



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
March 29, 2023
Minutes

WORKSHOP WITH CITY COUNCIL AND PLANNING COMMISSION

CITY REPRESENTATIVES PRESENT

Planning Commissioners: Rachel Erickson, Mark Lynne, Ryan Brady, Derek Grange and Bann Matson; Mayor Bryan Cox, Councilmembers Flint, White, Atkinson, Allred and Osborne; City Administrator Marcus Allton, and Planning Assistants Melinda Lee and Colette Dursteler

OTHERS PRESENT

Todd Horman, Alex Bearnson, Jake Young, Jack Nixon, Daniel Nixon, Marty Spicer, Cory Goettsche, Skyler Jenks, Kelly Harmon, and Charles Wheeler.

Via Zoom: Roger Tew

Workshop began at 6PM

Happy Birthday Jack Nixon!

Presentation by David Zook, County Executive

Executive Zook called up past Mayor Charles Wheeler and current Mayor Bryan Cox. He explained an agreement made years ago for Hyde Park City to partner with Cache County in creating Hyde Park's Legacy Park (335 E 600 S). Hyde Park agreed to front the money and the county would pay them back 'someday'. Signed agreements were lost but David Zook kept his word and presented a check for \$439,000 to Hyde Park City.

Mountain Recreation Zone Presentation by Jake Young and Alex Bearnson

Jake Young represents the Nixons and the Tew family (and likely Two Brothers property). He introduced their vision and community preliminary plans for the east bench of Hyde Park.

- Wanted unique name/branding – **Rendezvous**, representing the spirit of Cache Valley, the spirit of the west, our history, gathering, the mountains, and a focus on active outdoor recreation.
- Want a sense of community.
- Includes an HOA big enough to plan and have community activities.
- Includes attached housing.
- 'Craftsman' architecture
- Developer brings design standards.
- An HOA development review committee will review everything before the city sees anything.
- Mountain-style, mountain colors and stone, natural environment

Hyde Park City Workshop & Planning Commission Meeting March 29, 2023

- Trails are a main feature of this community – everyone lives within ¼ mile of a trail.
- Meant for active users, trails available for entire city of Hyde Park.
- Trails for all types of users and abilities - some paved, some dirt
- Natural parks
- Make use of powerline area - could be play fields, trails, storm water, roads or cemetery.
- Water-wise landscaping, no secondary water available, limited turf
- Amenities: pool, pickleball (could be shared with all city residents)
- Great opportunity (mostly untouched land)
- The area was drone-mapped in the fall of 2022, showing slope.
- Many Utah cities allow development up to 30% slope.
- 55% of the land is less than 30% slope and NOT within the power corridor, 45% of the land is either steeper than 30% or in the powerline corridor.
- Overall open space will be greater than 40%
- Includes various sub- 'zones' of their own:
 - MR – Mountain Residential
 - MNC - Mountain Neighborhood Center
 - OS – Open Space (conserved/recreation), some “usable”
- Preserves open space corridors and canyon access for the whole community.
- The shown road plan matches the city's Master Road Plan, accommodates N/S access to Smithfield and North Logan.
- Showed trail plan, including BST (Bonneville Shoreline Trail), power line trail, local trails, and paved road trails. Some dirt, some gravel, some paved - all tied together.
- Schematic plan – what the neighborhood and the neighborhood center could look like.
- May include live/work units – higher intensity (density)
- Mixes lot sizes, instead of 'blocks' of each kind
- Includes a second park to the east, not for organized sports.

Discussion

- Scott Archibald asked about attached and detached housing. Plan for new housing like mansion homes - look like one large home but includes multiple units accessible from the inside.
- Potentially 1500 units, % of single detached vs. attached is still debatable.
- Time period? Phases? Hard to tell. Likely 30 years, 20 years at the earliest, market driven.
- A PID would allow infrastructure, trails, and amenities to be installed sooner than later.
- Alex noted the gym and pool may be free to use by HOA residents, but also open to all residents on a pay-by-use basis.
- Councilmember White needs parameters, especially re: water use. Jake assured attendees water studies are part of the process.
- A development agreement would lock in a maximum unit count per phase.
- Traffic & transportation study, modeling is part of the process. Using a PID helps with that too.
- Developers hope provided amenities prevent the need to leave the area for things like a gym or a gallon of milk.

