



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
September 7, 2022
Minutes

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

CITY REPRESENTATIVES PRESENT

Planning Commissioners: Rachel Erickson, Mark Lynne, Derek Grange, and Trent Hagman; City Administrator Marcus Allton, and Planning Secretary Melinda Lee

OTHERS PRESENT

Andy Checketts and Charles Wheeler (arrived late)

THOUGHT/PRAYER & PLEDGE – Commissioner Erickson

APPROVAL OF PAST PC MINUTES

Lynne made a motion to accept the Minutes as written from the Planning Commission Meeting held August 17, 2022. Hagman seconded the motion. Motion carried 4/0.

CITY COUNCIL REPORT

Mayor Cox reported on City Council Meeting held August 24, 2022:

1. Held Public Hearing on proposed tax rate increase. Lots of good citizen input. Sent letter ahead of time. Voted to increase/return the rate to 0.0011.
2. Hiring new Police Chief at the end of September 2022. Will come out with press release. (Kent Goodrich, former State Trooper, local resident). Many good candidates to choose from.
3. Departments: Many road projects underway. Potholes get filled as we start our projects.

Mayor has encouraged City Councilmembers to also go through the General Plan thoroughly *before* it gets published.

Commission Chair Erickson asked the mayor to ask Councilmembers to have 'open minds'.

OTHER

Andy Checketts – here for his subdivision (Cedar Bluffs) tonight. It took longer than anticipated to get approved. Their costs have come back almost double. They are wondering if they scrap the whole idea for now or see if the city is willing to compromise.

First - Required irrigation system. Is it really needed? Will it be utilized down the road?
Developers are also paying bonus density funds. It is making the lots extremely expensive.

Mayor Cox: The city only has enough water shares to cover another 200/250 homes.

Checketts: Is there a way to get out of the pipe requirement? 1000 East will be a major corridor, alleviating a lot of traffic. Could they [instead] put in an 8-foot-wide sidewalk, linking Juniper Trails? He is looking for commissioners' thoughts and ideas.

Erickson said the problem is the ordinance now requires it.

Checketts feels the 'cart' has been put before the 'horse'.

Mayor: Irrigation would come from the upper canal being pumped uphill.

City: Cost to put in a secondary water pond: \$3-\$5 million. The well we plan to drill is for culinary purposes.

Erickson read from the ordinance where developers provide water shares or the market value of it.

Allton read from 12.150.

Erickson believes if we excuse this irrigation system, then we re-do the landscaping ordinance to limit it to no grass.

Juniper Ridge and Trails Subdivisions were approved before the current ordinance was in place.

Hagman agreed, if you drop the secondary water piping, then limit landscaping.

Lynne always wondered how we would have water up there. He would like to see the ordinance change. For properties above the canal, it should not be required.

Grange agreed. Costs are too high for pumping water uphill.

Checketts spoke of Felix' subdivision and another he felt was a "complete flop".

Erickson believes these are two good options to be considered:

1. Trail density options
2. Amending the 12.150 Water Dedication ordinance.
3. Could also mean amending the landscaping ordinance.

Checketts is concerned about the difference between these and older Greystone lots which are large and mostly lawns. He also mentioned reducing lot sizes.

Erickson said these are good points, but they cannot be addressed in a timely manner – not soon enough for this project.

Mayor asked if this could be on the next agenda.

Upon Checketts' request, Lynne described his concerns all along with the recent ordinance.

Checketts: The line is in the street, and costs as much as a culinary water line ("just purple").

Grange said the pipes in his neighborhood are along the back of property lines, not in the road.

Checketts asked again if they could put in a trail instead of installing secondary water lines.

Erickson likes rethinking those 3 items, but commissioners also 'have their backs against the wall' with the General Plan approval on top of them.

Hagman feels this is a good thing to quickly change.

City Council is the only body that can really change this. The process would take at least a month.

Allton noted this could be discussed at the next meeting in two weeks, City Council could see it the following week - minimum 3 weeks.

Lynne does not mind this being on the agenda next time. Hagman agreed.

Hagman asked Checketts for a 'short list' of improvements to our approval process.

