

**HYDE PARK CITY
PLANNING COMMISSION MEETING
January 19, 2022
** Via Zoom only **
Minutes**

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

COMMISSIONERS PRESENT via Zoom

Commissioners Tiffany Atkinson, Mark Lynne, Trent Hagman, Rachel Erickson (joined at 7:10), and Derek Grange (joined at 7:35)

OTHER CITY REPRESENTATIVES PRESENT via Zoom

Councilmembers Kevin Flint and Stephanie Allred (joined at 7:30), PC Secretary Melinda Lee, and City Administrator Marcus Allton and Charles Wheeler

OTHERS PRESENT via Zoom

Alex Bearnson, Carly Lansche

THOUGHT/PRAYER & PLEDGE – Commissioner Atkinson

APPROVAL OF PC MINUTES

Tiffany amended her comments regarding the General Plan to more accurately represent her words.

Lynne made a motion to approve the Minutes as corrected from the Planning Commission Meeting held January 5, 2022. Atkinson seconded the motion. Motion carried 3/0.

CITY COUNCIL REPORT

Kevin Flint reported on City Council Meeting held January 12, 2022:

1. Swore in newly elected officials.
2. Sunrise Engineering reported on water projects – tank and pipeline 75% - 80% complete. Hoping to start pressure testing the line the first part of February. Pump house near Greystone tank beginning now. Tank is about 85-90% done, not pressure-tested yet. Hoping for mid-March. All is progressing well. Hopeful all 3 will be online by April 1.
3. Voted to vacate property on 300 South Lane/Road. The City is not responsible for maintenance there.
4. Held a Public Hearing about sidewalk improvements on empty lots - passed.
5. Held a Public Hearing on a new special events ordinance - passed. This will help a great deal with events held at the Castle Manor Event Center.
6. Discussed short-term rentals. Looked at North Logan and Nibley. Passed notes on to Mark Lynne. General consensus was that Garden City's was too comprehensive.

CONSIDER AMENDMENTS TO MASTER ROAD PLAN

Add road going west where 325 S intersects Highway 91. The 325 S road in both directions should be an 80' ROW for a distance long enough to allow for turning lanes at the intersection/future traffic light. Also consider naming 325 S, for convenience sake, because it curves north to 200 S. It will run through a future town center.

Charles explained the reason for possibly wanting a wider road at 325 south along the curve from 325 South to 200 South east of Highway 91 to the city's 200 West. A future school is a possibility. He does not know if we need an 80' ROW for 325 South, west of Highway 91. For comparison sake, our Center Street is 80'. For the section west of Highway 91, Scott Archibald of Sunrise Engineering suggested keeping the 66' ROW and widening the road only at the intersection.

Both Atkinson and Lynne believe wider is better. Charles said he has no vote but that would be his too.

Lynne made a motion to:

1. Widen the intersection at 325 S Highway 91 to the west (for the first 80-90 feet) and
2. Upsize the ROW to 80' along the curved road from 200 South (at 200 West in the city) to 325 South at Highway 91.

Hagman seconded the motion. Motion carried 4/0.

CONSIDER AMENDMENTS TO 12.160 LANDSCAPING ORDINANCE

Hagman walked commissioners through his first draft of amending the Landscaping ordinance.

Lynne said more cities are using a form-based code where there are general concepts and fewer specific requirements. He believes this is a better way to regulate and provide for unique situations.

Commissioners edited and commented on various sections of Hagman's draft.

Members discussed reinstituting the 10% minimum. Would it be too burdensome? Examples: Red Partner Adventures, Cycles and Sleds.

Lynne noted the 10% goes back many years for many cities.

Hagman showed Nibley City requires 10% for Industrial zones and 20% for Commercial zones.

Wheeler agreed to the form-based code. What if the individual or business provided a plan to make their business attractive? The Planning Commission would have discretion.

Lynne wants to keep the 10% but let developers be creative in where that landscaping goes, not necessarily in front of the building or along the street.

Hagman did not want to leave requirements up to the Planning Commission. That is why he took on this project in the beginning. He prefers clear-cut rules.

Hagman will work with Allton to clean up the amendments and bring back another draft for next meeting for consideration.

CONSIDER SUBDIVISION TRAILS DENSITY OPTION (Legislative)

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

Allton walked commissioners through the changes made since last meeting. He created a new ordinance and number 13.30.025 titled "Subdivision Options" listing Standard, Bonus Density and Trails Density. He also changed the name to acronym MPTDO: Master Planned Trail Density Option.

He explained the new levels in the table. Now corridors differ from trails. The Appendix was changed to match the table. A link to the Appendix will be added to the ordinance.

Wheeler showed 2 additional documents: Trail and Road Cross Sections (diagrams showing traffic lanes, bike lanes and sidewalks) and the Trail Standards (trail construction drawings with separate layers). These will be updated and cross-referenced to assure they match the ordinance and the Master Trails Plan.

Lynne would like to see the map and legend updated at the same time. He prefers to wait 2 weeks. Marcus said he could do it at 7:30 AM tomorrow.

Lynne made a motion to move this to City Council as soon as the map and legend are updated. Erickson seconded the motion. Motion carried 5/0.

CONSIDER SHORT-TERM RENTAL ORDINANCE (Legislative)

City Council members do want to regulate short-term rentals in Hyde Park City. Lynne combined ordinances from 3 cities as well as requests from our own City Councilmembers to create a 2-page draft.

Commissioners discussed taxes, what is fair, what to charge. We can check Logan, Park City and others.

Erickson mentioned the application fee and an annual fee. Marcus searched and found "lodging taxes" are typically 10% to 15% of the gross rent collected.

Flint shared concerns from City Council, specifically nuisances. Let us be clear in the ordinance? Atkinson agreed. She shared her recent experience near Disneyland. City rules were clearly posted in the rental.

Lynne wondered if we give a short statement, then link our nuisance code.

Allton suggested having a list of who is responsible for liabilities and nuisances. Flint said to make obvious what a nuisance is.

Lee suggested adding read "and agree to abide by" the agreement. Wheeler wondered about rebating money back to the owner for each renter sent to city. Most felt that would be too cumbersome to manage. Put the issue back on the owners.

Flint read about North Logan's short-term rentals. The owner is ultimately responsible for everything, including noise. He likes the way North Logan's reads – it is short and concise.

Lynne will edit the document based on everyone's input tonight. Lee recommended he watch the 2 videos by the GNAR Initiative about short-term rentals as well.

CONSIDER WATER CONSERVATION AND LANDSCAPING ORDINANCE (Legislative)

Mark prepared a document for developers and new homeowners so they would know what to expect. He wanted to remove all the details so as not to complicate the ordinance.

Allton asked for clarification – Does this go with the ordinance Hagman is working on? Yes. He and Wheeler need a chance to read this and work on it. Most members had not had time to review the prepared documents.

Lynne feels we need to work this more but keep it simple, along with the Landscaping ordinance.

Atkinson suggested adding links to the guide, handout or reference material.

Meeting adjourned at 8:35 PM

Melinda Lee, Secretary
Hyde Park Planning Commission