



58 Commission requested; but that he still had questions about the floor plans in terms of requiring  
59 them to be ¼ inch scale, per the ordinance. Cordell said he accepted the drawings from the  
60 applicant as they are; and if the Planning Commission wants him to do something differently, to  
61 discuss that with him.

62 Nathan Hult told the applicant that he was very pleased that he brought the plans back amended  
63 to fit the ordinance.

64  
65 *Brett Robinson made a motion to approve the conditional use permit, with the conditions set forth*  
66 *by staff in the staff report. Brad Crookston seconded the motion. A vote was called and the*  
67 *motion passed unanimously.*

68

69 Discussion on the conditional use permit ordinance in the Code, that allows an accessory  
70 dwelling unit on a residential lot. (Staff)

71 The Planning Commission discussed with Cordell the conditional use permit in the City code  
72 related to an accessory dwelling. Cordell discussed that the ordinance works well, and said they  
73 should be careful about making it too specific, which might preclude certain people from being  
74 able to rightfully have an accessory dwelling. Brett Robinson agreed and said it works very well;  
75 and said while there might be some ideas to add, there is nothing that stands out to him that  
76 needs to change.

77 The Planning Commission continued their discussion, including whether our ordinance is  
78 compliant with state noticing requirements. Cordell said he would review that and bring the  
79 information back to the Planning Commission.

80 Nathan Hult said if they are going to revise the ordinance, he suggested using the word "unit"  
81 instead of the term "accessory dwelling", which he said might be helpful for clarification. He also  
82 said the City's ordinance should include language that the accessory dwelling be subordinate in  
83 size to the primary dwelling.

84 The Planning Commission continued to discuss with Cordell what should and shouldn't be  
85 included in the ordinance; what the staff reviews before it goes to the Planning Commission; and  
86 the Planning Commission appropriately interpreting the ordinance without having numerous  
87 ordinances that have lots of detailed requirements. Brad Crookston asked the commission if they  
88 specifically wanted applicants to do ¼ inch scale drawings. Cordell explained how much that  
89 would burden applicants, specifically those requesting an accessory dwelling. Brad suggested  
90 then changing the ordinance to one or the other, and commented further. Chris said he thinks the  
91 requirement should stay in the ordinance.

92

93 **Set Next Agenda and/or Discussion**

94 Cordell explained that there is a potential request for a subdivision that is in the County and  
95 accessed by roads in Hyde Park that is up for possible annexation, which he explained further.

96 Cordell also proposed not having another meeting until July 18<sup>th</sup> and explained further. He said  
97 the community element and the revised layout of the general plan went before the City Council for  
98 their review; and said he suggests having the public hearings for the associated resolutions at  
99 that Planning Commission meeting on July 18<sup>th</sup>, and then it will go to the City Council for final  
100 approval.

101

102

103 *Brett Robinson made a motion to adjourn the meeting. Nathan Hult seconded the motion. A vote*  
104 *was called and the motion passed unanimously.*

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107 The meeting adjourned at: 7:56 p.m.

108

109 Approved by Planning Commission: July 18, 2013

110

111 Transcribed by Marie Wilhelm

112

113 Recorded by

114

  
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Scott Bennett/City Recorder