

**HYDE PARK CITY
PLANNING COMMISSION MEETING
December 1, 2021
Minutes**

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

COMMISSIONERS PRESENT

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

OTHERS PRESENT

Mayor Charles Wheeler, Councilmembers Allred and Osborne, Councilmember-Elect Kevin Flint, PC Secretary Melinda Lee, Heather Green, and Chad Hardyman

THOUGHT/PRAYER – Commissioner Erickson

PLEDGE OF ALLEGIANCE – Chairperson Atkinson

APPROVAL OF PC MINUTES – November 17, 2021

Lynne made a motion to accept the Minutes as presented from the Planning Commission Meeting held November 17, 2021. Erickson seconded the motion. Motion carried 5/0.

CONSIDER SUBDIVISION TRAILS DENSITY OPTION (Legislative)

Commissioners reviewed the Trails Density Option draft - an alternative to trade density for public trails when developing subdivisions.

Removed “Bonus” from Trail density option

Lynne had a few comments. Most had already been addressed. Melinda inadvertently put a previous draft into box.com. These were in addition to changes already made:

- 13.60.010 A. Lots: Add “buildable area of” to ..”lots shall not exceed 5100”
- Add dashes or commas after “First, Second, Third”

Grange asked for clarification on Bonneville Shoreline Trail areas, previously thought undevelopable.

Mayor explained: The city desires trails, so we incentivize developers to develop and pay for public trails by trading for density. This ordinance could also apply on canal banks, including the stream by the new Heritage Park.

Mayor reiterated the purpose of the Trails Density option for new attendees. Developers build the trail then dedicate it to the city to be used for the public and maintained by the city.

Mayor walked commissioners through the calculations of a sample subdivision using Trails Density as drafted. (Attached)

Hagman disliked rounding up from 20.1 to 21. Lynne agreed to work with the mayor to produce another, or better, sample calculation.

Grange again asked for clarification on using power line trail or Bonneville Shoreline Trail as buildable area. Answer: The area under the power lines MAY be considered as part of a lot, but it shall NOT be built upon with houses or accessory buildings. With this ordinance, the trail area would be dedicated to the city and forever be a public amenity. If we wish to expand this to every trail on the Master Trail Plan, we could do that too.

Lynne noted the example 75' trail width is likely too wide for the city to maintain. The Mayor pointed out there are only about 4 major property owners that would benefit from this scenario. If the program was expanded, many others would also benefit. Lynne believes it should apply to all trails on the Master Trail Plan.

Mayor noted if a builder chose not to use this option, the city would have to approach the builder and buy a section of their property, then pay for and build that section of the trail. Tiffany asked for clarification on the city running the risk of developers not taking advantage of this and the city not getting the trail. Current ordinance already requires the trail whether they take advantage of the option or not. In some cases, the city may have to pay to have the trail built, funded by Bonus Density money.

The mayor related currently in the State of Utah, a city cannot condemn land in order to put a trail on it.

Lynne noted a couple sections of canal being built into trails and dedicated to the city recently.

Commissioners were in favor of making this ordinance apply to all trails in the Master Trail Plan. Mayor noted this must be approved by the city and developer both.

There was confusion as to which number 'trumps' the other: minimum lot size or allowed number of lots. **Answer: minimum lot size trumps number of lots allowed.** Developers could add a PUD as part of their subdivision, according to written ordinance, separate from the Trails Density Option. That area would not be used in any calculations for Trails Density.

Commissioners agreed:

- Remove the "6,000 square foot minimum lot size"
- Standard rounding should be used
- Expand the ordinance to apply to all trails in the Master Trails Plan

Commissioners will study the issue before the next meeting. Mayor and Lynne will work through a better example to include. Item continued.

CONSIDER WATER CONSERVATION AND LANDSCAPING ORDINANCE (Legislative)

Mayor noted that much of the submitted draft ordinance is educational only. He recommended greatly simplifying the ordinance. Take the rest of the great information and hand it out to homeowners as help in landscaping. Make it effective, easy.

For the calculations, remove the home, driveway, other pavement and structures to obtain the 'landscapable' lot size or area. He recommends:

- 5,000 square foot maximum turf
- No turf in park strips

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Erickson asked how the information would be used. Certificates of Occupancy are generally given to the builder, not the homeowner. This education is better when owners sign up for utilities. It does not matter if they do not put in landscaping right away. That conserves water, too.

Hagman and Grange talked about possible swales instead of park strips to keep water in our aquifers. Mayor said that would be a change in our subdivision ordinance.

Grange asked about enforcement. Mayor indicated it needs to be written into the ordinance.

Lynne feels the best time to inform the owner is via the Utilities Clerk when signing up for utilities. The noted 'penalty' would be the high water rates for higher usage. Grange noted the 'packet' with helpful hints may solve much of the problem. Atkinson thinks "it is ALL education". Mayor said all the developers he spoke to were in favor of newer landscaping requirements. Atkinson worries because Mt. Gate did not install landscaping as they told the city they would.

Atkinson agreed to shorten the ordinance by separating ordinance from education. Item continued. She asked **all Commissioners to come prepared** next meeting.

CONSIDER MIXED-USE OVERLAY ZONE (Legislative)

Mayor wrote for a grant today for a consulting company to do this so Planning Commissioners do not have to do the work. The first step was the Public Open House. Over 200 resident surveys were returned. He was premature a few months ago adding this item to the agenda.

Lynne noted BRAG's (Bear River Association of Governments) job is to help small communities with their General Plans.

Commissioners agreed to table this item until the General Plan is updated.

REQUIRED TRAINING - LAND USE

Four required hours:

- One hour comes from attending 12 meetings throughout the year. Every Commissioner qualifies.
- Watching the Strong Towns video earlier in the year, or attending certain parts of the Cache Summit qualify as a second hour.
- Commissioners agreed to watch the two required trainings on their own.

Lynne showed data from utahfoundation.org

Over the past 10 years, Utah is the fastest growing state in the nation. Statistics show patterns and growth throughout the state and individually by city. He pointed out the middle housing study, part 1.

Meeting adjourned at 8:35 PM

Melinda Lee, Secretary
Hyde Park Planning Commission