



Hyde Park City, Utah **General Plan**

December 2022

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Executive Summary

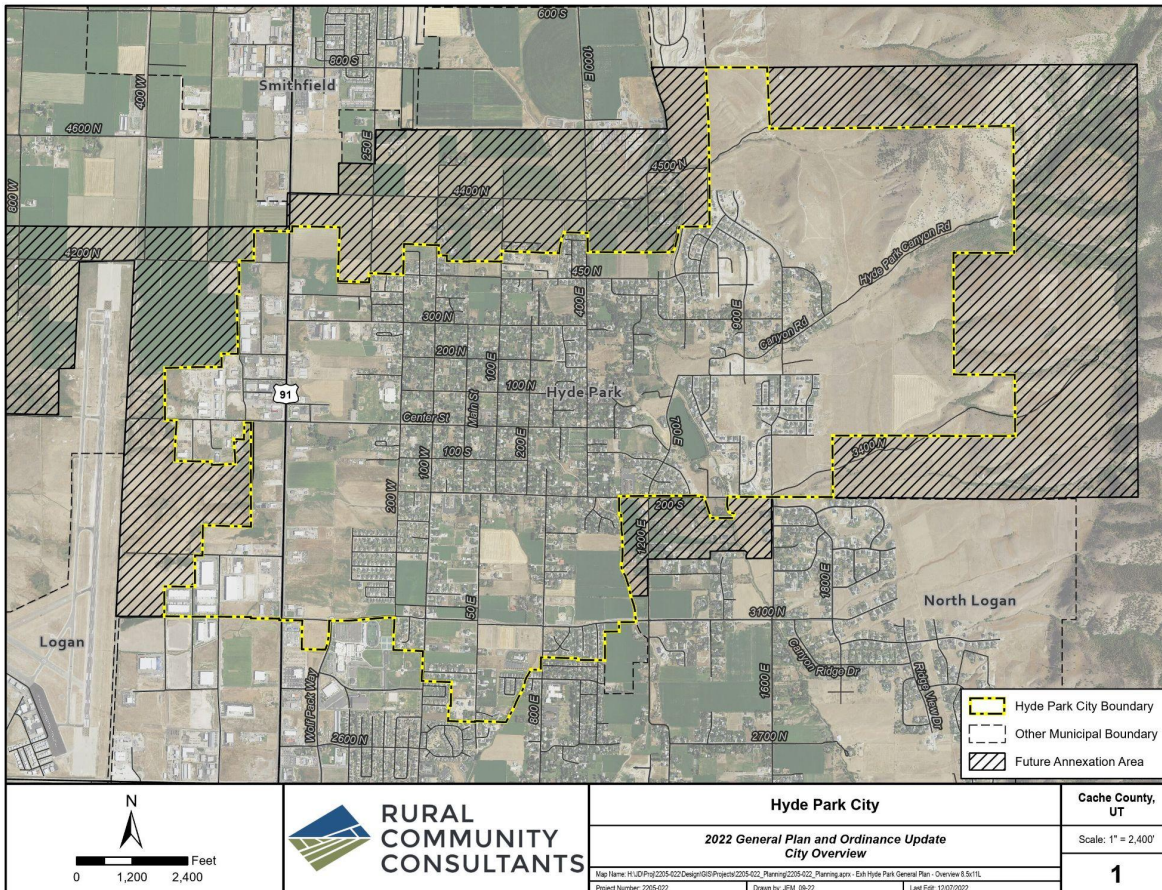
Development decisions are constantly evolving and greatly influence community appearance and identity. Within a community, personal decisions can have an impact on neighbors, a section of the City, or the City as a whole. Because of the effects of these decisions, either real or perceived, the city government has the role to balance the rights of individuals with those of the public good. Defining the public good is not always an easy task, and requires vision and foresight.

Community leaders recognize the fine balance associated with its standards and regulations, and there is typically an ongoing refining process. The intent of such standards is to build a community that will be attractive, retain property values, and be a great place to live today and in the years to come.

Residents and business owners are the ‘investors’ in a community. A community’s general plan is written with input by the community and is designed to represent the vision of the community in a way that helps give the community a reasonable sense of what they can expect with their investment. City leaders then design zoning and other land use regulations that are meant to implement that vision.

LAND USE	
Issue Drivers	Key Strategies
<ul style="list-style-type: none"> There is a strong desire from the residents to preserve their small-town feel. Current residents want to balance development regulation with limited interference. There is land bordering the City which is available for annexation. 	<ul style="list-style-type: none"> Capitalize on the historic demand for development in the area by updating local land use plans and codes. The City, through its general plan and ordinances, needs to establish clear development priorities - especially in strategic areas (near the highway, city limits, and along the foothills).
HOUSING	
Issue Drivers	Key Strategies
<ul style="list-style-type: none"> Median home values have increased steadily over the last decade, a pace that has drastically accelerated since 2020. Affordable housing (units with an average price that aligns with the area median income) is difficult to find within the city limits. 	<ul style="list-style-type: none"> Residents want to preserve and strengthen the City’s existing neighborhoods and respect the property rights and expectations of its current residents. There is a potential for mixed commercial/residential development along the highway corridor and for higher-density housing projects in other areas of the City.
LOCAL ECONOMY	
Issue Drivers	Key Strategies
<ul style="list-style-type: none"> There is a high household income level compared to neighboring cities. 	<ul style="list-style-type: none"> Hyde Park can stabilize its fiscal position by diversifying its land use pattern (particularly along the highway corridor and foothill areas).

<ul style="list-style-type: none"> The community has parcels and corridors that are currently not meeting their highest and best use, allowing for sales tax market leakage. 	
OPEN SPACE + RECREATION	
Issue Drivers	Key Strategies
<ul style="list-style-type: none"> Residents overwhelmingly regard the existing park and trail amenities as assets and want to expand recreational opportunities throughout the City. There is concern about the potential loss of open space as the city continues to develop, particularly up on the foothills. 	<ul style="list-style-type: none"> The population of the area is expected to continue to grow. This will create development pressure around areas that could be potential trail amenities. The City has a plan to preserve certain areas and corridors. The City works closely with all its stakeholders and landowners to quickly identify and finalize locations of future local and regional parks so the process may begin to acquire the necessary property.
TRANSPORTATION	
Issue Drivers	Key Strategies
<ul style="list-style-type: none"> Overall, the city’s transportation network seems to be functioning well, and the future planned corridors have community support. As with most towns, there is a strong demand for the completion of sidewalk networks and traffic calming. 	<ul style="list-style-type: none"> An important part of the transportation element of the city’s plan should include the ability to provide for the needs of the citizens that includes biking and walking options throughout the community. Review the City’s policy to require necessary transportation improvements, including adequate right-of-way dedications, and other transportation facility enhancements, concurrent with development approval.
INFRASTRUCTURE	
Issue Drivers	Key Strategies
<ul style="list-style-type: none"> As more development occurs within close proximity to already established areas in the City, operating efficiencies are expected to improve. The City currently depends on neighboring municipalities for some of their necessary services (public safety, sewer, etc). 	<ul style="list-style-type: none"> Infrastructure such as water lines, sewer lines, and roads should not be extended outside existing developed areas unless those areas are contiguous to existing infrastructure and are scheduled for development in the near future as part of the general plan. Infrastructure improvements will be required to support the needs of the City's growth while replacing existing facilities that have deteriorated due to age or that were poorly designed.



Map illustrating the general location and topography of Hyde Park City ([click here for original](#)).



1: Community Context + Character

This chapter provides a summary of the community's background, its opportunities and constraints, and a discussion of the community design and historic resources. Context and character issues include a discussion of the area's special landscape, commercial and employment districts, cluster developments, gateways and entrances, and other special places.

History of Hyde Park City

The first settlers of Hyde Park City traveled north in 1860 to lay down roots in the Cache valley. They named their town after a prominent leader among them: William Hyde. The settlers got to work, and their camp quickly grew into a thriving agricultural community. Shortly thereafter, the people of the town elected their first body of local governance and established a militia.

The area was surveyed in 1864, preparing the way for serious development. By 1866, the town had built a post office, a school, a church, and two major water canals. By 1874, Hyde Park had a population of 445 people. Hyde Park was officially incorporated on January 16, 1892, with Charles G. Hyde as president of the board of trustees.

In its early years, Hyde Park was a farming community focused on wheat, oats, potatoes, and corn. But the economy didn't take long to expand. C.C. Lee and Sons brought the dairy industry to the city by establishing a creamery in 1885 that became a major financial support to the community.

In 1909, poles and wires went up to furnish the town with electricity. Two years later, the city had clean water systems. Fire hydrants and updated agricultural works came next. In 1912, the first electric railroad cars passed through Hyde Park.

During World War 1, Hyde Park did more than its part by oversubscribing the Liberty Bond issues and furnishing its quota of men for the war draft. Other members of the community joined together to knit, prepare Christmas boxes for the soldiers serving, and supporting the Red Cross.

From 1928 to 1952, the city expanded its infrastructure by laying about a mile of cement sidewalks, building steel footbridges, grading and graveling the roads, updating the water mains, and beautifying the cemetery.



Community Context

The city continued to grow, and by 1999, Hyde Park had nearly 3,000 residents. It also had many church buildings, a middle school (Cedar Ridge), a sewer system, and a thriving business sector along Highway 91. The population grew to 3,833 by 2010 and 5,251 in 2020.



Historic context images of Hyde Park, Utah. (Courtesy of Utah State Historical Society)



Public Opinion

During the public engagement and outreach portions of this project, the community was vocal about their vital community character elements. While not all elements were unanimously agreed upon, they all demonstrated similar elements.

A survey was conducted among Hyde Park residents in November 2021 to gain their input on how they view their city and what they would like to see as the community grows. The 178 responses, along with the input from public meetings and comments on initial drafts, guided the vision behind this plan.

See Appendix B for the results of the survey. A sampling of the responses follows:

“What do you value in our current community?”



“What goals do you want Hyde Park to promote?”

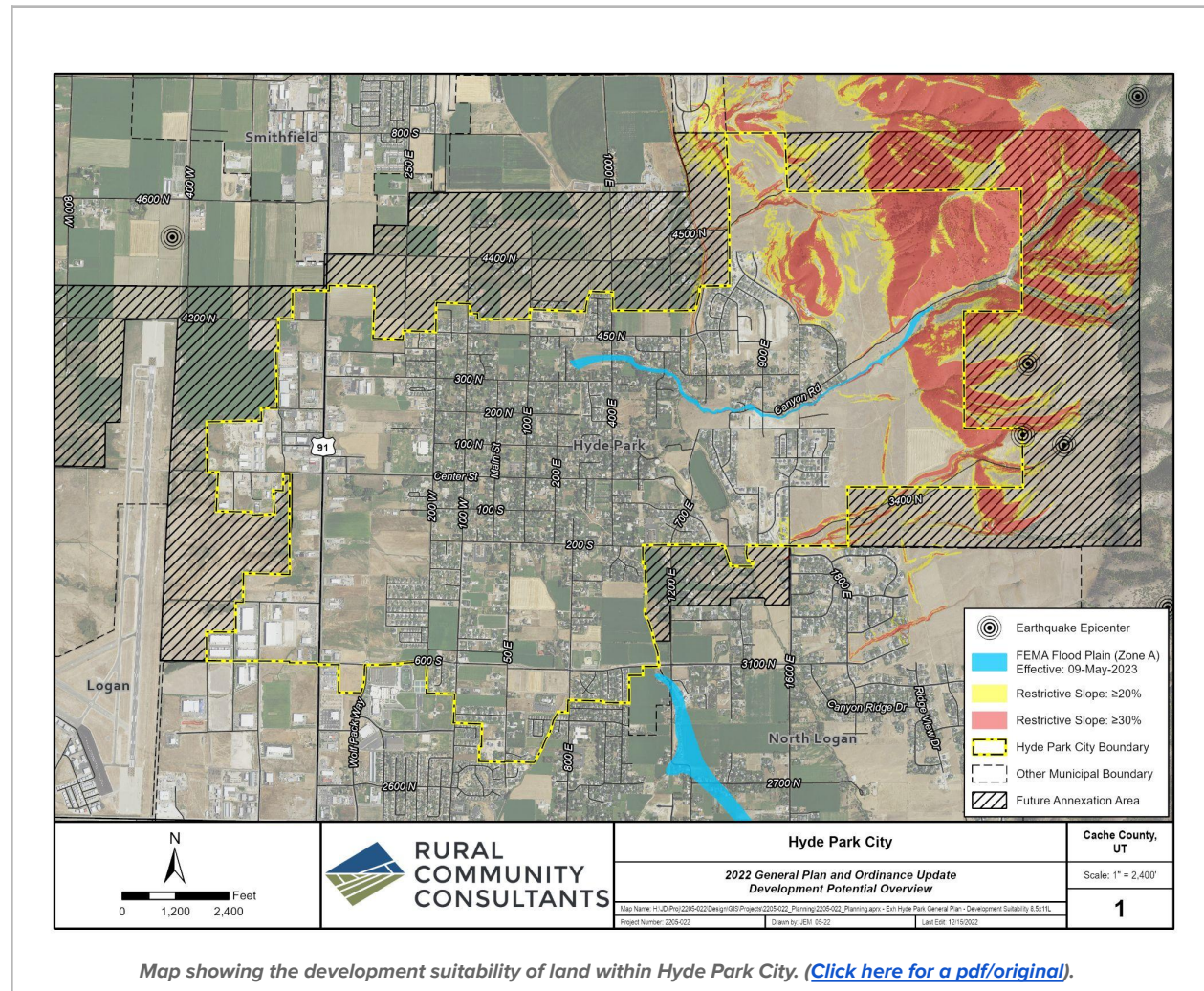


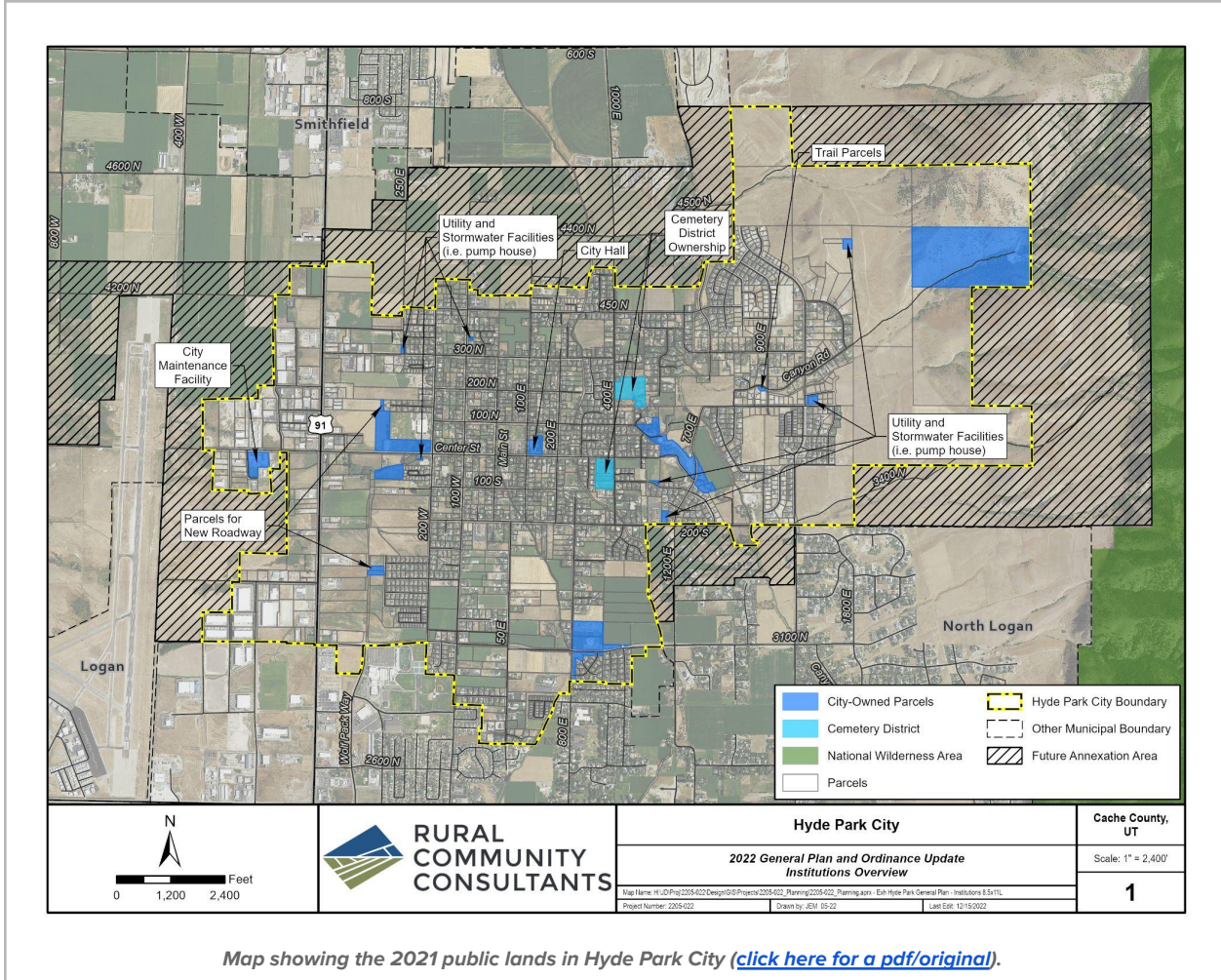


Land Capacity Analysis + Land Ownership

The health, safety, and welfare of citizens are the first priority of the City. Special consideration should be given to the built environment and infrastructure that are readily available within the municipality, specific areas with potentially problematic slopes, soils, or drainage (see graphic below). All proposed uses should be properly vetted and ensure that they meet future land use and density regulations.

To provide cost-effective services, the community has a strong interest to grow from the inside out as opposed to leapfrog development patterns that cause gaps in an infrastructure system.





Anticipated Changes

Many challenges facing the future of the community are similar to those faced in other growing rural communities, and others are unique to Hyde Park. These challenges include but are not limited to:

- Development pressure on unique areas (i.e. Wolf Pack Way corridor and foothill areas).
- The establishment and enforcement of land use regulations that are different than they have been historically.
- The tension between the state requirements and the public interest in making significant provisions for higher-density housing in the city.
- The lack of employment opportunities and economic diversity in the region that provide higher incomes to many people.

Guiding Principles

A series of methods to gauge public opinion was used to better understand where the community is today and where it needs to try to be in the future. Most public input can be summarized into the following goals:



Community Context

- Preserve the historic and “hometown” atmosphere of the City.
- Foster economic expansion, including business and job growth, affordable housing, and increased fiscal self-sustainability within the City.
- Beautify the community by caring for open spaces, funding important infrastructure projects, and providing more community amenities for enjoying the outdoors.

Ultimately, the vision and goals expressed by residents focus on making Hyde Park a vibrant, attractive, and inviting community.

Vision Statement

"Promote efforts to build commerce, adequate services, a safe environment, and a community where life, for all, may be enjoyed."

Community Conditions & Trends

The City of Hyde Park is a small and beautiful residential community with a long history of agriculture. Growth is anticipated for the City of Hyde Park, and this places a priority on ensuring that new development is carefully planned. The vitality of the community, quality of design, creation of great community gathering spaces, design and connectivity of streets and trails, and protection of open spaces will all be increasingly important to protect the quality of life of Hyde Park residents.

The City of Hyde Park seeks to promote a vital community with mixed-use, compact development in selected places, buildings orientated to streets, compatibility with adjacent uses, and protection of resource areas.



Community images that are typical of the growth occurring in the Hyde Park area.

Beautification

Community beautification issues focus on the visual appearance of the City (residential and municipal uses) as well as on preserving historic assets. Community design shapes, and is shaped by, other facets of planning (such as transportation, housing, and recreation). It is through this unique form-meets-function process that the City will be able to create, market, and retain its unique character and appearance.



Property owners—including public property—will be encouraged to keep their property clean and free of weeds and debris.

Well-planned community design improves both the visual and functional characteristics of the City. Good plans make the City more aesthetically pleasing while enhancing the flow of goods and people. The term “nuisances” refers to the conduct or use of land that interferes with another’s ability to enjoy and use their property. Nuisances can also potentially have a negative impact on area property values. Typical property nuisances in rural communities include things like light pollution, non-conforming land uses, and inappropriate use of right-of-way (ROW) property.

In the previous general plan, the focus points for preserving natural community character included:

1. Sensitive lands.
2. Animal management.
3. Community history.
4. Open space, street trees, and landscaping.

There are opportunities in Hyde Park for reinvestment in community design, specifically within the areas of community unification and integration. These include community signage, gateway, and entrance signage, and enforcing new land uses to comply with the intent of the general plan.

Goals: Character + Design

Goal 1.1. Identify the cultural and visual qualities and attributes that contribute to the unique character of Hyde Park and endeavor to retain and enhance these qualities.

Goal 1.2. Establish methods of way-finding within the City to identify unique districts that will develop over time and to guide tourists and visitors to their destinations.

Goal 1.3. Develop and actively promote a Hyde Park City brand identity.

Implementation Action Steps: Community Design

- **Short-Term Opportunities (1-5 years)**
 - a. As resources become available, the City should develop a tree planting and replacement program and policy for residential areas.
 - b. Develop a policy to support developments that incorporate shade trees, a landscaped buffer from traffic, ornamental plantings with year-round appeal, public art, site furniture, and pedestrian lighting in the highway corridor.
- **Long-Term Opportunities (+5 years)**
 - a. The City’s land use ordinances should be developed and reviewed periodically to make sure that standards for parking and landscaping are clearly stated and enforced.
 - b. Develop a policy that helps provide incentives to property owners to encourage the preservation of historic or unique architecture, vegetation or spaces within the community. Preservation should be accomplished through a program of incentives rather than rigid requirements or restrictions.
 - c. Conduct a design competition for ideas on the development of a welcoming, site-specific gateway.



2: Land Use

The Land Use Element generally provides for a balanced mix and type of land uses which will serve the needs of existing and future residents. It will assist in a plan to generate sufficient revenues to support essential city services, respect the city's natural environmental resources, and to complement and enhance the unique character of the city and quality of life of its residents.

Land Use Intent

The Land Use Element is designed to promote sound land-use decisions throughout Hyde Park. The pattern of land uses—their location, mix, and density are critical components of any planning area. The Land Use Element is organized to:

1. Plan enough land for residential, commercial, industrial, and civic uses;
2. Locate uses appropriately to enhance community character;
3. Preserve important natural resources; and
4. Enable the City to efficiently ensure adequate public services are provided for residents.

As part of the general plan update, the City organized a subcommittee of residents to focus on land use issues. This committee's priority issues included:

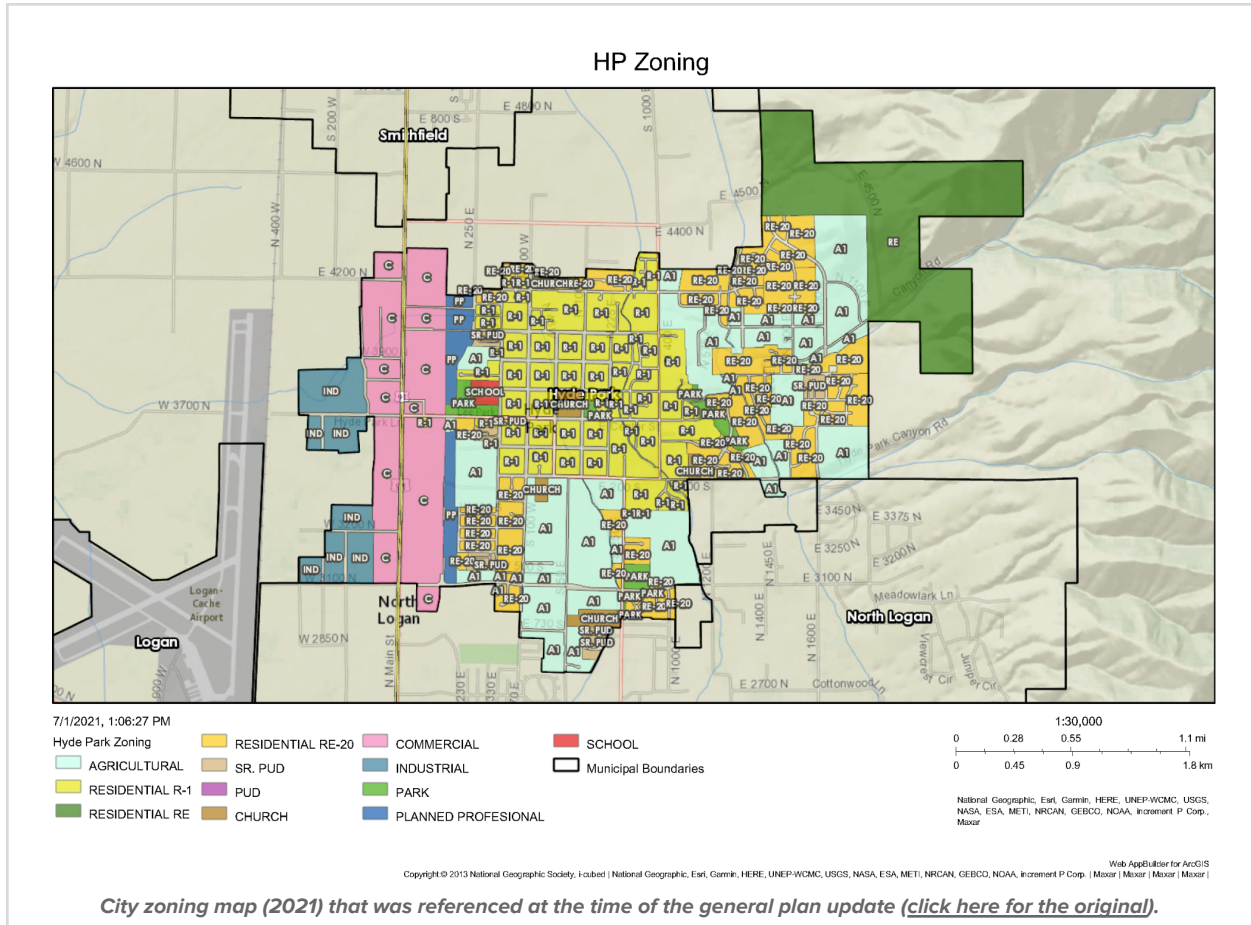
- Maintain a "hometown" feel;
- Keep a historical-looking area near the original entrance to the City (on Center Street);
- Allow higher densities (duplexes in R-1 zones, multiple housing densities in residential areas);
- Allow higher-density housing on the foothills, provided there is adequate preservation of green space;
- Reduce setback requirements for single-family housing;
- Expand CVTD (transit) routes, especially through the city center area;
- Create a "city center" with commercial on the ground level and apartments above (i.e. mixed-use);
- Encourage small commercial ("corner stores") throughout the City (to reduce longer trips); and
- Be fiscally responsible.



Previous Zoning Map

The previous zoning map governing Hyde Park (2021) retired two zones (one open space and one residential) in an effort to simplify ordinances. The industrial zone borders the west edge of the city near the airport. Commercial areas surround Highway 91 from the north border to the south border of the city. Planned Professional areas act as a buffer between commercial and residential properties, and the rest of the City up to the foothills is a blend of Agricultural and Residential zones, ending with a Residential Estate zone on the mountain.

The current map reflects small changes in zone boundaries and indicates surrounding areas of agriculture and protected land that may be annexed in the future.



Future Land Use Designations

Land use designations are intended to promote sound land-use decisions throughout the community. In the City, this is done through their zoning ordinance. The pattern of land uses—their location, mix, and density are critical components of any area.

