

**HYDE PARK CITY
PLANNING COMMISSION MEETING
October 20, 2021
Minutes**

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

MEMBERS PRESENT

Chairwoman Tiffany Atkinson, Mark Lynne, and Rachel Erickson

OTHERS PRESENT

Mayor Wheeler, Councilmembers Cox and Allred, PC Secretary Melinda Lee, Brent Kelly, Larry Rupp, Stephen Taylor, Kevin Flint, Thayne Braegger, and Kelly Harmon

THOUGHT/PRAYER – Tiffany Atkinson

PLEDGE OF ALLEGIANCE – Mark Lynne

APPROVAL OF MINUTES – October 6, 2021

Rachel Erickson made a motion to accept the Minutes as written from the Planning Commission Meeting held October 6, 2021. Mark Lynne seconded the motion. Motion carried 3/0.

BUILDING PERMITS ISSUED

Retaining Wall	Coby Ellis	615 N 750 E
Electrical	Reed Elder	180 E 500 N
Garage	Kevin Wheatley	218 S 200 W
Home	Heritage Land Devel	434 N 900 E
Basement Finish	Andrew Somerville	24 S 900 E

CITY COUNCIL MEETING REPORT

Councilmember Cox reported on City Council Meeting held October 13, 2021:

1. Utah House District 3 Representative Mike Petersen came and introduced himself and met City representatives.
2. Water tank project update. The tank will be ready on schedule. The water lines from the spring to the new tank may not be ready by then.
3. Approved sale of some of the city-owned property in Park Meadows Subdivision.
4. Drought resiliency plan was not submitted on time (FedEx acknowledged error. State of Utah has not yet accepted).
5. Held Executive Session without Mayor Wheeler (because he applied for the position) to discuss hiring a City Administrator.

Councilmember Cox reported on Meet the Candidates Night held October 14, 2021:

- Three candidates for two City Council positions and Bryan Cox for Mayor all answered questions.
- Attendance estimated at 30.
- Meeting should NOT be scheduled over the school's fall break.
- Meeting held to one hour.
- Topics included water, growth, and housing.
- Youth Council helped run the event.
- Acknowledged difficult challenges, not insurmountable - think of 'how we grow'.

(Commissioner Trent Hagman arrived at 7:17 PM)

CONSIDER AMENDMENTS REGARDING SIDEWALK INSTALLATION REQUIREMENTS (Legislative)

Consider amendment to obtain connectivity of sidewalks, especially related to infill where sidewalk was not initially installed when the subdivision was developed. Mark drafted amendments to 12.030.020 Additional Use Regulations. Mayor Wheeler said he would run it by our attorney. Councilmember Cox wanted to clarify the ordinance should require either sidewalk installation or contributing to an escrow account if sidewalk is only intended to be across the street. The ordinance should specify the cost as the going rate at the time. Item continued.

CONSIDER ADDITIONAL CHANGES TO THE ADU ORDINANCE (Legislative)

Commissioners reviewed proposed changes for internal and detached ADUs (Accessory Dwelling Units). Mark prepared an updated draft proposal. He noted all the comments made in past meetings and where each comment was addressed. Rachel said she appreciates all the time Mark took to make notes tracking the requests and discussion items.

Only one change tonight:

- Under C. Occupancy, remove first sentence regarding purpose (noted earlier).

Tiffany made a motion to recommend this updated draft to City Council for consideration. Rachel seconded the motion. Motion carried 4/0.

WATER CONSERVATION/LANDSCAPE ORDINANCE COMMITTEE REPORT

Mayor Wheeler set up a committee of three to research and draft ordinances related to water conservation and landscaping. Mayor Wheeler introduced them and they present their preliminary work, findings and recommendations.

Committee Members and Hyde Park residents: Larry Rupp, Brent Kelly, and Stephen Taylor

Larry Rupp – Had no formal presentation. The Mayor approached him about water problems. His background includes work with USU Extension in water conservation. Philosophy: There is no reason we cannot have a beautifully landscaped city while conserving water. The committee used Bountiful City's ordinance as a framework. The ordinance is divided into commercial and residential. The commercial side is more prescriptive. The residential side is intended as an overall guidance about the total percentage of turf, and that turf not be in park strips. Otherwise, the ordinance is meant to design your own, allowing as much freedom as possible, while providing guidelines for proper installation.

Brent Kelly – Walked listeners through the Table of Contents. He will post it for Commissioners to review. His role was to find other examples. Their prepared draft is nearly ready for PC review. They expect lots of revisions and edits. Especially consider how to regulate. Who provides oversight?

Their plan is for Commercial, Industrial and PUDs to submit landscaping plans done by a licensed architect. Residents submit any plan. Making a plan causes them to think about it - how much turf, and what else they desire. This still allows for growth without consuming all the available water. Their goal would be for each subdivision to have a model home showing sample landscaping with a smart water controller. They have a 16-page document ready to be modified as you see necessary. For true savings there must be oversight. How does the city want to do that?

Cox asked if they discussed ways to change people's paradigm, culture.

Stephen Taylor – Yes, they talked about it. They do not have clear ideas of how to implement it. Education is the answer. That can come through city ordinance to begin with. USU Extension is a great resource here – especially ‘How to landscape beautifully and conserve water’.

Larry said one idea is to consolidate all secondary water to a city utility and provide it to more customers, resulting in less culinary water on lawns. We like curb and gutter but swales collect rainwater for later use.

Stephen recommended a more aggressive water rate for homes wasting water. Another idea is to print something on their water bill like, “You are in the top 1% of users in the city.”

Larry: USU has ‘water maps’. Aerial photographs can tell an appropriate amount of water use for a given property. There is potential to work with USU. Cache Water District may be looking for things to do. Hyde Park could be the lead city for Cache County in dealing with water conservation issues.

