

**HYDE PARK CITY
PLANNING COMMISSION MEETING
May 19, 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

OTHERS PRESENT

Mayor Wheeler, Councilmember Bryan Cox, PC Secretary Melinda Lee, Kenneth P. Bell and Kevin Flint

THOUGHT/PRAYER – Derek Grange

PLEDGE OF ALLEGIANCE – Trent Hagman

APPROVAL OF MINUTES – May 5, 2021

Trent Hagman made a motion to accept the Minutes as presented from the Planning Commission Meeting held May 5, 2021. Rachel Erickson seconded the motion. Motion carried 5/0.

BUILDING PERMITS ISSUED

Home	VHD	233 W 550 S	Solar	Jamie Coburn	330 E 180 N
Home	Sierra Homes	672 N 890 E	Solar	Dunlap, Michelle	265 E 450 S
Home	Sierra Homes	681 N 890 E	Solar	Cody Stoddard	684 S 450 E
Home	Sierra Homes	671 N 890 E	Pump House	Hyde Park City	160 N 1000 E
Home	Sierra Homes	661 N 890 E	Commercial	Colin Nottage	3475 North Hwy 91
Home	Sierra Homes	684 N 890 E	Commercial		
Solar	Adam Huggins	155 Bluff St		Island Heights Construction	260 W 3700 N

CITY COUNCIL MEETING REPORT (Mayor Wheeler)

Report on City Council Meeting held May 12, 2021.

1. Held interviews for interim City Council vacancy; selected Bryan Cox.
2. Update from Sunrise Engineering about water tank project.
3. Re-approved (expired) ordinance for annexing 80 acres.
4. Discussed drought severity. FYI: Flow at our water source this spring: 600 gal/minute - usually 1100 gal/min. Will educate citizens and encourage conservation.
5. Discussed City Manager position and accompanying ordinance.

REVIEW MAGIC PRODUCTIONS BUILDING DESIGN AND SITE PLAN (Administrative)

Members reviewed the building design and site plan submitted by Katie Bell for a shop at 340 W 3700 N (soon to be 940 W Center) on 0.60 acres in an Industrial zone. Parcel ID: 04-206-0001. Mark said this project fits our ordinance for this area. He made a motion to approve the Magic Productions Plan. Derek Grange seconded the motion. Motion carried 5/0.

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

Reviewed two drafts prepared by Melinda and Mark to amend “Accessory Apartment” ordinance to allow a Detached Accessory Dwelling Unit (DADU), or an Internal Accessory Dwelling Unit (IADU). Members liked the drafts with minor formatting changes. Melinda will add Mark’s section for detached ADUs then bring back two copies, the marked up one and a clean one, for a vote. Members discussed where various definitions should appear in the ordinance – at the beginning, throughout, or in 12.20 Definitions (for example “Occupants: residents of a single ADU”) Melinda will look over each.

CONSIDER NEW MIXED-USE OVERLAY ZONE (Legislative)

Mayor Wheeler shared ideas from a meeting held with Lauren Ryan, Cache County Planner, Mark Lynne, Tiffany Atkinson and Melinda Lee. The Mayor’s only purpose in allowing more density is to bring more revenue to city via additional sales tax or property tax, more particularly sales tax. If a development does not bring adequate increased revenue there is no reason to approve or allow the development. He told how a grocery store might approach a potential project. They draw a circle around the proposed property and count rooftops. If there are enough, they continue; if not, they move elsewhere. Developers sometimes say there are not enough rooftops for retail yet but they want the density now to bring business (and sales tax) later. If we encounter that scenario, the city could offer a ‘business density’ option. The developer can either (1) Open the business immediately or (2) Deed a commercial part/pad to the city. The city would then lease the space and collect revenue year after year (in rent and sales and property taxes). The City would likely manage it with a property management company. The point: If a development does not bring revenue to the city now, the city should not allow the density now.

Tiffany likes the concept of allowing only commercial on the front and ground level; residential units would be above or behind the commercial section. The Mayor likes the idea of reserving a large area for a future grocery store. He noted 3 things to break down ‘eating an elephant’ or tackling a large project:

1. He knows a Salt Lake planner who will send us some ideas
2. Ourselves and our own ideas
3. Looking at other ordinances for examples

Mayor suggested PC members craft ordinances a little at a time. Be strict on not allowing density unless additional tax revenue comes in the beginning. Referring to recent project submissions by Skyler Jenks and Andy Bentley, Mark said if we like them, we could craft an ordinance around them. Derek agreed the two plans were not “selfish on density”. They each included plenty of commercial aspects. Tiffany likes putting the responsibility of ‘courting businesses’ to the developer, not the city. They should be actively seeking businesses. Trent believes we should require them to build the commercial building, not just reserve an area. They will have more incentive to fill it. Derek noted if a development spreads east/west from the highway to the CMPO road they should include egress to both roads. The entire area should be accessible from either road. Tiffany believes we can and should structure an ordinance so the developments are unique to Hyde Park.

Mayor Wheeler told members about another upcoming proposal by Andy Bentley on Hyde Park Lane. The Mayor wants to make Hyde Park Lane “different” or set apart from other areas. He also wants Andy to understand the expectation early on in the process, so the city is not forced into something too quickly. Let us shape the area instead of being forced into less desirable, yet legal, approvals.

Mayor Wheeler explained the next section of the East CMPO road (Wolf Pack Way/North Logan 200 E/ Hyde Park 400 W) is going in. It will include a roundabout at 200 South and a vehicle bridge at the canal (near Heritage Park) for pedestrians to walk under, and possibly interact with the water. He urged

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members to be prepared before Andy or others present their own proposals. The cost of that bridge is part of the CMPO project, not the developer's responsibility. The intent is for property owners to dedicate the land for the road. That land will be used as a city 'match' to access matching funds without the city having to pay out cash.

Rachel suggested all PC members look around and come up with their own vision of 'Hyde Park' for the commercial area. We can consolidate those into fewer visions or send five different visions to the City Council for approval. Remember it needs to be realistic and not too burdensome on developers. Tiffany declared that as homework for everyone before the June 2 meeting.

DISCUSS POSSIBLE CHANGES TO 12.170 PLANNED COMMERCIAL ZONE AND 12.220 PLANNED PROFESSIONAL ZONE (Legislative)

PC members reviewed permitted uses and conditional uses to determine how and what to allow and prohibit. The commercial zone should generate revenue via sales tax. The intent is to also prohibit warehouses except in an Industrial zone.

Move to Industrial zone and prohibit in Commercial:

Auctions
Lumber Yard
Ornamental iron sales
Pallet manufacturing
Parking lot
Sheet metal shop
Tire recapping
Truck terminal
Welding shop

Change to CUP:

Dance hall
Amusement enterprises

Move to permitted use:

Massage therapy

Remove:

Penny arcade

Add to "Allowed":

Spa
Health and beauty

Other changes to be made:

- Add to 12.170.010 Purpose and Intent : "Must provide substantial tax base"
- Add note to bottom: City Council may override the above list.
- Bryan Cox suggested zoning by business instead of specific detail. "We are sure to miss something."
- Under 12.170.040 Add "D. Warehouses and storage units are prohibited."
- Remove "Construction/Industrial" from 12.170.020 B. Service.

Mark will prepare a red-lined draft for the next meeting.

Meeting adjourned at 9:20 PM

Melinda Lee, Secretary
Hyde Park Planning Commission