The land uses described in the table below refer to the Future Land Use Map. They take into consideration private property rights, topography, the infrastructure/transportation system, and the local economy while addressing the community’s vision, values, and principles outlined in the remainder of this Plan.



1-Acre Lot Residential (R-1)

Areas in the community for low-density residential development, together with agricultural uses. These areas can serve as a buffer to protect residential uses from possible concerns with nearby agricultural activity (such as raising livestock). Large-scale developments of 1-acre lots will no longer be encouraged by the city.

- Preferred Design Elements -

- **Building Design:** Design projects to enhance the appearance of and contribute positively to the existing visual context of the neighborhood. The scale, massing, and height of new buildings should be considered in relation to adjoining buildings.
- **Roadways + Parking:** Roadway design should incorporate stormwater considerations and adequate sight distances. Beyond basic residential driveways, pervious paving is encouraged for parking areas to preserve stormwater infiltration.
- **Landscaping:** Require buffering, screening, and landscaping between major roadways and neighborhood areas.



Example: detached units with 1ac lots.





Large Lot Residential (R-2)

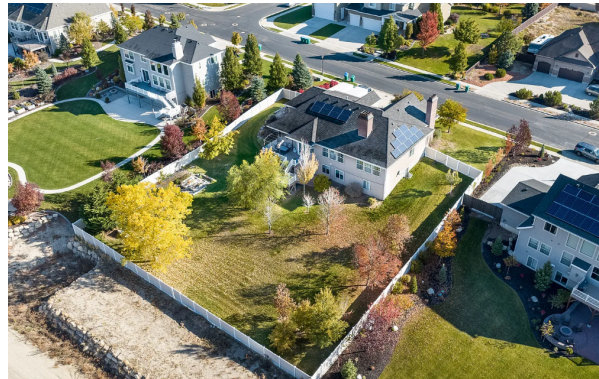
These areas aim to create a semi-agricultural environment by combining residential development with open space and (optionally) animals. The Large Lot Residential properties have a minimum lot size of two lots per acre.



Example: detached units with 0.5ac lots.

- Preferred Design Elements -

- **Building Design:** Design projects to enhance the appearance of and contribute positively to the existing visual context of the neighborhood. The scale, massing, and height of new buildings should be considered in relation to adjoining buildings.
- **Roadways:** Street networks should facilitate connectivity with adjacent properties through roadways and trail systems. Pedestrian amenities are encouraged.
- **Landscaping:** Require buffering, screening, and landscaping between major roadways and neighborhood areas.
- **In-Fill Development:** Disbursed infill developments of attached dwellings on a single residential lot may occur, subject to zoning and gross density restrictions.





Historic Residential (HR)

This land use designation allows moderately-sized lots where single-family detached homes are the dominant land use. Areas with this designation are expected to experience redevelopment and infill activity. As they do, the City will support efforts to preserve the historical patterns as well as individual property rights.



Example: detached units with lots that vary in size, though many lots are eventually subdivided to a quarter acre.

- Preferred Design Elements -

- **Building Design:** Design projects to enhance the appearance of and contribute positively to the existing visual context of the neighborhood. The scale, massing, and height of new buildings should be considered in relation to adjoining buildings.
- **Roadways:** Narrower street widths on local roads and especially in cluster developments. Connections between developments to facilitate pedestrian and vehicular circulation are encouraged.
- **Parking:** Provide on-street parking in front of residences to minimize the size of on-site parking requirements.
- **In-Fill Development:** Disbursed infill developments of attached dwellings on a single residential lot may occur, subject to zoning and gross density restrictions.





Standard Residential (R-4)

This land use designation allows moderately-sized lots (approx 10,000 square feet) where single-family detached homes are the dominant land use. The city should consider making this the new standard for large-scale development.



Example: detached units with 10,000 sq.ft. lots
approx 4 dwelling units per acre

- Preferred Design Elements -

- **Building Design:** Design projects to enhance the appearance of and contribute positively to the existing visual context of the neighborhood. The scale, massing, and height of new buildings should be considered in relation to adjoining buildings.
- **Roadways:** Narrower street widths on local roads and especially in cluster developments. Connections between developments to facilitate pedestrian and vehicular circulation are encouraged.
- **Parking:** Provide on-street parking in front of residences to minimize the size of on-site parking requirements.
- **Landscaping:** Require buffering, screening, and landscaping between major roadways and residential neighborhood areas.





Medium-Density Residential (R-5)

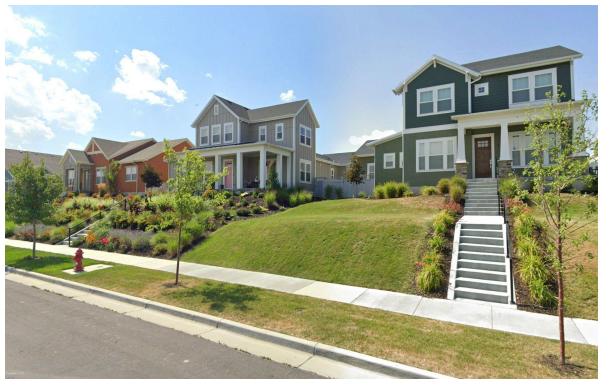
Medium-density residential neighborhood development consists of a mix of detached single-family homes, duplexes, and townhomes with supporting community uses such as churches, and parks. Options for future zoning could include smaller lots for single-family homes, and mixed-use opportunities.



Example: detached units with 8,500 sq.ft. lots
5.2 dwelling units per acre

- Preferred Design Elements -

- **Building Placement:** Residential buildings should be located closer to the street and incorporate front porches and/or balconies to create vibrant neighborhoods by connecting residents to sidewalk activities.
- **Roadways:** Street networks should facilitate connectivity with adjacent properties through roadways and trail systems. Pedestrian amenities are encouraged.
- **Parking:** Provide on-street parking in front of medium-density residences to minimize the size of on-site parking requirements. Locate garages or carports behind residences whenever possible to minimize their visual impact.
- **Landscaping:** Require buffering, screening, and landscaping between major roadways and neighborhood areas.





Planned Unit Development (PUD)

PUDs are designed to be self-contained developments, often with a mixture of land uses and densities, in which subdivision and zoning controls are applied to the project as a whole rather than to individual lots. Residential neighborhoods intended specifically for senior citizens are encouraged.



Example: large PUD with a mix of different housing types (density varies)

- Preferred Design Elements -

- **Building Placement:** Buildings oriented towards streets and designed to include architectural elements (e.g., large windows, awnings, signage) that enhance pedestrian-oriented streetscapes. Varied building footprints and architectural elevations are encouraged.
- **Roadways + Parking:** In addition to on-street parking, parking lots should be located to the side and/or rear of buildings, and parking structures should incorporate pedestrian-level uses (e.g., retail, recreational amenities) whenever possible.
- **Landscaping:** Require buffering, screening, and landscaping between major roadways and neighborhood areas.





Commercial (C)

The purpose of the commercial areas is to provide appropriate locations where a combination of sales tax producing business, commercial, entertainment, services, and related activities may be established, maintained, and protected. Not intended for significant residential use or warehouses.



Example: commercial district with a variety of parcel and building sizes

- Preferred Design Elements -

- **Building Design:** Desirable characteristics include clean storefronts, limited signage, compatible scale/building design, and landscaping that improves the neighborhood character, rather than standardized corporate model buildings and logos.
- **Roadways:** The location of this designation should be close to major arterial streets to provide convenient access for major traffic volumes without hazards and without traversing through residential areas.
- **Transition:** When commercial uses are adjacent to residential areas, special care should be taken to ensure privacy and to protect personal property with things such as increased setbacks, landscaping, diversion of traffic, controlled noise or light, or height limitations.





Industrial (I)

This category includes areas that allow for a compatible mixture of light industrial and heavy commercial uses, including warehouses, which do not require intensive land coverage and do not generate large volumes of traffic with obnoxious sounds, glare, dust or odors.



Example: industrial district with a variety of parcel and building sizes

- Preferred Design Elements -

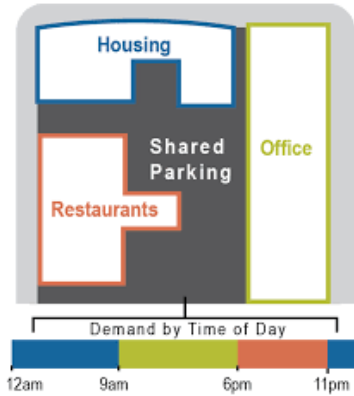
- **Building Placement:** While industrial buildings vary significantly in size, their design can improve integration into the larger community. Visible, distinctive entrances for customers, employees, and deliveries enhance their appearance and function.
- **Access + Circulation:** Road access should be as clear and direct as possible. Circulation design should accommodate current and anticipated traffic flow without over-building and be adaptable to the fluctuation of traffic loads resulting from changes in building uses.
- **Landscaping:** Functional landscaping elements include: street edge, site entries, building entries, service areas, and stormwater management areas (e.g., detention ponds).





Mixed-Use Development (MXD)

This land use designation allows the integration of medium-density residential and small business uses at ground floor levels. The intent is to increase population density to support neighborhood business uses, provide more housing units, and expand the use of common public facilities such as libraries and schools.



Example: diagram of “horizontal” mixed-use

- Preferred Design Elements -

- **Building Placement:** Residential buildings should be located close to the street in order to create vibrant neighborhoods by designing sidewalks to connect different activities.
- **Land Use Mixing:** Uses may include a combination of multi-family residential dwellings and office uses within a single structure. Live/work units are also encouraged.
- **Roadways + Parking:** Shared parking and shared access should be explored in these neighborhoods. In addition to on-street parking, parking lots should be located to the side and/or rear of buildings where possible.
- **Landscaping:** Incorporate usable open spaces along roadways to encourage street activity as well as provide a buffer for the residences.





Mountain Recreation Community (MRC)

Residential development that is located on the foothills and base of the mountains within the City. The purpose of the MRC is cluster development, minimize water needs, preserve open space and provide an opportunity to work with landowners through large-scale development agreements), and develop outdoor recreational opportunities.



Example: subdivisions are designed to minimize the disruption of the existing topography, etc.

- Preferred Design Elements -

- **Building Placement:** Approved density is subject to availability of water, adequate infrastructure, transportation system capacity, and safe environmental conditions. The final density is to be determined by a development agreement.
- **Land Uses:** Typical land uses include conservation, recreation, residential, and possibly neighborhood commercial.
- **Roadways + Recreation Amenities:** Roadways should be carefully designed to minimize the impact on existing topography. Street networks should facilitate connectivity between adjacent neighborhoods and should incorporate public access to open space amenities through trailhead parking, etc.



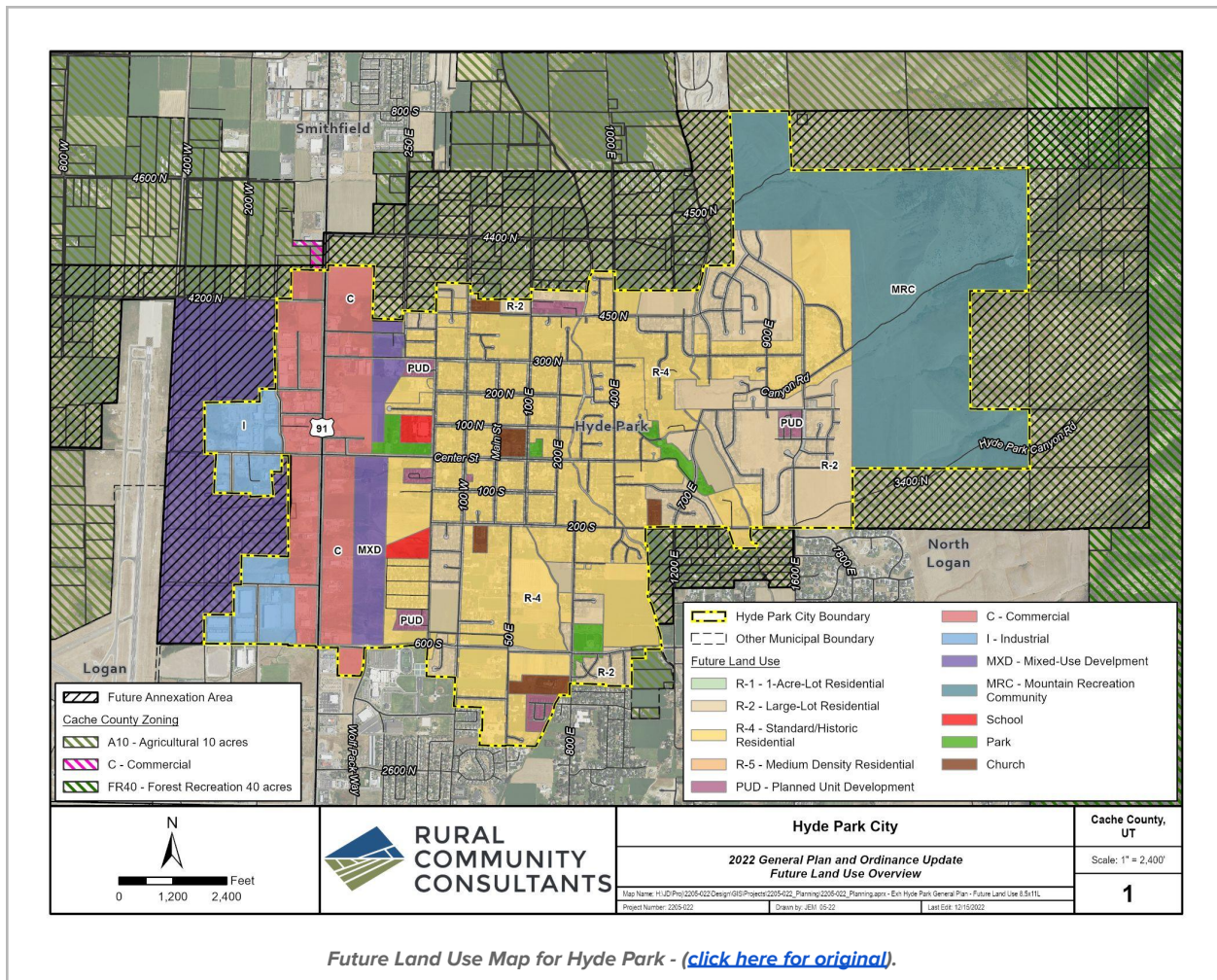


Future Land Use Map

The General Plan’s Future Land Use Map illustrates the community’s preferences for the future distribution of the land uses within the City. The land use designation for a property, as shown on the map, is to be the primary consideration in determining whether the zoning of that property is in compliance with the master plan. The map lays the foundation for making changes to zoning in the future, but it is NOT zoning or the zoning map.

A degree of flexibility in how specific lands may be zoned is provided in the design of the Land Use Map. Rezone requests that exceed the flexibility provided in the map, as described below, are not to be approved without first amending the General Plan Land Use Map.

The Land Use Map is to be interpreted such that each parcel that is colored to represent a specific land use designation may be zoned in a manner that implements the category of land use indicated.



Future Land Use Map for Hyde Park - [\(click here for original\)](#).



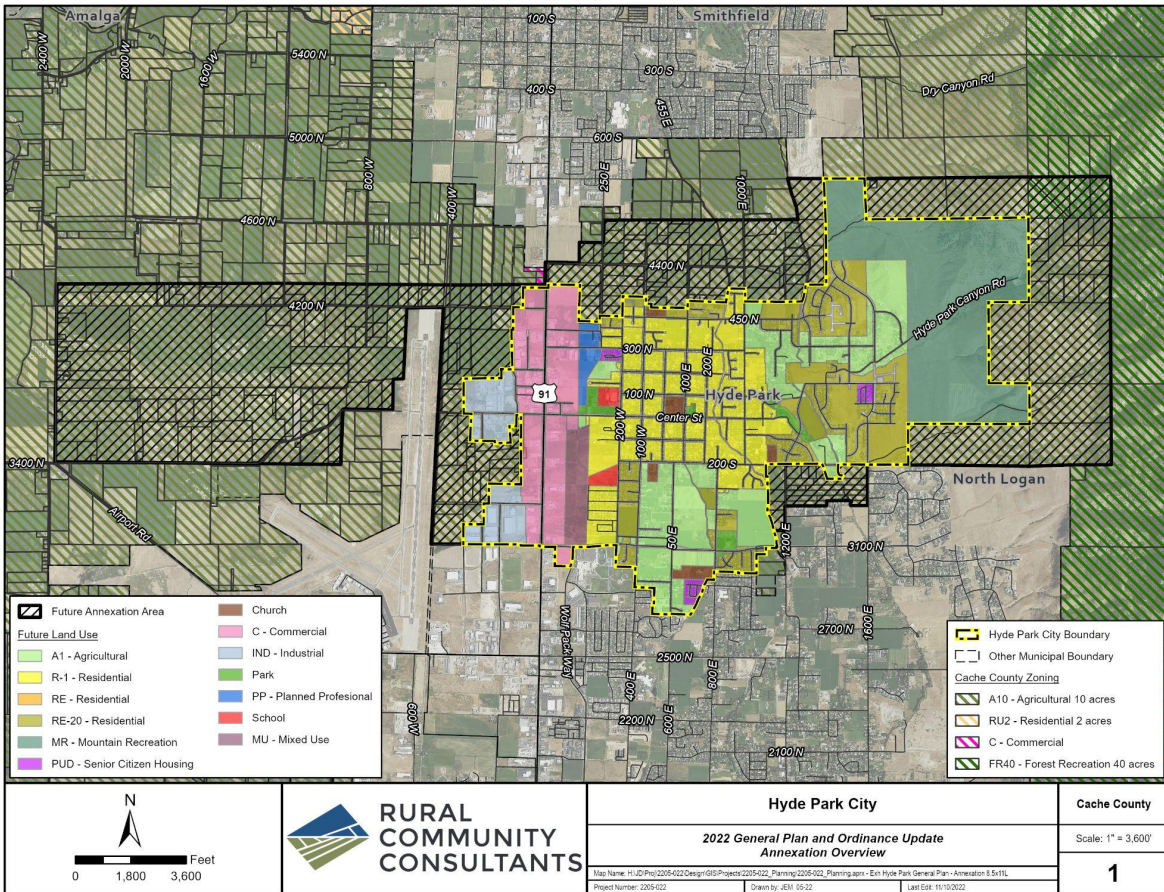
Annexation

Annexation is the process through which properties outside the City's boundaries are incorporated as part of the City. This process includes an application by property owners to the City and a public meeting process where stakeholders can discuss the issue.

Petitions for property to be annexed into the City are initiated by property owners and are often started with the intent of receiving services.

Annexation petitions to the City should meet the following criteria before being considered by the City Council.

- Meet the criteria outlined in [Utah State Code 10-2-4](#).
- The land to be annexed must be located within the Hyde Park future land use map, avoiding the creation of an island or peninsula.
- Meets the character of the community related to residential, commercial, industrial, or civic land uses of the community.
- The City favors annexation that, when applicable, provides the necessary water shares and the ability to connect infrastructure to meet the requirements of the City for development.
- Consider future needs of the community related to residential and economic growth.
- Carefully consider each annexation petition on its own merits to ensure that each change is a fiscally-positive one.



Future Annexation Area Map for Hyde Park - [\(click here for original\)](#).

Special Protection Areas

State statute requires that general plans “identify and consider each agriculture protection area” (Utah Code §10-9a-403(2)(c)). The statute also requires the plan to recognize industrial and/or critical infrastructure materials protection areas. These protected areas are a section of land that has a protected, vested use of agriculture, mining, or industrial nature for a period of 20 years. Under state statute, a community legislative body acts as an advisory board that reviews requests from private property owners that want to establish a protected area. A final decision is then made by the legislative body, and it is registered with the Utah Division of Agriculture and Food (UDAF) is notified. During the 20-year period, the land and use are protected from rezoning, eminent domain, nuisance claims, and state development.

At the time of the development of this plan, Hyde Park City is not aware of any parcels that have been designated with special protections for agriculture or “critical minerals” within or adjacent to the City boundary.

Special Development Areas

Some areas of Hyde Park City have special development considerations. Each area will be regulated by zoning and other ordinances, but the vision of these areas is summarized below:



Wolf Pack Way Corridor

Wolf Pack Way will be an important part of Hyde Park’s future residential and economic development. The land surrounding the corridor is primarily zoned for different types of commercial development. Hyde Park City will develop ordinances to allow for mixed-use development in this area. The mix should include commercial, office, and multi-family housing opportunities. In exploring such opportunities, the ideas and expectations of existing residents will be taken into account into establishing a gradient of residential to commercial development from east to west.



Commercial
retail, services, etc



Mixed-Use / Multi-Family
mix: small lots, duplex, townhome



Single Family Residential
detached housing, accessory units

Concept drawing of the new Wolf Pack Way corridor. The preferred concept is to introduce higher-density commercial and residential development in a way that provides a transition to the existing single-family neighborhoods.

Mountain Recreation Community (Foothills area)

The recent installation of the water tank in the foothills area and the implementation of the 700 E. collector road will significantly expand the development potential of the open land on the east of the City. A “Mountain Recreation Community's” future land uses include trails, trailheads, clustered development, and preserved open spaces.

The purpose of the Mountain Recreation Community would be to offer a recreation-oriented development with trail and open space amenities for both the residents of the development and residents of Hyde Park City. The clustered development could include a mountain neighborhood center and multiple clustered neighborhoods. The mountain neighborhood center could include limited neighborhood-scale commercial businesses, development amenities, and mostly attached housing, with limited detached housing. The



cluster neighborhoods will include single-family detached housing and limited single-family attached. The mountain neighborhood center should be the center of outdoor amenities and trailheads that connect to public lands.

Most of the Mountain Recreation Community area is in private ownership, but through development agreements, a Mountain Recreation Zoning future development would offer public outdoor recreation to Hyde Park City residents. The development should be appropriate to the natural conditions by minimizing water use through water-wise landscaping, the use of native plant materials, and water-efficient fixtures within buildings. Natural hazards such as erosion, hillside sluffs, and wildfires could be mitigated by clustering homes on slopes less than 30% and using “firewise” design principles.

Ultimately, this situation lends itself to a scenario where deliberate, strategic, and market-based development can occur through a comprehensive development agreement rather than through generic zoning.

Mountain Residential
mix of residential and recreation

Mountain Neighborhood Center
uses include attached single family, mixed-use, limited commercial, neighborhood services, and recreational community amenities

Public Open Space
trails, etc (including new public trails)

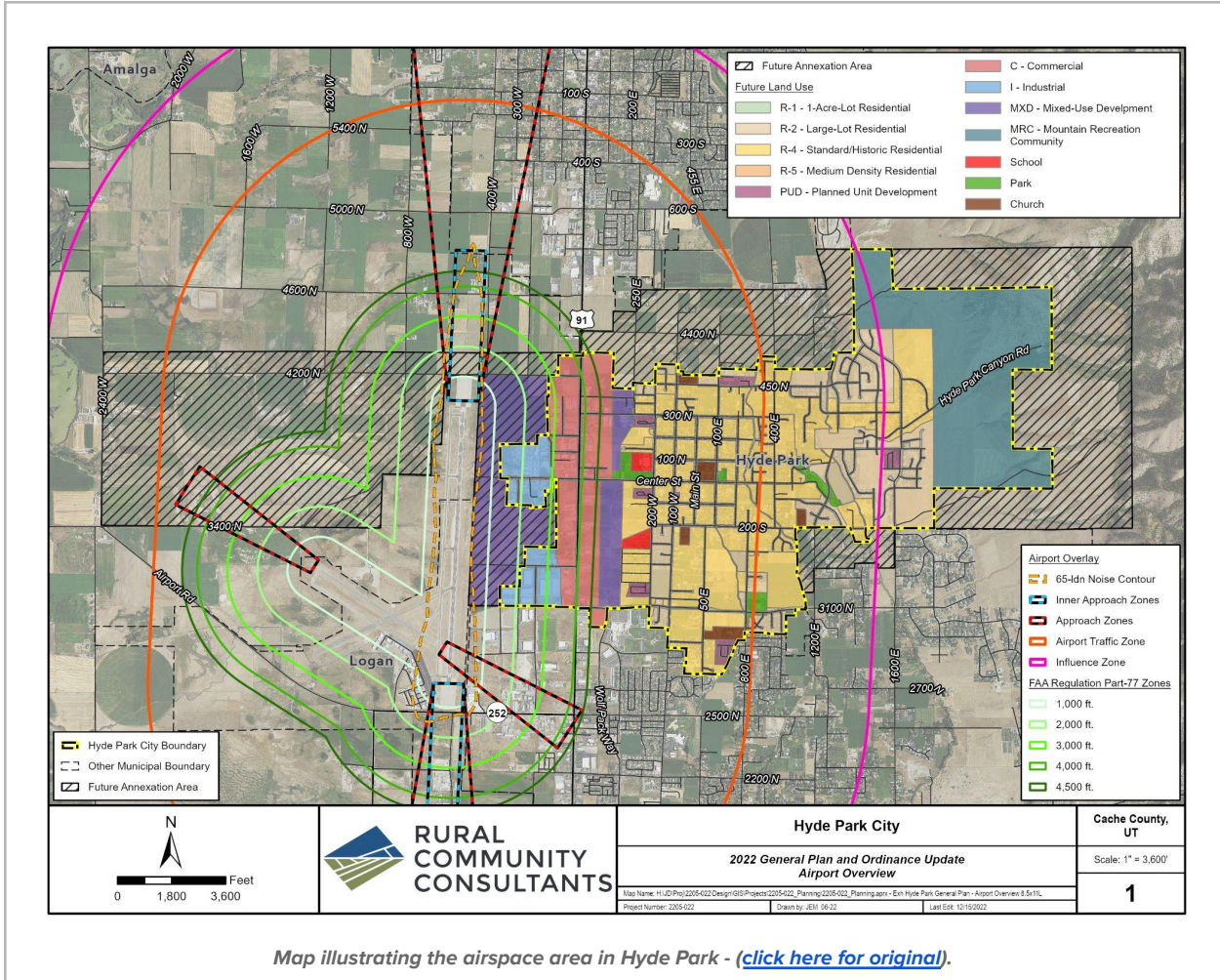
Concept drawing of the foothill area. (The heavy dashed line represents a new roadway and the green lines symbolize new public trails that could be envisioned under a development agreement).

Airspace Restrictions

Due to its proximity to the Logan-Cache Airport, various locations in Hyde Park are subject to additional land use restrictions, the purpose of which is to guide compatible land development in areas subject to aircraft noise and accident potential as a result of aircraft overflight operations. The three basic types of constraints on the use of these areas are as follows:



1. Height limitations in areas identified by the Federal Aviation Administration (FAA). Although the FAA sets airspace height restrictions, the FAA does not have the authority to control airspace heights. Therefore, in order to protect the health, safety, and welfare of populations around its airfields, Hyde Park should enforce the height restriction guidelines established by the FAA.
2. Noise produced by aircraft operations. The number of acres in the noise zones (specified in the map below) is subject to change based on airport operations. This possibility should be fully considered by Hyde Park before making land-use decisions. Zoning and land use regulations should not be based on noise zones alone because the noise levels fluctuate depending on current aircraft operations. Hyde Park should explore the idea of creating zoning ordinances that are determined by natural boundaries instead of a particular noise zone.



Goals: Land Use

Goal 2.1. Establish orderly, planned growth and development that enhances the City’s distinctive environment and small-town character, and provides consistent services and infrastructure:

1. Plan for neighborhood accessibility.
2. Support high standards for community improvements.
3. Promote voluntary property maintenance activities through a “community pride” program.



