



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
November 2, 2022
Minutes

PC Meeting began at 6:30 pm and was conducted by Commission Chair Erickson.

CITY REPRESENTATIVES PRESENT

Planning Commissioners: Rachel Erickson, Mark Lynne, Ryan Brady and Trent Hagman; Mayor Bryan Cox, City Administrator Marcus Allton, Councilmember Kevin Flint, and Planning Secretary Melinda Lee

OTHERS PRESENT

Matt Harris

THOUGHT/PRAYER & PLEDGE – Commissioner Hagman

APPROVAL OF PAST PC MINUTES

Hagman made a motion to accept the Minutes as adjusted from the Planning Commission Meeting held October 19, 2022. Lynne seconded the motion. Motion carried 4/0.

CITY COUNCIL REPORT

Councilmember Kevin Flint reported on City Council Meeting held October 26, 2022:

1. Heard presentation from CAPSA – November is domestic violence prevention month.
2. Councilmembers compared notes from ULCT Convention.
3. Discussed funding received for roundabout at 200 S 1000 E intersection.

PUBLIC HEARING & ZONING RECOMMENDATION FOR MATT HARRIS PROPERTIES

Matt Harris has applied to rezone:

- 16 acres (3 parcels)
- At 150 E 500 S
- From A-1 (minimum 1 acre) to RE-20 (minimum 20,000 square feet)
- Parcel IDs:
 - 04-038-0033
 - 04-038-0034
 - 04-038-0038

Erickson opened the Public Hearing.

Matt Harris hopes to rezone, has enjoyed the property for many years – he used to have horses and farm the land. Now it is more difficult to find people to farm the land. The nature of the neighborhood is changing with the new 600 South road and Champlin's development. He has reached out to his neighbors. Darley will be most affected. Matt stated that Darley believes he can exercise his right to do what he sees fit with his own private property.

Erickson pointed out that road improvements would be required upon development

Matt looks forward to working with the city on his development.

Erickson closed the Public Hearing.

Lynne feels the A-1 zone is somewhat antiquated. He would like to see this rezoned to RE-20.

Lynne moved to recommend a rezone to RE-20 for the Matt Harris properties per the application. Brady seconded the motion. Motion carried 4/0.

LOOKING AHEAD..

- 8th Annual Cache Summit – November 9, 9 am – 5 pm (Riverwoods Conference Center)
- Each Planning Commissioner must complete 4 hours of annual land use training by December 31, 2022. Watch for new videos from the ULCT Convention.

Meeting adjourned at 6:45 PM

Melinda Lee, Secretary
Hyde Park Planning Commission

7:00 PM – SUBCOMMITTEE MEETINGS RE: GENERAL PLAN UPDATE

Others Arrived:

Bann Matson, Tiffany Atkinson, Stephanie Allred, Skyler Jenks, Charles Wheeler, Gerald Osborne