAD PLAN TO INCLUDE AREAS OUTSIDE CURRENT CITY LIMITS (Legislative)

Extend Master Road Plan on the east bench to include land not yet annexed. Plan the roads to meet up with North Logan City roads to the south and Smithfield City roads to the north. Reference JUB Engineering's recommendation: "North Logan, Hyde Park and Smithfield Transportation Corridor Plan" (January 2018). City Council did not adopt this plan at that time (reasons unknown).

Planning Commission recommends these updates:

1. Extend Powerline Road from North Logan through Hyde Park and on into Smithfield.
2. Continue 200 South Road eastward from 1000 E, following current dirt road, and connecting to the Powerline Road.
3. Extend HP 700 East to follow the canal and connect to Smithfield 1000 East.
4. Extend all blue (collector and arterial) north/south roads north to Smithfield. No need to draw yellow (local roads) at this time.
5. Update map to extend 200 South to the west from the CMPO road to Highway 91 (will jog a little due to Kent Glenn's [used to be Motorsports Unleashed] building already in place). Melinda will ask Donja if a Public Hearing was already held for this change. Did CC vote?

Derek feels everything we see as essential is already included in the JUB study. Members felt the JUB recommendations were good for our city. They did not understand why City Council did not approve the plan when originally presented in January 2018. Tiffany made a motion to make the 5 changes above to the Master Road Plan. Trent seconded the motion. Tiffany Atkinson, Derek Grange, Trent Hagman and Rachel Erickson voted in favor.

DISCUSS POSSIBLE CHANGES TO 12.170 PLANNED COMMERCIAL ZONE (Legislative)

Review permitted uses and conditional uses. Determine how/what to allow and prohibit. Ideally the commercial zone generates revenue via sales tax.

Members feel retail is not coming to HPC in our near future. Even Logan City cannot fill all of its retail spots. Hyde Park is years beyond that. Rachel said there are other ways to generate revenue for the city. Brandon shared his views from City Council. They prefer to reduce/eliminate Conditional uses because conditional uses are basically 'allowed' uses. Attorneys prefer language that allows or prohibits - nothing in between. Reality does not always fit those parameters. Brandon said they could completely remove 12.170.030 Conditional Uses. Derek likes keeping "conditional uses" so you can require things like a privacy fence (for eye sores, dust, sound, etc.)

(Mark arrived at 8:05 PM)

Tiffany asked if CC is worried about tying sales tax revenue to Commercial development. Trent felt the current list was so outdated it should be completely removed. Rachel asked if we decide to limit business to sales tax producing business only, are we also going to shrink the overall commercial area? At least 3 Planning Commission members feel parts of the area between the CMPO road and the highway could be residential (not just commercial). Tiffany feels a mixed use (residential and commercial) is even more beneficial. The needed conversation is bigger than the conversation requested by City Council. Rachel said ideally you find the 'highest and best use' for real estate. PC and CC do not agree in theory. Tiffany knows the two groups do not agree, but it is still PC's responsibility to make recommendations based on the best of their knowledge and study.

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Brandon and Mark asked about the new AEON AI software and what it may provide for HPC decisions. Melinda has only briefly been introduced to AEON but hopes it aids in exposing what is actually best, compared to what we 'think' is best.

Derek made a motion to

1. Add "C." to 12.170.020 Permitted Uses stating "Any other revenue-generating business would be subject to approval as a Conditional Use."
2. Remove 12.170.030 [list].

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

Mark motioned to delete "construction and industrial" uses from section B. Tiffany seconded Mark's motion. Tiffany Atkinson, Derek Grange, Trent Hagman, Mark Lynne and Rachel Erickson voted in favor.

Tiffany does not want to pass these changes on to CC yet. She first wants to discuss more, long-term options. She does not want to forget about prohibiting some uses. Currently 'sexually oriented businesses' are only allowed in the Industrial zone. (See 4.60.160 Location of Sexually Oriented Businesses.) She wants to continue this discussion. Melinda suggested creating a mixed-Use overlay zone for CC. When asked about the difference between "commercial" and "planned professional", Mark noted service businesses usually have limited hours. Brandon will ask City Council if they want PC to review an overlay zone. The new AEON data may show 'why' PC suggests a mixed-use option. Mark agrees. Currently, the Planned Professional zone "isn't going anywhere. It is a 'dead' area right now." Item continued.

CONSIDER NEW ORDINANCE FOR DETACHED ACCESSORY UNITS AND POSSIBLE CHANGES TO CURRENT 12.30.190 ACCESSORY APARTMENTS (Legislative)

Create ordinance allowing detached accessory units. Review current ordinance for possible updates based on direction from City Council.

Mark reviewed the list of YES/NO from last meeting's Minutes. He prepared a draft compilation of features and issues and placed it in box.com. He did not know what to do about 'appearance'. Rachel immediately spoke up and said *she* did and came forward with drawings of ADU design and development ideas. Mark asked the others to look through the list he prepared and see what they think. Each city's ordinance starts out with a purpose. Comment to each other what you think our purpose should be. Also look at design standards. More technical options include licensing. Rachel noted we have many older, small homes on large lots. We do not want residents building a newer large home in back and designating the original home as the ADU residence in front. See futureofhousing.aarp.org for great examples and sample drawings in many cities across the US. Item continued.

UPDATE 13.30 SUBDIVISION ORDINANCE

Continue modifying 13.30.070 Final Plat to simplify language and requirements for Mylar submissions.
Item continued to next meeting.

Meeting adjourned at 8:50 PM

Melinda Lee, Planning Commission Secretary