4. Enforce local ordinances and development standards.
5. Express preference for neighborhoods with a mix of housing types and sizes.
6. Include the pathway system as an integral part of all land use development.
7. Encourage developer contributions to public amenities.
8. To the maximum extent possible, require new growth to pay its own way, bearing the cost of extending all required roads and utility services.
9. Encourage new or expanded local businesses to serve more of residents' shopping needs.
10. Allow mixed uses in the community core area through ordinance flexibility.
11. Maintain the character of the community by updating the city land use code to ensure a rural feel by preserving open space, and animal rights.
12. Encourage new development to continue to follow the historic grid pattern. Where this is not practical because of topography, streets should connect so that traffic can drive through rather than utilizing cul-de-sacs.
13. Explore the establishment of design standards that support the maintenance of the community character for any higher-density housing projects.

Implementation Action Steps: Land Use

- **Short-Term Opportunities (1-5 years)**
 - a. Update existing zoning ordinance and zoning map. Update these documents where necessary to meet the goals of the General Plan.
 - b. Coordinate with the County and surrounding communities for land use, transportation, housing, agriculture, environmental, and recreational issues.
 - c. Increase citizen involvement in the City's decision-making processes by including both appointees and non-appointed resident volunteers on committees.
 - d. Begin budgeting for an initiative to conduct an update to the land use codes in the next five years.
 - e. Develop a policy intended to require developers of projects to design improvements to be compatible with the severe weather conditions that exist and to incorporate natural vegetation that is capable of surviving in the local environment into the landscaping plans.
- **Long-Term Opportunities (+5 years)**
 - a. Continue to provide ongoing training for staff, planning commissioners, and City Council members in an effort to ensure an ever-increasing level of understanding of the factors involved in land development, to use in implementing quality development standards for the community.
 - b. Refine the local code so that it increases density in areas with adequate infrastructure, offering more clustered housing alternatives for lower-income families with convenient access to necessary amenities.



3: Transportation

The intent of the transportation chapter of the General Plan is to address all modes of transportation using the public rights-of-way in the City and surrounding vicinity. This includes motor vehicles, pedestrians, and bicyclists. Transportation issues are closely connected to other elements of the General Plan because the land near transportation corridors typically has a higher development potential than those that will need access investments.

Existing Conditions

It is essential to analyze and recommend roadway improvements based on an understanding of the historical land-use patterns within Hyde Park City. Land use develops along transportation corridors and typically shapes and follows the future land use plans identified by the City.

HWY-91 has been identified by UDOT as an arterial road (meaning it is meant to take higher amounts of traffic and other uses). Truck traffic along the highway seems to be diminishing slowly over time.



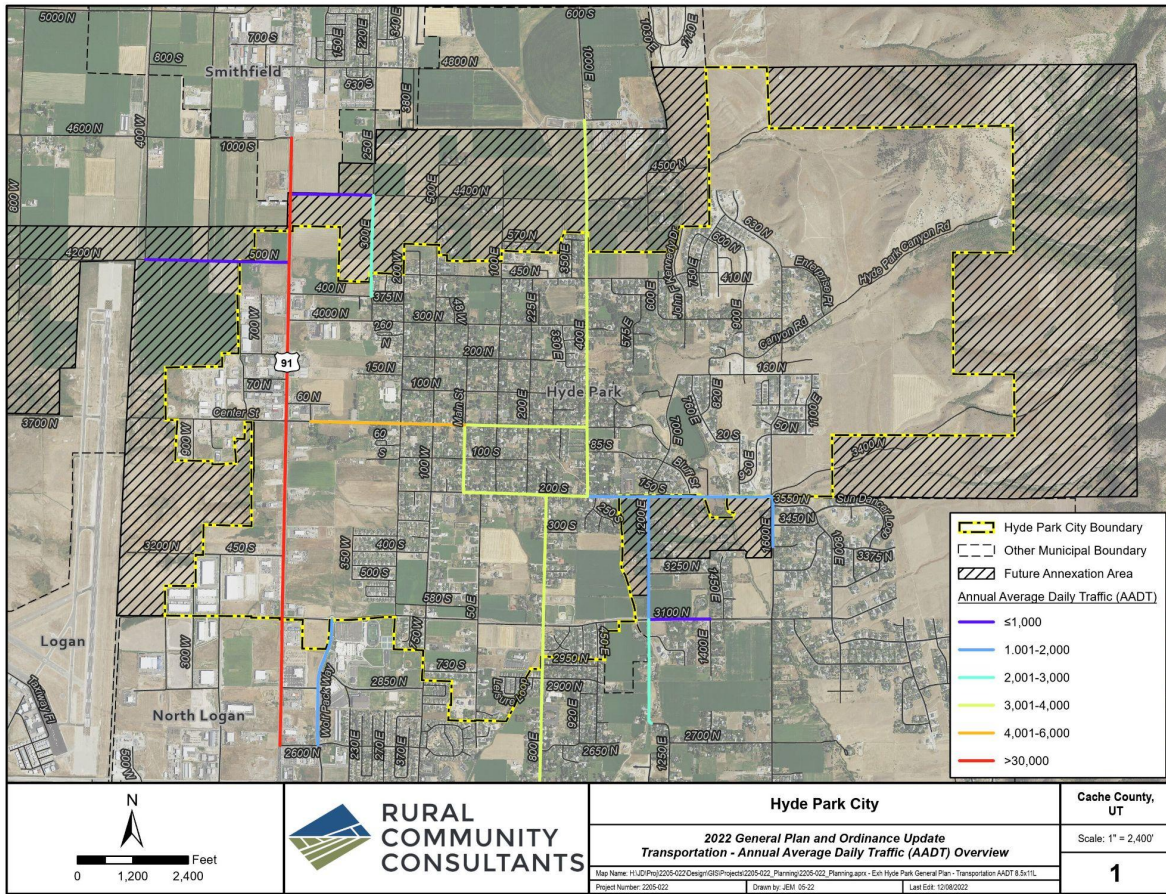


Images showing typical roadways and transportation facilities in Hyde Park.

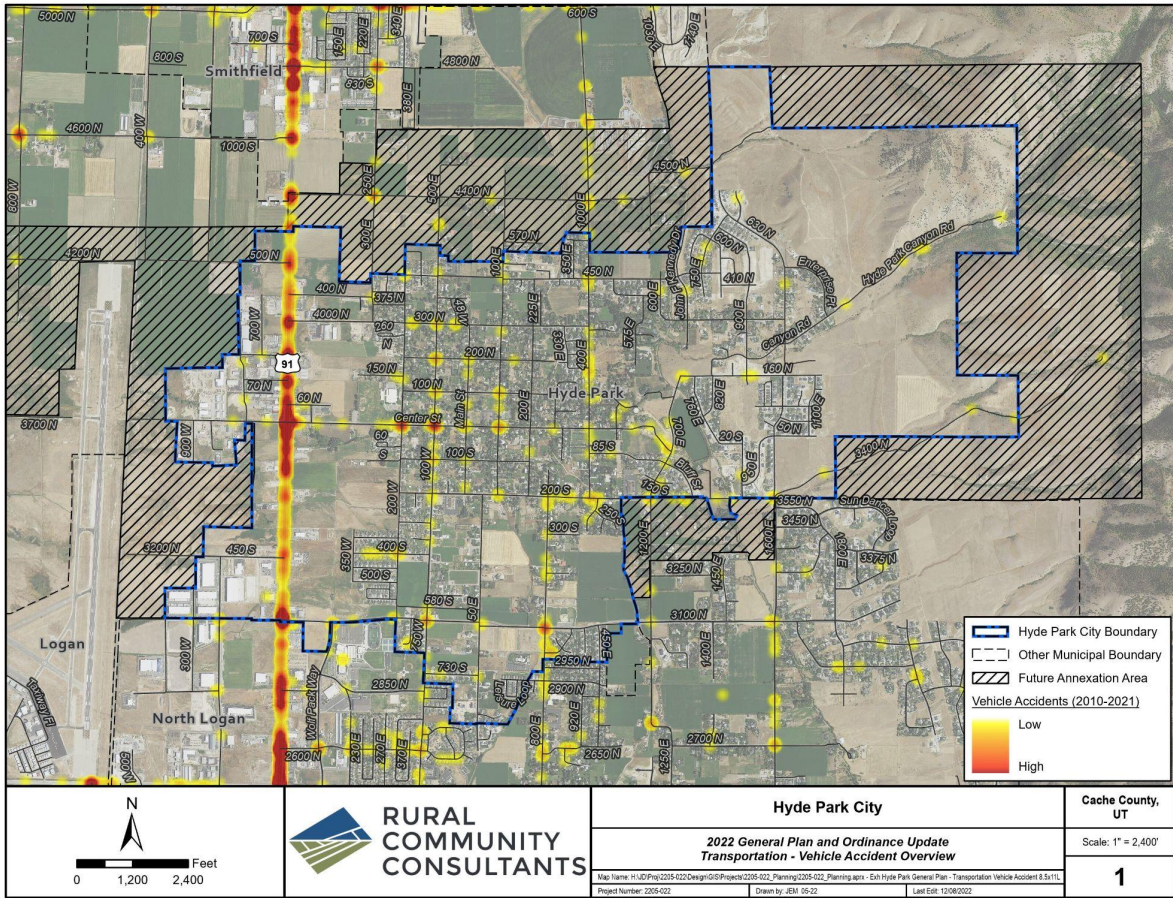
Future Growth + Map

The goals and policies relative to the local transportation system are based on core assumptions about the next five years, including:

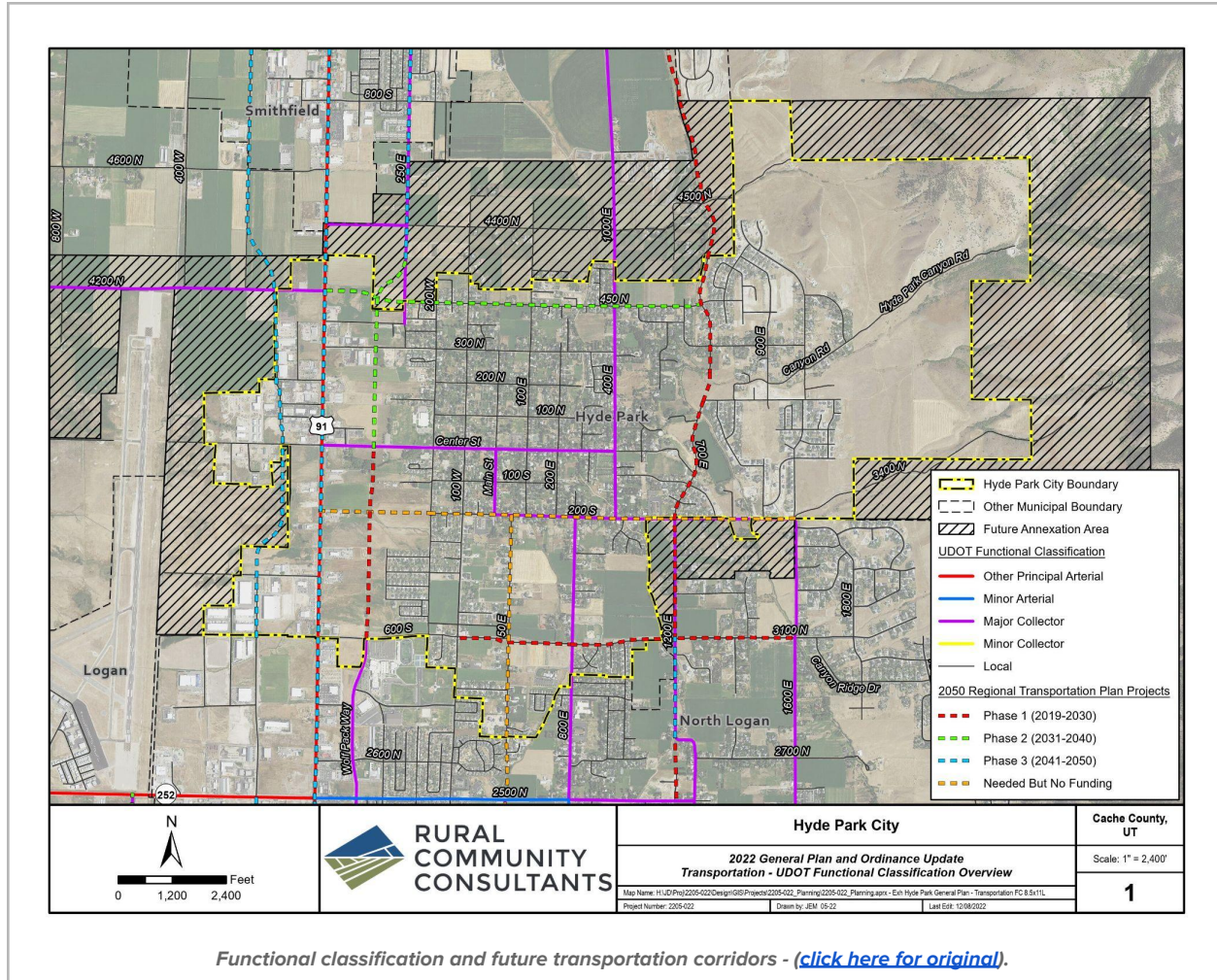
- As new growth occurs, the need to update transportation methods will become necessary to avoid additional traffic.
- When grants and other forms of transportation funding become available, Hyde Park should consider applying to maintain and construct roads within the City boundaries.
- The City should expect ongoing demand from transportation planning organizations to widen regionally-important roads and intersections, and ongoing demand from residents to reduce road widths for local roads.
- Connectivity between cities and connectivity between subdivisions needs to be maintained. If a cul-de-sac is necessary in a development it will be expected to accommodate pedestrian connections.



Map of Hyde Park's average annual daily trip counts - ([click here for original](#)).



Graphic illustrating the frequency of vehicle accidents in Hyde Park - ([click here for original](#)).



Goals: Transportation

- **Goal 3.1.** Provide and maintain a transportation system that promotes the orderly and safe transport of people, goods, and services while preserving the residential character of the City.
- **Goal 3.2.** Adopt a transportation project priority list to ensure the early acquisition of the right-of-way. Use the priority list in coordinating with elected officials and County, State, or Federal agencies.

Implementation Action Steps: Transportation

- **Short-Term Opportunities (1-5 years)**
 - a. Enact a policy to require all new development to follow the transportation element of the general plan while allowing some flexibility in the final design.
 - b. Address on-street parking standards throughout the city (in new development and established neighborhoods). Update the policy to require on-site parking sufficient to meet the anticipated parking demand of existing and proposed development.



Transportation

- c. Update the City's policy to require necessary transportation improvements, including adequate right-of-way dedications, and other transportation facility enhancements, concurrent with development approval.
 - d. Pursue grants and other funding opportunities to improve sidewalks, particularly those that would complete the network. Look closely at the UDOT Safe Routes to Schools program for funding support.
 - e. Work with the Cache Metropolitan Planning Organizations (CMPO) and the Cache County Council of Governments (COG) to prioritize future road projects for major corridors, collector and arterials.
- **Long-Term Opportunities (+5 years)**
 - a. Make regular updates and steady investments in the recommended capital improvement project list.
 - b. Continue to maintain close relationships and cooperation with organizations that have transportation implementation/planning responsibilities, such as UDOT and the County in order to stay informed of planned future transportation developments and communicate the needs of the community.
 - c. Establish a policy of regularly reviewing transportation impact fees (i.e. 5yrs).
 - d. Maintain the transportation master plan and prioritize more east-west corridors.



4: Housing

High-quality and affordable housing is at the foundation of the quality of life of every community. The condition of neighborhoods has direct and indirect links to all aspects of the community, especially economic development. This chapter is meant to serve as a guide for the elements of the housing market that community leaders can influence in their area.

Existing Conditions

Quality housing at an affordable cost is the foundation of a strong and vibrant neighborhood. The condition and character of houses and public spaces reflect and contribute to local identity, pride in the community, and the long-term viability of the City as a whole. The availability of good and affordable housing for people of various family styles, ages, family sizes, professions, health, and incomes contributes to Hyde Park’s vibrancy and economic success.

Assessing a community’s housing stock in a master plan ensures that future housing needs are addressed before the issues of supply, cost, and quality become problematic. Members of the community share the goals of high-quality and accessible housing. Members of the community also strongly support accessory dwelling units. At the same time, many residents want to avoid losing the “hometown” feel of the city by building too many multi-family housing units. This can be achieved by allowing diverse housing styles that blend aesthetically with neighboring structures and land uses.

The City’s previous housing plan (*General Plan: Moderate Income Housing, 2016*), in addition to providing inventory and market diagnostics, stressed the need for moderate-income housing options and residential zones dedicated to senior citizens. The materials and strategies set forth in that document have been updated and expanded upon in this edition.

One of the challenges of encouraging moderate-income housing in the City is that the “MAGI” (modified adjusted gross income) is higher in Hyde Park City than in neighboring areas. This disqualifies a city from some opportunities for funding support programs. (In 2020, Hyde Park was \$65,800. By contrast, the calculation for Logan was only \$32,600 and the statewide average was \$46,500).

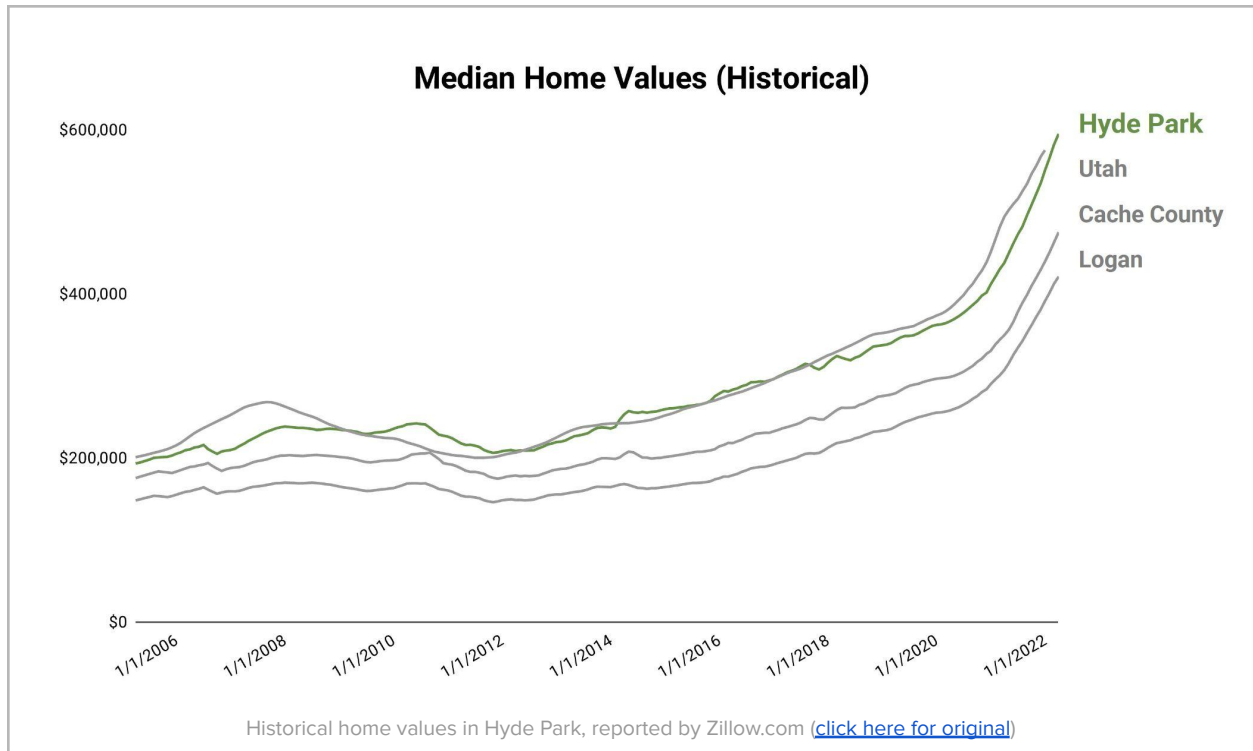


Images of typical housing in Hyde Park City.

Housing Market Overview

The housing market in Hyde Park is currently facing historic demand and growing inventory. Real estate transaction data provided by Zillow.com help us understand the City's housing market as follows:

- The typical value of homes in the Hyde Park area was \$594,492 in May, 2022 (this value is seasonally adjusted and only includes the middle price tier of homes).
- Home values have gone up a staggering **30.4% over the past year** (from \$437,217) and **59.6% since May of 2018** (from \$321,653).
- Average home values are projected to continue to grow in the coming years, though not at the same rate as in recent years. Further, while the housing market will cool off eventually, economic indicators predict that long-term demand will support housing prices that are higher than what the community has experienced historically.



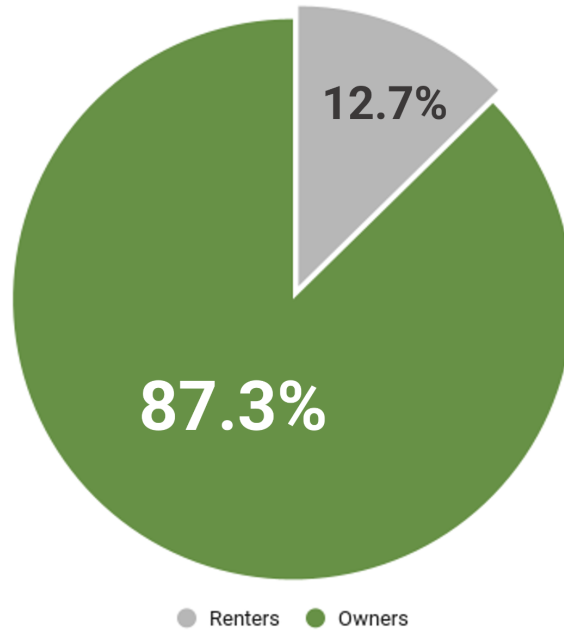
The accelerated and dramatic increase in home prices since 2020 was primarily caused by a nationwide housing boom for reasons not unique to Hyde Park. One implication of this event, however, is increased demand by non-locals for housing in the City and an increasing number of people who live in Hyde Park but are employed in other cities.

Another implication is a decrease in the quality and availability of “affordable” housing. Regardless of the causes, quickly rising home prices mean that a larger percentage of household budgets is being allocated to housing costs. They also mean that some moderate-income earners are being pushed out of the market altogether.

A positive indicator for Hyde Park is that the vast majority of residents own the property they reside on (87% in 2020, according to data from the American Community Survey). High home ownership is good, as it mitigates some of the negative effects of the sharp increase in home values and means more wealth stays in the community. This high homeowner-to-renter ratio has remained high since 2010.

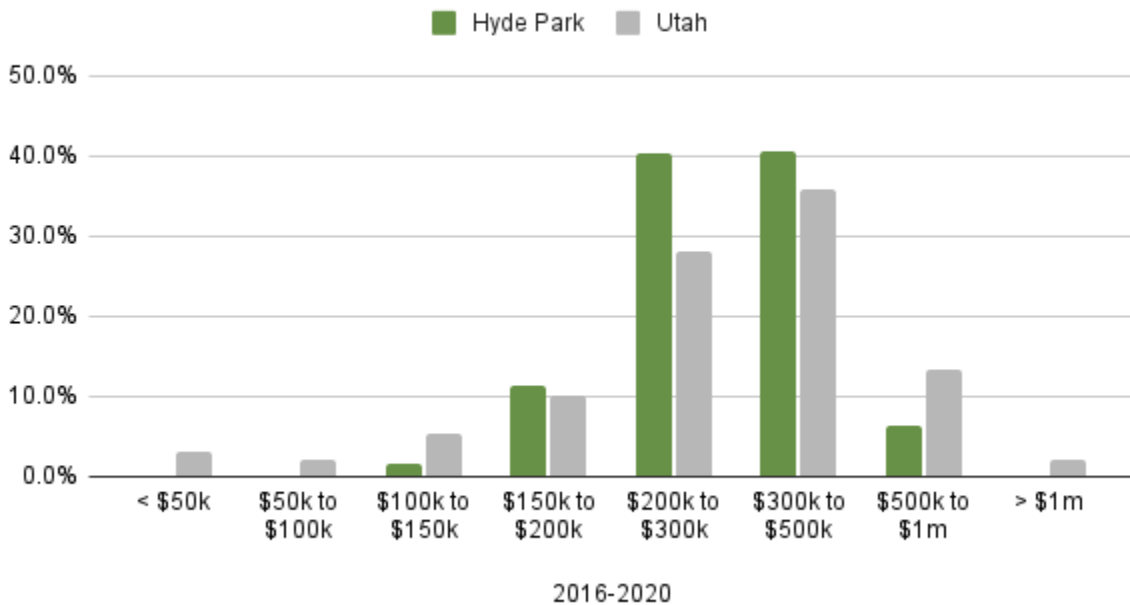


Household Home Ownership (Percentage)

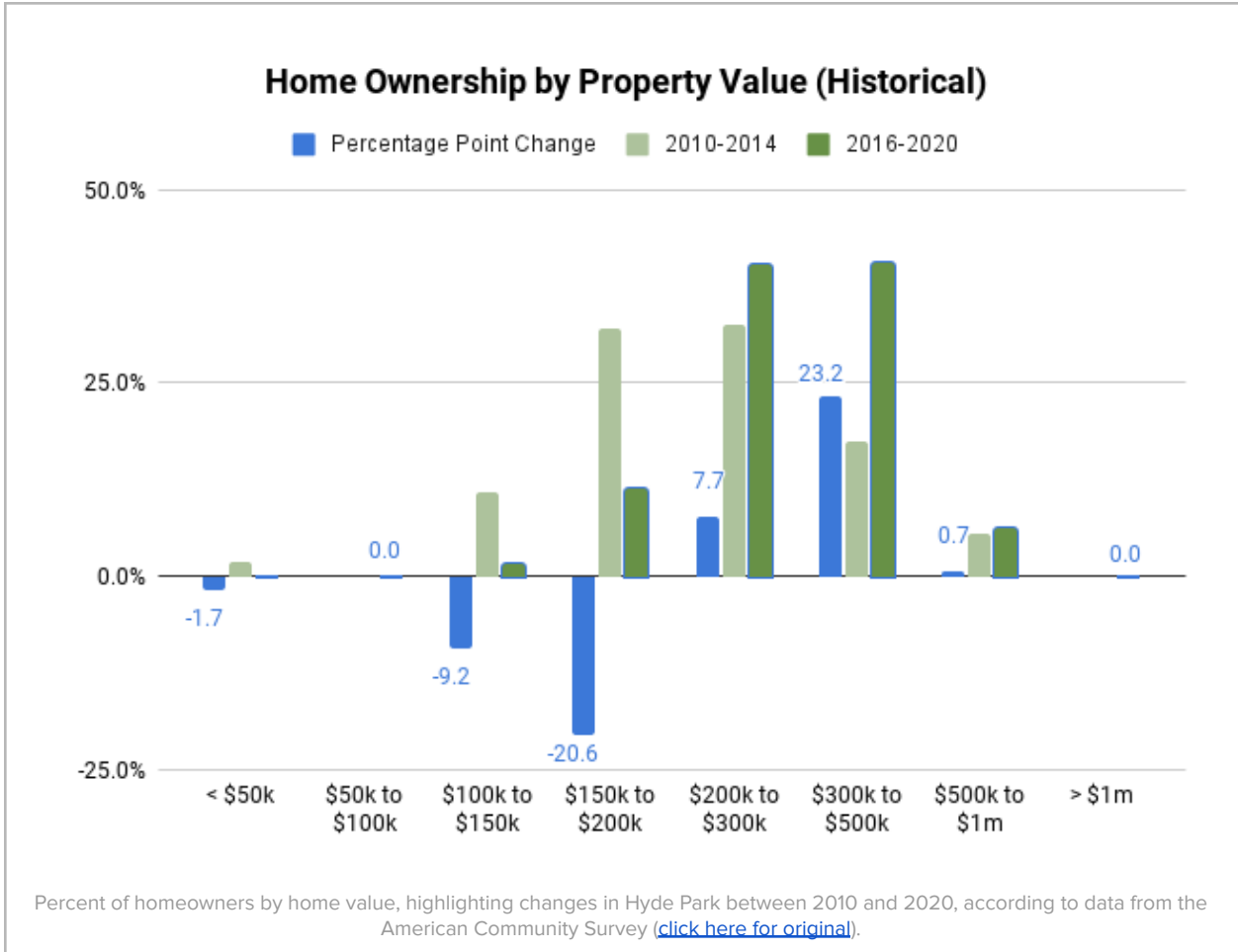


Percent of population in 2020 owning the property on which they reside, according to data from the American Community Survey ([click here for original](#)).

