

**HYDE PARK CITY
PLANNING COMMISSION MEETING
August 4, 2021
Minutes**

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

MEMBERS PRESENT

Chairperson Tiffany Atkinson, Mark Lynne, Trent Hagman and Derek Grange

OTHERS PRESENT

Mayor Wheeler, Councilmember Allred, PC Secretary Melinda Lee, Cory Goettsche, Thayne Braegger, Andy Checketts, Ed Fisher, Kevin Flint, and Ryan Lindsey

THOUGHT/PRAYER – Derek Grange

PLEDGE OF ALLEGIANCE – Trent Hagman

APPROVAL OF MINUTES – July 21, 2021

Tiffany Atkinson made a motion to approve the Minutes as presented from the Planning Commission Meeting held July 21, 2021. Derek Grange seconded the motion. Motion carried 4/0.

BUILDING PERMITS ISSUED

Home	Sierra Homes Construction	664 N High View Dr
Home	CO-AX Enterprises	225 E 475 N
Solar	Sam Harvey	882 E 630 N
Solar	Thad Kunz	631 S 450 E

CITY COUNCIL MEETING REPORT

Mark Lynne and Mayor Wheeler reported on City Council Meeting held July 28, 2021.

1. Lots of citizen input regarding water and storm water.
2. Presentation on parks, trails, and updated impact fees proposed by Sunrise Engineering.
3. Public Hearing held for proposed impact fees.
4. Continued item before voting on the new impact fees. Mayor Wheeler felt one item was left out (100 W Center Street intersection). One other item was undecided (200 S continuing to Highway 91).
5. Public Hearing for, and continued discussion on, ADU ordinance (due to limited time).
6. Public Hearing for Six Alphas rezone. Citizens voiced concern over flooding.
7. Approved rezone for Six Alphas.
8. Chip and Seal discussion continued.
9. Passed moratorium on landscaping for new construction.
10. Departments
 - a. Water tank project on schedule.
 - b. Water pipeline project may begin next week.

PUBLIC HEARING FOR CEDAR BLUFF SUBDIVISION PRELIMINARY PLAT (Administrative)

Tiffany opened the Public Hearing for the Cedar Bluff Subdivision Preliminary Plat submitted by Six Alphas for 6 lots on 25 acres near 100 N 900 E. The 2 parcels were recently rezoned from agricultural (A-1) to residential (RE-20). Parcel IDs: 04-043-0023/24

Mayor Wheeler – From the city standpoint, and as a citizen, and as Mayor, he feels this project has a great deal of merit for safety reasons. Due to slope, it helps the city take care of storm water problems.

Tiffany closed the Public Hearing.

CONSIDER CEDAR BLUFF SUBDIVISION PRELIMINARY PLAT (Administrative)

The applicants submitted a revised Preliminary Plat after meeting with the DRC this morning. The new “burrito-style” storm water basin holds more water and will be 12 feet deep so as to prevent further flooding issues. Derek shared that one of the individuals from the Juniper Trails project across the street approached him about timing. Are the Six Alphas wanting to dig now so as not to remove newly laid asphalt by Juniper Trails Subdivision? Andy said that is one of their main objectives. Normally digging may not occur until the Final Plat has been recorded. Mayor Wheeler spoke to our attorney who told him as long as the Development Agreement is in place it is legal to allow this project to begin work before the Final Plat has been approved.

Tiffany noted some of the things brought up in DRC:

1. Storm water
2. Alignment of 900 East
3. Fire turnaround

Melinda asked for an explanation of why 900 E curves eastward when the road it is meant to meet up with to the south is actually to the west. Andy answered with 2 reasons:

1. For better sewer flow, and
2. To better accommodate a single row of building lots east of 900 E,

He noted the road **will** curve back again to meet up with the existing 900 E to the south.

Tiffany made a motion to approve the revised Cedar Bluff Subdivision Preliminary Plat. Mark seconded the motion. Motion carried 4/0

CONSIDER UPDATES TO THE MASTER ROAD PLAN (Legislative)

Based on the recent engineering study, consider changes to the Master Road Plan.

- Derek noticed the 900 E road is not connected from 160 N to 200 S (Six Alphas project).
- 900 E also needs to connect in Phase 5 of Mountain Gate Subdivision.
- 800 E may also need to continue north.

Mayor Wheeler said no to the 3rd item. It can turn west and connect to 700 E, which is already planned to go north to our annexation boundary. Dan Sundstrom is putting in a new subdivision in Smithfield. They have to dedicate land to the west of their subdivision to connect to our 700 E. Item continued until Commissioners can compare the proposed map (with edits) to the current Master Road Plan.

CONSIDER SUBDIVISION TRAILS DENSITY OPTION (Legislative)

Mayor Wheeler explained its purpose. This would be separate from the Bonus Density option. In some situations, the Bonus Density option does not financially cover the cost of installing trails. We also have

sensitive lands in areas yet to be developed. He believes it is in the best interest of the city to have the Bonneville Shoreline Trail higher on the mountain. It benefits the city - and the developer, if density is offered in trade. It gives the developer additional density, above Bonus Density, and gives the city a continuation of the Bonneville Shoreline Trail. There may be times when the developer is not able to utilize both due to the minimum lot sizes already in the ordinance. We may have to adjust minimum lot sizes to obtain the desired objective. He noted instead of the 90/10 (Bonus Density), all 100% of the Trail Density dollars would go toward building a trail. When this subject began months ago, Mark put a draft into box.com as "Trails Adjustment 3.19".

Trent could not find examples in any other city for comparison. Mayor Wheeler intends it to be as a neither, either or both kind of option. Trent felt it should just be added to the Bonus Density option. Mayor said there needs to be an actual dedication of the land. If the city wants a 20 foot corridor, the developer should have to dedicate the required 10' corridor and the city would pay for the extra 10'. That becomes too expensive for the city. He wants to offer density in trade for building the extra wide trail. One reason is most residents want to minimize town homes in the area and favor smaller individual homes/lots. If given additional density, the lots are smaller and the city picks up extra property tax dollars as well. He prefers to have Trails be a separate option from Bonus Density.

Mark said we might designate specified trails only - like the Bonneville Shoreline Trail. Trent asked about inexpensive trails. What if the density given was more than needed to build the trail? Item continued.

CONSIDER SHORT-TERM RENTAL REGULATIONS (Legislative)

Tiffany said several residents want to know how they are regulated. We do not have an ordinance. Mark put Garden City's ordinance into box.com. They seem to be the prime example. The Garden City Mayor has presented on this topic at ULCT. Mark believes their ordinance is comprehensive and we should just copy theirs and replace our city name.

Mayor asked if it specifies how it generates income to the city. Yes, there is annual licensing and proof of collecting sales tax. They must provide who manages it and points of contact. The state seems not to care as far as regulations so long as they get their tourism tax. RAPZ tax puts these on the same footing as hotel taxing. We could include a lodging or tourism tax, along with the sales tax. It gives the ability to monitor them and revoke licensing. The ordinance also covers those who are not licensed.

People are using it as business. It is another way to generate money to the city. Tiffany believes anyone should be able to use their home this way, but the city also needs to be able to monitor and regulate them so neighbors have an avenue for complaints. The state website shows what taxes and amounts may be charged. (see also "transient room taxes").

Melinda asked about differences between renting the whole house versus renting out just the basement. With the housing shortage, we want to be careful not to incentivize owners to create short-term rentals over housing. Because we are not a resort community, it may not be an issue. Item continued.

Meeting adjourned at 8:17 PM