

HYDE PARK PLANNING COMMISSION

MINUTES

January 8, 2014

*All minutes are draft until approved by the planning commission;
please check future minutes for the approval of these minutes.*

Members Present: Greg Paus, Chair (GP); Vicki Emerson (VE), Dan Young (DY) and Kevin Fitzgerald (KF)
Members Absent: None
Staff: Ron Rodjenski, Town Administrator (RR); Seth Jensen, LCPC
Guests: Melinda Scott, LCPC

GP opened the meeting at 7:04 p.m.

1. **Welcome and Public Comment** – No public comment received.
2. **Flood and Fluvial Overlays** – Melinda Scott reviewed new state recommendations and updated maps for possible incorporation into Unified Code which support the National flood Insurance Program and Fluvial Erosion Hazard Program. Flooding from erosion is not covered by the NFIP although most flooding occurs due to erosion. Melinda stated that fluvial maps allow for river channels to move and movement can occur outside the special flood hazard areas. Fluvial zones can be constrained by bedrock or wider where surrounding lands are flat. Melinda presented maps of the Gihon River and Centerville Brook showing their mapped fluvial erosion zones on an orthophoto map. The maps showed the structures in the FEH with no structures along the Centerville Brook and only four along the Gihon River. The four structures would be allowed to continue to exist but structural additions, for example, would have additional constraints and require conditional use review by the town's Development Review Board. Melinda stated that a fluvial geomorphic study determined the boundaries of the two FEH overlays, with computer software which looks at bedrock, elevations and river patterns. The Commission felt that it was timely to incorporate a prohibition on land development in the FEH because most the land is in the flood zone already and undeveloped. Melinda provide copies of informational flyers on the FEH and NFIP. Motion by KF to direct Seth Jensen to incorporate Model 4 – Regulating Land Use in Flood Hazard Areas into the new Unified Code. Seconded by VE. Voting: 4 in favor, 0 against, motion passed.
3. **MPG 13 – Unified Land Development Code** – Seth Jensen, LCPC. Seth reviewed the mobile home park requirements. Including a discussion of stormwater regulations and Green Infrastructure options for landowners and developers. The Commission discussed the possibility of McMahon Chevrolet moving to Hyde Park Village and because the use is not allowed in the SIR, what changes should be made to the regulations to allow this type of use or other uses at the edges of the Village Center. Seth stated that the gravel extraction and telecommunication tower sections were in good shape and the Commission advised that they should be incorporated into the Unified Code. The Commission agreed that dug ponds should become administrative permits with conditional use still required for ponds with embankment structures or dams. Slopes over 25% were identified as too costly and impractical for development and would be prohibited with land development on land between 10% and 25% requiring engineering plans to verify construction methods and erosion control methods. The Commission reviewed the procedures for DRB review, including site visits, concurrent review with site plan, subdivision, conditional use reviews at the same hearing, and providing that applicants pay for the town's technical review costs, if necessary.
4. **MPG 14 – Capital Assets Inventory with Town of Eden** – Jeff Carter, Chair of the Eden Planning Commission is scheduling a kick-off meeting in Eden in March and will confirm date & time with Ron.
5. **Adjourn** - The meeting adjourned at 9:02 p.m.
6. Respectfully submitted by Ron Rodjenski