

**HYDE PARK CITY
PLANNING COMMISSION MEETING
July 21, 2021
Minutes**

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

MEMBERS PRESENT

Chairperson Tiffany Atkinson, Rachel Erickson, Trent Hagman and Derek Grange

OTHERS PRESENT

PC Secretary Melinda Lee, Carol MacNulty, Mike & Shirley McNeill, Jordan & Natalie Resch, Adam & Becca Boman, Kiley Lamb, Shelley & Alan Tarr, Kevin Flint, Ryan Lindsey, Dave & Kathy Taylor, Rex & Sandi Smith, Kevin Westwood, Nate Blotter, Nicole Ekstrom, Colin Ekstrom, Wes Mortensen and Andy Checketts

THOUGHT/PRAYER – Tiffany Atkinson

PLEDGE OF ALLEGIANCE – Trent Hagman

APPROVAL OF MINUTES – July 7, 2021

Trent Hagman made a motion to approve the Minutes as presented from the Planning Commission Meeting held July 7, 2021. Rachel Erickson seconded the motion. Motion carried 3/0. Tiffany abstained as she was absent last meeting.

BUILDING PERMITS ISSUED

Home	Jason and Anne Chapman	80 S 900 E
Solar	James & Brittany Flammer	240 N 840 E
Solar	Laurel Hancey	230 S 50 E
Home	VHD LLC	253 W 550 S
Pool	Travis Hoopes	520 N 100 E

CITY COUNCIL MEETING REPORT

Melinda Lee reported on City Council Meeting held July 14, 2021.

1. USU presented results from Wellbeing survey.
2. Approved Mountain Gate Phase 5B Final Plat.
3. Discussed new sewer impact fees.
4. Passed landscaping amendments in the industrial zone.
5. Discussed new city website.
6. Planned for upcoming ULCT Convention.
7. Discussed cell phone tower.

PUBLIC HEARING FOR SIX ALPHAS REZONE REQUEST (Administrative)

Tiffany opened the Public Hearing regarding a rezone application submitted by Six Alphas for 25 acres (2 parcels) near 100 N. 900 E. to be rezoned from agricultural (A-1) to residential (RE-20).
Parcel IDs: 04-043-0023/24.

Shelley Tarr (145 N 820 E) has attended before. It seems to be discussion, feedback, decisions - then it changes. Juniper Ridge Phase 2 was not supposed to be done until the new water tank was in. Now it is

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complete. Why is the city still allowing new building when there is little water supply. Derek answered we have supply for “more than double” the current number of residents. Shelly also asked about RE-20 meaning and commented on trash from construction workers.

Michael McNiel (107 N 950 E) asked: What are the plans for the rezone?

Rex Smith (940 E Canyon Rd) – New tank provides double? He asked for calculations that prove adequate water supply. Trent directed him to City Council meetings and past Minutes. Tiffany noted the Mayor has all the numbers he is looking for. Rex asked if we know how much water we use. Tiffany (from memory) quoted the Mayor: The city averages 400 gallons/minute for indoor use, 1600 gallons/minute in summer months including outdoor use.

Jordan Resch (130 N 820 E) remembers a water expert (5 years ago) saying Hyde Park has “enough water..no issues”. Is our water coming from the same source? Other cities (like Oakley, UT) are doing a temporary ban on new construction. When they complete water infrastructure they will guarantee plenty of water – even during a drought. He asked if we guarantee plenty of water “even during a drought”. He believes it would be wise to stop building.

Derek reminded the public this is not the City Council, Commissioners are not elected by the people.

Wes Mortensen is one of the applicants who purchased the property because they want to keep the area open. They plan to build only 6 homes and keep as much open as possible.

David Taylor (Highland Cove) said he likes the open space and wants to keep the great view. He asked about the Bonus Density option.

Adam Boman (146 N 820 E) claimed the city was about to remove a quarter of his yard – without any notice. Is that how it works in the city?! [No one knew anything about his issue.]

Tiffany closed the Public Hearing.

CONSIDER SIX ALPHAS REZONE REQUEST (Administrative)

Commissioners discussed the above rezone request. Rachel is also concerned about future building and landscaping. She informed the attendees of the Planning Commissioners’ authority and duty.

Andy Checketts (arrived late) said the road (160 N) drops off 4 feet. Who will pay to fix that if we don’t develop? He questions the safety. Tiffany indicated DRC would never let something be left unsafe like that.

Tiffany said she would look into these issues and get back to them. She also explained projections show Hyde Park has plenty of water for complete buildout. The City Council is not currently considering a moratorium on building.

Derek noted A-1 zoning actually uses more water than RE-20. For conservation purposes, RE-20 is better. He explained rezones can only be denied if outside of our guidance. He does not feel any ordinance prohibits approval. Speaking with some of the applicants he likes the open space that will remain. He made a motion to recommend the rezone to the City Council. Trent Hagman seconded the motion. Motion carried 4/0.

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12.30.080 FENCING ORDINANCE (Legislative)

Commissioners reviewed the proposed changes from last meeting. Rachel made a motion to approve the fencing height update. Derek seconded the motion. Motion carried 4/0.

Meeting adjourned at 7:50 PM

TRAINING (until 9:00 PM)

Strong Towns with Chuch Marohn (via GNAR Initiative)

Melinda Lee, Secretary
Hyde Park Planning Commission