

**HYDE PARK CITY
PLANNING COMMISSION MEETING
September 15, 2021
Minutes**

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

MEMBERS PRESENT

Chairperson Tiffany Atkinson, Mark Lynne, and Rachel Erickson

OTHERS PRESENT

Mayor Wheeler, Councilmembers Cox and Allred, PC Secretary Melinda Lee, Brent Downs, Steve & Charlene Keller, Shauna Seamons, Chris Chlarson, Rick Champlin, Matt Harris, and Kevin Flint. Marty McFaddon joined via phone for the Mountain Gate landscape discussion.

THOUGHT/PRAYER – Mark Lynne

PLEDGE OF ALLEGIANCE – Rachel Erickson

APPROVAL OF MINUTES – September 1, 2021

Tiffany Atkinson made a motion to approve the Minutes as presented from the Planning Commission Meeting held September 1, 2021. Rachel Erickson seconded the motion. Motion carried 3/0.

BUILDING PERMITS ISSUED

Home	Jay Follett	34 W Center	Electrical	Joel Larson	448 N 1000 E
Home	Heritage Land Dev	490 N 900 E	Electrical	Neal Christiansen	115 E 300 N
Home	Heritage Land Dev	505 N 900 E	Accessory Bldg	John Tippetts	12 W 520 S
Solar	James Tibbitts	229 W 300 N	Accessory Bldg	Jed Murray	445 N 475 E
Solar	Schuler Seeley	481 E 200 S	Commercial	Co-Ax Enterprises	250 E 4000 N
Solar	Beverly Jensen	236 W 400 S			

CITY COUNCIL MEETING REPORT

Councilmember Cox reported on City Council Meeting held September 8, 2021.

1. Continued to receive excellent emergency management training from Brian Potts. City and County exercise is tomorrow.
2. Delayed Cedar Bluff Final Plat consideration.
3. Received update on water tank project, trails and other city happenings.
4. Added penalties for violating the landscaping moratorium.

PUBLIC HEARING FOR RICK CHAMPLIN REZONE (Administrative)

Rick Champlin applied for a rezone of about 16 acres at 700 S 200 E (parcel 04-059-0015) from agricultural to residential (RE-20, minimum 20,000 square feet). The property is under contract for sale (not contingent on this rezone).

Tiffany opened the Public Hearing.

Brent Downs – Many of the people moved to 50 East because of the big lots. He is concerned about where to ‘dump the traffic’. He has served on the Planning Commission before.

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Steve Keller – Wanted to echo what Brent said. They moved there because they like the one acre minimum lot size.

Rick Champlin, Applicant – He believes this is a great spot for development with the new road and nearby city park. As discussed in the workshop months ago, residential units are needed throughout the valley, including here in Hyde Park. Smaller lots also preserve water compared to larger lots.

Tiffany thanked all for speaking then closed the Public Hearing.

CONSIDER RICK CHAMPLIN REZONE (Legislative)

Commissioners are to make a recommendation to the City Council regarding the above rezone application.

Tiffany has heard other resident worries about traffic.

Brent made sure there were water shares with the land. Rick affirmed.

Mark realizes how nice it is for many to live on ‘mini-farms’ but cities exist to provide infrastructure. Large lots do not help sustain infrastructure. He does not believe traffic will be a problem at all with the possible 32 additional homes.

Tiffany agrees that at one time many could live on larger lots but it no longer sustains infrastructure.

Rachel – fewer people are able to purchase and maintain one-acre lots. Smaller lots are more affordable. What about school capacity? Is that a reason to oppose? We just do not want to grow so fast that it cannot be provided for appropriately.

Mark noted our water situation has changed because of the drought but otherwise we have plenty. He believes the school issue is not our problem. If the homes do not go here, they will go in North Logan or Smithfield and still be an issue for the school district.

Tiffany noted the increased tax base helps as well.

Regarding the possible interruption of canal water, Rick said there are rights protecting those. As far as utility access, that is a later step. He does not know the answer yet. He tries to disrupt as minimally as possible.

Mayor Wheeler shared what he *believes* is the situation for water and sewer access. The reason there is no curb and gutter on that side of the road was in anticipation of future development. He thinks there also may be ‘sleeves’ under the road.

The Mayor explained that the City contracted with AEON AI to help determine feasibility of various scenarios. While listening to comments, he ran a couple of scenarios in the tool.

Property tax

\$16,000/acre - If RE-20 zone [2 homes/acre (2 x \$8,227)]

\$8,227/acre – If left A-1 zone

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The City has to maintain the roads. If the tax revenue does not cover the cost of roads, it is unwise to build that way. A city gets in the hole further and further and eventually goes broke. Some are willing to pay higher taxes, but it causes everyone in the city to pay higher taxes. He feels it is not financially sustainable to build at one house per acre.

Brent noted he could not hook onto sewer at 50 E when he built. He had to go north.

Chris Chlarson – He recently moved in so he cannot complain about development. He also makes a living that way. He is concerned about safe routes to schools, walking on roads without sidewalk. He requested not all traffic be put onto 50 E. He prefers to see as little traffic added to 50 E as possible.

Rachel believes it is nice to have the north road for a buffer and the Catholic Church. As it progresses, we can see how it develops but it is nice to see more than one option for access.