Mayor Wheeler thanked these men. We have to make development agreements with all developers. We have a limited amount of water. If they want to develop within the city, what will they do to help? One developer agreed to these conditions in a future subdivision:

- No turf in park strips
- No more than 30% of all landscaping in turf, with a maximum turf of 5,000 square feet.

CONSIDER UPDATES TO THE MASTER ROAD PLAN (Legislative)

The only holdup last meeting was talk about mini-roundabouts, particularly at the cemetery corner. The Fire Department said to reconsider because large trucks could not make those tight turns. Mark found an example of a mini roundabout. The video shows a fire truck going right over the top of it – it had no landscaping.

Cache County is working on our 200 South road curving south to connect with the highway at 325 South as an intersection with a traffic light. Mayor Wheeler started the process with Jeff Gilbert at the County. Jeff is reaching out to the state and our sister communities regarding the placement for the light at 325 South. Building the CMPO road soon, we need to pin down where it will be. The Mayor has also been meeting with individual property owners who border the future CMPO road (Wolf Pack Way). He will meet with each again to pin down more precise layouts.

Mark made a motion to forward this updated Master Road Plan to the City Council for consideration. There are few changes other than adding roundabouts. Trent seconded the motion. Motion carried 4/0.

CONSIDER SUBDIVISION TRAILS DENSITY OPTION (Legislative)

A Trails Density Option will be an option for developers to obtain density in trade for installing public trails when developing subdivisions. Mark had a few questions. They found he was viewing a different, more updated version than what was in box.com. Mayor Wheeler said the purpose for the percentage reduction is in giving additional density, we have to reduce frontage and setbacks. Jake Young is helping the Mayor with this draft ordinance. He will also ask for a table (instead of paragraph) format.

Mayor asked: Is the overall concept of shrinking frontage, setbacks and lot size acceptable to Commissioners? Yes. Next step: Apply it to recent subdivisions to see how it plays out.
Item continued.

CONSIDER SHORT-TERM RENTAL REGULATIONS (Legislative)

Mark took Garden City's ordinance and reduced it to a more basic framework that might be more appropriate for the size and use of Hyde Park City. The document went from 16 pages to barely 5 pages. He did not compare it, line by line, to Iron County's ordinance (also submitted for an example).

Rachel suggested: Before PC spends time fine-tuning this, Councilmember Cox could run it by City Council members to see if they like the concept in general, and give feedback. Councilmember Cox will do that and provide feedback for Planning Commissioners. City Council next meets November 10. Mark noted this is a 'Readers Digest' version of Garden City's ordinance. If Council wants more, look there.

Rachel wants to know if Council feels it is problematic to have multiple short-term rentals in a row, or if we need to limit them with separation distances.

Item continued.

CONSIDER MIXED-USE OVERLAY ZONE (Legislative)

Mayor shared two town center pictures of possible designs for Hyde Park City. It includes rear-loaded housing, shared green strips, plazas, play amenities, single-family homes, and courtyards. Retail and commercial spaces are shown in red. One property owner requested a bunch of townhomes on his property. The map shows multiple types of housing:

- PUD Single-family housing (smaller lots)
- Rear-loaded housing (alley garages)
- Courtyard homes
- Townhomes
- Mixed-use (residential above commercial)

Mayor intends to show example pictures of each on November 9 to the community. Is this kind of growth acceptable to you, or not? We will talk about sustainability and traffic and any other concerns residents have. Tim Watkins, Cache County Planner has helped create these designs and graphics. Mayor doesn't think we need to discuss this until we hear from residents.

Rachel wondered if we can address other areas of Hyde Park as well, not just this section. Bryan had this conversation with various cities at the most recent ULCT Convention. Hyrum requires a certain percentage of the homes be sold to owners, not investors. You can control the first sale, but not subsequent sales of property. Some of the units (with the same appearance) could be for low income housing. We do not want separation, we want integration.

Public Open House: November 9, 6-9 PM

Tiffany will be out of town. Mark and Rachel will be here. Mark volunteered to address the 'infill' question. Trent only worries about "getting traffic out of the city as fast as possible". For condos up on the bench, the Master Road Plan for the city needs another east/west main corridor going straight out.

Vision Boards for the Open House:

- Parks & Trails
- Water & Growth (addressing recent criticism)
- Transportation
- Housing

Complainers will be sent to Charles at a separate table. Every other city representative should get ideas.

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Rachel said people respond to the 'package'. Not what is in the package, but what they *think* is in the package. We are providing 'more to love' – more shopping, more parks..

We do not intend to build rentals. We want to provide owner-occupied dwellings. We should avoid certain terms like "high density". Instead, say things like:

- "Did you have a starter home?"
- "Did you ever live in an apartment/condominium/townhome?"
- "This is a starter home."
- "We are trying to provide housing for young people. This is a way to wealth."

Rachel – most of our growth is our own children staying. Some of the growth from outside is our children returning to Utah where they grew up. Show pictures, show things we can control like lights posts. Are we going to unveil the entrance to Hyde Park?

No set presentations. We speak to everyone individually.

Bryan remembers Hyde Park Commons (past proposed development) not meeting city expectations.

Mark wonders when Census 2020 data becomes available. The demographics show things like how many college students will need housing.

Remember this is only the beginning of a process. We hope to get people thinking, instead of 'up in arms with pitchforks'. We want to present good concepts (socially and financially) with pictures.

SAVE THE DATE: November 9, 2021 - Public Meeting/Open House
Engage and listen to the public regarding healthy and inevitable growth.

Meeting adjourned at 8:50 PM

Melinda Lee, Secretary
Hyde Park Planning Commission