



Mayor Bryan Cox
PC Chair Rachel Erickson
Commissioner Mark Lynne
Commissioner Ryan Brady
Commissioner Bann Matson
Commissioner Derek Grange

HYDE PARK CITY
PLANNING COMMISSION MEETING
November 16, 2022
Minutes

PC Meeting began at 7 PM and was conducted by Commission Chair Erickson.

CITY REPRESENTATIVES PRESENT

Planning Commissioners: Rachel Erickson, Mark Lynne, Ryan Brady, Derek Grange and Bann Matson;
Mayor Bryan Cox, City Administrator Marcus Allton, Councilmembers Kevin Flint, Tiffany Atkinson, and
Planning Secretary Melinda Lee

OTHERS PRESENT

Mike Hansen, Skyler Jenks, Kelly Harmon, Charles Wheeler, Scott Matson

THOUGHT/PRAYER & PLEDGE – Commissioner Grange

THANK YOU, TRENT HAGMAN, for his service on the Planning Commission.

WELCOME, BANNATYNE MATSON, newest member of the Planning Commission.

APPROVAL OF PAST PC MINUTES

Lynne made a motion to accept the Minutes as presented from the Planning Commission Meeting held November 2, 2022. Erickson seconded the motion. Motion carried 5/0.

CITY COUNCIL REPORT

Councilmember Kevin Flint reported on City Council Meeting held November 9, 2022:

1. Ratified Planning Commission members. Mark Lynne will serve another term. Approved Bann Matson as new member. Appointed Marcus Allton to the Solid Waste Committee.
2. Defined water dedication fee in lieu of providing water shares (Ordinance 12.150 Culinary and Secondary Water Dedication).
3. Discussed providing city water to county residents near the city boundary. Continued.
4. Department Reports - NPPD swore in 3 new officers. Looking for one more. "Doing really, really well".

CACHE SUMMIT REPORT

Grange: Good information. Other cities experiencing same growth issues as Hyde Park.

Lynne: Good activity, networking, making connections with surrounding cities and developers.

Matson: Never been to anything like it before. Found it super informative. Gave her quite a bit of hope. She liked seeing the statistics and references.

Mayor: Struggled with idea of 3,000 square foot lots.

Erickson: Many issues are brought up, but few solutions.

Lee: Felt keynote speaker was not applicable to our area at this time.

Mayor: Pushing for CMPO western arterial. Spoken of for 25-30 years. It needs to happen now. Derek noted Smithfield residents often go west through Amalga to get to Logan and avoid highway traffic into Logan.

LEGISLATIVE ITEM

PUBLIC HEARING AND CONSIDERATION OF GENERAL PLAN UPDATE

Erickson expressed enthusiasm about the General Plan update. It has been a long time in coming. The community has been involved too.

Mike Hansen, Rural Community Consultants – walked everyone through the process and idea of a General Plan. It will never be ‘finished’. You get to a point, and you move on. Look at it every year. Don’t ‘put it on the shelf’. He recommends City Council and Planning Commissioners look at it every year, pre-budget season.

Hansen’s Power Point presentation showed background, ideas, state statute and needed discussion points (ie. Rethinking the Planned Professional zone).

Erickson opened the Public Hearing.

Lee went through a list of things, some content-based, much of it clerical.

Charles Wheeler suggested:

- Identify where we want to preserve wider corridors. Perhaps not allow homes to face that road.
- Grid corridor does not make sense everywhere, allow exceptions - loops, but discourage cul-de-sacs.
- Not addressed in the plan: financial sustainability for the city. Do the generated taxes adequately maintain the infrastructure? Does growth appear in a fashion that is financially sustainable? (See Strong Towns publications by Charles Marohn)

Skyler Jenks – asked for clarification on new zones. Is this meant to be updated annually? If yes, great. If not, then he recommends removing the zones.

Erickson closed the Public Hearing.

By statute, only one Public Hearing is required, even if many changes are made afterward.

Lynne

- Also found missing PUDs on map
- Wanted incentive examples for infill
- On maps, helpful to remove North Logan homes, or add city boundary lines.

Planning Commission Meeting
November 16, 2022

- Feels building permit graph does not match bar graph - or label them better.
- Moderate Income Housing – maybe do not include dollar figures. [Mike Hansen: necessary to meet state statute.]
- Re: Economic Development - we do not come close to providing all services for our own residents.
- Parks missing
- Against partnering with HOAs on parks.
- Infrastructure, Long-term “g” Special Service District. What does that mean? Marcus: came from community group. Perhaps drop.

Wheeler – almost all parks are city-centered, or south. Goal: find park area on north side of town.

Erickson

- Zillow data is secondhand and viewed through a national lens. Local real estate data would be more accurate.
- Two different figures for moderate income are listed in different parts of the Plan
- Broaden housing infill, Goal #4.5
- Drop Secondary water partnership idea

Brady flagged graphics without labels.

Flint – Appendix, IDEA #3 addressed?

Wheeler – Future Land Use Map should show the north part of town (including the future CMPO/Wolf Pack Way), knowing the same pressures will be there.

Brady wants to use the term ‘highway corridor’ instead of “Wolf Pack Way” corridor - should be less alarming to neighbors. He reminded everyone that businesses and density should be spread throughout the community.

Commissioners favored replacing “Planned Professional” zone with “Mixed-Use” zone. They also liked the replacement zone labels.

Cox discussed targets for housing products. He wants them to be proportional.

Keep RE/A5 zone? No, for Erickson and Lee.

Marcus suggested changes to the farm animal ordinance.

Commissioners discussed the ‘agricultural’ label. Does it still apply to Hyde Park. Mike Hansen said maybe, up to 5 years. Erickson feels it is no longer the ‘highest and best use’. Discussion continued as far as keeping the “agricultural” name/zone/label.

Planning Commission Meeting
November 16, 2022

Next meeting: One hour before the regular City Council meeting – **6 PM on Wednesday, December 14, 2022.**

NOTE: General Plan comments must be submitted by the end of November!

LOOKING AHEAD..

- Each Planning Commissioner must complete 4 hours of annual land use training by December 31, 2022. One hour must be “Powers and Duties”. All training must be documented annually. Attending 12 meetings in a calendar year count for one of the four hours (completed for Rachel, Mark and Derek). Please submit your training hours to Melinda Lee.

Meeting adjourned at 9:07 PM

Melinda Lee, Secretary
Hyde Park Planning Commission