Tiffany reviewed general reasoning Commissioners should use when considering rezones. She could not find a reason to deny the rezone, although unpopular with local neighbors.

Rachel acknowledged the local neighbors will not like it, but she feels it is wise for the City as a whole. She made a motion to recommend to City Council that this property be rezoned from A-1 to RE-20. Mark seconded the motion. Motion carried 3/0.

REVIEW LANDSCAPING PLAN FOR MOUNTAIN GATE SUBDIVISION PHASE 5B (Legislative)

Sierra Homes has submitted a landscaping plan for Mountain Gate Subdivision Phase 5B. Once completed, it will become the responsibility of the HOA. It contains much xeriscaping and will be drip irrigated.

Mayor Wheeler noted he has no problem with the proposed plants. It is just that for the huge space, there are small and few plants to cover the area. The trees are not bad trees but having only four of these trees on an acre do not make for much landscaping. If you were to put all these plants out there, you might have \$800 worth. They are all small and very far apart. They have proposed xeriscape upon the City's request. Sod would cost more. Rock does cost quite a bit, but the proposed plants should be big enough to see and feel it is landscaped instead of having only a few small flowers. If there is no landscape fabric it will soon be a patch of weeds for the HOA to maintain and correct.

Tiffany noted she wants to be partial but she is part of this HOA and is currently President. Because of frustrations from the last retention pond landscaping, she wants to make sure this is adequate, sustainable and nice-looking.

Charles suggested various plants that take up more space at a similar cost. They could choose water-conserving plants that make a bigger splash for the amount of money.

Tiffany noted she does like that it feels like a park. Rachel asked if there were connecting paths that would be great for walking trails.

Mark said it looks like there will be sidewalk on the side.

Marty McFaddon joined via phone. He said he submitted a plan with well-defined gravel paths. He acknowledged receiving Mayor Wheeler's comments. They intend to improve the overall design. They

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will increase the size of individual plants and cluster them. There may not be wholesale coverage but the clusters will help it feel more full. The bottom will be pea-sized gravel.

Mark likes the gravel paths connecting the north and west sides.

Marty said there will be 'biomat' stapled down underneath the landscaping to mitigate weed potential. The soils in this area are made of clay, therefore not porous at all. It will be built to hold about 200,000 gallons of water until it evaporates. The retention pond will not be grass and will not require irrigation.

Tiffany asked how steep the sides are. Will the gravel be able to sit without rolling down? Marty: 3 to 1. Not super steep, not dangerous. It is already graded out. The rock in the base will be "3 inch minus" – about 3" in diameter – big enough to stay in place. Mark noted JM Mechanical's landscape rock that is 3-5" rock and it has not moved over many years so he is happy to hear about the larger rock.

Commissioners discussed 'splashes of grass' vs. no grass. Grass is inviting but takes water. Mark likes a little grass for walking dogs. Marty noted it may go yellow some years but would be fine.

Rachel prefers a pavement path to the benches, instead of gravel – but that is just a thought. Marty noted that increases the cost quite a bit. Commissioners said it was **not** a non-negotiable item.

Commissioners felt there were enough changes to be made they would like to review this again. No concrete required. Nicer if drawn to scale. Marty agreed. The item was continued.

Mayor Cox is interested in looking at this from the City perspective, not the HOA perspective. Tiffany said the first pond was not installed to city requirements and the HOA has been trying to make it right ever since. All HOA funds collected are now going toward replacing the landscaping on the first Mt. Gate HOA retention pond.

CONSIDER ADDITIONAL CHANGES TO THE ADU ORDINANCE (Legislative)

Commissioners reviewed additional changes.

Mark:

- Penalties - covered by revoking the CUP.
- Occupancy – 2 persons/bedroom plus one
- For DADUs - maximum 2 bedroom (or 5 occupants)
- Standards and Conditions/Applicable to All/Parking – remove "minimum width of"
- "3." Becomes "2"
- Split a. into a. and b.
 - a. Only one IADU per dwelling
 - b. The IADU must have an independent entrance from that of the owners'. Add end of next bullet point here, "All new entrances.."
- Split c. into two.
- Remove bedroom number limit for IADUs
- Detached ADUs – maximum 1,000 square feet livable space. Remove first two lines (50%, 1,000 square feet)
- Add "Maximum 2 bedrooms" before "Maximum levels"
- Keep setbacks same as main dwelling, not accessory building setbacks.

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- Add “(Main dwelling + DADU)” to Maximum Lot Coverage
- E. All shall be licensed and comply ..else (see House Bill 82, line 198) \$100 lien/day (Charles will ask our attorney if “non-compliance” applies to never registering, or only to those not complying with a granted CUP.)
- Summarize the Utah Code for our city ordinance and reference state code.
- Commissioners did not feel a need to preclude any area of the city from ADUs (up to 25% allowed by law).
- All DADUs would be charged double utilities, whether occupied by family, or others.

Item continued.

Also continued:

CONSIDER UPDATES TO THE MASTER ROAD PLAN (Legislative)
CONSIDER SUBDIVISION TRAILS DENSITY OPTION (Legislative)
CONSIDER SHORT-TERM RENTAL REGULATIONS (Legislative)

Meeting adjourned at 9:15 PM

Melinda Lee, Secretary
Hyde Park Planning Commission