

**HYDE PARK CITY
PLANNING COMMISSION MEETING
January 5, 2022
Minutes**

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

COMMISSIONERS PRESENT

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

OTHER CITY REPRESENTATIVES PRESENT

Mayor Bryan Cox, Councilmembers Kevin Flint and Gerald Osborne, PC Secretary Melinda Lee, and City Administrator Marcus Allton

OTHERS PRESENT

None

THOUGHT/PRAYER & PLEDGE – Commissioner Erickson

APPROVAL OF PC MINUTES

Hagman made a motion to approve the Minutes as written from the Planning Commission Meeting held December 15, 2021. Lynne seconded the motion. Motion carried 5/0.

CITY COUNCIL REPORT

Mayor Cox updated commissioners on new City Council assignments. Kevin Flint will be the PC liaison.

Cox also introduced Marcus Allton as the new City Administrator.

GENERAL PLAN DIRECTION

Mayor Cox informed Commissioners Hyde Park City has applied for a grant to help in rewriting the City's General Plan. Grants will be awarded in March. We are lacking in many requirements regarding state code. Other funding opportunities are being sought as well. Allton is working on a framework.

The new CMPO road –Wolf Pack Way, should be complete one year from now. There is much to tackle in that area. We need a plan and ordinances to substantiate that plan.

When considering applications, the ordinances should stand on their own merit. Cox directed commissioners to simply decide if they meet ordinance or not – do not provide consultation services.

He thanked Commissioners for their work. Let us work together and use Marcus Allton.

ANNUAL DISCLOSURE FORMS

Commissioners will each fill out a new Disclosure form and return it to Melinda Lee.

ADOPT 2022 PC MEETING SCHEDULE (Attached)

Mayor said to plan on the first two combined Workshops, the second two may be held as needed. Atkinson made a motion to approve the meeting schedule as written. Erickson seconded the motion. Motion carried 5/0.

CONSIDER AMENDMENTS TO 12.160 LANDSCAPING ORDINANCE

1. Which LUA should approve landscaping plans?

Atkinson and Lee prefer the PC (not DRC) approve landscaping plans. Lynne feels approvals can get lost at the DRC level. Mayor Cox said to check state code.

Lynne said a couple years ago we hashed out whether or not DRC was a public meeting. Because there is no funding or decision making, it was determined not to be a public meeting.

Mayor said we are paying Sunrise Engineering to be at DRC meetings. We do not want to pay for them to be a consultant to applicants. He wants applicants to pay more toward those meetings because the city pays for outside consultants like engineering to attend DRC meetings. [Later Lee verified the city does NOT pay the fire department separately for attendance at these meetings].

Lynne said it is necessary to have all experts at the same table together. It would be worse to meet separately. Some cities require developers to obtain individual approvals. Atkinson believes there is a huge benefit to having everyone at the table together.

Commissioners agreed the Planning Commission is a better level for approval of landscaping plans.

2. Should the 5' plant material requirement be removed?

Commissioners questioned the need for the requirement, especially in the industrial zone.

3. Should the ordinance treat commercial and industrial zones differently? Yes

4. Should the ordinance allow PC-approved deviations? No

Atkinson asked Hagman to find 'at your discretion' kinds of requirements and reword them.

Hagman agreed to tackle the ordinance as a whole. Lynne wondered if this is part of the new water conservation ordinance. Lee said that could take months to complete. She recommended doing this now and adjusting later if necessary.

CONSIDER SUBDIVISION TRAILS DENSITY OPTION (Legislative)

Commissioners reviewed the Trails Density Option draft from the previous meeting. Members discussed when this might be used. Atkinson asked if it would ever hurt someone who owns a small parcel that intercepts a trail.

Lynne noted he added Example #3 in box.com showing another situation. He said Charles wants to redo the designations on the Master Trails Plan. He noted a few adjustments to the latest draft.

