



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
August 17, 2022
Minutes

PC Meeting began at 7:05 pm and was conducted by Commissioner Lynne. (Erickson and Grange were excused)

CITY REPRESENTATIVES PRESENT

Planning Commissioners: Mark Lynne, Trent Hagman and Ryan Brady; others - City Administrator Marcus Allton, Councilmember Kevin Flint, Planning Secretary Melinda Lee

OTHERS PRESENT

none

THOUGHT/PRAYER & PLEDGE – Commissioner Hagman

APPROVAL OF PAST PC MINUTES

Lynne made a motion to accept the Minutes as written from the Planning Commission Meeting held August 3, 2022. Brady seconded the motion. Motion carried 3/0.

CITY COUNCIL REPORT

Councilmember Flint (was absent from City Council) but reported on City Council Meeting held August 10, 2022 (using Allton's update):

1. Heard city and county officials present results from the Housing Task Force.
2. Conditionally approved Juniper Ridge Phase 3 Subdivision (issues with piping and retention pond on 160 North).
3. Received Sunrise Engineering Josh Nelsen, who spoke of applying for CCCOG funds for the proposed roundabout at 1000 E 200 S.
4. Discussed eminent domain on Balls property. Removed eminent domain on McCulloch property.
5. Approved Baker and Two Bros. property rezone to RE-20.
6. Allowed joint subdivision with North Logan, which will later be split, part of which will be in Hyde Park.
7. Approved three ordinance changes.
8. Mayor requested councilmembers to review the DRAFT General Plan update.

OTHER

Ryan spoke with a state climatologist who mentioned the recent sudden and heavy rain storm which cause havoc in some areas. The climatologist said to expect more events like that – extreme drought, then extreme rain/flooding.

CONSIDER CONDITIONAL USE PERMIT FOR FLAG LOT IN LONE CEDAR SUBDIVISION

The Preliminary Plat of this subdivision was approved last meeting. It includes one flag lot, which requires a Conditional Use Permit.

Lynne compared the plat of current flag lots in the recent Mountain Gate Subdivision, lots 39 and 40. He wondered if the Lone Cedar Subdivision flag lot needs an easement for the firetruck so residents do not build sheds or anything in the right of way. See HPC Code 12.30.130 item D. General Conditions #6.

Lynne made a motion to approve the Conditional Use Permit for the flag lot in the Lone Cedar Subdivision as it meets the ordinance, and specifically the fire easement referenced above.

Brady read HPC Code 12.30.130 item D. General Condition #2: maximum grade for roads or driveways is 12%. Lynne accepted that as another condition to his motion.

Lynne restated his motion to accept the Conditional Use Permit for the flag lot of the Lone Cedar Subdivision, noting it must meet all ordinance requirements. Commissioners specifically pointed out the items in the flag lot ordinance HPC Code 12.30.130 item D. General Conditions #2 and #6.

Hagman seconded the motion. Motion carried 3/0.

REVIEW AND DISCUSS GENERAL PLAN DRAFT

Commissioners discussed the two assigned sections: 3. Transportation, and 5. Economic Development. Allton added notes and already has a meeting scheduled to speak with the consultants tomorrow.

For next time, Commissioners decided to review sections 6, 7 and 8.

At the last meeting they will review the sections on Land Use and Housing.

Meeting adjourned at 8:40 PM

Melinda Lee, Secretary
Hyde Park Planning Commission