

**HYDE PARK CITY
PLANNING COMMISSION MEETING
June 16, 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, and Derek Grange

OTHERS PRESENT

Mayor Wheeler, PC Secretary Melinda Lee

THOUGHT/PRAYER – Mark Lynne

PLEDGE OF ALLEGIANCE – Derek Grange

APPROVAL OF MINUTES – June 2, 2021

Rachel Erickson made a motion to approve the Minutes as presented from the Planning Commission Meeting held June 2, 2021. Mark Lynne seconded the motion. Motion carried 4/0.

BUILDING PERMITS ISSUED

Solar	Gardner Energy	111 N 950 E
Solar	Reed J Robertson	590 E 450 N
Home	VHD LLC	283 W 550 S
Commercial	New Concepts Construction	3131 N Hwy 91
Other	Spindler Construction	Hyde Park Canyon

CITY COUNCIL MEETING REPORT

Mayor Wheeler reported on City Council Meeting held June 9, 2021.

1. Passed tentative budget.
2. Approved Minimum Improvement Requirements ordinance.
3. Discussed value of City-owned cell tower.
4. Discussed CMPO road and funding process.
5. Talked about City Celebration.
6. Reviewed spring flow, water problems (due to drought), and possible solutions, including water conservation measures.

PUBLIC HEARING FOR ANDY BENTLEY REZONE (Administrative)

Public Hearing for a possible rezone of 7.41 acres at 440 W Center Street from Commercial to Residential. Application submitted by Andy Bentley. Parcel ID: 04-031-0008.

Trent: [via email] I don't have any objections to the PUD but the houses on the south side are built on the stream, I think it would be awesome to see the stream stay. It would be better if the stream could be incorporated into the development.

Derek knows this parcel was considered for rezone before and denied by the City Council because there was no plan. He sees the PUD plan but no plan for commercial. Secondly, this parcel has split zoning. He

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assumes only the Commercial part is requested for rezone. If planned for a PUD, it is too close to the existing senior PUD.

Mark: Recent city discussion for that area includes commercial frontage on the CMPO road, the highway and any bisecting streets that go through. This proposed PUD eliminates commercial development here. If Andy waits until an overlay ordinance comes, he could have commercial bordering the road and possible residential behind it.

Tiffany also believes in maintaining a commercial presence on that road.

Rachel will not participate in the voting because of her connection with the property (as realtor). She agrees with what has been said and would not vote for this at this time.

Tiffany opened the Public Hearing.

Mayor: The plans for this area include using the stream and building a bridge – not piping the waterway. He does not think it fits very well with the overall plan for the city. He would like to create a gateway – sense of place, from Maverik to the school. This area could enhance that. This rezone does not seem right at this time.

Tiffany closed the Public Hearing.

CONSIDER ANDY BENTLEY REZONE (Legislative)

Tiffany believes Andy's plan conflicts with the city's plan for this area at this time. Derek made a recommendation that City Council deny the rezone. Mark Lynne seconded the motion. Rachel abstained. Motion passed 3/0.

CONSIDER FINAL PLAT FOR JUNIPER TRAILS PHASE 2 (Legislative)

Members considered the Final Plat of Juniper Trails Subdivision, Phase 2, for 15 lots on 10.72 acres in a Residential (RE-20) zone. The Engineer comments were only received yesterday. Mark felt they were valid and asked them to be entered into the Minutes of this meeting without reading them aloud. Mayor Wheeler noted the need for expansion at the water tank in the future makes sense for the city to obtain lots 20 and 25. This saves the City substantial money. He would like those to be the Bonus Density lots of this subdivision.

Mark moved to accept the Final Plat of Juniper Trails Phase 2 with the corrections noted by the City Engineer AND lots 20 and 25 being designated as Bonus Density lots. Tiffany seconded the motion. Motion carried 4/0.

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

Amendments were approved last meeting. A better updated draft version is now available. Slight changes were made to the order of requirements. More minor edits were made. Mark made a motion to forward the amendments to the City Council for approval. Rachel seconded the motion. Motion carried 4/0.

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CONSIDER AMENDMENT TO 12.180.060 INDUSTRIAL ZONE SITE DEVELOPMENTS STANDARDS

(Legislative)

Due to changes in the landscaping ordinance, discrepancies were found to be outdated in the Industrial Zone requirements. See 12.180.060 Site Development Standards "H. Parking Setbacks". It refers to a "40' planting strip" and "10%" landscaping. Both references seem to now be outdated.

Derek did not know why the "40' planting strip" was in the ordinance. Mark thought it came when the Hyde Park Dental building was going in.

2 changes made:

1. Change "planting strip" to "setback".
2. Delete end of sentence after "...high shrubs or equivalent" that refers to "10%".

Rachel made a motion to pass the changes on to the City Council. Mark Lynne seconded the motion.
Motion carried 4/0.

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

Members reviewed Mark's prepared draft amending permitted uses and conditional uses, including changes begun at the May 19, 2021 meeting.

More changes:

In 12.170.040 Special Regulations Applicable to the Commercial zone, move the first 2 items to CUP requirements then change the title to "Prohibited Uses".