Home Ownership by Property Value (2020)



Percent of homeowners by home value, highlighting Hyde Park in comparison with Utah generally for the year 2020, according to data from the American Community Survey ([click here for original](#)).



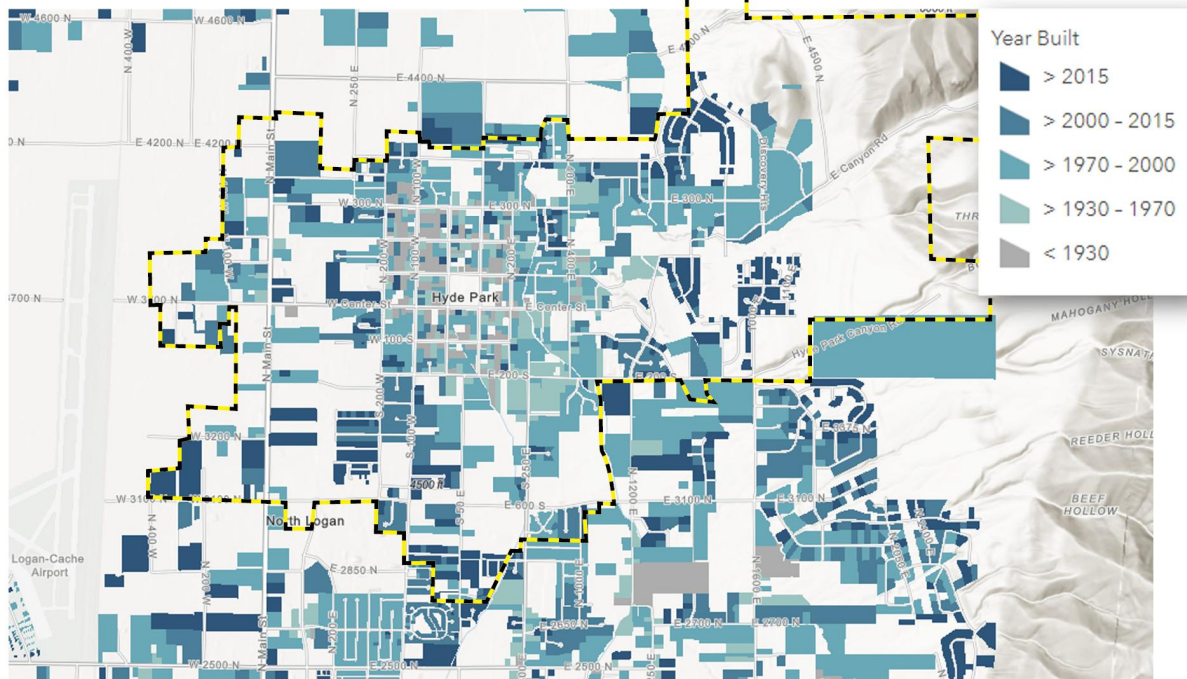
Development Trends

County-level GIS data containing approximate build years for structures in Hyde Park paint a picture of the city’s age in various regions. The following map shows that the city has generally expanded outward from the center over time. Development since 2015 has been focused on the outer ring of the traditional community core (especially the foothills area).

Similar data on assessed property values in 2021 indicate a general blend of the lot and home sizes throughout the central region of the city, and more expensive housing against the mountain to the east where new development has been taking place in recent years.

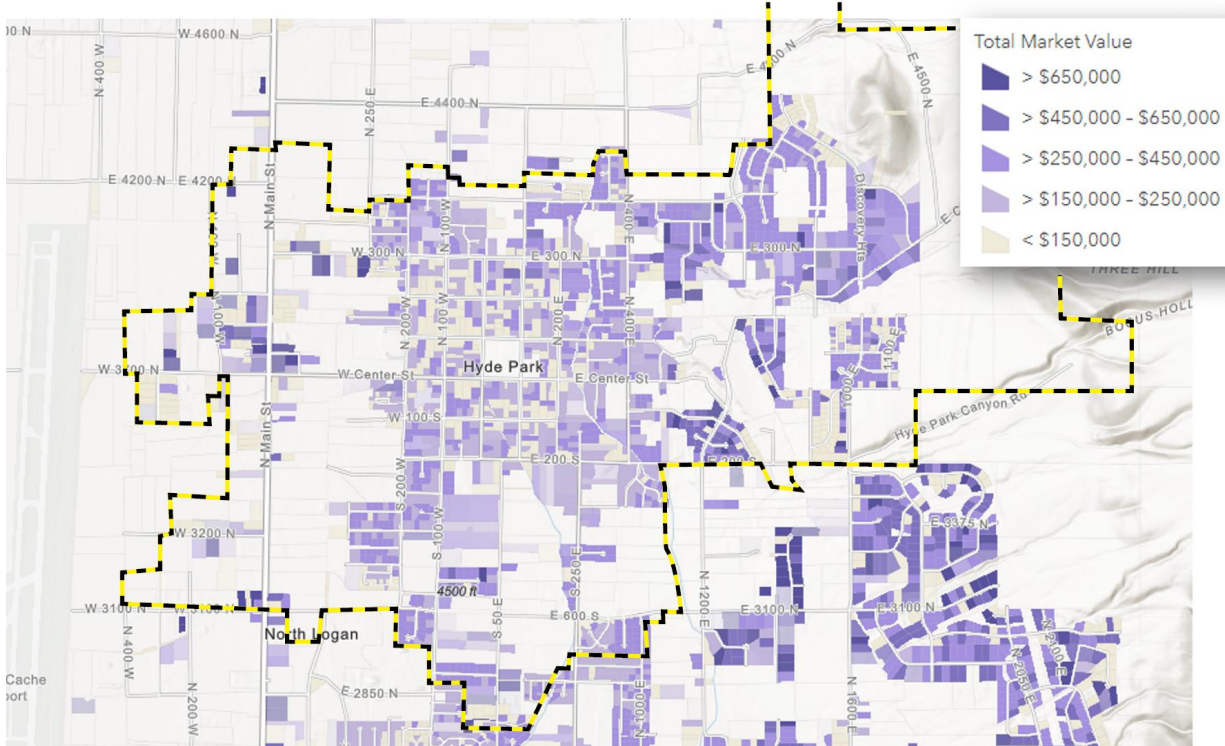


City Age (Build Year)



Map showing the variation in structure age throughout Hyde Park as recorded by Cache County ([click here for original](#)).

Assessed Home Values (2021)



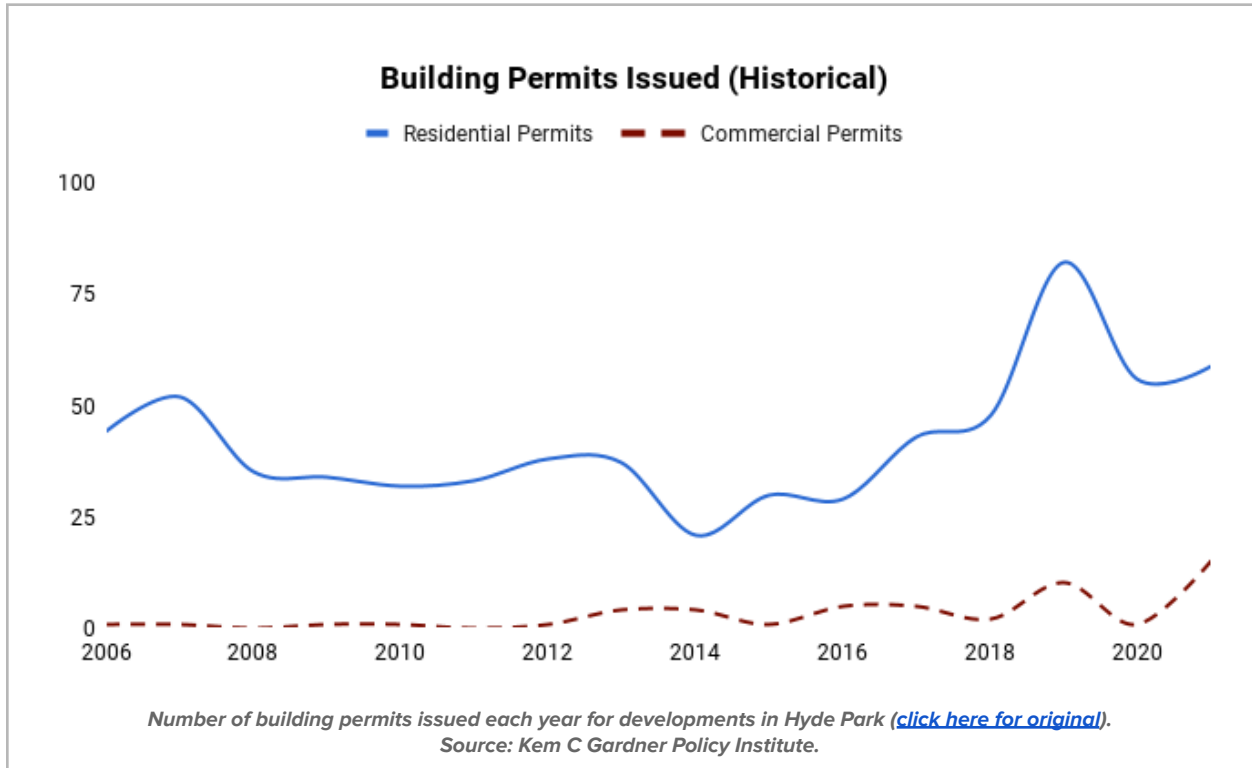
Map showing the dispersion of property values in 2021 as assessed by Cache County ([click here for original](#)).

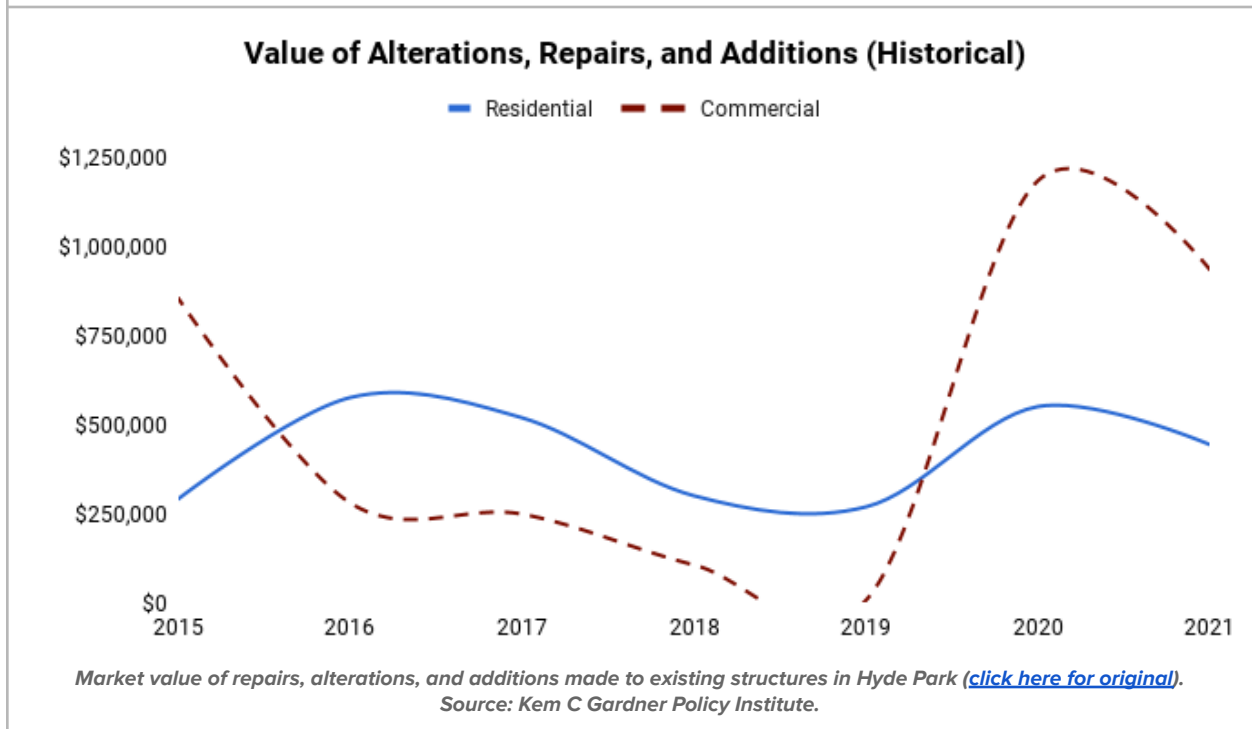
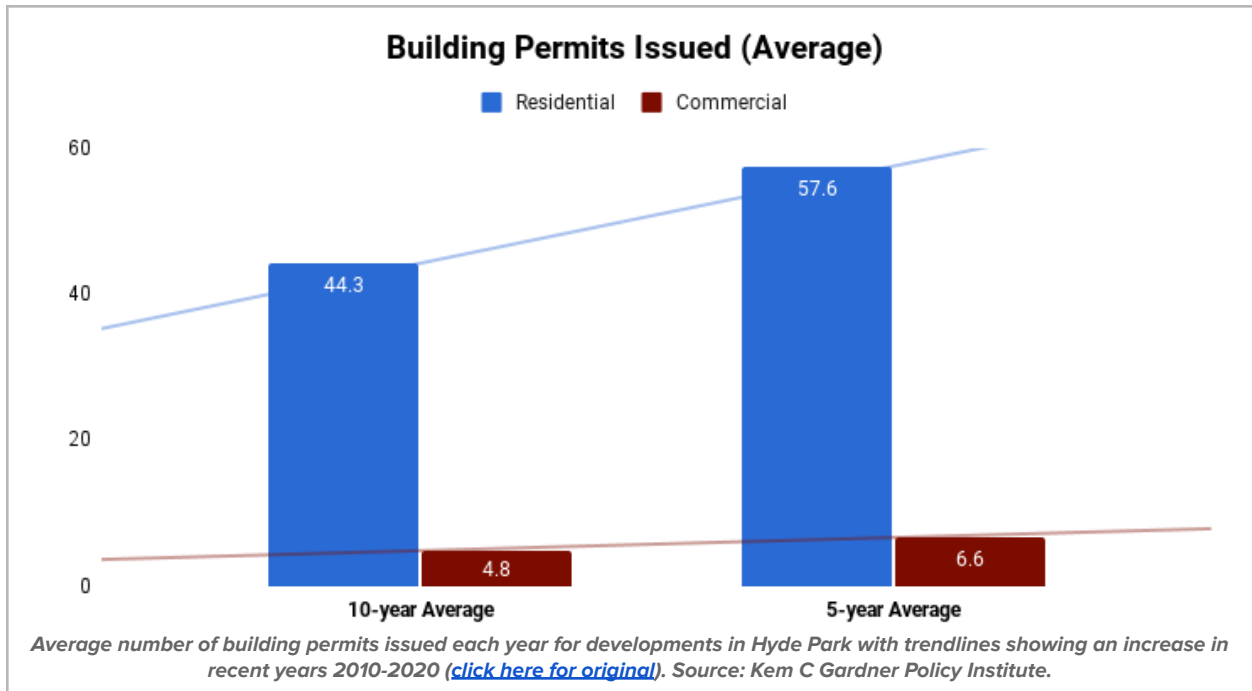


New Construction

The steady increase in the median home price over the last decade is partially a result of newer, larger homes being built. Rising home prices, for this reason, are not a problem, as they reflect higher income in the community.

Data on the number of building permits issued over time from the Kem C. Gardner Institute suggest that both residential and commercial development have increased over the last five years and will continue to do so. Desirable development (both commercial and residential) should be guided and incentivized by the City through responsible zoning and incentives.





New residential construction in the City has so far been composed nearly entirely of single-family homes. Though City ordinances permit *internal* accessory dwelling units (“mother-in-law” apartments in owner-occupied homes), only ten have been approved since 2015. *Detached* accessory dwelling units have been permitted since October of 2021, with one being approved in that time.



Affordable Housing

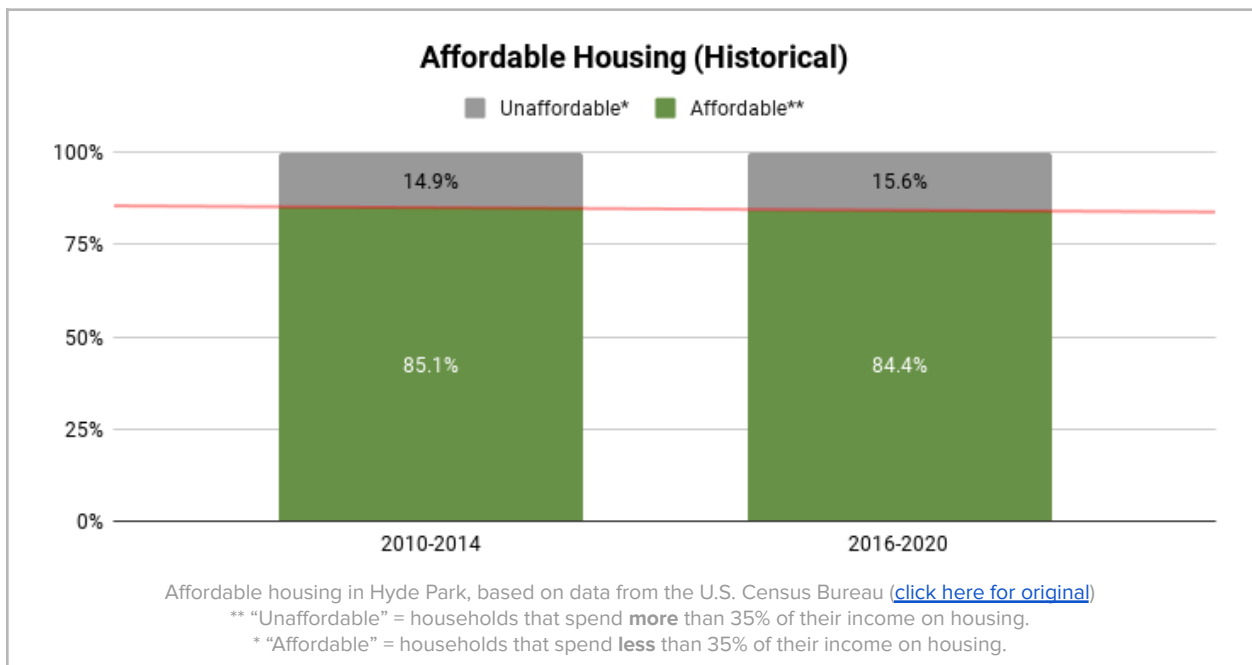
The Department of Housing and Urban Development defines affordable housing as “housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”

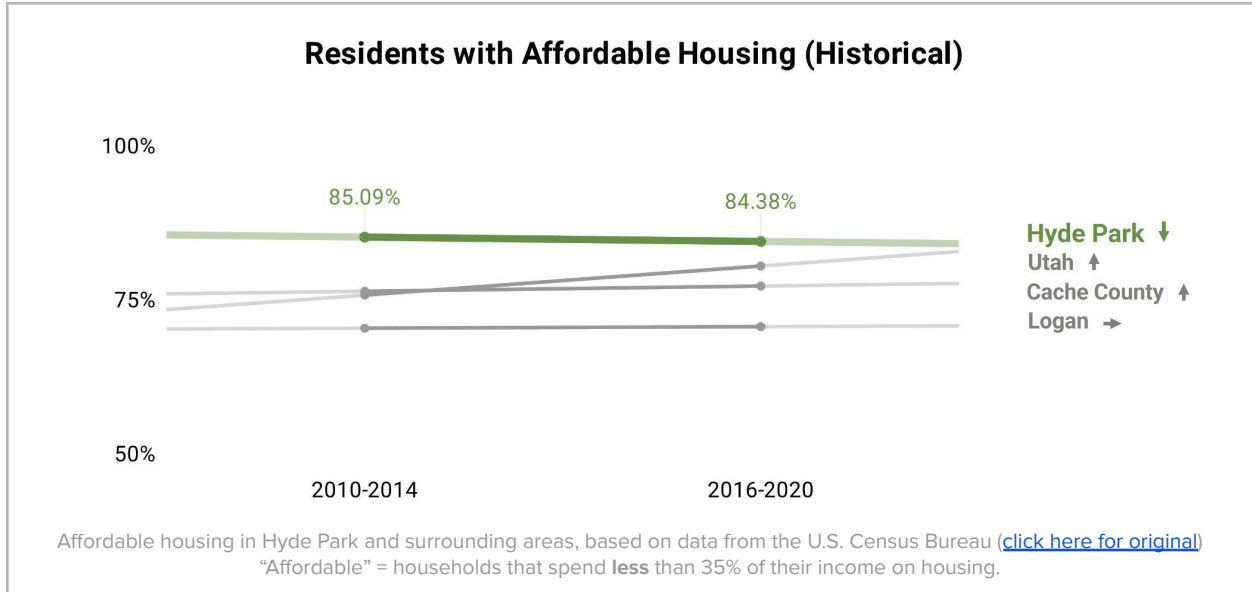
By this definition, Hyde Park maintained an estimated 84.4% to 85.1% housing affordability from 2010 to 2020. According to the U.S. Census Bureau and the American Community Survey, only 15.6% to 14.9% of households in Hyde Park paid more than 35% of their income for housing during this timeframe.

Compared to nearby areas and state-wide averages in 2020, Hyde Park had a much smaller fraction of its population living in unaffordable housing (by as much as 14 percentage points). Much of this difference may be explained by the City’s lack of multi-family housing units, which tend to attract a younger, less wealthy demographic.

Notably, affordable housing trended slightly downward in Hyde Park but upward in surrounding areas during these years. The sharp rise in both rent and home prices since 2020 has likely exacerbated this negative trend.

It should also be noted that this measure of affordable housing accounts only for people currently living in the City; it does not measure the unaffordability suffered by any who have been forced to move away or who would like to live in Hyde Park but cannot afford to.





The vast majority of residents in Hyde Park are homeowners. In fact, according to the American Community Survey, renters comprised just under 13% of the population in 2020. Indeed, as of June 2022, no concentrated high-density housing projects (apartments, condos, townhouses, etc) existed in the City.

With home prices on the rise, Hyde Park can make housing more affordable by changing zoning laws to permit higher-density housing opportunities. The City should also lower administrative barriers (and impact fees) to obtaining permits for accessory dwellings on existing residential developments.

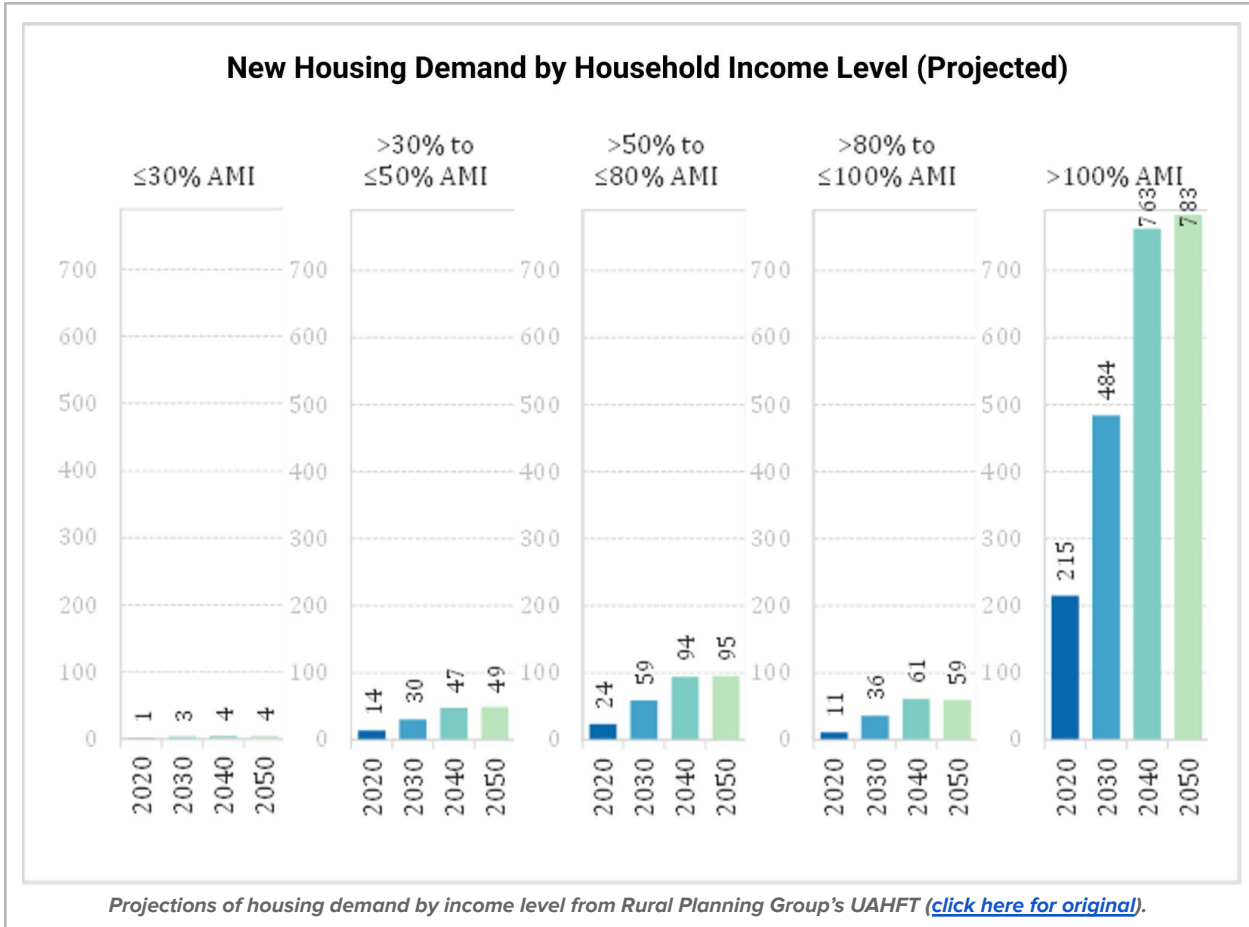
Moderate-income Housing

State law requires that Hyde Park’s general plan include a moderate-income housing element that seeks to meet the needs of people of various income levels living, working, or desiring to live or work in the community and seeks to enable them to fully participate in all aspects of neighborhood and community life (UCA§10-9a-403(2)).

