



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
January 4, 2023
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, Secretary Melinda Lee and Councilmember Kevin Flint

OTHERS PRESENT

Larry Rupp
Mike Hansen and Kendall Welch via Zoom

THOUGHT/PRAYER & PLEDGE – Commissioner Lynne

APPROVAL OF PAST PC MINUTES

Grange made a motion to accept the Minutes as presented from the Planning Commission Meeting held December 14, 2022. Matson seconded the motion. Motion carried 5/0.

CITY COUNCIL REPORT from City Council meeting held December 14, 2022:

1. Received Audit Report
2. Passed interlocal agreement to work with other cities regarding employment matters, when necessary
3. Discussed and passed new General Plan

LEGISLATIVE ITEMS

CONSIDER GRANGE DADU CONDITIONAL USE PERMIT

Derek Grange applied for a detached accessory dwelling unit (DADU):

- 720 S 100 W Hyde Park
- 0.98 acres
- A-1 zone
- Parcel ID: 04-211-0001

Grange stepped down from the dais for this item.

Derek Grange – Years ago, Grange built a 32 x 50' shop with loft area above. He recently made the loft area into a DADU occupying about 800' square.

Lynne asked if it needed new inspection.

Yes, Derek had to reapply and comply with new requirements. Grange will add more driveway (not curb cut) to the south side of the building for additional parking for their nanny who will occupy the ADU.

Erickson made a motion to approve the Grange DADU. Lynne seconded the motion. Motion carried 4/0.

HPC ORDINANCE AMENDMENT PRESENTATION & DISCUSSION

Mike Hansen of Rural Community Consultants presented a plan to address ordinance amendments to (1) comply with the newly adopted General Plan, and (2) to adopt plain language as required by the state. He recommends staff, Planning Commissioners and the City Councilmembers review large sections at each meeting over the next months.

Rural Community Consultants: Mike Hansen and Kendall Welch

Mike walked Commissioners through an overview of the process. He explained the 'packet' process focused on a bundle of issues at a time. A large part of the project is the Future Land Use Map.

- Staff and Commissioner comments may be made in the 3rd column under "Local Discussion Notes".
- For emails, please reference the section (ie. "In section 2.1..")

Commissioners discussed the difference between making changes a chunk at a time vs. waiting for the whole thing at once. Kendall felt they could do realistic sections while keeping it sensical.

Certain chapters like Definitions cannot be approved until the very end. Others can be approved incrementally.

Cox also worried about falling into 'windows of noncompliance'. Development Agreements depend on zoning.

Flint believes taking it in pieces will be better than taken as a whole. Council often spins their wheels on single items.

Hansen and Welch are confident the proposed process is organized well enough to approve incrementally.

Lynne suggested possibly switching items listed in packets #1 and #2.

Commissioners all agreed to taking it incrementally.

Welch agreed to reorganize the bundling.

Allton requested moving some items forward, from February 1 to January 18, so Commissioners can get a head start on current "Packet 2". He requested new links for everyone to comment. Hansen said everyone should be able to comment on anything, anywhere.

Mike and Kendell will work together and return with another overview and packet proposal.

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DISCUSSION

Erickson invited Commissioners to describe what they envision for a Mixed-Use zone in Hyde Park.

MIXED-USE

- Lynne envisions a mix of attached housing and some type of retail or services.
- Brady likes the gradient concept. He hopes mixed-use is not planned for “only Wolf Pack Way”. Please distribute this type throughout the city. Legislate architectural standards.
- Matson likes the idea of walkable businesses and community. She referenced the ‘popsicle test’ (Cache Summit 2023). She envisions businesses below with residences above. Make sure there is ‘flow’, does not feel junky. She has seen beautiful places with multi-family housing. She could not think of a local example of ‘Main Street USA’ done well. Keep streets tree-lined, an outdoor ‘feel’. Diverse architecture.
- Grange – commercial space needs commercial parking. Does not want 3 or more stories, keep them under 40 feet tall.
- Erickson would like to see unique character. North Logan gets a bad rap, but she likes the mixed-use units. They may be owned/rented separately.
- Cox offered Rexburg Idaho as a positive example: 5 Guys and other businesses on the ground floor with townhomes above them. One business may span multiple residences above.

Lee asked how Commissioners felt about blending home types. Lynne and Brady liked the concept.

Meeting adjourned at 8:55 PM

Melinda Lee, Secretary
Hyde Park Planning Commission