

**HYDE PARK CITY
PLANNING COMMISSION MEETING
August 18, 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 Cox, PC Secretary Melinda Lee, Joe Majeski, Kevin Flint and Cory Goettsche

THOUGHT/PRAYER – Rachel Erickson

PLEDGE OF ALLEGIANCE – Tiffany Atkinson

APPROVAL OF MINUTES – August 4, 2021

Derek Grange made a motion to approve the Minutes as corrected from the Planning Commission Meeting held August 4, 2021. Mark Lynne seconded the motion. Motion carried 5/0.

BUILDING PERMITS ISSUED

Home	Cody & Amy Secrist	867 S 50 E
Pavillion	Travis Hoopes	520 N 100 E
Home	Sierra Homes Construction Inc.	664 N High View Drive (890 E)

CITY COUNCIL MEETING REPORT

Councilmember Cox reported on City Council Meeting held August 11, 2021.

1. Emergency Management training with Brian Potts.
2. Passed wastewater, parks, and trails ordinance.
3. Passed part of the commercial and industrial zone ordinance. They will continue to review other recommended changes.
4. Passed fencing ordinance updates.
5. Passed both ordinances regarding chip and seal.
6. Approved newly proposed Impact Fees. They will take effect in 90 days.

CONSIDER UPDATES TO THE MASTER ROAD PLAN (Legislative)

Comparing our current Master Road Plan to Sunrise Engineering's recent Transportation Study, Derek noticed these differences:

- 800 E should continue north to the Smithfield boundary
- There is differing number of through roads from the CMPO Road (around 400 S) to Highway 91. Mayor and others noted these have been part of recent conversations and is not a major concern. (see below)

Mark's comments:

- West of Highway 91, we do not have our 200 W/future 800 W connecting to Smithfield's 200 W.
- Missing 200 S connection to Highway 91.

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- May need to remove future roads at about 350 S 50 E heading east, also connecting south to 600 S.
- Recommend adding existing and proposed roundabouts to the Master Road Plan

Other differences were found but not everyone was using the same map.

Mayor Wheeler updated Commissioners on the Champlin/Krebs situation. Champlins prefer 800 E (their driveway) NOT to go through to the Krebs property (yet to be developed). Krebs thought they wanted it to go through in order to have two separate accesses. Mayor Wheeler explained why it would be in the Krebs' best interest to not have the road go through. A 'loop' design provides better access from 700 E. Krebs agreed.

Mayor Wheeler also addressed the issue of 200 S connecting west to Highway 91. Hyde Park will likely have one additional traffic signal/light, at about 325 S – midway between the two current signals. The latest proposal would curve 200 S southward to a roundabout at Wolf Pack Way. Traffic would then jog over to 325 S to connect to the highway.

Mark agreed to make the above updates to the Master Road Plan and bring it for review and vote next meeting.

CONSIDER SUBDIVISION TRAILS DENSITY OPTION (Legislative)

Commissioners reviewed various edits to Mark Lynne's original draft. Melinda also had a separate draft. It was confusing to compare versions. Mayor Wheeler explained situations when this option might be used. It is especially meant for the east mountain side. The City wants trails but not high maintenance costs. We need to determine what the constraints should be?

- Minimum lot size (square footage) or
- Minimum frontage width, or
- A combination of both

This option could also be used on lots bordering one of the three canals running through the city.

General idea: The developer installs the trail. He pays for it with the additional lots allowed by the Trails Density Option. Mayor Wheeler envisions a trail similar to the existing Bonnevillie Shoreline Trail, like on the east side of Logan – gravel, 8 to 10 feet wide.

Mark suggested the number of additional lots allowed will depend on the trail length and type. Each should be considered individually. Single-track trails differ from gravel road base and from a wider gravel road base trail. Rachel believes trails need to connect. Mayor said this would only apply to trails on the Master Trails Plan, which do connect.

Mark will combine the three drafts and bring it for review next meeting. He will reference "Master Trails Plan" in both sections. Because these edits are in two separate sections of the ordinance, each will reference the other section. See 13.60.010 Minimum Improvement Requirements and 13.30.040 Preliminary Plat (Subdivision ordinance).

Mayor Wheeler gave another example: the sidewalk in Mike Felix' subdivision. Mike made a sidewalk 'trail' from the inner street (150 W), between two homes, to the outer street (100 W).

CONSIDER SHORT-TERM RENTAL REGULATIONS (Legislative)

Mark showed the State's 'Transient Room Tax' may be charged by a city and county. Tiffany spoke to someone at Garden City. Owners pay 4 separate taxes that take about 12% of their revenue:

- Sales tax
- TRT tax to the county
- TRT tax to the city
- Resort tax

Rachel wondered if we would need to hire someone to track these. Tiffany said residents are complaining about these already but we have no avenue to address complaints. Derek does not think it will bring much money to the city. Tiffany disagrees. Rachel wondered about combining the duties of an enforcement officer with whoever tracks them. Trent believes they should be allowed and licensed, but not complicated. It should be simple, without inspections or other complications. Mark believes the inspection is critical. We need a baseline.

Mark explained Garden City's "packet" of information is filled out digitally. It is interactive. He could not tell how long the process is. Mark replaced Garden City with "Hyde Park City" and placed it into box.com for everyone's review. Tiffany wants short-term rentals identified and legal, with a way to enforce rules. Choosing to use your home as a short-term rental is running a business. Trent wants to simplify the process.

Tiffany will visit Garden City and hopefully obtain more information. Everyone was instructed to review Mark's draft of Garden City's ordinance. This item is continued.

Meeting adjourned at 8:30 PM

Melinda Lee, Secretary
Hyde Park Planning Commission