“Moderate-income housing” as defined by State code (§10-9a-103) is “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.” For Cache County, the moderate-income threshold is \$48,424 a year.

Under the benchmark that a household should not spend more than 30% of its income on housing, moderate-income housing includes housing for which total costs to the resident (rent, mortgage payments, maintenance, utilities, etc.) are less than this amount. (Under this would equate to \$1,211 per month with the County’s 2022 average household income). The City should use this methodology to evaluate progress made in encouraging the building of sufficient moderate-income housing on an ongoing basis.

Projections by the Utah Affordable Housing Forecast Tool (UAHFT) show the vast majority of housing demand in Hyde Park being for higher-end development. While the City should focus its primary attention on meeting that demand, it should not neglect the need for less-expensive housing in the area. Specifically, Hyde Park should encourage the development of approximately **128 moderate-income dwelling units by 2030.**



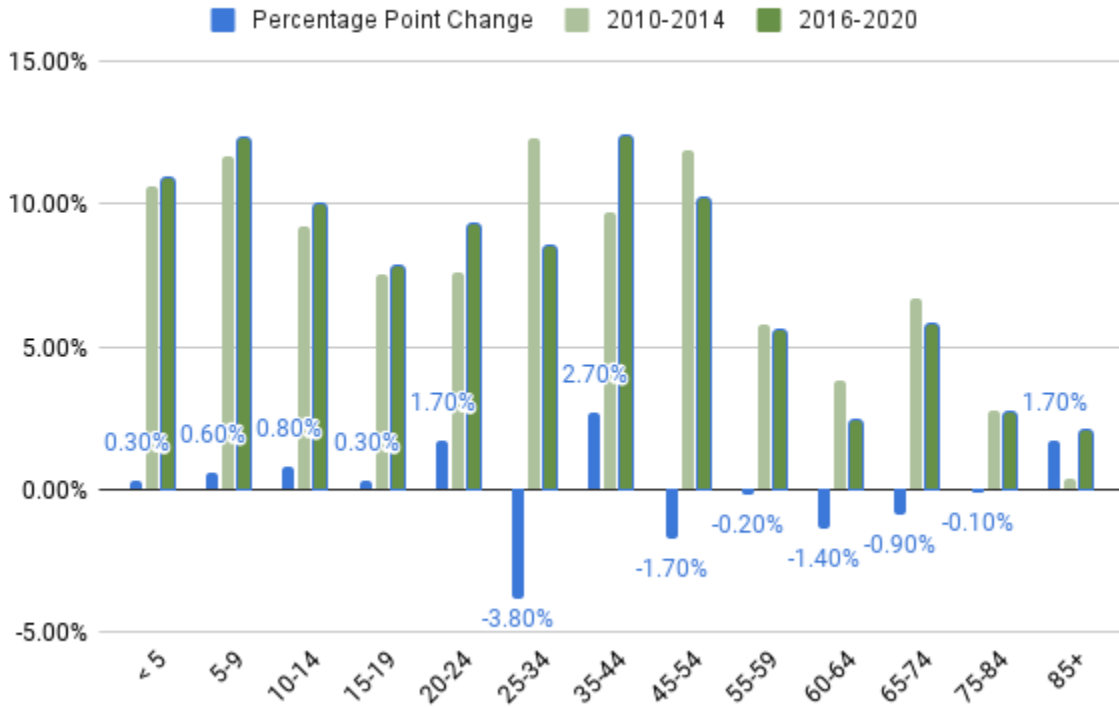
Senior Citizen Neighborhoods

Hyde Park Land Use Ordinances specify a zone specifically for medium-density development dedicated to senior-citizen neighborhoods. Age demographics show that while 10.6% of the City population was over the age of 65 in 2020, this percentage is likely to shrink in the coming decades. The median age in Hyde Park dropped by 4.2 years from 2010 to 2020 as younger families settled down in the City.

Current senior-citizen neighborhoods should be preserved—and even expanded if the community so desires—but City resources should be primarily focused on meeting the needs of growing younger populations.

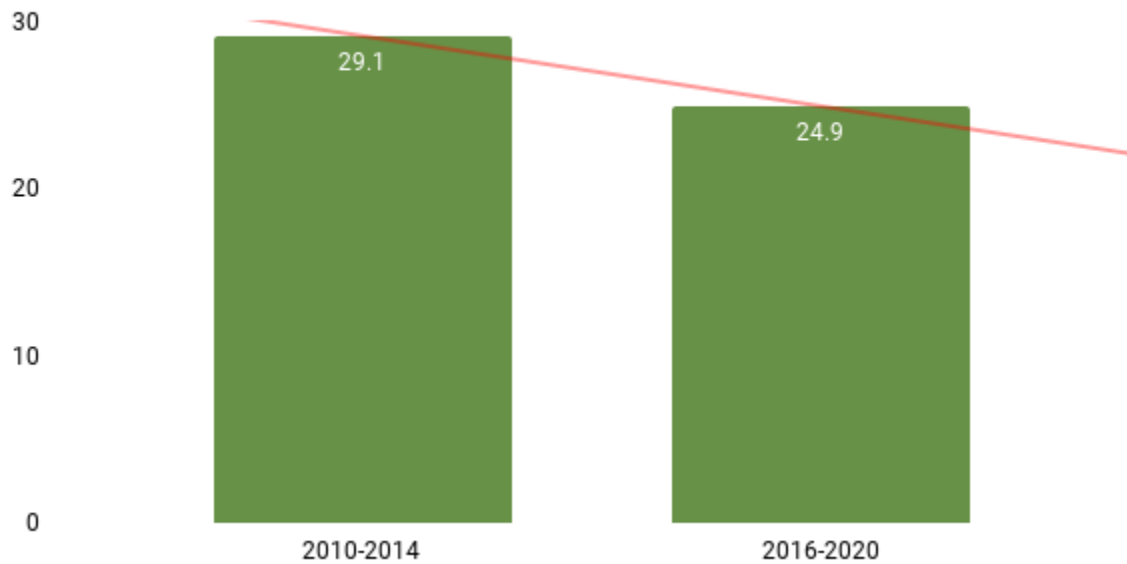


Age Demographics (Historical)



Data from the U.S. Census Bureau showing shifts in the percentages of the Hyde Park population in various age brackets over time ([click here for original](#)).

Median Age (Historical)



Median age in Hyde Park City from 2010-2020 according to the U.S. Census Bureau ([click here for original](#)).



Future Demand

The goals and policies suggested in this plan relative to the local housing market are based on core assumptions about the next five years, including:

- Hyde Park will become an increasingly desirable place to live and work as future development occurs.
- Population growth in Hyde Park (and neighboring cities) will continue at approximately its current rate.
- The economy of the surrounding area will progress according to current trends.

Goals: Housing

Goal 4.1. Preserve and strengthen existing neighborhoods while allowing the formation of new neighborhood centers that align with the historic development pattern (i.e. grid with density toward the major roadways, avoid cul-de-sac development unless it is dictated by topography).

Goal 4.2. Facilitate a reasonable opportunity for a variety of housing, including moderate-income housing to meet the needs of people desiring to live, benefit from, and fully participate in all aspects of neighborhood and community life.

Goal 4.3. Continue to enforce existing building codes and zoning ordinances to protect residential investments.

Goal 4.4. Identify potential areas of blight that may affect the community and establish goals and standards for the improvement of these areas or structures.

Goal 4.5. Develop ordinances that will allow opportunities to increase residential densities in infill lots that meet certain infrastructure criteria.

Goal 4.6. Consider policy mechanisms that would allow Hyde Park to implement a system of community-wide targets for the amount of different types of housing to be built.

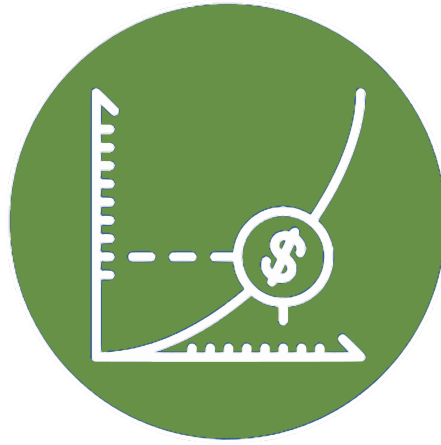
Implementation Action Steps: Housing

- **Short-Term Opportunities (1-5 years)**
 - a. Maintain zoning and other City ordinances to protect residential areas from inappropriate or detrimental, non-residential encroachment.
 - b. Reduce regulations and permitting costs related to accessory dwelling units in residential zones.
 - c. Provide information for property owners regarding housing rehabilitation methods, resources, and safety inspections.
 - d. Explore the Community Facilities Grant program from the Rural Community Assistance Corporation (RCAC). Funds should be used to aid in the development of assisted living, transitional housing, etc.
 - e. Create incentives for the development of moderate-income housing, such as: density increases, height flexibility, and partnerships.



Housing

- f. Rezone areas in the Commercial and Planned Professional zones to accommodate the production of multi-family housing.
 - g. Explore the potential to partner with nonprofit housing organizations that are familiar with the area and have experience in developing quality housing options (such as the Neighborhood Nonprofit Housing Corp (nnhc.net) in Logan [as per UCA 10-9a-403(2)(b)(iii)(B,M,N, and O)].
 - h. Reevaluate the City's schedule of impact fees to encourage accessory dwelling units or other affordable housing projects [as per UCA 10-9a-403(2)(b)(iii)(L,R)].
- **Long-Term Opportunities (+5 years)**
 - a. The City should promote programs such as first-time buyer programs available through local lending institutions, repair and rehabilitation programs administered by other government agencies, non-profit housing organizations, and the use of online HUD resources.
 - b. Where necessary, and in areas of the City that can support it, rezone areas to a higher residential zone to allow for additional housing opportunities [as per UCA 10-9a-403(2)(b)(iii)(A)].
 - c. Research opportunities to improve housing opportunities with the Utah Community Development Block Grant (CDBG) as well as utilizing the Utah Community Impact Fund (CIB) for infrastructure projects that would support targeted housing development.



5: Economic Development

Communities need to discuss the trade-offs of providing the physical locations and competitive financial environment necessary to attract various types of economic development to the area. The intent of the local economy element of the general plan is to explore community priorities, but not necessarily outline a tactical economic development plan.

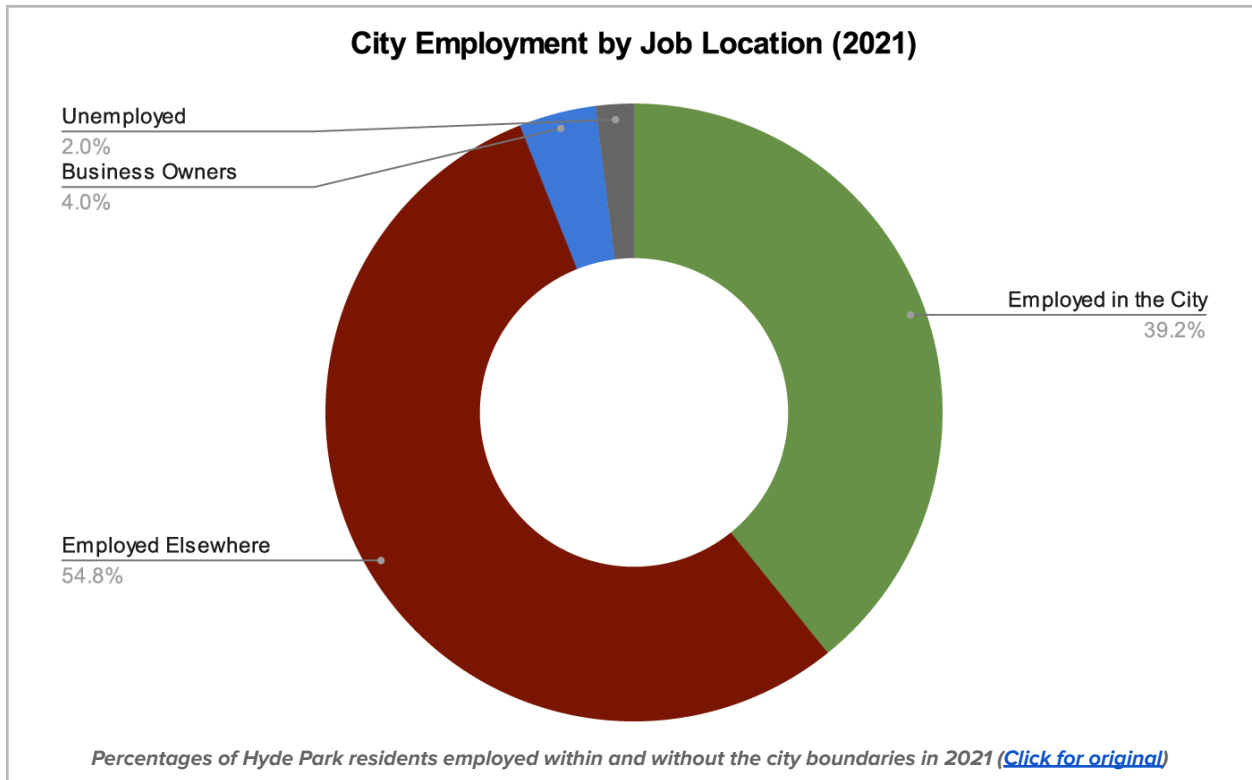
Economic Development Priorities

- Create a sustainable and locally-supported economy.
- Provide some of the services or amenities needed to serve existing residents.
- Support the expansion of the number and diversity of jobs in the region.
- Support the existing major employers' efforts to expand and make value-added improvements.
- Position the City with manageable long-term financial obligations.

Employment and Wages/Economic Base

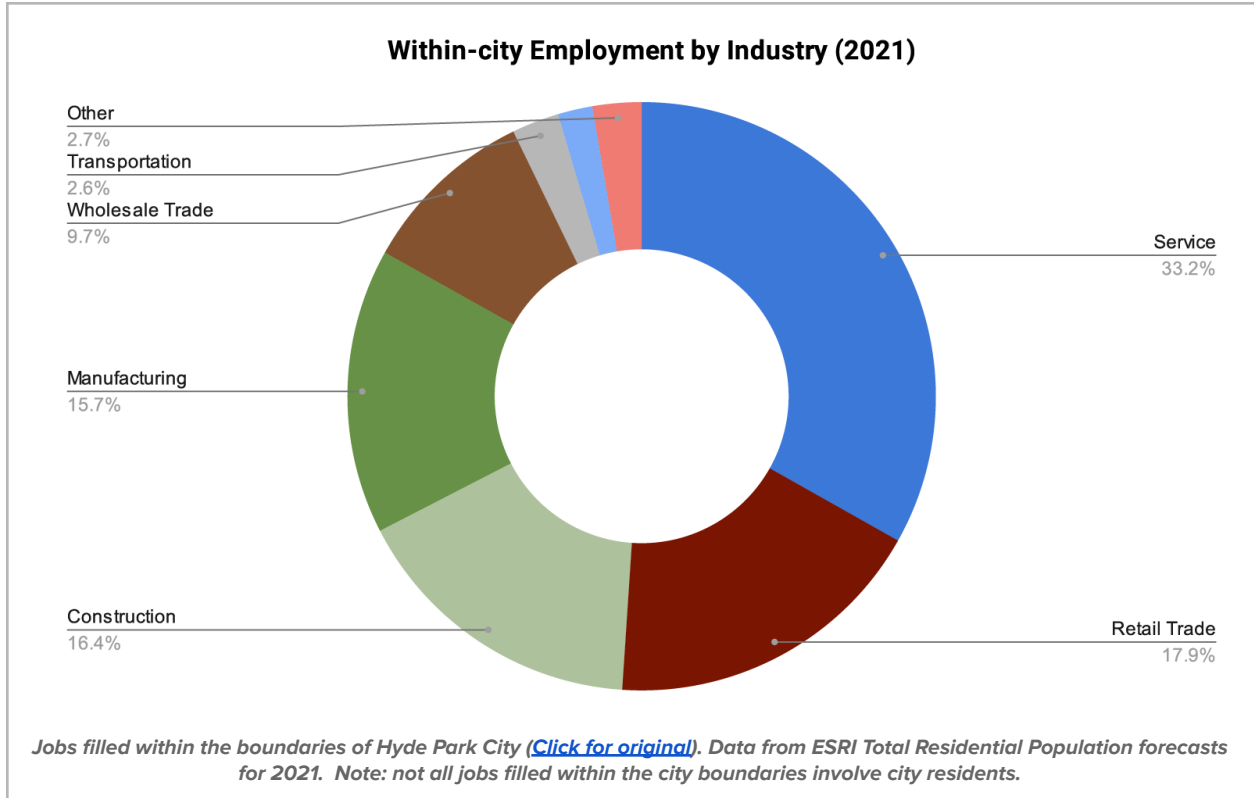
Hyde Park has seen a growing labor force over the last decade, with the population growing 35% from 3,882 in 2010 to 5,241 in 2020 (Census Bureau). The city should find ways to encourage the creation of meaningful employment opportunities and discuss the trade-offs of providing the physical locations and competitive financial environment necessary to attract various types of economic development to the area.

Business and census records, gathered by ESRI, give a breakdown of the local industries holding up Hyde Park's economy. In 2021, 1,252 people were employed by the 129 businesses within the boundaries of Hyde Park City. This accounts for approximately 39.2% of the labor force. With about 4% (129) owning registered businesses and 2% (63) looking for work, the remaining 54.76% (1,794) were employed in other municipalities.

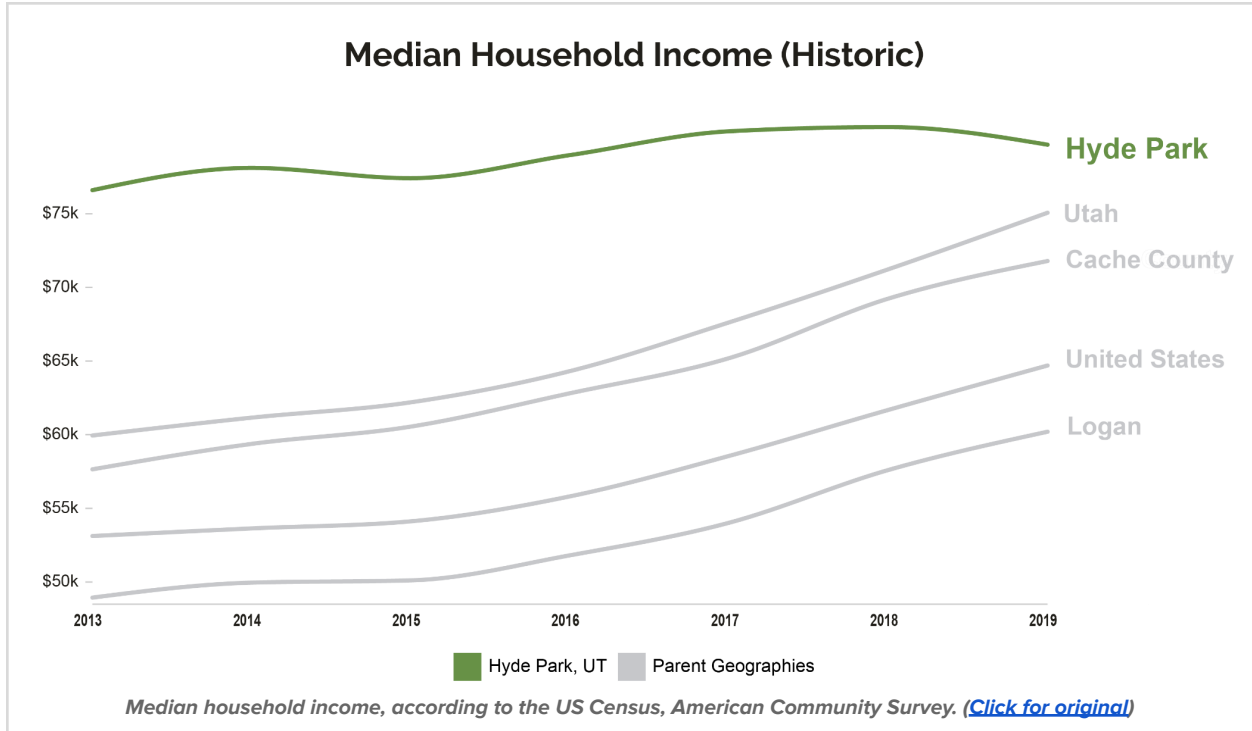


The jobs available in Hyde Park are currently dominated by the service industry (notably the education and health sectors), in which one-third of Hyde Park employees work. Retail trade is the next largest sector (mostly driven by auto and gas), followed by construction, manufacturing, and wholesale trade.

Hyde Park residents who commute for work elsewhere do so for jobs in a variety of industries, including management, education, sales, etc.



According to the American Community Survey (ACS), the median annual household income in Hyde Park City is approximately \$76,591. This is a 3.2% increase over the last decade (from \$74,196). While this trend is positive, Hyde Park will need to incentivize economic growth to keep pace with inflation and keep residents' purchasing power strong.



Home-Based Business

The home occupation is an accessory use and will be incidental and secondary to the use of the home for dwelling purposes. Under Utah statute, any person applying for a local Home Occupation Permit must reside at the location (as defined by [UCA 10-1-203](#)).

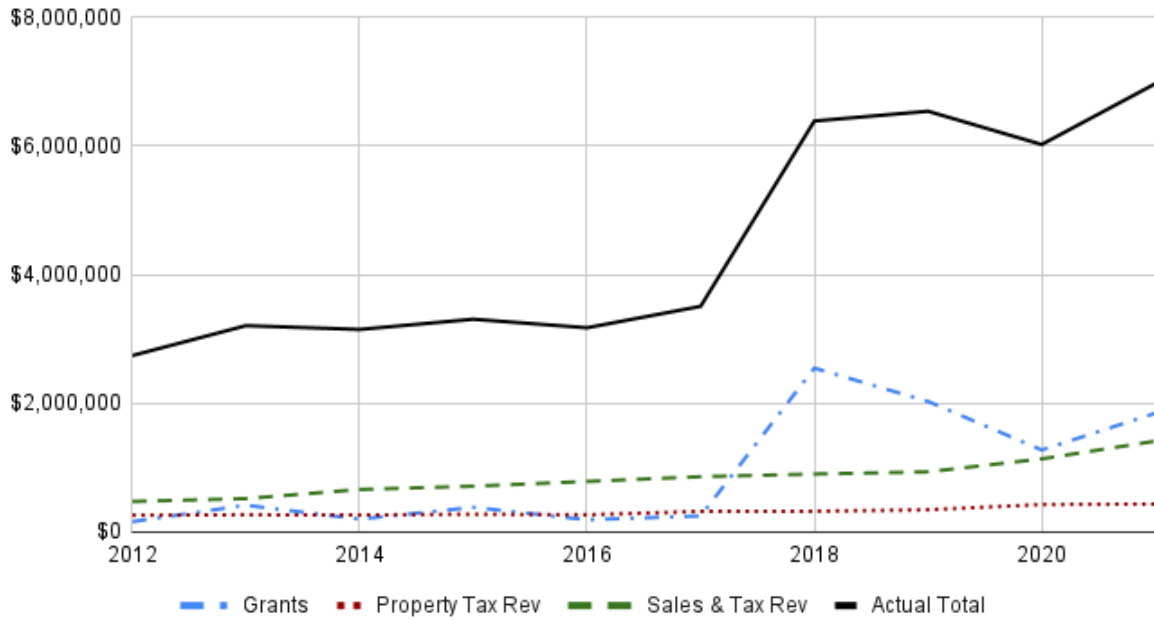
Hyde Park encourages home-based business activity but needs to ensure that the impact of the business activity doesn't detract from the residential character of the areas where they operate. The City will continue to maintain a process for permitting home occupations that consider the potential impacts from things like traffic, signage, and intensity of activity (i.e. noise or hours of operation).

City Revenue

A review of the primary revenue sources for the government of Hyde Park City sheds light on historical economic progress and the feasibility of undertaking future investments in the community.

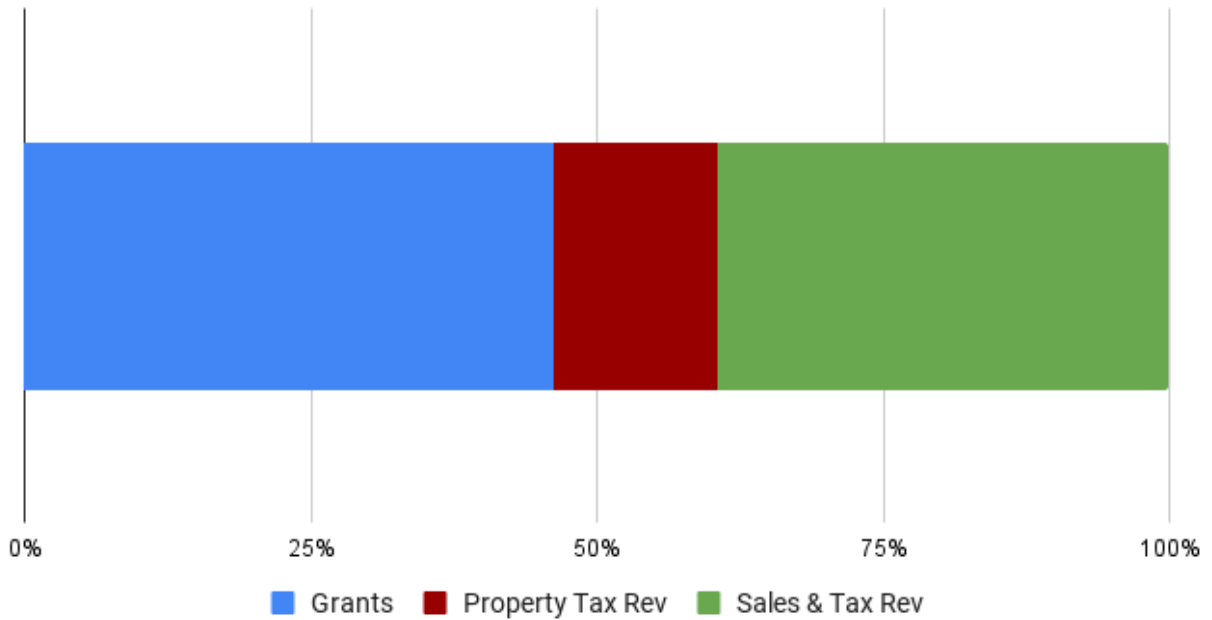


Historical Annual City Revenue Timeline (last 10yrs)



Annual City Revenue Timeline, constructed from Hyde Park City financial statements and adjusted for inflation ([Click for original](#))

Historical City Revenue Sources (last 10 years)



City revenue sources according to Hyde Park City financial statements, adjusted for inflation ([Click for original](#))



Over the last five years, Hyde Park has seen a sharp jump in its funding from grants. To maintain current budgets and avoid losing a major revenue source (21% of total city revenue), the city should continue to apply for and make use of grants from Federal and State agencies.

Hyde Park City receives a majority of its revenue from fees it charges to local businesses and residents for its services. The rise in revenue from these fees partially indicates population and business growth since 2017.

The data show a steady growth in sales tax over the last ten years that has accelerated in the last two years, indicating expanding commerce within the city limits. More sales can translate to more economic activity generally. City governance should support this trend whenever possible.

As residential development occurs in the city, property tax income potential should be compared to the cost of infrastructure maintenance and replacement for that development.

