



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 15, 2022
Minutes

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

CITY REPRESENTATIVES PRESENT

Planning Commissioners: Rachel Erickson, Mark Lynne, and Trent Hagman; others - Mayor Cox, City Administrator Marcus Allton, and Councilmember Flint. Consultant Charles Wheeler arrived at 7:40.

OTHERS PRESENT

None

THOUGHT/PRAYER & PLEDGE – Commissioner Erickson

APPROVAL OF PAST PC MINUTES

Lynne made a motion to approve the Minutes as presented from the Planning Commission Meeting held June 1, 2022. Hagman seconded the motion. Motion carried 3/0.

CITY COUNCIL REPORT

Councilmember Flint reported on City Council Meeting held June 8, 2022:

1. Held Public Hearing about CIB project and approved resolution to authorize Sunrise Engineering to apply for help updating the city's Master Water Plan.
2. Approved addition to Trail Density ordinance.
3. Heard report from Chief Black.
4. Received update from Stephanie about the upcoming city celebration.
5. Discussed issues with water and sewer utility charges, and possibly adding help in the office.

GENERAL PLAN - REPORTS ON ASSIGNED SECTIONS (Erickson)

Commissioner responses:

- Erickson – We need to go through the commercial permitted uses. Also, the PUD ordinance could be discussed.
- Hagman had not yet prepared. He needs to go over it more and in more detail.

Erickson asked Trent to report on the water committee for the General Plan. He said Karl has taken over. Allton added there were two meetings held without Trent and the group turned in lots of good notes to Rural Community Consultants (RCC).

- Lynne – Had 45 pages worth. He got through half and took lots of notes. Rachel asked for a report on the first five pages.
 - 13.10.060 Transition Rules – Is 3 months an appropriate amount of time? Rachel found a similar item that said “3 years”. She wondered if one was a misprint.
 - 13.20 Definitions – Arterial streets shall have expanded open space adjacent to the ROW. Has only happened on 700 E. Will happen on Wolf Pack Way.
 - Official Map should be City Council, not PC.
 - Change ‘Planning and Zoning’ to “Planning Commission”
 - Sensitive Lands/Retention Ponds - Add Detention Ponds
 - Trails & Walkways
 - Scratch minimum 6’ wide. Add “See Trail Standards” [Appendix]
 - Should be DRC & PC
 - Later section, replace P & Z with PC
 - Add definitions for
 - Detention Pond
 - Trail Density
 - Lot Split

Lynne reported on his sub-committee Moderate Income Housing. He set up a meeting. No one came so he downloaded all the 2020 Census data and turned it in.

Allton noted the city will hold a public open house at the end of June [June 29, 6:30-8:30 pm]. He hopes to obtain more input on moderate income housing.

Erickson wants each commissioner to take ownership of certain sections of the ordinance. They would be specialists for sub-sections of items that come before the Planning Commission. That way we could continue to make progress, move forward, and keep meetings succinct.

Possible sub-committees or specialties:

- Residential Subdivisions – Preliminary and Final
- Commercial Subdivisions – Preliminary and Final
- Landscaping
- CUPs
- Master Plans – Water, Roads, Trails
- Rezones
- Annexations

Physical visits, ‘field trips’ are always helpful and encouraged.

Erickson will work with Melinda to create specialties.

CONSIDER ADDING FIREWORKS RESTRICTION TO THE ORDINANCE

Instead of publishing and posting fireworks restrictions every year, add a note to the ordinance detailing the annual restrictions in place, drought or not.

Mayor Cox made a few changes to the document provided by Chief Downs. He opted to allow fireworks on New Year's Eve.

Commissioner comments:

- Move "private residence" to earlier in 2.b. list.
- Is vaping considered smoking?
- What is the fine for violations? Make sure fees and applications/forms are approved before the ordinance is passed.
- Can 2.a. be broadened to include fires in the canyon? We have had fires already this year.
- What about discharging firearms? It is already illegal to shoot guns on city property.
- Should we pull fires out of the canyon permanently?

(Charles Wheeler arrived at 7:40 pm)

Flint wondered about moving the dates up to prevent more fires in the canyon. Because fireworks are sold weeks before the 4th of July, commissioners agreed to move up the first date to June 15.

Lynne thinks posting signs in the area will be much more effective than just changing the ordinance. Few teenagers will read the ordinance.

Regarding the recently acquired 80 acres, ideas have included a gun range. Mayor Cox noted this is a poor combination with a water tank.

Posted signs showing "City Property" is also helpful.

Lynne made a motion to pass this, with the changes discussed today, to City Council for approval. Hagman seconded the motion. Motion passed 3/0.

DISCUSSION: PUD SETBACKS, FRONTAGES AND OPEN SPACE REQUIREMENTS

There are 6 Senior PUDs in Hyde Park. Each of them has required open space that rarely gets used. They also have two 8-foot setbacks, or one 16-foot setback with a zero-lot line on the other side. Resident developer Matt Harris argued [in City Council last week] this adds substantial cost for possibly little value. He asked councilmembers to consider reducing side setbacks and frontage requirements. Also consider a better use/substitute for the open space.

Allton informed commissioners Matt Harris pointed out the futility of requiring large open space (often full of water-thirsty lawns) and excessive setback space. Pickleball courts or other

amenities would be better used. From the developer's point of view, grass/turf/lawn is cheaper than pickleball courts. Matt thought it was expensive and wasteful to maintain the grass.

Lynne is open to reducing the 30% required open space. He would consider 6' or 0'/12' side setbacks, but not 4' or 0'/8' total. This forces bigger lots - unless we allow more lots/acre.

Allton suggested pavilions or gathering spaces.

Erickson likes the open space as a buffer to separate individual homes a little more.

Lee suggested commissioners drive through at least one or two examples, in our city, and in other cities for comparison. Some have little parking and little open space. Commissioners agreed to keep in touch with each other via email. Lee mentioned measuring road widths as well. See how each development feels.

As a realtor, Rachel noted the two most desirable senior developments in the valley:

- The Champlin development (830 E 580 S) on the south end of Smithfield. The homes seem to be more spread out.
- Cobblestone at Spring Creek (450 N 450 W) in Providence.

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

Allton showed the amended draft he prepared from the last meeting. Temporary Residences are not addressed elsewhere in the code. Susan and Lynne believe it was included for those who want to live in an RV while building their home. If that line is removed, it does not change anything. Commissioners agreed to remove it.

Hagman made a motion to move this to City Council as discussed. Erickson seconded the motion. Motion passed 3/0.

Meeting adjourned at 8:26 PM

Melinda Lee, Secretary
Hyde Park Planning Commission