

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

PC Meeting began at 7:06 pm and was conducted by Commissioner Lynne.

COMMISSIONERS PRESENT

Commissioners Mark Lynne, Derek Grange, Trent Hagman and Rachel Erickson

OTHERS PRESENT

Mayor Charles Wheeler, Councilmember-Elect Kevin Flint, PC Secretary Melinda Lee, Courtney Wallace, Austin Lundskog, Larry Rupp and Stephen Taylor

THOUGHT/PRAYER & PLEDGE – Commissioner Grange

APPROVAL OF PC MINUTES

Lynne made a motion to approve the Minutes as presented from the Planning Commission Meeting held December 1, 2021. Erickson seconded the motion. Motion carried 4/0.

CITY COUNCIL REPORT

Mayor Wheeler gave a report from City Council Meeting held December 8, 2021:

1. Considered and passed an inter-local agreement regulating the NPPD.
2. Approved a new \$2 per resident per month fee for city emergency services.
3. Ratified existing fee schedule with a couple changes. Should be done annually (per audit).
4. Incorporated changes to the Master Road Plan.
5. Reviewed 2020-2021 audit report.
6. Department discussions about water tank and new lines to it. Water tank is about 90% done. Will be tested in spring 2022.

2022 PLANNING COMMISSION MEMBER AND CHAIR UPDATE

Mayor Wheeler noted Commissioner Atkinson's 5-year term was renewed. Atkinson will continue to serve as Chair for 2022. All other current Commissioners will continue to serve in 2022.

HYDE PARK COMMERCE COMMERCIAL BUILDING & SITE PLAN REVIEW

Red Partner Ventures/Cartwright Architects submitted plans for 2 buildings at 185 W 3700 N (soon to be 745 W Center) on 1.5 acres in a commercial zone. Parcel ID: 04-028-0203

Lynne noted the drawing in the box was the same as from the DRC meeting. He felt there were needed changes discussed in DRC not shown in a new drawing.

Courtney Wallace spoke about the new landscaping requirement. They are struggling to make the required 5' landscaping fit. He would like to remove that. If not, they could shrink parking or reduce the building size. They prefer to push the sidewalks right up to the building. Their building may be leased out to 1 tenant or up to 4 tenants.

Lynne noted the easement only needs to be 5 feet, not 10 feet. The applicant said a 10 foot easement is recorded on the plat.

The original developer and neighboring business owner Arthur Taylor is responsible to install the sidewalk across the entire frontage of his property. He refuses to do so. City administrators are unsure how to push the issue (perhaps withholding his business license).

Lynne asked how other Commissioners felt about removing the 5' landscaping requirement. The Mayor has observed that cars often park over the sidewalk. The plant requirement has two reasons:

- (1) Give people a place to walk AND (2) give space for piling snow. If the applicant can cover those two issues in another way he is willing to reduce the requirement.

Property owner Austin Lundskog wants to keep the parking dimensions shown.

Lynne does not believe it is the city's responsibility to protect the building. He feels the reason is to give the front of the building more appeal.

Hagman feels the 5' requirement should stay. We need to stick with the ordinance rather than changing it for this project and others afterward.

Lynne suggested other adjustments to make the dimensions work.

Secretary Lee noted the ordinance as written does not give leeway. Lynne disagreed. They interpret the ordinance as best they can for each application. He noted other parts of our ordinance that are out of line (ie. 300' minimum distance from intersection to driveway).

Erickson also wondered if an amendment to the ordinance would be proper before allowing a deviation.

Grange said there is a difference between 'letter of the law' and 'spirit of the law'.

Lynne offered a different twist. What if the frontage became 200 W, instead of 3700 N. Then the frontage along 3700 N could be reduced to 20 feet. Wallace noted he would then lose some of the other building's square footage.

Erickson has no objection to this situation. She has a problem going against a brand new ordinance. She prefers to keep the requirement or amend the ordinance to allow for deviations.