Areas of Potential

- The highway corridor holds the greatest economic potential for the city. Hyde Park will focus on strategic zoning along the highway and out to 200 W (county) and 200 E (county) to maximize the use of the corridor to gain sales tax.
- Currently, Hyde Park has an economic environment that is highly centered on the service, construction, and manufacturing industries. Encouraging the creation of businesses in sectors not currently native to Hyde Park (such as general merchandise, food, etc.) would increase the diversity of job opportunities available in the city and self-sustainability. Additionally, a diverse economy can lead to more stabilization in case of downturns in the economy.
- There are a variety of opportunities due to location and the needs of those in the community and in the area. The city intends to focus on ways they can attract businesses desired in the community to meet the wants addressed in the community survey. Continuing to focus on the economic needs of the community should continue to be a priority for elected and appointed leaders of the community.
- Consider implementing a subset of commercial zoning to create sectors for retail, food, etc.
- The present lack of commercial development in retail, food, and professional service industries represent a need in the community, likely perpetuated by the state of the Commercial and Planned Professional zones. By offering companies tax breaks, development assistance, and friendly zoning and ordinance laws, the City can kickstart an influx of businesses and jobs.
- The City should simplify the process of complying with regulations on economic activities (such as operating a home-based business) by producing simplified, summarized, and illustrated publications of relevant City ordinances and making them easily accessible to residents. This is likely to increase both the quantity of economic activities and also the percentage of those activities that are in conformity with the City code.
- State and Federal grants are available for select development projects in line with City goals. The City should identify and take advantage of these funding sources whenever possible.
- Consider bringing high-speed fiber optic cable connections to the city to help businesses and residents.
- Hyde Park is known for its semi-agricultural atmosphere. The City should plan for protected open space to maintain this atmosphere while encouraging developers and businesses to expand undeveloped areas throughout the City.



Goals: Economic Development

Goal 5.1. Provide planning and zoning protections for business investment (preventing unplanned residential encroachment on mixed-use and commercial properties).

Goal 5.2. Partner with the County and neighboring cities to identify and prioritize economic opportunity areas for long-term development.

Goal 5.3. Develop a deliberate strategy for grants and other funding support to pursue. Regularly review the City's policy on development incentives.

Goal 5.4. Encourage opportunities for commercial development to incorporate shared access and/or shared parking into their design

Goal 5.5. Support home-based businesses and expand employment opportunities within the City through effective planning and zoning supporting economic development activities.

Implementation Action Steps: Economic Development

- **Short-Term Opportunities (1-5 years)**

- a. Work with neighboring jurisdictions, the County, and state agencies to conduct a GAP or market analysis, analyzing the City's assets and then recruit and retain quality businesses providing higher wages and benefits to employees.
- b. Periodically survey commercial users and operators to identify needs and market demands that could be impacted by City policy in an effort to attract new business while also supporting the City's existing commercial ventures.
- c. Explore streetscape and storefront beautification/enhancement programs (i.e. Main Street America), particularly in the Commercial and Mixed-Use zones.
- d. Work with the Governor's Office of Economic Opportunity to find projects that qualify under their [Rural Community Opportunity Grant \("Part B"\)](#) and/or their Rural Community Opportunity Loan ("Part C").
- e. Work with the County to develop marketing materials for the potential new development of commercial or industrial land near the airport. Ensure that the restrictions are clear (dust, smoke, light, activity that might disturb navigation, etc).
- f. Develop a plan to consistently review utility billing rates to ensure they are a true representation of the city's needs without imposing an undue burden on residents.

- **Long-Term Opportunities (+5 years)**

- a. Develop and maintain an economic development strategic plan.
- b. Conduct marketing research and prepare essential information regarding Hyde Park City, and Cache County.
- c. Begin discussions with the County on establishing an economic opportunity area that includes lands west of the airport. Once the area is defined, apply for EDA's Public Works and Economic Adjustment Assistance (EAA) programs to implement projects in opportunity zones.



6: Open Space + Recreation

The parks and recreation element of a general plan represents an important step in the City's efforts to enhance the public's ability to enjoy the natural beauty and extensive recreational opportunities in Hyde Park.

Existing Conditions

Quality parks and recreation services and facilities help improve the quality of life for residents. Hyde Park desires to maintain and cultivate recreational opportunities that serve the interests of both residents and visitors.

There are six parks/recreation areas that currently exist or are planned within the community: Hyde Park Canyon (80 ac.), Lee Park (12.07ac), City Park (2.49ac), Lions Park (7.91ac), Upper Lions Park (2.25ac), and a new park to be named (10 ac.). Amenities include lawn areas with sprinkling system improvements, baseball diamonds, pavilions, playground equipment, hiking, pump track, mountain bike trails and the Bonneville Shoreline Trail.

The National Recreation and Park Association (NRPA) has developed standards for parks, recreation, and open space development that are intended to guide communities in establishing a hierarchy of park areas. The general standard established by the NRPA for park acreage per 1,000 people is between 15 and 17 acres, or 1.5 to 1.7 acres for every 100 people. Creating all-abilities structures within the parks was being discussed at the time of the development of this plan, and future park planning should involve an analysis of total acres as well as activity amenities (i.e. pickleball, playgrounds, etc).

As the community continues to grow, the city should identify potential locations of future parks to continue to meet the needs of residents. One such spot that has been identified is the location for the new school the city hopes to have built in the future.

Active Transportation

An important part of the transportation element of the City is the ability to provide for the needs of the citizens which includes biking and walking options throughout the community. The ability of Hyde Park to become a walkable and bikeable community has multiple benefits to the community including less pollution, traffic and the many health benefits to the citizens. Current data suggests those areas in/near the city's core provide the most walkable/bikeable areas of the city for employment, population and households.



Examples of active transportation facilities and discontinuous sidewalks in the City.

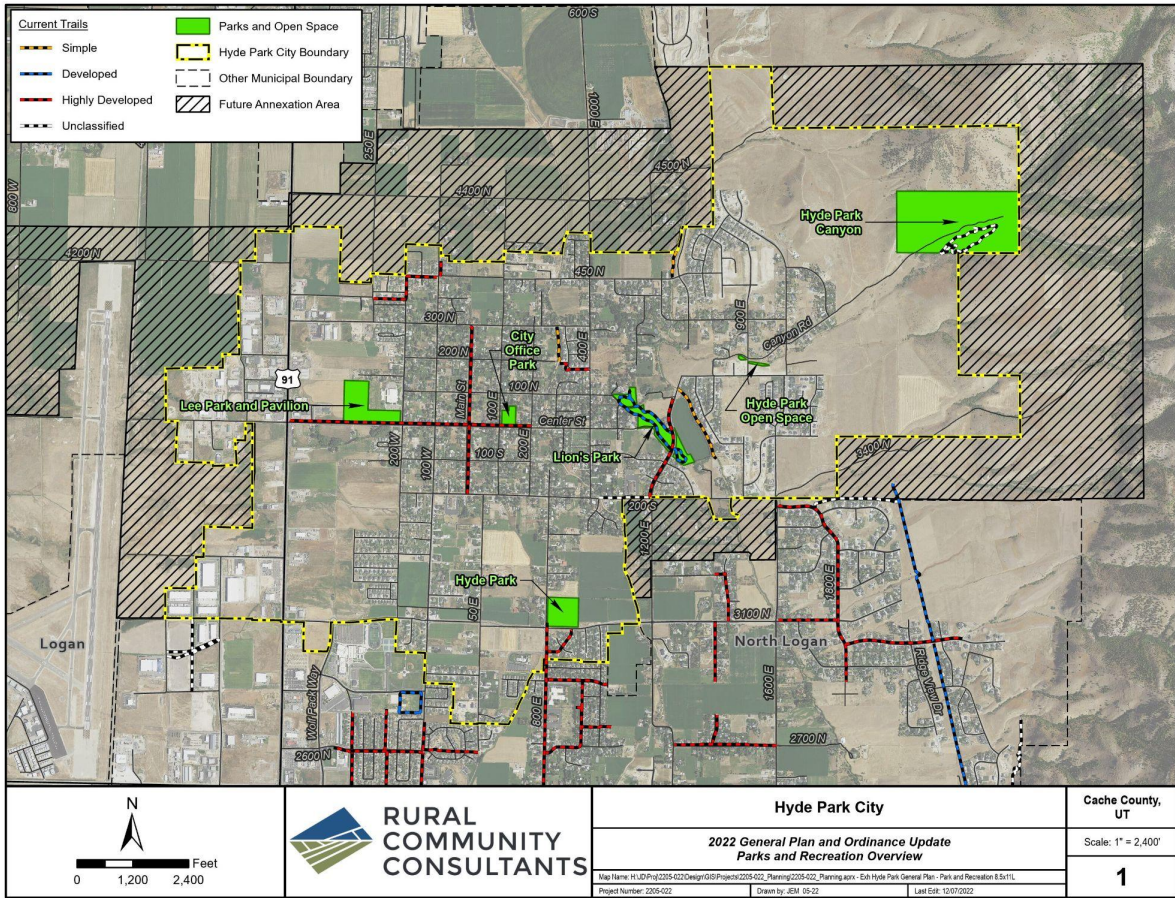
Potential Improvements

Hyde Park City has been able to invest in new park facilities in recent years. Residents report a desire for better access to, and maintenance of, park and recreation facilities. The feeling that residents want different amenities was driven by the feeling that local children need activities and places to gather.

The City will also need to plan for park locations in their annexation areas. The areas west of the airport and to the north of the city will stand in particular need as the city boundaries expand.



Recreational amenities at public parks.



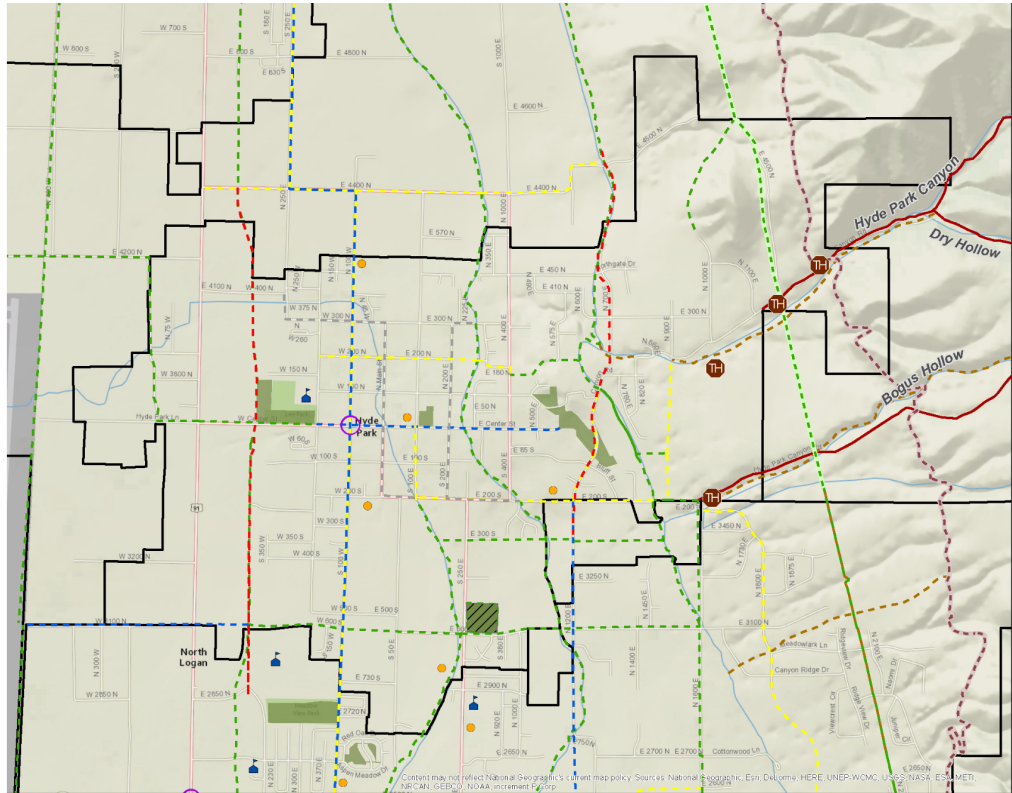
Map of existing and proposed park space in Hyde Park - ([click here for original](#)).



Hyde Park Trails Master Plan

- Spot Improvements**
 - Crossing Improvement
 - Ⓜ Future City Trailhead
- Future Trails**
 - - - Arterial Street Trail
 - - - Sidewalk Trail
 - - - Quiet Street
 - - - Bike Lane
 - - - Paved Pathway
 - - - Improved Pathway
 - - - Mountain Road
 - - - Mountain Trail
 - - - Bonneville Shoreline Trail
 - - - Powerline Trail
- Current Trails**
 - Arterial Street Trail
 - Sidewalk Trail
 - Quiet Street
 - Bike Lane
 - Paved Pathway
 - Improved Pathway
 - Mountain Road
 - Mountain Trail
- Other Features**
 - City Park
 - Place of Worship
 - School
 - Future City Park

See page 2 for definition of trails.



Map of the Hyde Park Trails Master Plan, current to July 2022 ([click here for original](#)).

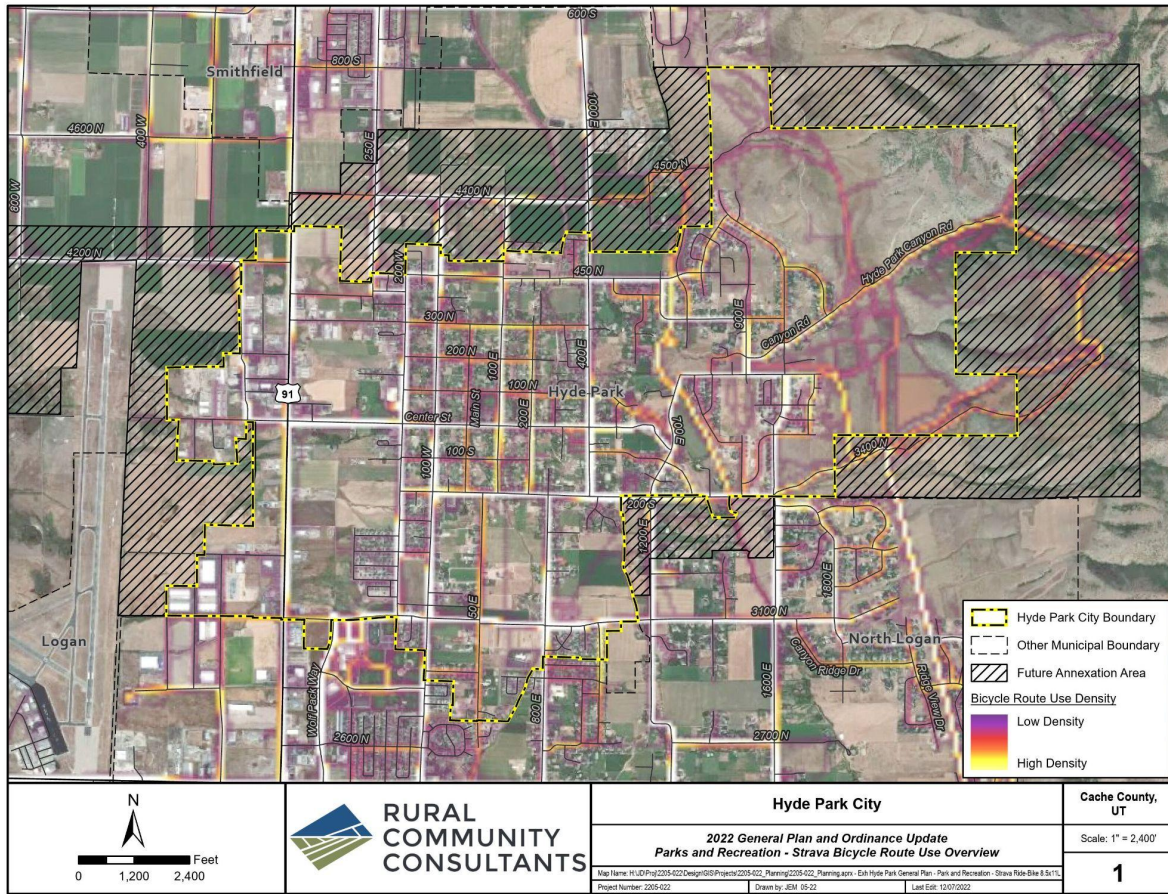


Illustration showing Strava data on popular biking routes (data compiled in May, 2022) The map shows areas in the community that are high-demand for biking activity (white lines) - [click here for original](#).





Images of different interfaces with the canal.

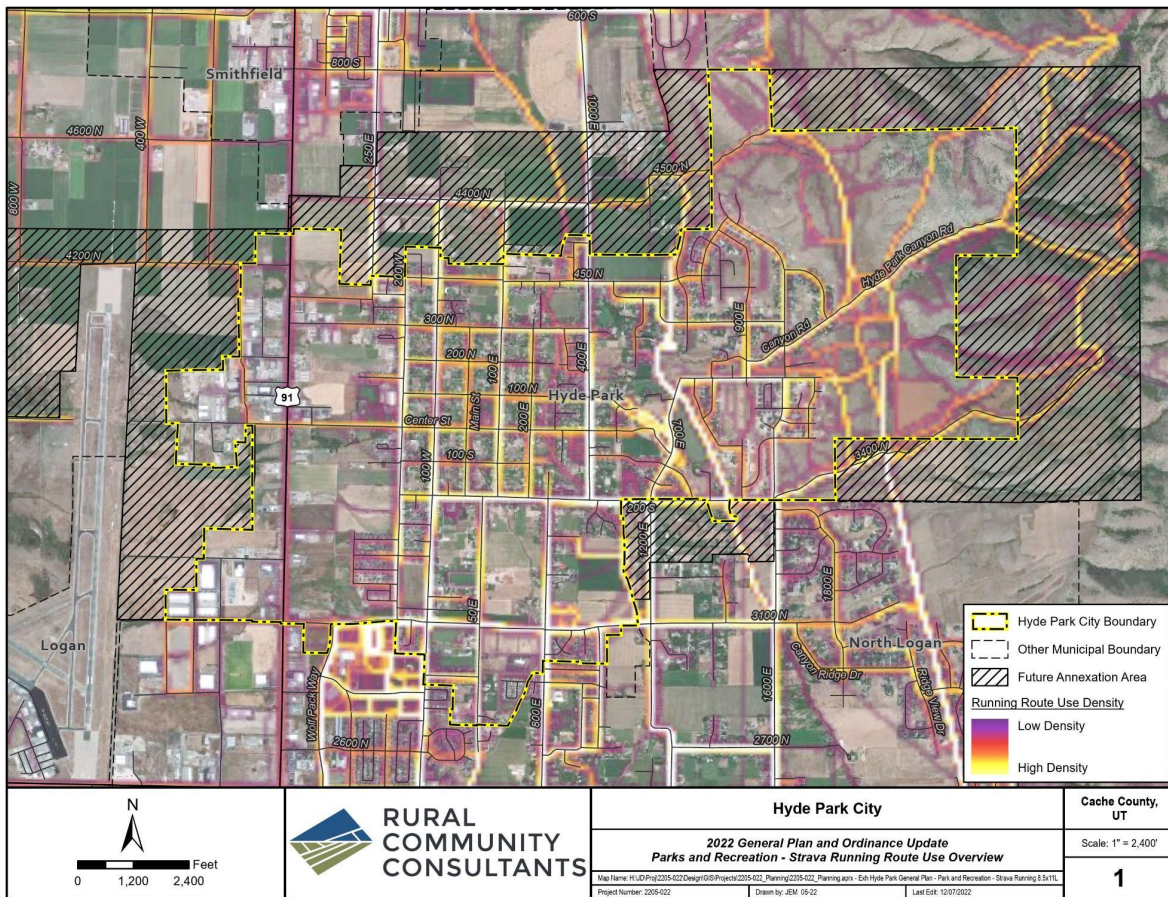


Illustration showing Strava data on popular running routes (data compiled in May, 2022). The map shows areas in the community that are high-demand for pedestrian activity (white lines) - [\(click here for original\)](#).



Goals: Open Space/Recreation

Goal 6.1. As resources become available, build additional recreational amenities. These should include a community recreation center, active and passive parks, area-wide trails and trailheads, and appropriate nature parks. Carefully consider incorporating the canal banks into a citywide Master Trails Plan.

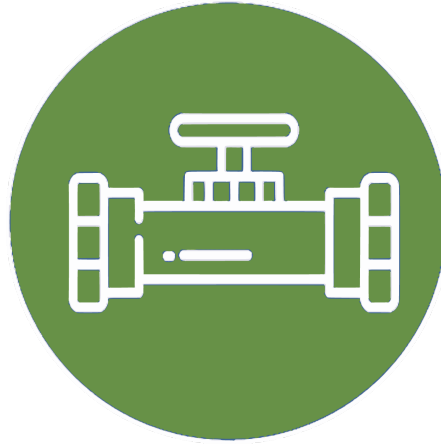
Goal 6.2. Encourage a system of parks and recreational facilities and programs, which provide recreational opportunities for all segments of the community.

Goal 6.3. Create a more pedestrian-friendly community that promotes an active lifestyle.

Goal 6.4. Investigate ways to preserve open space through changes to the land use code. Give special consideration to preservation of access to the Mt. Naomi Wilderness area to the east of the city.

Implementation Action Steps: Open Space/Recreation

- **Short-Term Opportunities (1-5 years)**
 - a. Make deliberate efforts to acquire necessary funds to expand, develop, or upgrade the park and recreational facilities.
 - b. Conduct a study to identify free or low-cost land for recreational opportunities. Consider all aspects of acquiring open space including donations, conservation easements, property trades, existing rights-of-way, and opportunities within new developments.
 - c. Seek federal, state, and local grant opportunities that can help develop and implement a trails master plan. Prioritize policies that connect foothill and canyon trails with the city network. Consider geofencing technology for regional trails.
- **Long-Term Opportunities (+5 years)**
 - a. Create a policy for the design, operation, and maintenance of new neighborhood parks that are exacted as part of significant subdivision developments.
 - b. Protect, conserve, and enhance the natural beauty of the community, and improve the recreational facilities and opportunities for residents and visitors to enjoy.
 - c. Promote the expansion of joint-use agreements with the school district to provide recreational programs and facilities in existing and future residential neighborhoods.
 - d. Plan for the establishment of new parks in land as they are annexed into the City. Areas of particular concern include land between Hyde Park and Smithfield as well as land west of the airport.

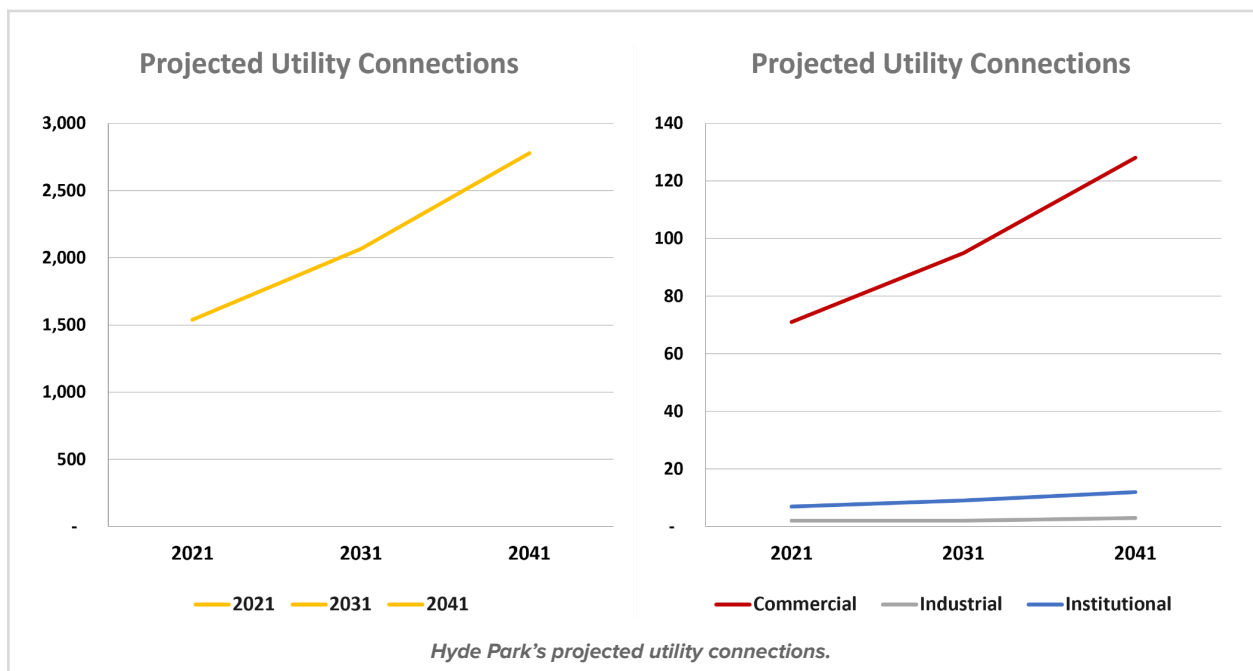


7: Infrastructure + Public Facilities

At its core, the intent of public infrastructure is to serve as investments toward a shared goal. The purpose of the public facilities chapter is to explain the various public facilities and services within the city, such as water, sewage, electrical and natural gas services. These services represent the public's investment in the development and operation of Hyde Park City. The public facilities chapter should be reviewed periodically and updated as necessary in order to meet the evolving needs of the area.

The community recognizes the need to provide capital facilities within the City to protect the health, safety, and property of the city and its citizens by maintaining the level of service for future generations which the area residents and businesses have enjoyed.

In 2021, the City commissioned an impact fee study for a number of different utilities. One of the key findings was that Hyde Park should expect an average annual growth rate of at least 3% over the coming years. The study also assumed that most of this growth would be in residential development.