Allton noted his ideas on changing processes: Great if it works better for all. Not so good if it does not accomplish our desires.

REVIEW AND DISCUSS GENERAL PLAN DRAFT

Commissioners discussed the 3 assigned sections: 6. Open Space & Recreation, 7. Infrastructure & Public Facilities, and 8. Risk & Resilience.

Checketts wants to know if smaller lots sizes will be included.

Erickson directed commissioners to section 6. Anything difficult or unreasonable?

Lynne made comments and received email updates back. Allton said those updates may not show up on this version (the one on our website).

Erickson said the PARKS space seems empty.

Charles Wheeler suggested perhaps incorporating development agreements with HOAs in the General Plan to create opportunities to have partnerships with the city. Perhaps trail maintenance or easements could be traded. At least make a statement that it's an option.

Our current Master Trails Plan is simply a map. North Logan just finalized theirs and it is more like 20 pages with more descriptions and details, more actionable.

Hagman asked if Hyde Park has a goal to host more events like soccer. We have huge parks with a bunch of grass.

Hyrum has 8 pickleball courts, a skate park, and many other amenities.

Erickson noted that funding comes, at least in part, by multifamily housing.

Commissioners discussed secondary water. Lynne pointed out that our city does not have a secondary water system. He does not want it to be a city utility unless it is city-wide.

Infrastructure

Culinary water system – obviously a big concern. Erickson liked what they have written.

Grange asked about the latest search for solid waste trash removal.

Allton said multiple cities to the north of Hyde Park are going out for a bid together, separate from the rest of the valley. The rest of the cities are still working together. If that doesn't work, then we will still work with North Logan to submit a joint RFP for both cities. It is messy, but it is being worked on.

Charles Wheeler commented on the sewer system. There is an opportunity someday to “skim” the water, treat it, and move it back uphill to become secondary/repurposed water. Our engineer Scott Archibald has brought it up in the past as an option.

Erickson said both California and Germany are struggling with electricity because of the drought. Allton said any big plans we make are ‘trumped’ by Rocky Mountain Power anyway.

Grange asked about the possibility of installing windmills. Commissioners discussed what they know/heard about the Spanish Fork windmills.

Mayor Cox mentioned conversations about solar panels for the city as well.

City Facilities

Lynne asked about “Long-term Opportunities\rf: commercial “special service district”. Allton noted it came from the water citizen committee. There are many other things that the citizen committee did not consider/understand.

Risk & Resilience

Erickson said this is out of her understanding and experience.

Allton said our city is not at very high risk for anything. Our top risk is winter weather. We are really a safe place to live.

Hagman does not like the Crime Index chart. It seems misleading - more murders than burglary?!

Grange does not feel the North Park Police Department is adequately staffed. They could easily use 2-3 more.

Cox noted we increased officers by 2 this year. They also adjusted part/full-time employees.

JUMPING AHEAD..

For 20 minutes, Erickson suggested commissioners look at land use and housing.

Grange began the discussion as a homeowner, builder, and commissioner and as someone who likes seeing people be able to do things with their property. There are areas for [multi-family housing]. He does not feel we need 60-unit apartment buildings. Townhomes, PUDs, or something similar is adequate. He also likes seeing ½ acre, or larger, lots continue. There is a tradeoff.

Erickson asked what density we are willing to allow.

General labels:

- High density: 12-20 units/acre
- Medium density: 6-11 units/acre
- Low density: 2-5 units/acre

Hagman envisions something like the area just south of 2500 N Wolf Pack Way.

Checketts said that development was a disaster in North Logan’s idea. They said it was “hard” but would not elaborate.

Cox’s son moved out to Nibley, right by the city office. He bought a townhome near single-family homes.

Erickson asked if there is a map showing where density may be allowed. What are the proposed densities?

Allton said they will show 3 different options. He feels 60/acre is possible. The caveat is the Planning Commission needs to be “really aware...careful about rezones”.

Erickson asked how we are going to propel this forward.

Allton said create a map.

Cox shared an idea – a concept not used anywhere in the state.