Lundskog asked if the city agreed the 10 foot easement could be reduced to 5 foot as Lynne claims the ordinance shows. Lynne said Yes.

After making some adjustments, the applicant is willing to do a 4 foot sidewalk and 4 foot plant material. Lynne feels that meets the intent of the ordinance.

Lynne made a motion to approve the building design and site plan with the following changes:

1. Re-record the plat with a 5 foot utility easement.
2. Planting strips will be 4 feet (instead of 5 feet) to meet the intent of the ordinance.

Grange seconded the motion. Motion carried 4/0

Commissioners agreed to amend the ordinance (in 2022) to allow for deviations or remove the 5 foot requirement. They may create different requirements for the industrial zone than the commercial zone.

CONSIDER SUBDIVISION TRAILS DENSITY OPTION (Legislative)

Commissioners reviewed the Trails Density Option draft - an alternative to trade density for public trails when developing subdivisions. Commissioners also reviewed the example calculations prepared by Mayor Wheeler and Mark Lynne.

Lynne walked Commissioners through the two examples. Mayor Wheeler noted a couple of errors in the numbers used. Lynne will also add an example calculating lots and sizes for a standard subdivision using Trails Density but not Bonus Density.

Lynne feels the percentages are too close to each other. As a builder he knows a paved trail costs a lot more than a gravel trail. He also feels the numbers are too generous. Instead of 20%/22%/25%, use 10%/15%/20%.

Mayor would like to add a fourth category adding for more options.

Erickson wondered if parking would be required with each trail. Not necessarily. Lynne said it is all denoted on the Master Trails Plan.

Lynne would like to match these percentages to the trail types in the Master Trail Plan. Mayor agreed – there should be a percentage for each required trail type.

Wheeler explained the purpose is to motivate developers to build the trails. The city is rewarded twofold: first, in getting the trail, secondly, the city receives additional money each month via utilities and annually via property taxes (from the few extra lots given). When the Juniper Trails Subdivision went in, the city had to spend money to get the trail. Mayor Wheeler began this process to incentivize developers to install trails. He agreed with Mark's notion of reduced percentages.

Hagman questioned giving density for a 'natural trail' because it requires so little of a developer. Grange noted it sometimes includes switchbacks. Mayor Wheeler told what it takes to build a trail. They built a 'natural' trail in Hyde Park Canyon and it took hundreds of hours. Bids showed a low-end cost of \$16 per linear foot. If it is on flat ground it is easy, but if it is on a slope it takes a lot of work and money. Some places need retaining walls and/or moving the trail around a large rock.

The type of trail is determined by the Master Trail Plan, not developer's choice.

Lynne said he needs to work further with Mayor Wheeler.

Grange would hate to see someone pick a natural existing deer trail and call that the trail, obtaining the reward without much work or money.

Item continued.

CONSIDER NEEDED UPDATES TO THE GENERAL PLAN

Commissioners should note needed changes. Others will likely draft the changes. Right away, Erickson noted the growth rate is incorrect.

Lynne suggested starting at the beginning – purpose.

Mayor Wheeler updated members on the situation with the airport and a sleeve being removed. If future development includes residences west of the airport, sewer pump stations would be necessary. Water may be limited as well. He questioned the plan to keep that as an annexation area.

Lynne agreed. Land owners west of the airport would receive better services from Logan City than Hyde Park could offer.

Current Councilmember and Mayor-Elect Cox prepared the results from the recent public opinion survey. Mayor Wheeler said all the comments are available for anyone to look at and will be saved in perpetuity.

Community Vision needs to be addressed. It has many subsets.

As a realtor, Erickson works with landowners who do not live in Hyde Park but their ancestors did. They are interested in preserving Hyde Park heritage.

Wheeler agreed. James Balls purchased commercial property and is very interested in preserving things from old Hyde Park.

Lynne noted pre-COVID, 2/3 of Utah's growth came from our own children, 1/3 came from outside Utah. Now, it has flip-flopped: 60% is from outsiders, 40% is from our own children.