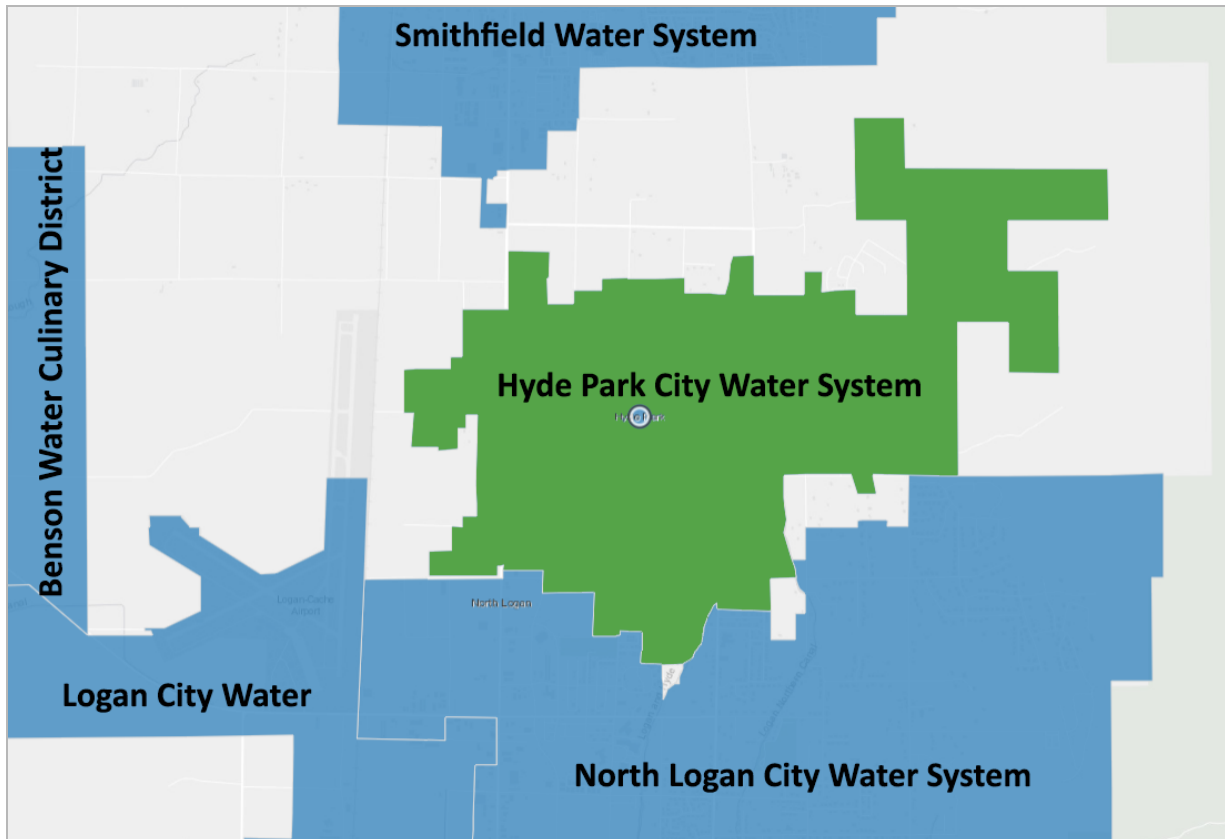




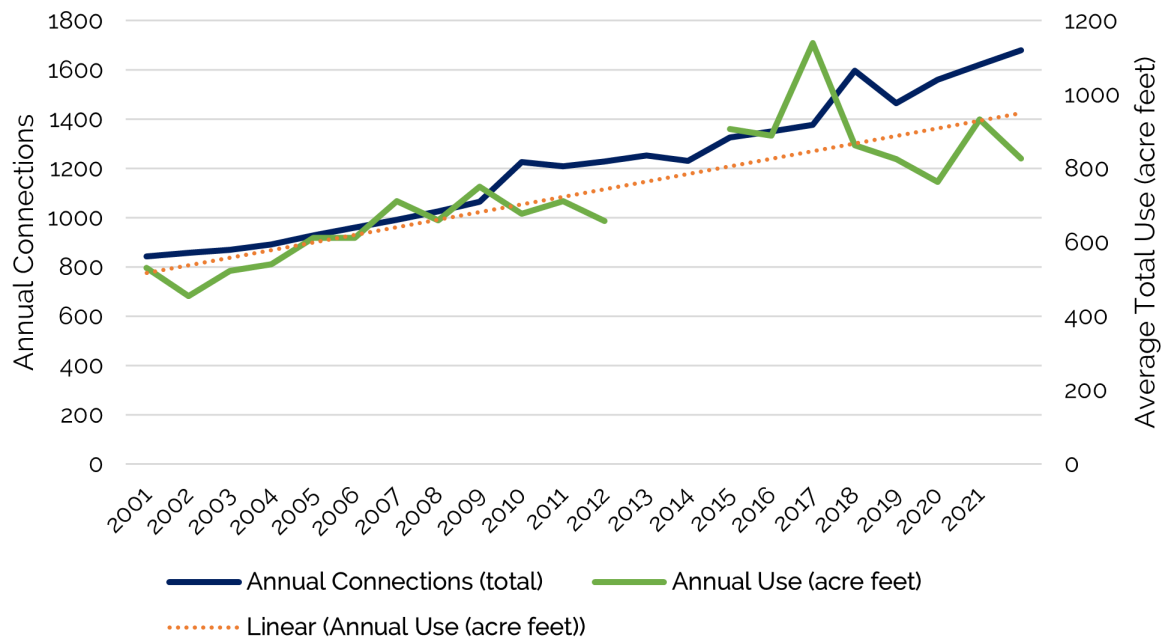
Culinary Water

The culinary water system currently consists of two wells, one spring, four water tanks that equate to approximately 5,000,000 gallons of storage, and the distribution system.

There are just over 1680 residential and approximately 110 commercial/industrial/institutional connections that consume approximately 165 gallons per capita per day (GPCD) of potable water (and 377 total GPCD). The system is considered adequate for the existing development, but there is a need for an improved electronic metering system and an additional well in the coming years.



Hyde Park City Water Connections and Total Usage



(Above) Map showing the service area of the Hyde Park City Water System, as of 2019. (Source: DWRe, [click for original](#)).
(Below) Chart showing Hyde Park's annual water usage and total connections. (There were reporting errors in 2013-4).



Images of new water tank location and park strip xeriscaping in Hyde Park City.

Stormwater

Hyde Park doesn't have a history of significant flooding. The current approach to stormwater is to maintain roadside swales in the neighborhood areas. There are retention facilities in the community, and residents report that snow removal is done adequately. The City intends to continue to study and develop stormwater and other infrastructure systems.



Images of roadside swales and detention basins being incorporated into the City's stormwater strategy.



Sewer System

At the time of this plan’s development, Hyde Park City residents were served by a public sewer system that drains via gravity to the west. The City partners with Smithfield City on the operation of a pump system, and utilizes a trunk line that belongs to Smithfield and drains into a facility operated by Logan City.

As of July 2022, the system consisted of 1,692 total connections (1,608 residential and 84 commercial/institutional/industrial connections). There are about a dozen septic systems in the historic areas of the city.

The City’s recent impact fee analysis identified the system needs and likely improvement costs. They recommended an impact fee for the City’s system that is in addition to the one for the Logan City wastewater treatment fee.

Solid Waste + Landfill

Until recently, Hyde Park partnered with Logan City for solid waste services. However, Logan recently announced that they will be ending this partnership due to cost and capacity concerns. Currently, Logan City has stated that the North Valley landfill, transfer station, and green waste facility will continue to be open to everyone, but Hyde Park will need to find a different vendor that can provide collection services.



Solid waste disposal service and green waste facility in Hyde Park.

Electricity + Natural Gas Systems

Rocky Mountain Power provides electricity services to Hyde Park City. Hyde Park is not considered a “Distressed Energy Community” by USDA. Questar provides consistent natural gas services.

City Facilities

The city hall/community center for Hyde Park has been recently remodeled and is in good condition.

The maintenance shop functions well and the structure is adequate.

The streetlights along the main roadways have recently been upgraded to LED.

The city currently owns approximately 115 acres (including parks and infrastructure facilities). Some of these parcels might be able to serve as a new City Campus facility with an expanded capacity for fire service.



Images of the Hyde Park City Hall and Maintenance facility.

Goals: Infrastructure

Goal 7.1. Provide adequate systems to handle culinary water, wastewater, and stormwater that promote safe and appropriate support for the activities and needs of the community.

Goal 7.2. As a first priority, the City will make infrastructure and service investment decisions that meet the needs of existing City residents. The City will also plan for appropriate expansion of public facilities and service needs ahead of actual growth demands. Require all new developments to pay for their proportionate share of expansion.

Goal 7.3. Develop and maintain a capital improvements program that includes a schedule to conduct updates to infrastructure master plans that will help the City adjust its investment priorities.

Goal 7.4. Maintain infrastructure master plans that will help the City to be fiscally sustainable.

Implementation Action Steps: Infrastructure

- **Short-Term Opportunities (1-5 years)**
 - a. Develop additional water storage tank capacity as resources permit.
 - b. Review and determine appropriate levels-of-service for all public services and set goals to achieve those levels throughout the City.
 - c. Review the City's water conservation pricing in order to help manage demand.
 - d. Develop an updated Emergency Response Plan (ERP) as soon as resources are available.
 - e. Partner with the USDA's Natural Resources Conservation Service to plan and implement watershed projects with the PL-566 Watershed grant/loan program.
 - f. Explore a policy to incorporate Low Impact Development (LID) techniques to control on-site runoff, return stormwater to the aquifer, and improve water quality.
 - g. Identify groundwater recharge areas, springs, and well sites in order to work with the appropriate private or public interests to manage these areas for adequate protection.
 - h. Create and maintain Master Plans for major utilities.
 - i. Continue to investigate fiber optics service for residents and what is best for the community and City.



Infrastructure + Public Facilities

- j. Study drainage patterns within the City and annexation policy areas to accurately identify the 100-year flood plains based on the current levels of development. Work with FEMA to update the appropriate plans where changes are warranted.
 - k. Partner with Rocky Mountain Power (RMP) to request an evaluation of any potential infrastructure improvements needed to the energy services in the area - including the feasibility of alternative energy investments. Additionally, Hyde Park City should engage with RMP to have energy-efficient street lights.
 - l. Apply to the Division of Water Quality, CIB, (and possibly Rural Development) for funding to regularly conduct an update to the sewer master plan that will identify the need and an estimated user rate cost to update and maintain the system.
 - m. Hyde Park City should assess the cost of infrastructure. As resources become available, Hyde Park City should update its impact fee studies to justify the actual cost of development.
 - n. Consider water conservation policies such as limits to the size of lawn areas in new homes, prohibiting irrigation during certain times of day, and discouraging certain types of plants and trees that require significant amounts of water.
 - o. Make water usage and regulation transparent by helping residents track their water usage, publishing reports on how water-related fees are spent, and educating the public through online materials, social media posts, City-hosted training, and newsletters.
 - p. Make the water bill format simpler and more understandable, while adding to it water-related educational tips.
 - q. Develop a stronger relationship with the companies owning the canal and investigate irrigation solutions for areas above the canals.
 - r. Create and maintain a plan to keep water meters in working condition. Replace meters and/or registers as needed.
- **Long-Term Opportunities (+5 years)**
 - a. Continue to monitor and evaluate technology applications within the community to provide better telecommunications opportunities for residents as well as businesses.
 - b. As resources are available, develop and maintain an accurate, fully-functional system for planning and infrastructure information.
 - c. Continue monitoring streets and public infrastructure needs. Prepare long-term plans and budgets necessary to provide and ensure adequate levels of service.
 - d. Investigate the development of a skimming plant to create secondary water supply opportunities.
 - e. Continually update service rates to rise with inflation.
 - f. Study the limitations of the current system and maintain a schedule for new tanks, wells, pipes, etc.
 - g. Develop an emergency plan that (1) defines “critical” water levels, (2) protocols when such levels have been reached, and (3) penalties for noncompliance for each building type.



8: Risk + Resilience

The “community risk and resiliency” element of the master plan is a discussion about the ways that the city is working to adapt well in the face of adversity and about its capability to bounce back from major events. Though the city can’t accurately know all of the risks it might face in the future, there are meaningful and intentional actions that can be taken before events occur. These include event forecasting, mitigation planning, system integration, target hardening, and maintaining effective communication between entities.

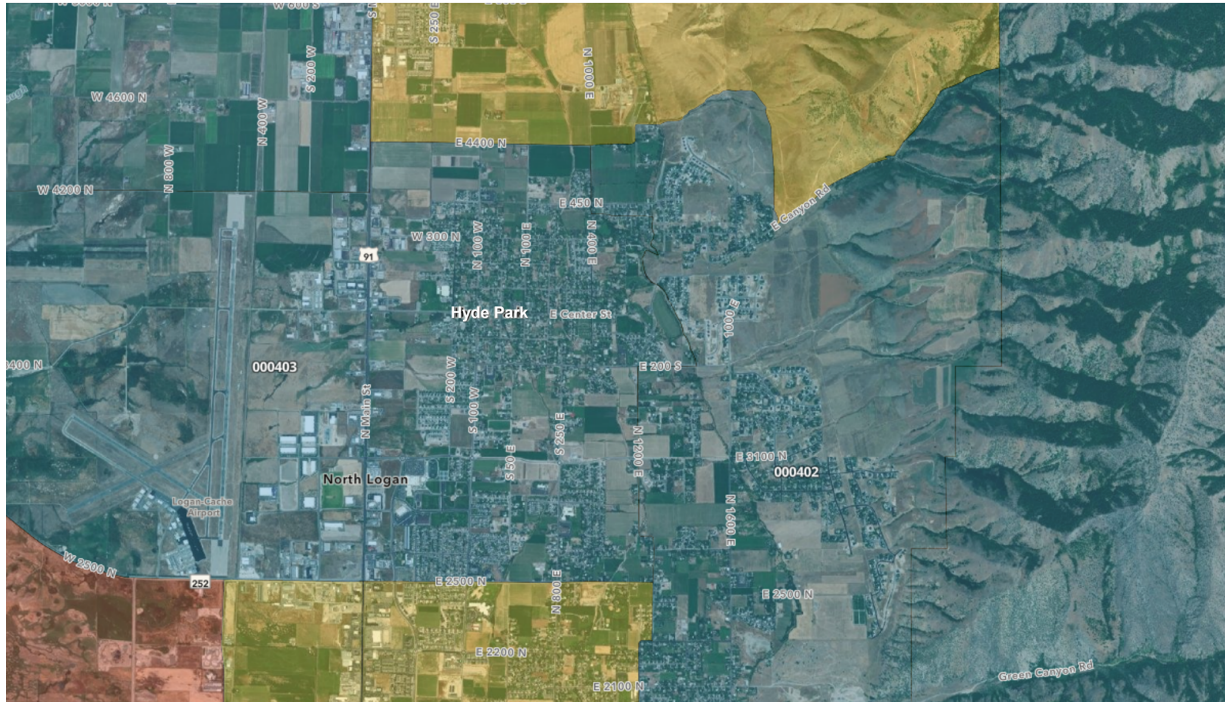
Community Risk Analysis

Generally speaking, the FEMA Risk Index rating is “Very Low” for Cache County, Utah when compared to the rest of the U.S. FEMA also identified the communities in Cache County as having a “Relatively Moderate” ability to prepare for the anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions. The City provided support to the recent PreDisaster Mitigation Plan.

Cache County (generally) faces the potential for significant avalanches, landslides, wildfires, winter weather, earthquakes, and many other hazards that could impact the community in various ways, based on potential loss values. (Note that Appendix C includes a summary table of the potential losses Hyde Park might experience with different natural hazards).



FEMA Risk Index (2022)



Map showing the general natural hazard risk levels in Hyde Park and surrounding areas, according to the FEMA National Risk Index database (2022) - [\(click here for original\)](#).

Top Natural Hazard Risks (2022)

Avalanche	Relatively Low	16.41	0		100
Drought	Relatively Low	5.15	0		100
Earthquake	Relatively Moderate	24.53	0		100
Ice Storm	Relatively Low	10.69	0		100
Lightning	Relatively Moderate	20.27	0		100
Riverine Flooding	Very Low	2.88	0		100
Strong Wind	Relatively Low	13.33	0		100
Wildfire	Relatively Low	6.10	0		100
Winter Weather	Very High	28.24	0		100

Natural hazard risks in the Hyde Park area, according to the FEMA National Risk Index database (2022) - [\(click here for original\)](#).



Public Safety Capabilities

Hyde Park City and North Logan City maintain a partnership on public safety issues. They currently have a police department (North Park) overseen by a board with representatives from both communities. They also share an animal control officer. As the City grows, it will need to investigate its funding levels for adequate public safety.

Smithfield Fire and EMS serves the residents and businesses of Smithfield, Hyde Park, Richmond, Amalga, and the surrounding areas of Cache County including Benson in northern Utah.

Hyde Park has access to hospitals in the region with emergency response capabilities. This includes: general surgery, inpatient care, labor & delivery, laboratory, radiology, mental health & psychology, respiratory therapy, physical therapy, occupational therapy, and speech therapy.

Emergency Preparedness + Hazard Mitigation

Cache County participated in the 2018 Pre-Disaster Mitigation Plan (PDMP) for the Bear River Association of Governments. The City of Hyde Park was considered a participating jurisdiction. A PDMP looks at natural hazards that the area may be susceptible to and ways to lessen the potential disasters caused by those hazards. The plan can be accessed through the Bear River Association of Governments' website under "Community Development" and "Pre-Disaster Mitigation Plan" and is updated every five years to comply with state and FEMA requirements.

Goals: Resiliency

Goal 8.1. Continue to prioritize efforts and regulations that will protect the public health, safety, and welfare of residents and business owners.

Goal 8.2. Continue to work on educating the public about potential hazards and mitigative measures.

Goal 8.3. Support work to expand first responder education and training, for a better response and recovery.

Goal 8.4. Establish pre-disaster actions to mitigate the effects of disasters.

Implementation Action Steps: Resiliency

- **Short-Term Opportunities (1-5 years)**
 - a. Continue to develop first responder capabilities.
 - b. As matching fund resources are available, apply to the Community Impact Board for financial support in constructing a new fire station (likely a loan).
 - c. Reduce the threat of wildfires within the area by educating homeowners on how to reduce the risk of wildfire damage.
 - d. Maintain and enforce rate policies that encourage water conservation.
 - e. Enact a restrictive clause in the County and City Ordinances that will prohibit any new development in the County floodplain and/or any undercutting of the canal.



- f. Support the County in the update of a regional Community Wildfire Preparedness Plan (CWPP).
- **Long-Term Opportunities (+5 years)**
 - a. Implement a flood ordinance that will cover the County and City with flood insurance.
 - b. As resources permit, maintain a plan (framework, strategy) that will guide local organizational responses during an emergency or disaster (EOP).
 - c. Conduct an audit on the City's various emergency-related interlocal and mutual aid agreements. Ensure that the terms are still valid for all parties.
 - d. Participate in an update to the Cache County Resource Management Plan.



Appendix A: Planning Authority

The General Plan and State Law

The community recognizes the need to be proactive about community-level planning and land use management, ensuring that the community's vision and goals for the near and distant future are met. This general plan will serve as a framework for Hyde Park decision-makers as the community continues to experience change altering future land use, development, and other decisions. The plan is designed to provide a formal policy foundation for enhancing community relations, pursuing economic development activities, coordinating infrastructure planning, and fostering city and county/state cooperation.

The general plan is the primary tool for guiding the future development of the City. The community is faced with tough choices about growth, housing, transportation, neighborhood improvement, and service delivery. A general plan provides a guide for making these choices by describing long-term goals for the city's future as well as policies to guide day-to-day decisions.

The goals and policies contained in the general plan must be capable of addressing community decisions in mature, redeveloping, and emerging areas of the community.

This plan is supported by Utah State Law (Title 10 Chapter 9a) which requires local plans and development guidelines to address general health, safety, morals, and welfare issues. The law also requires public participation in the planning process through adequate public notice and open public meetings. The information outlined in this document represents the general consensus and vision for the community; as well as the goals for the near and distant future.

Development of this Plan

Public participation in creating this plan shaped its content and direction. All information outlined was prepared based upon and including much of the public's valuable feedback.

The general plan is used by the City Council and Planning Commission to evaluate policy changes and to make land use policy and budget decisions. It will be used to evaluate building and development laws. It will be used by citizens and neighborhood groups to understand the city's long-range plans and proposals for different geographic areas.

The Planning Commission and City Council placed a high priority on public involvement in the development of this plan and required a thorough and detailed public awareness and input campaign to be completed. Public participation strategies utilized in the formulation of this plan were provided through online and social media platforms such as digital public surveys and online open house events, and public hearings. A summary of the results from each format of community input can be found throughout the document.



Amending the General Plan

The term “general plan” is occasionally confused with other planning terms such as “specific plan”, “development plan”, and “master plan.” A general plan may include “specific plans” or “development plans” that apply to a specific area or areas of a community; however, it is incorrect to assume either of these are the complete policy statement for an area of the community. Likewise, a “master plan” may speak to general plan issues, most notably infrastructure (for example Water/Wastewater Master or Trails-Parks-and Open Space Plans), and a master plan may be complementary to the general plan goals and policies, but a master plan is not a substitute for the long-range community goals and policies contained in the general plan. Master plans deal with much shorter time frames than the roughly 10 years of a general plan.

Great care should be taken when the decision is made to amend the general plan to avoid drastic changes in direction, while also not hesitating to update goals and policies as the landscape shifts. To ensure this general plan remains relevant to the ongoing strategic planning process, it is intended to be reviewed annually by the Planning Commission and the City Council and updated at least every ten (10) years, or more frequently as the need arises, to provide responsible and well-formulated public policy direction to community decisions

Implementation of the Plan

Implementation of the general plan by the Mayor, City Council, Planning Commission, and staff fulfills the Plan’s purpose and ensures that the community’s voice and vision are heard. Each element of the comprehensive general plan provides background and context materials, as well as goals, policies, and potential action steps for the community to undertake to achieve the plan’s vision.

The plan is used by the City Council and Planning Commission to evaluate policy changes and to make funding and budget decisions. It will be used to evaluate building and development laws. It will be used by citizens and neighborhood groups to understand the city’s long-range plans and proposals for different geographic areas.

It is recommended that the implementation of the general plan’s vision or goals be reviewed annually and amended as needed to ensure the goals are being met. To prepare the community for implementation, it is recommended that the community be invited to participate to provide feedback during future strategic planning efforts, to rank and prioritize projects, and to help as well as determine the roles and responsibilities for each task.

Next Steps for the Plan

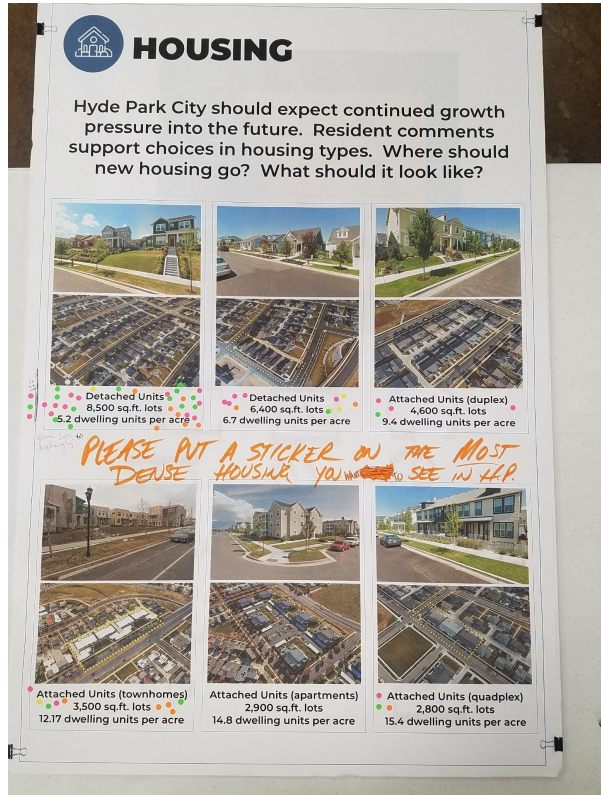
While the general plan defines a clarified community vision and set of goals for the coming years, it does not provide the specifics of the “Who, What, When, Where, and How” of each goal. To ensure that the community’s vision is realized, it is recommended that Hyde Park City undergo a strategic planning process that will help rank, prioritize and implement the goals and visions from the general plan. The strategic plan should include:

- Proposed steps for implementation
- Timing for each recommendation
- Funding availability
- Long-term financial needs and recommendations



Appendix B: Public Interaction

Facilitating community involvement and input opportunities was a high priority for the Hyde Park City Council. The city’s website served as an information hub, and public open houses and drafts were provided so the public could follow along and be kept up-to-date throughout the initiative. Social media campaigns were also used to generate interest and awareness of the site.

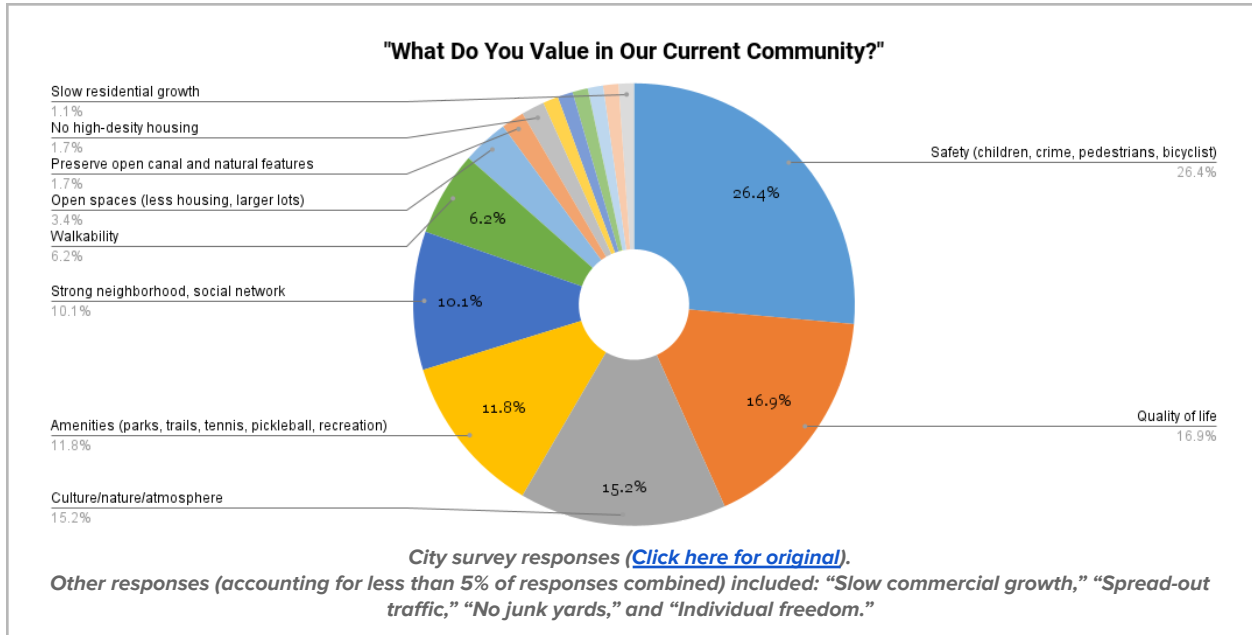


Images of public interaction and education efforts as part of the planning initiative.

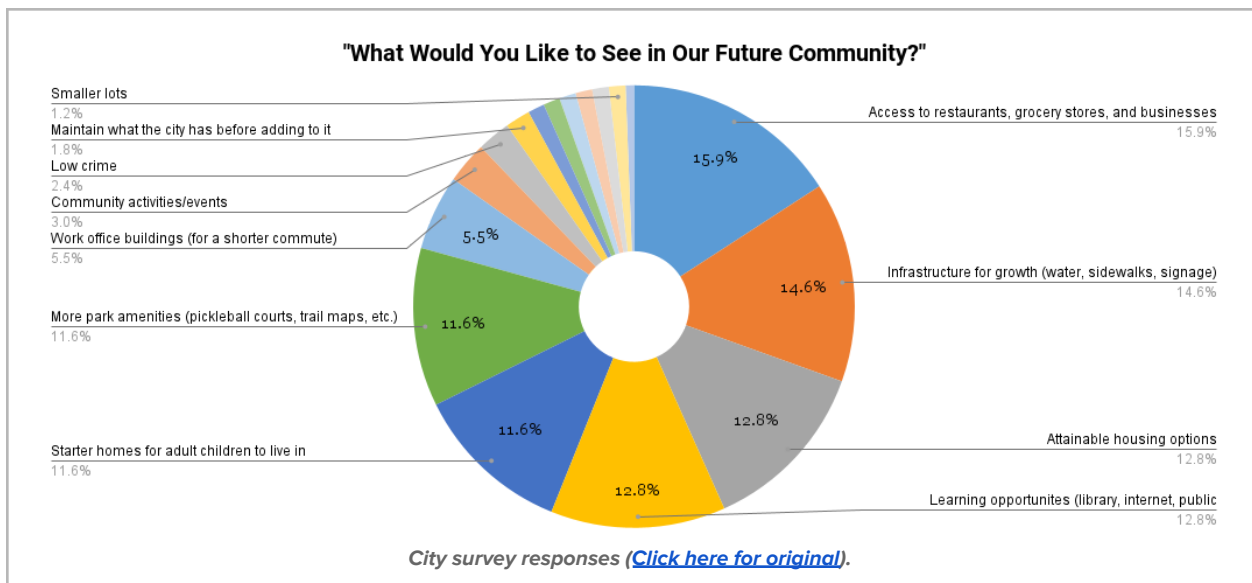


Initial Public Survey

A survey was conducted by the city in November, 2021. The responses (178) were used to guide the development of this plan. The survey asked Hyde Park residents to share their opinions on a series of issues, the first of which was what they value most about their current community. The top three values were “safety” (26.4%), “quality of life” (16.9%), and “culture/nature/atmosphere” (15.2%).



