

**HYDE PARK CITY  
PLANNING COMMISSION MEETING  
May 5, 2021  
Minutes**

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

**MEMBERS PRESENT**

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

**OTHERS PRESENT**

Mayor Wheeler, Councilmember Brandon Buck (arrived at 7:35 during landscaping discussion), PC Secretary Melinda Lee, and Kevin Flint

**THOUGHT/PRAYER** – Tiffany Atkinson

**PLEDGE OF ALLEGIANCE** – Mark Lynne

**APPROVAL OF MINUTES – April 21, 2021**

Trent Hagman made a motion to accept the Minutes as presented from the Planning Commission Meeting held April 21, 2021. Mark Lynne seconded the motion. Tiffany Atkinson, Mark Lynne, Rachel Erickson, and Trent Hagman voted in favor.

**BUILDING PERMITS ISSUED**

Home	Titensor Construction	114 N 970 E	Deck	Kade Lewis	136 E 300 N
Home	Sierra Homes	668 N 800 E	Electrical	Scott Huskinson	85 S 700 E
Solar	Mark Jensen	164 W 200 N	Pool	Scott Matson	474 S 50 E
Solar	Kirk Brower	342 N 600 E	Access Building	Ty Measom	875 E 200 S

**HAZARD MOTORSPORTS BUILDING DESIGN REVIEW** (Administrative)

Inadequate site plan submitted. Item will wait until applicant requests consideration.

**CONSIDER AMENDMENTS TO 12.160.020 LANDSCAPING – SCOPE OF REQUIREMENTS** (Legislative)

Brandon received no responses. Mark felt some examples seemed like overkill for our purposes. Orem had a park strip section he liked. He liked how Dade County reduced the lot size by the building footprint before calculating the 10% landscaping requirements (caution: bigger building, less landscaping). Tiffany liked Provo's ordinance because it gave flexibility to the Planning Commission for unusual circumstances. Commercial zones only require a front setback (no side or rear in some cases). Mayor Wheeler suggested the development "shall have plant material to make the visible sides of the building attractive". The code should designate which side/s need to be landscaped. Do not require sprinkler types or specific plants or grasses. Developer should submit a plan of how any non-native plants will be watered. Kevin Flint (banker) noted a caution: Logan City's requirements are too burdensome for some businesses and they choose to locate elsewhere.

All agreed simple is better, especially in the industrial zone. Rachel wants to properly address lots like those in the Paragon Commercial Subdivision that front Center Street and have an extra wide frontage (due to the developed road width being less than the dedicated ROW). Park strips are generally city-owned and privately maintained. Chose to keep the 10% rule but first subtract the building footprint.

Tiffany made a motion to recommend amendments to 12.160.020 as follows:

“10% Calculation based on the square footage of the total lot less the square footage of the building footprint, with a minimum:

- 15’ deep landscaping along the public road (2 sides for corner lots), and
- 5’ of plant material in front of the building on the entrance side, and
- 4’ Sidewalk in front of building (between the building’s plant material and the parking)

For industrial zones, add “Reference 12.180.060 H”

Remove current “10%” sentence.

Add to Scope of Requirements heading: “for Commercial and Industrial”

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

### **CITY COUNCIL MEETING REPORT**

Brandon Buck reported on City Council Meeting held April 28, 2021.

1. North Park Police Budget presented. Chief Black recommended adding one officer, two if the state grant money comes in.
2. Adopted ordinance defining ownership of wastewater lines in some situations.
3. Adopted ordinance sent from PC with one change made. Add a notification to City Council when Preliminary Plats are received so they have a ‘heads up’.
4. Approved all weather roads and other amendments.

### **CONSIDER AMENDMENTS TO 12.30.190 FOR DETACHED ACCESSORY DWELLING UNITS (Legislative)**

Tiffany wants to divide up the work. First address legislative updates needed for Internal ADUs, then address adding an option for detached ADUs.

Keep/Add:

- CUP expires upon sale or violation of ordinance.
- Valid as long as owner remains principal resident.

Remove:

- 2-year renewal period.
- End of first sentence.

3 requirements

1. Own it
2. Reside there
3. In compliance with CUP conditions

Melinda will amend the current IADU ordinance to comply with HB 82. Mark will blend these changes with external/detached ADUs for a discussion next meeting.

### **Not discussed – Continued:**

- CONSIDER NEW MIXED-USE OVERLAY ZONE (Legislative)
- DISCUSS POSSIBLE CHANGES TO 12.170 PLANNED COMMERCIAL ZONE AND 12.220 PLANNED PROFESSIONAL ZONE (Legislative)

**Meeting adjourned at 8:50 PM**