Allton's suggestions:

- Add "Public" to "Trails Density" option.
- It is good to have examples, but perhaps the examples can be separate from the ordinance, handed out to applicants.

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- The overall format could be rearranged to better first explain the concept before talking in depth and going through calculations.
- He would like to make those formatting changes then reread it for further concept adjustments.

Atkinson had concerns about the complexity. She favored Allton's ideas to simplify it.

Members toyed with better titles: "Density for Public Trails"? or another?

Lynne suggested adding "Public" to "Master Trails Plan" too.

Allton agreed to reformat the document, visit with Charles Wheeler, and bring it back next meeting.

CONSIDER GENERAL PLAN UPDATES

The city applied for a grant for this purpose. Atkinson asked Commissioners if they have specifics they feel need to be addressed. Mayor suggested creating a 'wish list'.

Hagman really likes Nibley City's General Plan.

Atkinson said the goals we make should promote – not be incongruent with, the General Plan vision.

Erickson feels we should scrap the current plan and start over. She read all the comments from the public meeting. People want more green open spaces, a public library and more civic spaces. It would be nice to create an overall view. She really liked that our Hyde Park came from London's 'Hyde Park'. Start at a focal point then build around it. Erickson does not feel Hyde Park is still mainly a 'farm community'.

Hagman said Nibley City has focused on being green and planting as many trees as possible. Hagman believes we will never be big enough to have our own grocery store. Atkinson believes Hyde Park will be absorbed into North Logan or Smithfield if we do not promote our own commerce. She believes Hyde Park has its own identity that *can* be built upon. Hyde Park *needs* to provide its own amenities.

Allton concurred. Before you make a General Plan, make a goal for your city. Then see how the moving parts fit in.

Someone indicated Charles Wheeler also wants to have a follow-up public meeting.

Allton created a General Plan Wish List in box.com for everyone to access and submit ideas.

CONSIDER WATER CONSERVATION AND LANDSCAPING ORDINANCE (Legislative)

Lynne agreed to work on reducing the ordinance and separating the education portions from the requirements.

CONSIDER SHORT-TERM RENTAL ORDINANCE (Legislative)

Commissioners still need City Council direction before proceeding. Atkinson has received complaints. She believes they do need to be regulated as the business they are. She asked if it would be helpful for her to present at City Council. Osborne said they should be taxed at 100%. Tiffany agreed.

As a realtor, Erickson said she has had more requests for these lately as a way for families to afford home ownership.

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Mayor asked Lynne to give City Council a draft ordinance so they can give their opinions.

Allton said St. George ended up creating entire communities that were short-term rentals so complaints were reduced. Atkinson feels Hyde Park is different as it is not a resort community.

Flint said it would be interesting to know what the draw to Hyde Park is. Atkinson listed Cherry Peak, USU, and graduations.

Grange said his parents owned one. People came for Thanksgiving and visiting their children. Cox noted Cache Valley is famous for Frisbee disk manufacturing. Allton used one when interviewing for his job with Hyde Park City and a wedding.

Lynne remembers Garden City speaking at the League Convention a few years ago. They have much experience but have a lot of minutia we probably do not need for our city. He will send his abridged edition to City Council. Flint agreed to get it on the City Council agenda.

2021 LAND USE TRAINING VERIFICATION

Everyone replied during the week. Each Commissioner completed the required trainings in 2021.

Meeting adjourned at 8:25 PM

Melinda Lee, Secretary
Hyde Park Planning Commission

Attachment: 2022 Planning Commission Meeting Schedule

HYDE PARK CITY
PLANNING COMMISSION
2022 MEETING SCHEDULE

January 5 and 19

February 2 and 16

March 2 and 16

April 6 and 20

May 4 and 18

June 1 and 15

July 6 and 20

August 3 and 17

September 7 and 21

October 5 and 19

November 2 and 16

December 7 (and December 21, if needed)

Possible dates (5th Wednesdays) for Combined WORKSHOPS with City Council:

March 30

June 29

August 31

November 30