Regarding sexually-oriented businesses, the Mayor knows the state requires cities to allow them somewhere - so the Industrial zone was chosen. The Industrial zone does not list allowed or prohibited businesses. He suggested doing more research before approving to make sure all regulations are in order.

4.60.160 states they are allowed in the Industrial zone.

Derek remembered Dr. John's business in Logan have explicit items in the front window along Main Street. He recommended anything possibly offensive should be hidden behind privacy curtains.

Mayor suggested listing sexually-oriented businesses as a permitted use but also reference the business license section (HPC Code section 4.60) for full compliance. Item continued.

REPORT ON

1. **MEETING WITH LAUREN, CACHE COUNTY PLANNER held June 9 and**
2. **CACHE SUMMIT held yesterday**

Ideas:

- Divide current zones into more detailed zone areas, around larger roads and intersections.
- Small businesses (micro-businesses) could act as a buffer between residential and the CMPO road. AKA 'Incubator businesses' – How we can adapt the Planned Professional zone.
- Step back and do a General Plan (visual graphic/map, not just text) first.
- Address at our workshop on June 30 with the City Council.
- BRAG chart from Cache Summit shows 5 different housing options needed in communities. Hyde Park City currently allows only 2 options.

For Cache Valley in 2021:

Apartments (30% AMI) – Surplus of 985 units

Fourplexes (50% AMI) – Shortage of 573 units

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Basement apartments, Triplexes, Duplexes, Trailer Homes (80% AMI) – Shortage of 4,483 units
Townhomes, Bungalow Courts (100% AMI) – Shortage of 1,385 units
Detached single-family residential (120+% AMI) – Surplus of 12,260 units

Cache Valley and Hyde Park greatly lack middle-income housing or ‘the missing middle’. The valley is behind 600 units. It takes a year to create 600 units. By then, we are behind again.

Rachel believes it is our job is to plan where those places (middle-income housing) can go. Take care of this problem NOW then look at details of businesses.

Mayor: They always say smaller footprints (lot size) ultimately will produce smaller home sizes. He believes we should make smaller footprints possible to allow smaller homes. Other goal – multi-family; he prefers “townhomes” language. Soon we will face the building on the east side of our town. City Council has given thought to a commercial zone on the east side. Perhaps an overlay (east side only) of its own could be surrounded by smaller homes, then surrounded by larger homes, the further it gets away from commercial.

Rachel said whatever we choose to do, make it a focus and move forward. There seems to be demand for purchasing smaller homes but builders seem hesitant to build them.

Mark said someone yesterday talked about ‘designing places’. Detached housing built around a courtyard, and more. Mark wants to know how many units it takes to get a pool or clubhouse. Developers will not commit to any number; they always respond, “It depends.”

Rachel and Melinda prefer making more zones. Mark prefers overlay zones to allowed zones. In our planning we also need to plan for public infrastructure as well (schools, parks and municipal buildings)

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

Will continue at a future time.

REMINDER - Workshop with City Council on June 30 at 7 PM.

Meeting adjourned at 8:40 PM

Melinda Lee, Secretary
Hyde Park Planning Commission

Attachment: Comments from Sunrise Engineering re: Juniper Trails Final Plat

HYDE PARK CITY ENGINEERING REVIEW

CLIENT: HYDE PARK CITY

PROJECT NAME: JUNIPER TRAILS PHASE 2

PROJECT PHASE: CONSTRUCTION DRAWINGS AND FINAL PLAT

PROJECT NUMBER: #S03807.047

TO: HYDE PARK CITY LUA

FROM: SCOTT ARCHIBALD

DATE: JUNE 15, 2021

Sunrise Engineering has the following comments regarding the Construction Drawings and Final Plat for Juniper Trails Phase 2.

Construction Drawings

General Comments

- Provide a north arrow on pages 7-8.
- Provide and indicate locations of street lights and traffic signs.
- Fix the overlapping profile annotations on the 200 N sheet.
- Two consecutive pages indicate being “5 of 11.” Adjust the appropriate page to be numbered “6 of 11.”

Details

- Please update all the standard details. Newly updated Hyde Park Standard details can be found on the Hyde Park website.

Roads

- Label the curb radii at intersections, ensuring them to be greater than 25 ft.

Sewer

- Provide sewer connections for Lots 17, and 20

Storm Water

- Our calculations indicate the storm water volume provided is about 10% less than necessary (33,000 c.f. required, 30,000 c.f. provided in plans).
- Show contour labels on Detention Plan and in each pond.
- City prefers a rectangular ‘weir at the top of the weir plate in the overflow box detail versus an orifice..

Water

- Provide water connections for Lot 20.
- Please provide fire hydrants to be installed at each intersection. If road spans are greater than 500 ft, install hydrants midway between intersection hydrants.

Final Plat

- Provide street addresses for all lots within this phase.
- Please review the bearings and lengths of the subdivision boundary dimensions. Our review of the dimensions indicates an error of approximately 10 ft.
- Indicate the dedication of 2 Bonus Density lots.
- Lots 20 and 25 have insufficient areas of less than 12,000 s.f.
- Lot 17 has insufficient width of < 95 ft.

End of Comments.