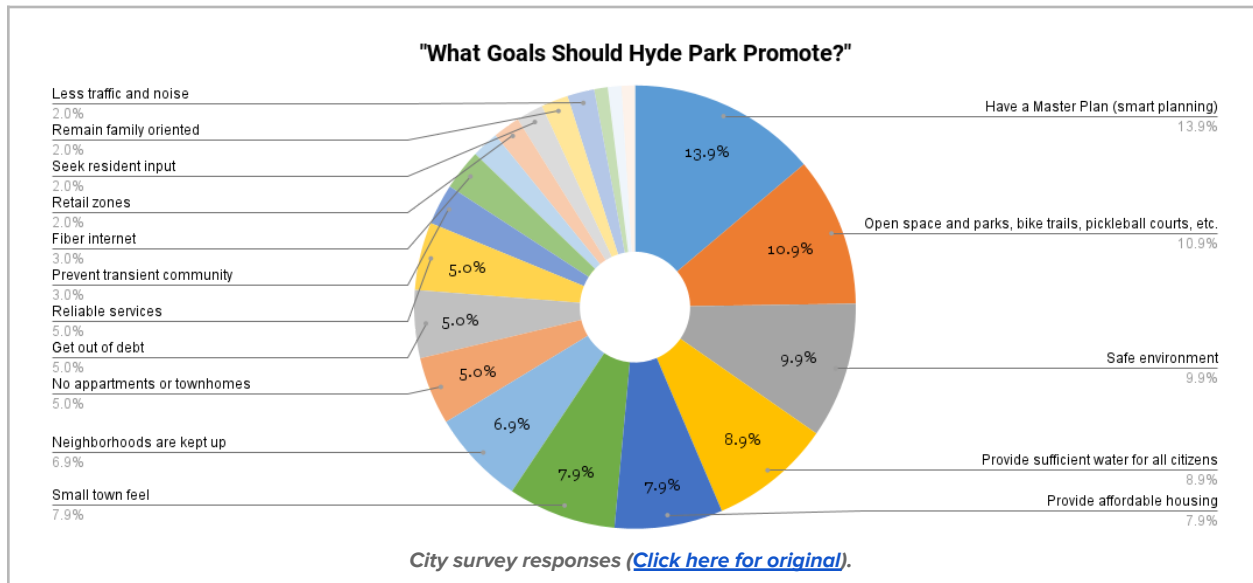
When asked about their vision for the future of Hyde Park, residents expressed a desire for greater “access to restaurants, grocery stores, and other businesses” (15.9%), “infrastructure growth (water, sewage, sidewalks, good signage, etc.)” (14.6%), and “attainable housing options” (12.8%), among other things.



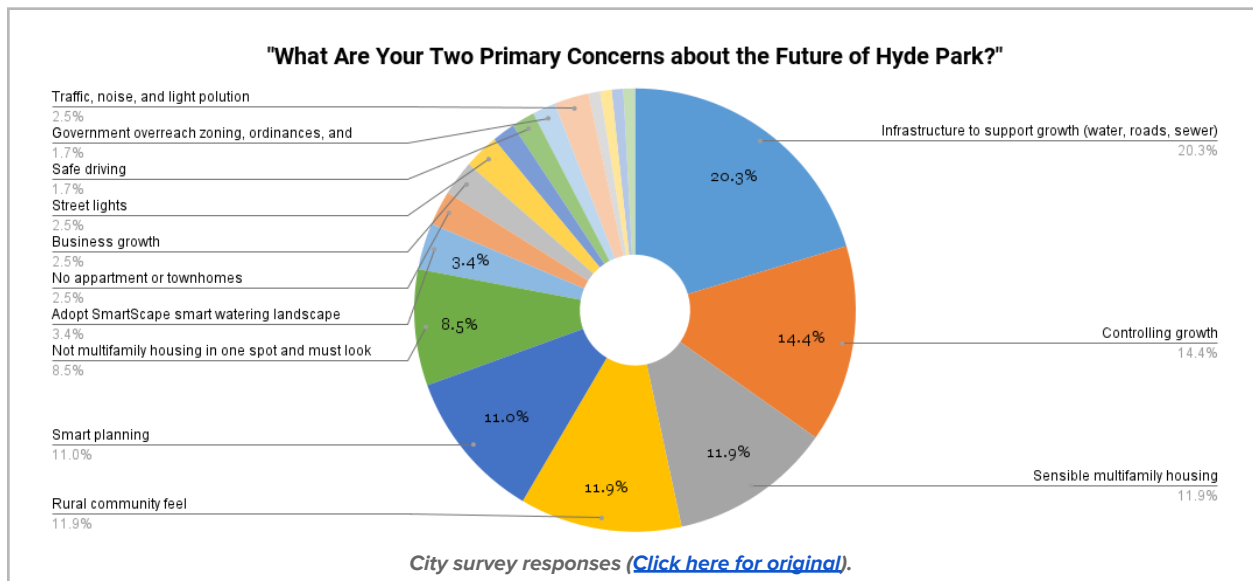


Appendix

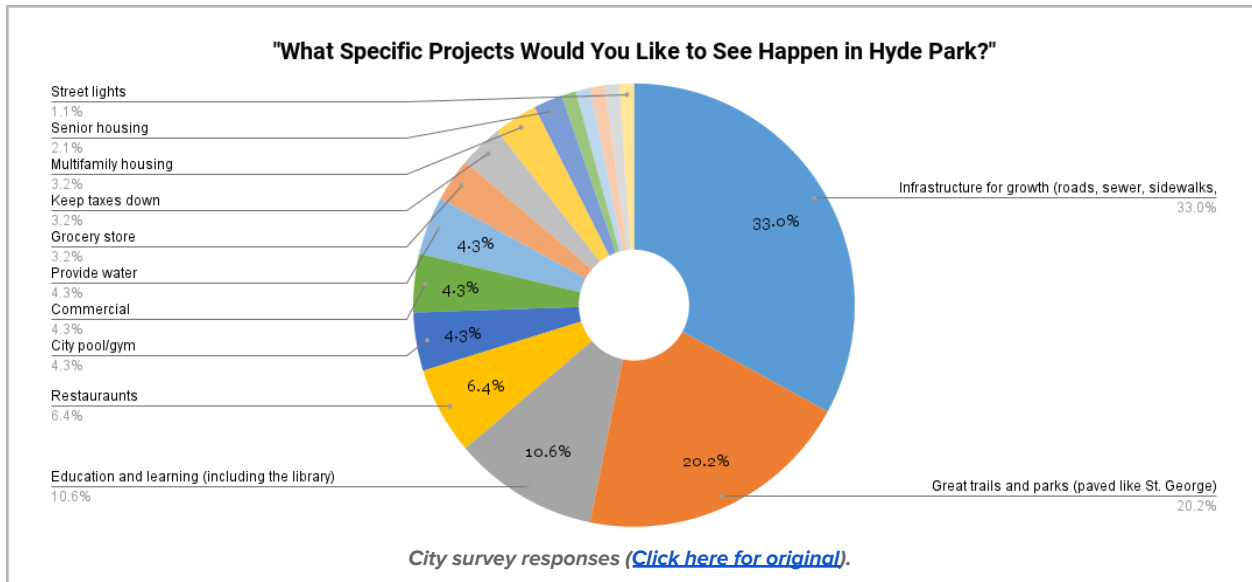
Similarly, residents voted for various goals Hyde Park should promote. At the top of the list was “Have a Master Plan” (13.89%), followed by “Open space and parks” (10.89%), “Safe environment” (9.9%) and others.



The survey also showed areas of resident concern. Growth and development were the key issues, with participants listing “Infrastructure to support growth (water, sewage, roads, etc.)” (20.3%), “Controlling growth” (14.4%), and “Sensible multifamily housing” (11.9%) as their primary concerns.



Finally, residents asked the city to take on specific projects in the short term. By far the most voted for the project was “Infrastructure for growth (roads, sewage, sidewalks, etc.)” (33%). “Great trails and parks (like St. George)” (20.2%) and “Education and learning (including the library)” (10.6%) were the next runners-up.



Open House Events + Public Comments

The draft was presented in a public open house format and feedback was solicited on the different ideas found in the plan. The following tables contain the written comments that were provided (and considered for incorporation into the plan).

LAND USE	
CURRENT CONDITIONS	ANTICIPATED CHANGES
<p>Adding housing at a very rapid rate.</p> <p>Agriculture is being priced-out.</p> <p>Over development without adequate review by planning and zoning, utilities and especially the town council.</p> <p>We have too many developers that want to ruin our neighborhoods.</p> <p>Too many mega homes.</p> <p>Not enough homes for our kids.</p> <p>Need to commute to work.</p>	<p>Water will become a bigger concern and should be included in building projects.</p> <p>Multifamily housing in commercial and planned professional areas.</p> <p>Limits on the number of units and the ratio of multi to single-family housing.</p> <p>Green Space is preserved in the proposed Hillside development by the canyon.</p> <p>Need to slow development.</p> <p>Encourage single-family homes and high-density apartments.</p> <p>Increased population, limited water, and limited land.</p> <p>Wall-to-wall cities and no open spaces with trails in between.</p>
DESIRED FUTURE	GOALS + POLICIES
<p>Provide ongoing agriculture options! Don't eliminate ag.</p> <p>Limit high-density housing. Put it away from existing subdivisions that anticipate that kind of</p>	<p>Maintain green space.</p> <p>Low-income housing is highly problematic when placed far from needed support services.</p>



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<p>growth.</p> <p>Primarily single-family housing with limited multi-family housing.</p> <p>Support for agriculture both provides affordable food and a rural community feel.</p> <p>Animal rights remain the same.</p> <p>Need more areas for density and Townhomes.</p> <p>Want more trails, paved trails, parks.</p> <p>No reasoning from R1 to commercial! The commercial allows for high-density housing. Instead, rezone to re20 to encourage smaller lots and affordable houses.</p> <p>Single-family homes at the mouth of the canyon.</p> <p>More dense neighborhoods.</p> <p>Open space at the edges.</p> <p>More apartments, townhomes, and duplexes.</p> <p>Mixed housing types.</p> <p>More local options for professional careers.</p> <p>Walking, biking to work, school, shopping.</p> <p>Please keep Hyde Park how it is, mostly single-family homes with a few apartments scattered around the whole city.</p> <p>I would like to see the preservation of agriculture.</p> <p>No high density neighborhoods!</p> <p>The residents do not want large neighborhoods of high-density apartments and townhouses.</p> <p>A variety of zoning is a good thing.</p>	<p>All housing should provide contributions towards schools and parks.</p> <p>Worried about more apartments in condos.</p> <p>If the developers on the Foothills must develop, then they should provide their own water infrastructure.</p> <p>No high-density housing above 800 east.</p> <p>Reduce the amount of grass required to encourage water conservation.</p> <p>Eliminate R1 zoning.</p> <p>Don't allow money to determine our future. Let current residents push our future forward.</p> <p>Need to encourage infill development with higher density.</p> <p>Need to be water-wise.</p> <p>Be better than the anti-growth noise.</p> <p>Planning Commission needs to be allowed to do their job.</p> <p>A general plan is a good idea, but it needs to be followed by zoning changes.</p>
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TRANSPORTATION	
CURRENT CONDITIONS	ANTICIPATED CHANGES
<p>Bike safety is an issue.</p> <p>400 East is difficult to drive on, especially when turning into the driveway.</p> <p>1000 East is too narrow and too steep.</p>	<p>Worried about more people speeding on the roads over time.</p> <p>Expecting more bike lanes.</p>
DESIRED FUTURE	GOALS + POLICIES
<p>Demand for more bike lanes.</p> <p>Quit dumping traffic on 400 East.</p> <p>We need to spread traffic on multiple roads better than having a few main roads.</p>	<p>Ensure that we have plans for roads to accommodate the level of growth in the foothill areas.</p> <p>Need to protect cyclists.</p>



	Maybe add speed bumps.
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HOUSING	
CURRENT CONDITIONS	ANTICIPATED CHANGES
<p>Is infrastructure keeping up with rapid housing growth? Safe friendly neighborhoods exist here. Keep it that way. Hyde Park in a county as a whole have added a great deal of housing units recently with more in the works. I want my children to live here too, but not everyone can. Building costs are too high for new families. Just about right! Housing in Hyde Park is good. The city needs to be very careful to maintain the quality of life it has. It has little else to offer residents. Hyde Park is a wonderful place to live with a great culture and appreciation for families. We need to control growth. Limit building permits to allow reasonable growth. We need to enforce Landscaping mandates equally. Hyde Park is generally nice as it is.</p>	<p>Nice options for senior communities. More affordable housing for new families. More demand for smaller single-family houses. Bringing in high-density housing because it brings in tax revenue is a very worst reason to do it. I also think that high-density housing should be kept to a percentage of overall housing. We are too small to get overwhelmed by a high transient community. Continued development of RE20 where it currently exists. Be conscious of affordable housing its location. I believe we have gray areas for it and not great areas. North Logan has lots in a good location.</p>
DESIRED FUTURE	GOALS + POLICIES
<p>Maintain “small town” feel with neighborhoods, not high-density complexes. Limit high-density options! It is a balance to provide workers and housing for business, and attract clean industry. However, it would never be good to provide resources endlessly. No overpopulation of multifamily, duplex or condo housing. I would like to see multifamily housing spread out and not concentrated. Would like to see more Garden courts and duplexes distributed. Clean, neat, crime-free neighborhoods with no high-density housing that is mixed in with single-family homes! Keep all townhomes and</p>	<p>Keep current residents happy. We need more schools. The city should contribute land for schools. No high-density housing above 100 East. High-density housing should be something like 5% of all units. Do not base decisions on the potential for tax revenue base them on managing expenses. Regulate triplexes more effectively. Regulate rentals more effectively. Increase housing, grow smart, and make sure we have good infrastructure. Spread housing to different areas of town. No apartments or multi-level townhomes. I believe there should be a provision for housing on</p>



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<p>apartments and commercially zoned areas. No rezoning to commercial!</p> <p>Hyde Park should be a closed-gate community. Be a pristine and safe community.</p> <p>Attached rental units must be pre-planned and pre-approved.</p> <p>Multifamily near commercial. I don't want condos scattered throughout the city.</p> <p>Permanent housing, limited rentals, spread-out around city.</p> <p>Planned multi-family housing should be closer to the highway away from single-family homes.</p> <p>Create high-density areas south of 200 South and in the agricultural area presently.</p> <p>Garden court homes are appealing. Could have townhomes mixed with single-family.</p> <p>I know we need affordable housing but put yourself in the homeowner shoes when considering location. Affordable housing shouldn't negatively affect the surrounding area.</p> <p>We absolutely need secondary water to housing.</p> <p>A variety of zoning is a good thing. Have affordable housing there needs to be areas for Townhomes.</p> <p>I don't like houses facing main roads. I do like space between homes.</p> <p>It seems like there is room for duplexes to mix with single-family homes.</p>	<p>the lots that are large and empty in the middle of the city, but only residential, no multifamily.</p> <p>Please try to maintain the family-friendly feel of Hyde Park and keep the children in mind.</p> <p>There is room for appartnmetns without high-impact to existing neighborhoods (i.e. east of Maverick).</p>
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ECONOMY	
CURRENT CONDITIONS	ANTICIPATED CHANGES
<p>We must attract business to our Main Street!</p> <p>More businesses in town would be good. There's room toward the airport as the plan shows. More retail probably won't happen since there's plenty close by.</p>	
DESIRED FUTURE	GOALS + POLICIES
<p>Allow more mixed commercial/residential.</p> <p>Increase sales tax revenue by allowing more business in the city.</p>	



PARKS + RECREATION	
CURRENT CONDITIONS	ANTICIPATED CHANGES
<p>This is one of our strongest assets. Keep going.</p> <p>Where is our library? If we can buy him a Smithfield North Logan, let's do so with a library service.</p>	<p>More demand for mountain bike trails.</p> <p>We are sad to see the fields around us go, but understand the housing need. We will no longer have dirt biking paths. We would like a skatepark as a compromise near 200 West or 350 West.</p> <p>We need way more fun activities like parades.</p> <p>Let's find our own Pumpkin Walk!</p>
DESIRED FUTURE	GOALS + POLICIES
<p>Lots more foothill trails.</p> <p>More trails connecting parks or with neighboring cities.</p> <p>More shade trees.</p> <p>Skate park on the city land near the retention Pond west of the Cove along 350 South. The only skate park is in Smithfield.</p> <p>I like our Parks. The pickleball court has been cracked on before I moved here.</p>	<p>This could be a core value of the City: a green city or a park-friendly place.</p>

RISK + RESILIENCY	
CURRENT CONDITIONS	ANTICIPATED CHANGES
<p>Low crime rates.</p> <p>Plases with the emergency services.</p>	<p>Housing changes definitely impact quality of life and crime rates.</p>
DESIRED FUTURE	GOALS + POLICIES
<p>Maintain a low crime with limited or no high-density housing. I've lived in that before and it did affect neighborhood cleanliness and safety.</p>	<p>What plans are in place for emergency response in a natural disaster situation?</p>



Appendix C: Natural Hazard Impact

			HYDE PARK - POTENTIAL LOSSES PER NATURAL HAZARD										
CATEGORY	TYPE	UNITS	NATURAL HAZARD										
			WILDFIRE (FFSL)	WILDFIRE (USFS)	FLOOD (FEMA)	FLOOD (VALLEY BOTTOM)	FLOOD (SOILS)	FAULTS	LANDSLIDE	STEEP SLOPES	PROBLEM SOILS (NO BSMT)	PROBLEM SOILS (BSMT)	AVAILANCHE TERRAIN
AGRICULTURAL RESOURCES	Farmland	Acres	376.8	82.9	3.7	31.1	178.2	207.9	85.5	2.6	1,219.4	1,292.6	
	Grazing Allotments	Acres											
HOMES	Home	Number/ Value	317 @ \$115.8M	22 @ \$1.3M		2 @ \$709.8K	86 @ \$37.8M	173 @ \$76.8M	32 @ \$51.9M	2 @ \$1.3M	694 @ \$240.7M	575 @ \$209.5	
	Cemetery	Number											
COMMUNITY RESOURCES	Commercial Business	Number/ Value	3 @ \$4.7M			2 @ \$2.4M	11 @ \$13.5M				33 @ \$42M	80 @ \$83.1M	
	Library	Number											
	Place of Worship	Number	1								2	2	
	University/College	Number											
	School	Number									1	1	
GOVERNMENT FACILITIES	Correctional Facility	Number											
	Military Facility	Number											
	Post Office	Number								1	1		
	Town Hall	Number											
RECREATION/AMENITIES	Campground/Recreation Facility	Number											
	Golf Course	Number											
	Public Areas	Number											
	Historic Site	Number									1	1	
	Museum	Number											
	State Park	Number									2	2	
	Trail	Miles	1					0.3			0.3	0.3	
EMERGENCY SERVICES	Emergency Medical Service	Number											
	Emergency Operations Center/PSAP	Number											
	Fire Station	Number											
	Hospital/Health Care Facility	Number								1	1		
	National System Shelter Facility	Number								1	1		
	Law Enforcement Station	Number											
ENERGY INFRASTRUCTURE	Substation/Regulator	Number											
	Natural Gas Pipeline	Miles	0.1			0.04					0.9	1.6	
	Crude Oil Pipeline	Miles											
	Oil and Gas Well	Number											
	Petroleum Pipeline	Miles											
	Hydrogen Sulfide Pipeline	Miles											
	Power Generation Facility	Number											
	Transmission Line	Miles	1.7	0.7			0.5	2.3	0.9	0.3	2.2	2.1	
NATURAL INFRASTRUCTURE	Lake/Pond	Acres											
	Reservoir	Acres											
	Playa	Acres											
	Riparian Area	Acres				3.7					2.9	5.2	
	Spring/Seep	Number				1					1	1	
	Stream/River	Miles				1.5	0.6				0.8	1.5	
	Wetland	Acres	1.8			3.7	35.6	0.3			67.1	76.3	
	Communication Towers	Number	25	1			6	17	11		31	26	
OTHER INFRASTRUCTURE	Microwave Service Towers	Number	22	1			6	16	10		24	21	
	Gas Station	Number										1	
	Sewer Pipeline	Miles/Value	3.9	0.1	0.02	0.1	2.6	1.2	0.2		12.4	10.3	
	Wastewater Facility	Number											
	Contaminated Land	Acres											
	Hazmat Material Storage	Number											
	Mines	Number											
	Broadband Anchors	Number									3	2	
	Solid Waste Facility	Number											
	Airport/Heliport	Number											
TRANSPORTATION INFRASTRUCTURE	Bridge/Culvert/Underpass	Number/ Value									1	1	
	Railroad	Miles/Value											
	Emergency Outlet Roads	Miles	0.03			0.1	0.1				0.7	1.6	
	Road	Miles/Value	5.4	1.2	0.0	0.2	3.4	6.0	1.3	0.03	21.5	21.1	
WATER INFRASTRUCTURE	Canal	Miles	1.2	0.05	0.1	0.5	0.8	1.2			3.4	2.7	
	Culinary Water Pipeline	Miles/Value	8.6	0.3	0.1	0.3	5.2	5.1	1.3	0.02	23.8	22.8	
	Culinary Water Source	Number									2	2	
	Water Tank	Number	1						1		2	1	
	Dam	Number											
	Groundwater Recharge	Acres	597.4	151.1	3.4		175.3	512.8	266.4	71.4	808.1	700.3	
	Groundwater Protection and Transient NC Zones	Acres	996.9	191.2	6.4	2.3	169.7	472.6	257.6	142.3	1,122.1	980.0	4.4
	Well	Number									1	1	

Table representing the potential loss from different types of natural hazards, as modeled by the Bear River Association of Governments in 2020. ([Click here for a printable pdf](#))



Appendix D: Recommended Initiatives

The following ideas are suggestions of implementation best practices, and the City is not obligated to implement any of them or consider them policy.

IDEA #1 - Plan and Budget Integration

Budget is policy, and making a plan without investing in its implementation is largely a waste of time. City leaders need to first develop a baseline of what their strategic priorities are, and then deliberately update this vision over time.

- Host an annual pre-budget retreat with the City Council, Planning Commission, and administration. The City Council and Planning Commission should meet for a joint session before any budget requests are considered. The purpose of this meeting would be to review the City’s long-range goals.
- Conduct a biannual “Discovery” event. An outside party could facilitate a “discovery” discussion for existing and prospective City Council members (and anyone else in the public that is interested). The intent of this event would be to increase awareness of how cities actually work by describing systems, explaining rules, and sharing best practices. If done near the deadline for candidates to file in the summer, then the outcome of this event would be a more informed election in the fall. It can be assumed that an investment in “taking the long view” like this will result in better policy and budgets ongoing.

IDEA #2 - Community Clean-Up Initiative Enforcement

Update the land use code to outline a clear process for enforcing clean-up efforts:

- Establish a clear definition of what it means to be in compliance with city code (ie. nuisance ordinance).
- Review staff capacities, including enforcement personnel and attorney staff time
- Outline roles and responsibilities in responding to citizen complaints
- Create a method to document violations, potentially with the ability to submit photos
- Establish deadlines for clean-up
- Establish a cost recovery system for City-initiated efforts on properties in violation

IDEA #3 - Planning Commission and City Council Agenda Alignment

Although every community is different in the details of how it operates, the one thing they have in common is a commission that makes decisions that affect the whole enterprise. Because they have to deal with a number of short-term issues, it is easy for them to lose focus on any kind of long-term strategy.

Cities need a way to standardize the implementation of their long-term goals. It seems like the way to do this is to keep the goals in front of everyone (especially the commission and council) when they are facing decisions.

- **Incorporate the long-term goals into their regular meetings.** Format the agenda so that each discussion item is categorized under one strategic priority. Those issues/items that don’t help achieve a priority goal are moved to the bottom.
- **Create a request form for items to be put on the commission’s agenda.** Require that all commission agenda items are submitted using a form that asks which priority the proposed issue



helps the City achieve. Doing this helps applicants (including commissioners) maintain focus on their goals.

- **Formally establish an “implementation champion”.** Assign someone on the City Council or Planning Commission to monitor the implementation of the plan’s goals and strategies. Require a public report to be created quarterly.

IDEA #4 - Adequate Public Facilities (Concurrence)

The adequacy and availability of public facilities and services to support growth and development has become a key issue in most areas, both because of the financial implications as well as the effect on the timing of development.

A concurrence system requires that prior to the issuance of a land development permit, the applicant must demonstrate that all necessary public facilities and services are available and adequate at the specified level of service (LOS) standards.

The “adequacy” requirements provide that, for a development project to be approved, infrastructure must be conformed to the level-of-service standards in the general plan.

The availability requirement establishes where needed public facilities or public facility capacity is indeed available for use by the proposed development. Unlike other resources which are sometimes used to ensure carry capacity, infrastructure capacity is not static. It is increased as new capital improvements are added, and it is decreased as other development comes online. Development approvals can be denied, deferred, or recommended for phasing in order to keep infrastructure capacity and utilization in proper balance.

A key component of any concurrence management system is the determination of which public facilities are included and where they should be applied to all types of development.

IDEA #5 - Impact Fees and Financing of Capital Facilities

Courts have judicially approved the concept of impact fees as long as various legal and constitutional requirements are met. Those requirements include procedural due process, substantive due process, equal protection, and “earmarking”. The latter requirement ensures that money collected from the payment of impact fees will be segregated from other City funds and used only for the purpose for which it has been collected. The constitutional standard for impact fees has generally been described as the “rational nexus” test. The test has two parts: (1) that the need for the public facility or public facility expansion is the result of the proposed new development; and (2) that the proposed new development will benefit from the provision of the public facility.

IDEA #6 - Development Process Flowchart

A clearly-defined approval process facilitates a better understanding of the City’s requirements for development approvals. This will help applicants understand what is expected of them, and might even help the City ensure due process.

These flowcharts could be incorporated into brochures and development applications. Caution should be given to ensure that the process is also formally incorporated into the land use ordinance.

IDEA #7 - Land Use Code and Zoning Ordinance Update

It has been estimated that there have been over forty significant changes to the Utah Land Use Development and Management Act since the mid-1990s. Hyde Park should undertake a comprehensive rewrite of its ordinances based on the following principles:



Appendix

- Cities are political subdivisions of the state. Therefore, any ordinance revision should include COMPLIANCE ISSUES where the City is not supported by state statute.
- The general plan serves as the rationale for any ordinance or capital investment a community wants to implement. Ordinance revision should include ALIGNMENT ISSUES related to an internal inconsistency or a lack of justification between the general plan and ordinances.
- One of the most significant statutory impacts on local planning was the recent “PLAIN LANGUAGE” bill (UCA 10-9a-306). Among other things, this requires local codes to be simplified. Any ordinance revision efforts should develop “plain language” by simplifying references, rewriting complicated explanations, and incorporating graphics where possible.