



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 18, 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, and Bann Matson; Mayor Bryan Cox, City Administrator Marcus Allton, Secretary Melinda Lee and Councilmember Kevin Flint

OTHERS PRESENT

Larry Rupp

Via Zoom: Mike Hansen and Kendall Welch of Rural Community Consultants, Charles Wheeler and Councilmember Gerald Osborne

THOUGHT/PRAYER & PLEDGE – Commissioner Brady

APPROVAL OF PAST PC MINUTES

Brady made a motion to accept the Minutes as presented from the Planning Commission Meeting held January 4, 2023. Matson seconded the motion. Motion carried 4/0.

CITY COUNCIL REPORT from City Council meeting held January 11, 2023:

1. Held Public Hearing on proposed fee schedule changes. No public comment.
2. Discussed and approved increasing fees for fire inspections and after-hours building inspections.
3. Increased rate developer pays for culinary water dedication (per acre foot).
4. Considered Northern Utah United, hanging sponsor signs during soccer and other events.
5. Councilmember Osborne expressed concern over housing near Wolf Pack Way. How do we get people across the street, 40 mph road? He prefers only allowing housing on the east side, or requiring developers to install a safe pedestrian crossing.
6. Departments:
 - a. Need to name new park.
 - b. Lost a NPPD officer, need a new one.

CITIZEN INPUT

Larry Rupp – spoke of wilderness area east of city as a real value to our city. Each hollow that goes up has been named (unlike other valley communities), like Bogus Hollow. Not all land has been annexed into the city, but eventually likely will be. Nationwide there is vast forest land that is landlocked, inaccessible to the public from the nearest point. He urged Commissioners to require future development to maintain wilderness access, and possibly provide parking for these public lands.

All Commissioners and staff agreed this is an important issue. Wherever a development covers an access, make sure the developer maintains public access.

Brady noted what a mess it has become in Wellsville because they did not plan well ahead of time.

Allton read from the goals in the General Plan where the city stated this as a priority. It now needs to be stated in the ordinance.

LEGISLATIVE ITEM

HPC ORDINANCE AMENDMENTS DISCUSSION

Beginning with Title 12 Land Use and Title 13 Subdivisions, discussed updates to the ordinance to keep in compliance with the newly adopted General Plan.

Most people struggled to get through the amount of material given. It is a lot but needs to be done, sooner than later.

Lynne's discussion items:

1. Cluster developments – may only be applicable in the mountain recreation zone. Drop from the Subdivision process for now. Could also be accomplished through the Development Agreement option. Probably needs more density than 2.3 units/acre. Lower priority for now. Not even relevant in the A-1 zone.
2. Zoning Administrator – define and assign someone to that position.
3. Approving body for Final Plats – Planning Commission
4. Define “minor” and “major” – skipped because it was part of Cluster Development (dropped)
5. Finish infrastructure, or bond for infrastructure. Define when occupancy allowed. Check timing and issuance of building permits.
6. 13.30 Subdivision Checklist moved to policy
7. Scratch what may have been seen as a severability clause.
8. 13.30.10 Flowchart should now be a ‘Guideline’ handout (“Subdivision Approval Checklist”), not ordinance.

Matson's discussion items:

1. Pg. 51 water dedication – she questioned due diligence. She believes developers may cut corners to save effort and cost and turn over subdivisions to completely use culinary water, instead of secondary water. Erickson said DRC is good to catch those kinds of things. It is also covered in 12.150 (added reference). This section could be written better.
2. Other comments tied to the Cluster Subdivision
3. 13.30.040 Pg. 23 under C. Under what circumstances, would DRC waive certain requirements? It could be an area that has already been modeled – perhaps adding one more house.
4. 13.30.040 Why keep lot averaging? Sometimes the land layout makes minimum lot sizing difficult. From experience, Kendall Welch has found these difficult for cities to manage. Commissioners agreed to remove.

Mayor Cox's discussion point:

Bonus Density – how do we make it simpler? 13.30.025 Subdivision Options. Edit both Bonus Density and Trail Density into ‘Park Density’. Erickson was completely in favor! Could also be part of the Development Agreement process. Keep this table as a template. If keeping in the ordinance, at least simplify. Mayor wants the ‘norm’ to be developers following the ordinance.

Planning Commission Meeting
January 18, 2023

Development Agreement options should be rare - only used in places where there is great benefit to the city. Wheeler noted the city has collected and used about \$1.4 million toward parks because of this opportunity.

Next direction from Mike and Kendall, Rural Community Consultants:

- Mountain Recreation zone ideas
- PUD zone ideas

Next step: **Public Hearing - February 1** for this and possibly other items.

PUDs

- Eliminate regular PUDs, keep senior PUDs
- New denser zones (R-4, R-5, R-6) allow PUD-type housing, without an HOA

Mountain Recreation

For a few years developers have been trying to put in 1000+ units in the foothills on the east side of the city. They also want to preserve open space and trails. Much of our draft ordinance comes from the developer itself but the city likes the idea. The developer will have to go through the Development Agreement process, but we hope to have a base zone to begin with. We want to set up some rough parameters showing city expectations.

- Our priorities are to balance water with the land use, landscaping, and infrastructure
- Perhaps allow one or two phases, then the developer reevaluates the water situation. Rachel said developers will claim they do not 'make any money' until phase 5.
- The city wants new roads, new trails, new water infrastructure - like another water tank
- May provide amenities for the entire community to enjoy
- Use PID (Public Improvement District) route? Now called LIDs (Limited Infrastructure District). Current talk at the legislature has less-than-pleasant ideas, according to cities, as currently drawn. Be aware.
- These will not be 'affordable housing'. These will likely be elite residences.
- We want a quality project, financially sustainable to the city, for many years.

Save the dates:

- Next **Wednesday, January 25 at 6 PM** - Alex Bearson and associates will come and show their concept plans for the east bench of Hyde Park City.
- **5th Wednesday in March (March 29)** – Combined workshop with Planning Commissioners and City Councilmembers

Water supply:

- Bearson would have to put in another water tank.
- Allton said our spring output has been steadily dropping year after year.
- How many aquifers does Hyde Park have?
- Allton said we are studying the city's water supply.
- There is supposed to be a really great water source right under the city building property.
- Condos use less water than single-family development.
- Natural open space uses less water than single-family homes on large lots.
- Our engineers are studying this very issue, including supply and capacity.

Planning Commission Meeting
January 18, 2023

Meeting adjourned at 9:25 PM

Melinda Lee, Secretary
Hyde Park Planning Commission