PLANNING COMMISSION MEETING

PC Meeting began at 7:17 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, Councilmembers Osborne, White, Atkinson, Allred and Flint, City Administrator Marcus Allton, and Secretary Melinda Lee

OTHERS PRESENT

Cory Goettsche, Skyler Jenks, Kelly Harmon, and Charles Wheeler

APPROVAL OF PAST PC MINUTES

Lynne made a motion to accept the Minutes as corrected from the Planning Commission Meeting held March 15, 2023. Brady seconded the motion. Motion carried 5/0.

CONSIDER MIXED-USE ZONE

Allton explained the difference between this ordinance and the Mountain Rec zone (framework only). We need this ordinance to stand alone.

Erickson wanted to address the percentage of commercial vs. residential. She asked councilmembers if they had expectations of the commercial to residential ratio.

Brady again expressed concern about existing residential buildings, desiring a gradient feature. If the commercial requirement is too high, it could interfere with the neighborhood.

Marcus showed the current language. Next to existing homes, the new development would need to match or be only 'one up' from existing homes.

When asked their opinion, Jenks said market studies would drive development. Goettsche agreed with Brady and Allton about protecting current neighborhoods.

Erickson suggested not 'picturing' this zone in the entire Wolfpack Way area, but perhaps keeping a different zone border adjacent to the existing residential areas.

Allton spoke about focusing on 'transportation 'nodes'.

Erickson: We DO want to protect the commercial aspect.

Wheeler: He and Melinda experimented with a typical parcel: 5.5 acres. We compared it with Wendy's in Logan and La Unica and Dominos in Smithfield. You could fit 2.1 businesses like that in 30% of the 5.5 acres. He felt the 30% commercial was justified.

The 75% commercial requirement refers to frontage, not the total area of the project. The interior could be extended commercial or residential.

Allton informed everyone he is meeting with the airport board next week. Height restrictions for that should be cleared up soon.

Hyde Park City Workshop & Planning Commission Meeting March 29, 2023

Jenks mentioned not all parcels are created equally. Not all parcels can necessarily have commercial. So long as variances are allowed, based on the parcel, it will work. Otherwise, it may not be developed at all (like the land has been for years – zero development in the Planned Professional). The entirety of Wolfpack Way cannot succeed as commercial immediately.

Commissioners discussed various ways to define/require commercial development.

Grange, as a policeman, spoke about roundabouts and the many problems. He agrees with Matson, the most similar place in Cache Valley to compare is 100 East in Logan/Providence. He feels 150' is the minimum distance for access from a roundabout.

Side note: Maverik measures 220' from the highway to the east access, 320' from the intersection to the north driveway.

Cox urged them to define characteristics.

Harmon asked for a variance for market studies done by a third party, not the developer, just as banks require. Osborne agreed a market study may show possibilities. White warned that a market study is part of the process, not the whole process.

Wheeler showed individual parcels, like JABAA. If you simply require 30%, it may all appear on the highway, none on Wolfpack Way. There is a lot of potential on the highway, unless we require SOME on Wolfpack Way, it may all end up on the highway side.

Atkinson wondered about keeping the highway portion as commercial, instead of Mixed-Use. Commissioners wondered about Mixed-Use A and B zones, for E/W sides of Wolfpack Way.

Allton said to also consider the buyout option of open space.

Allton sees 3 items for Commissioners to nail down better:

1. Gradient concept
2. Commercial %
3. Open Space buyout option (i.e., Should NL parks and school parks count as a “nearby park”?)

Erickson asked commissioners which part they want to tackle next time. Lynne wants to address the gradient element, the east side of Wolfpack Way. Grange agreed. Brady wants to address the west side of Wolfpack Way as perhaps Mixed-Use A. Erickson challenged commissioners to use their individual expertise and prepare well for the next meeting.

Lee suggested automatically rezoning the west side. East side projects would be considered by project.

Meeting adjourned at 8:23 PM

Melinda Lee, Secretary
Hyde Park Planning Commission