- First, figure out the transportation corridors. Limit to N/S, E/W corridors.
- Next, figure out what our city is going to look like, and create targets, like:
 - a. 64% Single family,
 - b. 14% townhomes,
 - c. 16% condos,
 - d. 8% apartments.
- No one developer can use up entire balance. They must build ‘lifestyle’ housing - keeps from having overrun of any one kind.

Lee mentioned she spoke to Tim Watkins at the county about this concept. Tim suggested showing the percentages [in bar graph] by acre, instead of by units.

Allton said we need a plan in place. There are about 25 options. We choose 5 to implement. ADUs count for 2 of those.

Cox had a conversation [about his idea] with our consultants. The consultant asked the state Ombudsman who liked it, had no problems with it - but has not seen it elsewhere.

Charles asked if the percentage is applied per development.

We do not yet know exactly how it plays out. Cox believes a developer should not be able to take up all the density in one project. He looked up Saratoga Springs because they look good, have good ‘curb appeal’.

Lynne wished there was some way to tie it to our local demographics. How do we supply what is needed to the children we have in town? Logan has taken care of the college-age demographic “forever”. He feels bad Logan has had to take care of everyone’s kids. For instance, if we have 80 kids graduating, they ‘couple-up’ so we need 40 units/year. First apartment, then duplex or townhome, then a single-family home.

Allton would like to drop PUDs altogether and just allow smaller lots.

Lynne says the PUD ordinance does a good job of spreading things out throughout the city. He likes that it is basically an overlay zone.

Wheeler talked about using Cox's idea because it spreads [density] throughout the community.

Hagman worries about density happening higher up on the hill, creating undue traffic. Cox uses the transportation corridor as a limit.

Erickson wonders about reducing setbacks to fill in some of the gaps in the old section of Hyde Park. Lynne believes that would be too difficult.

Cox noted flag lots could cover that. Council clearly voted those down years ago. Cox said times change.

Lynne does not want to mess with setbacks because that is the only thing preventing wall-to-wall homes. People are not *willing* to build smaller homes. He likes the mayor's idea for some areas. Address major corridors differently to allow mixed-use. Keep two things separate, not try to have a one-size-fits-all approach.

Erickson asked what we could agree on today.

Allton mentioned next week's Public Open House. We want to hear from the public. What do citizens prefer? A grad student worked out the 'bones' of an ordinance, but not details, like setbacks and open space requirements.

We are already proposing two new zones: Mountain (cluster) zone and a Town Center zone, plus a new overlay zone. Do we want to create additional zoning for more diverse buildings within the city?

Lee believes we will hear the same thing as in past public open houses:

- Those living **near** Wolf Pack Way do not want all the density there.
- Those living **away** are happy to have it all down there.

Hagman does not want any high density above him, due to traffic concerns. He feels he lives near Wolf Pack Way, and he *does* want density there – just NOT above him.

Grange mentioned "affordable housing". Even townhomes are not affordable, selling for over \$300,000. Two-bedroom units are selling for \$260,000 – not affordable.

Checketts said rock-bottom expense is \$150,000 with fees alone.

Grange mentioned [developer] Riley Duke is creating ¼ acre lots and selling them for \$120,000.

Hagman spoke about getting a plan in place by January to keep funding. Ask citizens which plan they want.

Grange prefers the “higher” density along Wolf Pack Way, so they are not such a burden on our city streets. Our E/W roads are already over-burdened.

Lynne noted past complaints of those along 600 South worried about speeders on their road. That is exactly what those on Center Street and 200 South already deal with.

Allton suggested adding density “only be permissible within ‘x’ feet of the highway or Wolf Pack Way”, corridors that support such traffic.

NEXT TIME..

For next meeting, Lee will post public hearings, to be held September 21, for possible amendments to secondary water, dry pipes and reviewing trail plan, and possibly landscaping.

Commissioners will review sections:

- 2. Land Use and
- 4. Housing.

Meeting adjourned at 8:50 PM

Melinda Lee, Secretary
Hyde Park Planning Commission

** Due to technical malfunctions, there is NO audio or video recording of this meeting.