

**HYDE PARK CITY
PLANNING COMMISSION MEETING
June 2, 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 (late)

OTHERS PRESENT

Mayor Wheeler, Kevin Low, Michelle Low, and Kevin Flint
(Secretary Melinda Lee joined via phone but could not hear everyone.)

THOUGHT/PRAYER – Rachel Erickson

PLEDGE OF ALLEGIANCE – Tiffany Atkinson

APPROVAL OF MINUTES – May 19, 2021

Rachel Erickson made a motion to accept the Minutes as presented from the Planning Commission Meeting held May 19, 2021. Trent Hagman seconded the motion. Motion carried 4/0.

BUILDING PERMITS ISSUED

Home	OLO Builders	85 S 950 E	Commercial TI	Thermo Fisher	351 W 3100 N
Garage	M. Oliverson	41 W 345 N	Commercial	RingQuist Properties	260 W 3700 N
Solar	Keith Paskett	296 S 450 E	Shell Only	Capita Group LLC	3150 N 200 W Unit B
Sign	Mike Porter	3735 N Hwy 91			

(Derek arrived)

K-LOW PROPERTIES BUILDING DESIGN AND SITE PLAN REVIEW (Administrative)

Members considered the building designs, parking and site plan submitted by Kevin Low for two buildings at 3665 N 300 W (soon to be 45 S 900 W HPC) on 0.91 acres in an Industrial zone. Parcel ID: 04-206-0003. Tiffany read the Minutes from the DRC Meeting held April 1, 2021. Mark said the developer opted to go with the single access driveway instead of a split access.

Kevin Low answered questions about the landscape plan and construction of the building.

(Note: DRC, not PC, is the approving body for landscaping plans.)

Derek made a motion to approve the submitted plans for the two K-Low buildings, contingent on the submission of a landscaping plan, prior to a building permit application. Mark seconded the motion. Motion carried 5/0.

Melinda (via phone) indicated Susan said the landscape plan was already approved by DRC. Kevin was asked to submit the landscape plan along with the rest of his plans so the city has it on record.

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CITY COUNCIL MEETING REPORT

Mayor Wheeler reported on City Council Meeting held May 26, 2021.

1. Approved Final Plat for Mt. Gate Phase 5B.
2. Held a Public Hearing so City can sell 3 building lots (bonus density lots) via bid process.
3. Passed Subdivision amendments.
4. Passed landscaping ordinance as presented from PC.
5. Reviewed 2021-2022 Budget. Public Hearing to be held in June.
6. Re-approved resolution re: election process through the county (less expensive).
7. Discussed City Manager position.
8. Departments:
 - a. Fireworks
 - b. Water saving measures
 - c. Storm Water problems along 100 West

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

Members reviewed two prepared drafts. One was supposed to show 'track changes' and the other was supposed to be a 'clean' copy. Both were messy due to multiple people making changes. Tiffany felt it looked good except for the formatting. Others tried to make sure all parts were included that were meant to be. Mark can help with the picture labels when the code is actually updated. Some items apply to both and should be labeled thus. Mark and Rachel made notes of missing or misplaced items. Derek asked for clarification on the letter and notary requirement. He wants the process as easy as possible for applicants. Both Susan and Donja notarize documents, free of charge. The Mayor asked about new setback requirements. There are none.

Mark made a motion to make these minor corrections and send the amendment to City Council. Rachel seconded the motion. Motion carried 5/0.

CONSIDER CREATING A NEW MIXED-USE OVERLAY ZONE (Legislative)

Discussion included:

- Overlay for the Planned Professional zone should have different requirements than the Commercial zone.
- Developer requirements for commercial/retail to obtain residential units.
- Live/work units
- Service businesses (nail salon)
- Restaurants
- Potential grocery store (if enough rooftops are added) in the future
- 'Drive' vs. 'walkable' areas/zones.
- In residential areas, a 'sense of neighborhood'.
- Capture revenue from Green Canyon High School students.
- The Commercial zone could be divided up into different types of commercial zones.
- Limited access points on the CMPO road (Hyde Park dictates)
- Change the current Planned Professional zone to be more of a mixed residential zone.
- Mayor suggested each 'cluster' have one driveway/access to the CMPO road.
- Trent does not want fences along the CMPO road because it makes it feel blocked in.
- The commercial zone is much larger than can be reasonably filled by commercial businesses.
- Parking for businesses.
- Change Professional zone to a mixed use zone.

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- Should think of 'highest and best use' – what is *currently* needed and desirable. If someday more commercial space is needed, the residential units can be knocked down to build whatever they want there.
- 1000 feet between the highway and the CMPO road.
- Best to have a plan in place before the CMOP road goes in.
- If we leave the Commercial zone the way it is, we will get what we've always got – which isn't generating much in the way of revenue or sales tax to the city.
- Mayor's purpose: Attract development that brings more revenue to the city, either in property tax or sales tax.
- Mayor's intent: Increase 'affordable' rooftops (in designated areas) and save space for a grocery store.
- Mayor believes there is room for residential west of the CMPO road.
- Varying opinions as to how to bring commercial along with residential.
- Perhaps zone differently around major roundabouts.
- Trent believes residents would more easily accept high density in the commercial zone than in the Planned Professional zone.
- Derek suggested giving limited occupancy until business is open/running.
- Rachel wants to require more green space or pavers for sidewalk - - more walkable options.
- Tiffany agreed with requiring a higher standard
- Celebration, FL for example
- Mayor: private space on roof - higher quality product brings in higher property taxes.
- Mayor wants connecting sidewalks between adjacent residential developments
- Planned Professional zone should change and be re-named ('Residential Transition' or 'residential mixed-use' zone)
- Back loaded apartments
- Item continued.

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

Continued to next meeting.

Meeting adjourned at 9:00 PM

Melinda Lee, Secretary
Hyde Park Planning Commission