

**HYDE PARK
CITY COUNCIL & PLANNING COMMISSION
WORKSHOP
January 14, 2021
Minutes**

Combined City Council and Planning Commission 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, PC Chairperson Tiffany Atkinson, PC members Mark Lynne, Trent Hagman and Rachel Erickson

OTHERS PRESENT

PZ Secretary Melinda Lee

PRAYER OR THOUGHT – Brandon Buck

PLEDGE OF ALLEGIANCE – Rachel Erickson

APPROVAL OF MINUTES from WORKSHOP held October 8, 2020

Mark Lynne made a motion to approve the Minutes from the Workshop held October 8, 2020 removing Rachel Erickson as “present”. Trent Hagman seconded the motion. All individuals present then and tonight voted in favor.

GENERAL PLAN

Melinda did not find the highway study Charles requested. Charles said not to worry about it.

MODERATE INCOME HOUSING PLAN

Rachel suggests removing the last paragraph about apartment housing having a negative impact on schools, churches, etc. Stephanie suggested removing the whole document. Mayor Flint suggested just removing that paragraph. Charles wondered if we had to have a public hearing to make changes to the document. Mayor said she would call Attorney Rob for direction. Later, Brandon confirmed a public hearing is necessary.

HOUSING

Charles suggested starting with everyone’s vision from a big picture before moving into details. Otherwise we end up ‘spinning our wheels’. Mayor Flint remembered that happening years ago and no one was interested in high density. Mayor Flint had also requested citizen input and she received 20-25 emails. Two were in favor of higher density, all others were opposed. Charles said what came out of that was a residential PUD (without an age restriction) in addition to the Senior PUDs. Accessory Dwelling units have also been approved. Progress has been made. Karl said he has no idea what state law says as Rachel referenced earlier. He feels members need to be educated before they can make decisions. Decisions made now would only be based on opinion, not based on fact.

Planning Commission

January 14, 2021

Rachel noted, “Surprisingly, I am not pro density”. She is pro housing. Currently there is a big shortage. We have a responsibility to assess and plan in general as what we see, based on what land we have, and how we can contribute. She continued, “We [Hyde Park City] have a share in the homeless situation.”

Mayor Flint noted we now have access to AEON information which should help. She also said one thing we could look at right now is “detached” ADUs.

DETACHED ADUs (Accessory Dwelling Units)

Mark Lynne got on the LUAU website and the first thing that came up was an ADU presentation, including a link to nationwide ordinances. (Luau.utah.gov)

Mayor Flint likes the idea of crafting an ordinance for detached ADUs. It solves problems of pool houses, garage tenants, and such. She wants PC to look at this. Brandon and Charles agreed. Tiffany wants to ban division of property. Size should be limited. Tiffany does not think homes on wheels are good. They are worse for financing as well. Currently, these ADUs are meant to be sprinkled throughout city by distance in feet. Charles asked if varied ones could be on the same block because they differ enough. St George has ‘casitas’. They looked nice, are well built, and appear to be part of the house. Sometimes they use the same building material; sometimes they have a common entryway. Some are above a garage; one might be a casita, another a tiny home - all on the same block. Trent reminded the group Cache County Planner Tayler Jensen said one city’s ordinance required the same exterior finish as the main dwelling. Mayor Flint said it should be closer to the main dwelling than the neighbor’s dwelling. Rachel suggested addressing proportions. Many agreed it is difficult to deny one simply because a neighbor already has one. Mayor Flint favors property rights. Ordinance already limits the percentage of land that can be covered by accessory buildings. Mayor Flint said proportion is the key - some ‘sheds’ are huge, like Giordano’s 5000 square foot accessory building. Mayor Flint is fine with her neighbor’s sport court but she would not be fine with another home there. Trent suggested calculating “livable” square footage. Karl asked if we will run into trouble limiting housing but not sheds, or limiting one per block. Rachel said PC can come up with something that CC can then peruse.

Mayor Flint asked about ‘tiny homes’. They come with wheels. Members do not know if people would take advantage or not. Trent questioned why members are against wheels? Rachel answered, “marketability”. One tiny house has been on the market for a month (very unusual in current times). They also blur into RVs. Charles agreed. Someone could park their RV in the driveway, add a skirt, and rent it to a family. He suggested possibly an overlay zone in a section – like the area where the current trailer court is near the city building. Gerald visited a plant in St. George that manufactures tiny homes. They were busy but the lowest cost is still pretty substantial, around \$70,000. Some are built to RV standard, some to home standard. The RV ones are not meant for year-round living.

Conformity/Variety of homes can happen right now. CCRs can mandate a certain quality or look/standard. That protects the value of the subdivision. Mayor Flint referenced the cement bunker in her neighborhood. She is not bothered by it. Stephanie feels there should be limits to maintain property values. Karl believes in personal property rights regardless of what neighbors believe would hurt their property value. He acknowledged health and safety are different issues. Tiffany felt general guidelines can be helpful.

Gerald does like the idea of smaller homes on smaller lots. Jay Davis, owner of the mobile home trailers around the corner, is willing to upgrade if allowed. Rachel agreed to smaller homes. Melinda asked if

Planning Commission

January 14, 2021

setbacks can be reduced; can builders use proportions? Mayor Flint feels yes. Karl worries about substituting our judgment for what individuals should be able to do. Mayor Flint clarified her point: setbacks could be reduced based on the size of the lot. Our 30' setbacks make for a roomier feel in Hyde Park. Mark said 3 of the Senior PUDs in town have 6,000 square foot lots, including 8' side setbacks, 18' front and 20' rear setback. Just because you have a small lot, doesn't mean the house is smaller. One idea was to allow reduced setbacks for only the small list of nonconforming lots (HPC Code 12.60.105).

As Mayor Flint attempted to end the meeting, someone asked about warehouses. She indicated those would not be addressed tonight.

MODERATE INCOME HOUSING PLANS

Mark Lynne brought up "Moderate Housing Plans" required by the State. The threshold is no longer a population of 5,000. The State has a list and HPC is not on the list. Rachel believes having a plan is a good idea, even if not currently required.

ITEMS FOR NEXT WORKSHOP AGENDA

- Charles would like to address the Planned Professional zone and Commercial zone. He wants to allow residential housing in areas currently zoned commercial.
- Gerald wants to address commercial spot zoning for things like a community market, gas station, or restaurant.

Next meeting: Next 5th **Wednesday - March 31, 2021 at 7 PM**

Meeting adjourned at 8:25 pm

Melinda Lee, PC Secretary