



Mayor Bryan Cox
PC Chair Tiffany Atkinson
Commissioner Mark Lynne
Commissioner Derek Grange
Commissioner Rachel Erickson
Commissioner Trent Hagman

**HYDE PARK CITY
PLANNING COMMISSION MEETING
February 2, 2022
Minutes**

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

COMMISSIONERS PRESENT

Commissioners Tiffany Atkinson, Mark Lynne, Trent Hagman, Derek Grange and Rachel Erickson (arrived late)

OTHER CITY REPRESENTATIVES PRESENT

Councilmembers Kevin Flint and Stephanie Allred, PC Secretary Melinda Lee, City Administrator Marcus Allton and Charles Wheeler

OTHERS PRESENT

Jay Bingham, Thayne Braegger, Kevin Low, Stephen Taylor and Larry Rupp

THOUGHT/PRAYER & PLEDGE – Commissioner Grange

APPROVAL OF PC MINUTES

Atkinson made a motion to approve the Minutes as presented from the Planning Commission Meeting held January 19, 2022. Lynne seconded the motion. Motion carried 4/0.

CITY COUNCIL REPORT

Kevin Flint reported on City Council Meeting held January 26, 2022 via Zoom:

1. Heard from water conservation committee members about USU Extension's WaterMaps technology. Hyde Park may buy into the program. Total cost \$43,000. With grants the city may be able to participate for as little as \$11,000.
2. Donja gave a 6-month financial review on the 2021-2022 budget. Held a public hearing and adopted the amended budget.
3. Discussed forming a committee to rework the General Plan.
4. Received an update from NPPD Chief Black.

K-LOW PROPERTIES SIGN REVIEW

Allied Electric Sign submitted plans on behalf of Kevin Low Properties for two signs (one wall, one monument) at 3665 N 300 W in an Industrial zone. Commissioners considered whether or not to allow the monument sign closer than 20' (ordinance) from property line.

Jay Bingham, Allied Electric Sign, indicated there would be just one building sign and one monument sign. He is requesting the monument sign be closer than 20 feet from the property line.

(Commissioner Erickson arrived at 7:11 pm.)

In reference to the large detention pond covering most of the front setback, Bingham said the sign will be 'at grade'. Kevin Low will level the area of the monument sign to be the same height as the sidewalk.

Lynne said very few commercial signs throughout the city have the current required 20 foot setback. Others are only 1 or 2 feet off property line.

Grange noted none of the tenant units are numbered. Low said that will come. He asked about the address changes – timing and notification. Melinda will get back to him with full details.

The applicant was asked to meet the requirements of a 30' sight triangle.

Wheeler reminded commissioners and the owner about the utility easement.

Bingham said the excavation will begin at 6 feet behind the sidewalk. The leading edge of the sign would be 2 feet from the sidewalk.

Lee reminded everyone that the sidewalk is actually 1 foot from the property line. If they want 2 feet from the property, it needs to be 3 feet from the sidewalk. Bingham confirmed he understood.

Lynne made a motion to approve the monument sign to be placed 2 feet off the property line, 3 feet off the sidewalk, at least 30 feet from their own and other driveway approaches. Hagman seconded the motion. Motion carried 5/0.

CONSIDER SHORT-TERM RENTAL ORDINANCE (Legislative)

Lynne informed others he watched the two GNAR webinars about short-term rentals. He added things to the draft because of those. There are over 100 companies like Airbnb and VRBO. Some are called "Dirt" because you can rent out a piece of your property for camping. Lynne prohibited those in our draft ordinance. Cities short on staff allow owners to self-verify, instead of the Fire Department coming for an inspection. He changed the proposed ordinance to allow owners to self-verify if they rent only a room. If they rent more than that, the Fire Department needs to inspect the property annually.

Owners need to receive electronic confirmation that tenants have read and agree to rules. The Good Neighbor Guide would be a separate document from the ordinance so it could be updated as needed (like annual fire restrictions). He also added a penalty for owners not getting licensed. He added a lien of \$100/month, increasing \$100 each subsequent month until licensed.

The county does not collect taxes. County Executive David Zook said he would ask the state when he goes down to the Legislature this month. Few booking companies pay taxes directly to cities.

Hagman asked about charging a fee if the police had to be called. The owner should pay the expenses.

Lynne feels the police would cite them. They must appear before a judge; and the judge could impose a fine/penalty.

Erickson wanted to clarify the second bullet point under Violations.

Commissioners discussed “orating” in the Good Neighbor Guide and decided to leave it out.

Wheeler said one of the things police have trouble enforcing are unlisted nuisances. If the Good Neighbor Guide is not in the ordinance, it may be unenforceable. At least refer to it as legally binding. Make sure violations are ‘citable’.

Lynne noted the end of the ordinance shows violations including excessive noise and other nuisances.

Atkinson and Erickson commended Lynne for his work.

Grange made a motion to approve this draft with the few minor changes (2) from tonight. Erickson seconded the motion. Motion carried 5/0.

CONSIDER LANDSCAPING ORDINANCE

Commissioners reviewed the draft prepared by Hagman, edited by Allton and Lee.

- Remove “Inner Block Development” section.
- Allton asked about the “Driveway Areas” second section referring to areas eliminated due to driveways. Erickson said we want the 10%, somewhere as close to the road as possible. The first sentence does not make sense either. Commissioners decided to drop the whole section. The 10% requirement seems to cover the bases.
- 12.160.020 #1. Move “(2 sides for corner lots)” to Scope
- #2: Leave as own paragraph.
- Screening: leave “on center”
- Trees: First part only applies to the Industrial zone. Split second part for commercial zones.
- Check Industrial zone reference.
- Parking Areas: Define “major access”. Add “Public” to Parking. For public parking lots providing more than 4 aisles and concentrated stalls, landscaped medians (minimum 10 feet wide) shall be required at least every 4 aisles.
- Plant Selection: link to water savings guide.
- 12.160.050 Delete “for ...zones” (2 places, same paragraph)
- 12.160.070 Remove last sentence about items not part of the business.

Allton related Mayor Cox’s concern about residential landscape requirements being more urgent than commercial and industrial zones.

Lee will make changes and bring it back next meeting. Also begin residential landscaping ordinance.

NEW STREET SIGNS

Lee asked Commissioners to weigh in on the design of new street signs to soon be ordered for the commercial area due to addressing changes (from county to Hyde Park City numbering). Both North Logan and Smithfield Cities use a blue background for their city signs. The county uses green. All use their city logo on the end. Hyde Park will also include its logo on all new signs.

Hagman likes the black lettering on white background with a black outline.

Erickson wants it to match the new gateway to our city.

Lynne buys his own street signs and uses roadtrafficsigns.com. Lee will forward the site on to Public Works for consideration.

Grange likes the black/white design too.

Meeting adjourned at 8:45 PM

Melinda Lee, Secretary
Hyde Park Planning Commission