



Mayor Bryan Cox
PC Chair Rachel Erickson
Commissioner Mark Lynne
Commissioner Derek Grange
Commissioner Trent Hagman
Commissioner Ryan Brady

HYDE PARK CITY PLANNING COMMISSION MEETING June 1, 2022 Minutes

PC Meeting began at 7:00 pm and was conducted by Commissioner Erickson.

CITY REPRESENTATIVES PRESENT

Planning Commissioners: Rachel Erickson, Mark Lynne, Trent Hagman, Derek Grange and Ryan Brady (arrived 10 minutes late). Mayor Cox, Marcus Allton, and Councilmember Flint

OTHERS PRESENT

None

THOUGHT/PRAYER & PLEDGE – Commissioner Hagman

APPROVAL OF PC MINUTES

Grange made a motion to approve the Minutes as presented from the Planning Commission Meeting held May 18, 2022. Hagman seconded the motion. Motion carried 4/0.

CITY COUNCIL REPORT

Councilmember Flint reported on City Council Meeting held May 25, 2022:

1. Approved the tentative NPPD budget, pending North Logan City's action.
2. Held Public Hearing for, and approved, our city budget.
3. Approved ordinance about curb cuts, and snow easements in cul-de-sacs.
4. Department reports (Mayor – grant options for water projects)

GENERAL PLAN DISCUSSION (Erickson)

Erickson read from state code that General Plans are created and amended under the direction of the Planning Commission. She wants commissioners to become familiar with the current ordinance so they are prepared for possible changes with the new General Plan. Erickson broke down the ordinance among commissioners as homework: Become familiar with what it says and verify that is what we believe it should say.

- Hagman – Section 12-12.50 Land Use & Development
- Erickson – 12.60 (to end) Land Use & Development
- Lynne – Section 13: Subdivisions
- Brady – Section 9: Building Codes
- Grange – Section 11: Transportation

13.30.025 C. MASTER PLANNED TRAIL DENSITY OPTION – Recently instituted, inadvertently omitted chart for reduced frontages.

Allton explained the reduction in lot sizes allowed for Trail Density lots. Reduced frontages were inadvertently omitted. He presented a table for discussion.

Commissioners thought we already had this in the ordinance. Thus, the agenda item tonight.

Marcus suggests adding his table. Commissioners liked it.

Lynne wondered if frontages should have a minimum 75 feet – even if the trail density calculations would give them a smaller frontage.

Lynne made a motion to approve the table Marcus presented with a minimum 75-foot frontage. Grange seconded the motion. Motion passed 5/0.

CONSIDER 13.30 SUBDIVISION AMENDMENTS – Consider amending flowchart and accompanying verbiage to simplify the subdivision process for Preliminary Plats. (Allton)

Allton walked commissioners through the new flowchart design. No wording changes needed in the ordinance itself. Red color shows what developers need to submit. Shapes can also show separate kinds of steps. Commissioners agreed to combine “Review” and “Approval” boxes.

Lynne made a motion to recommend the flowchart, as discussed, to City Council for approval. Hagman seconded the motion. Motion passed 5/0.

DISCUSSION: PUBLIC HEARING & NOTICE REQUIREMENTS – Determine what items should require what kind of notification, and to whom. (Grange)

Allton: Most of the public hearings in our ordinance are connected to Conditional Use Permits. The state does not require CUPs to have public hearings. In fact, the State Ombudsman’s office recommends CUPs NOT be public meetings at all. They may be approved by a staff member.

Allton’s draft:

- RED - required by the state – not debatable.
- YELLOW – decide if you want to require public hearings. Notice required.
- GREEN – Permitted uses. Public Hearings should be omitted.

Erickson likes the idea of a list of items that require public hearings.

Commissioners paused to watch a training video from luau.utah.gov about the Open and Public Meetings Act (OPMA).

Grange complimented Allton for his work.

Brady wants to define “public notice”.

Mayor Cox likes keeping public notice for CUPs

Conditional Uses are really permitted uses.

Erickson thought the discussion last time was keep RED, all others (YELLOW and GREEN) would be noticed via a local notification system like our current Pigeon system.

For notices, adjacent neighbors would be notified via a letter. Commissioners felt all others could be notified via Pigeon.

Brady wants to define WHO will receive notice about various items.

Erickson does not believe it is the city’s job to ‘babysit’ residents. If they want to know something, look it up!

Allton walked commissioners through each item. He will prepare an edit using TRACK CHANGES.

OTHER

Mayor Cox suggested two items commissioners should consider adding to our ordinances.

1. Every year we have to have a signed document by the Fire Marshall about fireworks restrictions. Instead, it should be in the ordinance. Chief Downs sent some possible language. Grange asked about non-drought years. Cox said restrictions should be in place even in wet years. July still has tall dry grass.
2. Currently we allow open storm water detention ponds. All our ponds are doing what they are supposed to do – except the one on 160 North (Highland Cove PUD). That one is built in clay soil. It does NOT drain. The city has been pumping water to keep from flooding neighbors. Cox really likes the ‘burrito’ versions of underground water retention. The city has pumped a LOT of water out of the one pond this year. The ‘burrito’ versions are more expensive, but pose less risk.

Meeting adjourned at 8:53 PM

Melinda Lee, Secretary
Hyde Park Planning Commission