All agreed the Growth Rate needs to be updated.

Erickson feels strongly that the 2 lots per acre is no longer affordable.

Regarding Growth Capacity, the mayor said we already do impact fee studies. We could just refer to the most recent study done for transportation, water, sewer, parks and trails.

Economic Base – Lynne thought it looked okay. Mayor felt to address that more density provides higher property tax income.

Erickson feels we need to look at ALL of that. With two homes per acre we will cap out quickly. We may need to change our idea. To her, this reads a little bit like we are back in the 1900s. She questioned if animals are still an important part of 'Hyde Park'? She would like to be forward thinking. She would like Hyde Park to be accessible to all, not just the elite (as data shows it is now).

Hagman said after the Open House many read the General Plan and saw nothing about apartments.

Mayor commented that some are interested in a change, some are not.

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Erickson noted there are consequences to keeping larger lots. It is difficult to just poll people without education of the attached consequences. Larger lots eat up open farm land faster.

Hagman asked how we educate people. We need to use our website, have more open meetings, get the word out everywhere. He believes a media campaign is needed.

Erickson believes each of us has a responsibility to educate the people. The Mayor said we do need to educate. The Open House was education. Feedback will be wide and varied. We also need to meet the needs of the city.

Grange felt like when people took a breath, and listened, they understood and were not near as angry.

Hagman would like tools to 'talk people down' a little bit. (He was unable to attend the Open House.)

Mayor believes we need to have another Open House to reflect the general feedback from the first Open House. He will make new plans available to the public.

Erickson suggested dividing up the General Plan for individual Commissioners to update then bringing drafts back for everyone's review.

Lynne noted some of the areas are still good and we have made great progress (no assignments were made). Item continued.

CONSIDER WATER CONSERVATION AND LANDSCAPING ORDINANCE (Legislative)

Commissioners agreed the submitted draft from the committee could be separated into education and actual ordinance. The education would be more of a supplement to the ordinance. It could be a handbook given out to homeowners upon signing up for utilities.

Grange wondered out loud: We get building permits and solar permits. Is there a benefit to getting a landscaping permit? [Lee expressed concern about who (of staff) could do that. No one has extra time.] Do we charge a small fee, and reimbursed them if they comply?

Lee added she struggles with allowing more landscaping water to larger lots. There is a limited supply. Just because Hyde Park City develops in larger lots does not mean we should give culinary water to cover an acre of landscaping.

Erickson believes the city leads by example. When the city puts in the new roundabout with surrounding landscaping, it should model appropriate landscaping and possibly show sample plants with labels.

Mayor asked, "Did we, or did we not, have a drought?" We did something – whether or not it was right may be another issue.

Hagman asked why Hyde Park struggled with water while every other city was fine.

Mayor said other cities were also struggling. He listed the various projects Hyde Park did to best provide and preserve water. New water lines and many pumps were installed. Yesterday Bryan Cox and Brett Knight visited our spring in Smithfield Canyon. They noticed water running down the hill nearby, not

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going into our pipe. For about \$70,000 we could capture that water. On a normal year, we do not have pipe capacity to capture any additional water.

Lynne wished we could compare how much our residents use in relation to other cities – are we ‘water hogs’ in Hyde Park?

Our only major problem was homes above the canals. Once everything is up and running, it will be less of a problem.

North Logan City drilled a well and they now get about 1800 gallons per minute. That is better than our best water source.

Rupp spoke on behalf of the committee. There is no problem separating out the rules from the ordinance. Everyone is still going to have to address the fact that there is only so much water. You can work on the supply side. You can also work on the demand side. You have a chance to get ahead of it. You can live in the past instead of in the future or you can get some of this money from the Governor and take advantage of chances to change behavior.

CONSIDER SHORT-TERM RENTAL ORDINANCE (Legislative)

City Council has not yet given direction. Item tabled.

Meeting adjourned at 9:06 PM

Melinda Lee, Secretary
Hyde Park Planning Commission