

HIDEOUT, UTAH
10860 N. Hideout Trail
Hideout, UT 84036
PLANNING COMMISSION MEETING
April 16, 2020
6:00 p.m.

I. OPENING

Chair Dwinell called the meeting to order at 6:04 p.m.

PRESENT ELECTRONICALLY

Chair Jerry Dwinell (Alternate)
Vice Chair Ralph Severini
Member Sara Goldkind
Member Anthony Matyszczyk
Member Bruce Woelfle
Member Carol Haselton

ABSENT

Alternate Kurt Shadle

TOWN STAFF ELECTRONICALLY

Thomas Eddington, Town Planner
Allison Lutes, Town Clerk

IV. APPROVAL OF MEETING MINUTES

1. March 19, 2020 Meeting

Chair Dwinell noted he added "All Remote" to indicate those present electronically at the meeting.

Commissioner Goldkind moved to approve the minutes for the March 19, 2020 meeting. Commissioner Matyszczyk made the second. Voting Aye: Commissioners Severini, Goldkind, Haselton, Woelfle and Matyszczyk. Voting Nay: None. The motion carried.

V. ADMINISTRATIVE ITEMS

1. Discuss new names for zones defined in proposed Zoning Regulation changes

Chair Dwinell initiated the discussion regarding the status of the new Title changes, currently under review with the Town Council, and the need for the Commission's input concerning redefined zones and deprecated zones. Because those deprecated zones and originally defined zones still exist, Dan Dansie suggested adding them to the new title to avoid confusion. Accordingly, Section 12.30 was added, "Non-conforming Zones" where the existing zones from the current code will be added (Mountain Zone, PPD and RSPA [which includes RSF, RMD, RVMD, RVHD, NC, CS, OP and RF]).

Additionally, to avoid further confusion between the new and old zones, Mr. Dansie recommended changing the names of the new zones. Mr. Dwinell then proceeded through each proposed name change and solicited the Commission's input.

The following were agreed upon by the Commission:

Mountain: Mountain Residential (MR)

Residential Single Family, Medium Density and High Density: Residential 3 (R3)
Residential 6 (R6) and Residential 20 (R20)

Neighborhood Commercial 2: NMU (Neighborhood Mixed Use)

Commercial (C): New zone; no name change

Light Industrial (LI): New zone; no name change

Community Site: Community Recreation (CR)

Native: Natural Preservation (NP)

Mr. Dwinell announced the Town Council was scheduled for a special session on April 30 to review the title changes and possibly approve them at that time.

2. Review and discuss docket items

Chair Dwinell proceeded through a discussion of the Planning Commission docket to update the status, and to solicit ideas for upcoming agendas.

Docket 1: Ordinance re delinquent property tax development restrictions: it was decided to move this to the Ice Box section, pending the Town Council's discussion on this item. Mr. Dwinell noted the challenge on this is that property taxes are not owed directly to the Town, and the County already has a mechanism for collecting delinquencies. Commissioner Goldkind felt the Town could still adopt a process, such as confirming no tax delinquencies before accepting a building permit application or submitting plans. Mr. Dwinell noted the Town Code does not allow acceptance of a building permit or subdivision application if the applicant is delinquent on the application property. But, the Town could not demand all properties owned by the applicant be brought current.

Burn ban: Commissioner Severini stated he conducted some research and discussed briefly, and thought it may have gone to the Mayor, but he was unable to recall the outcome. He offered to follow up and see where it was left off. Chair Dwinell requested that Mr. Severini advise whether he would want this added to the May Town Council agenda.

Ordinance re heavy equipment parking: Mr. Dwinell stated he would circle back with Commissioner Shadle on this item.

Parking restrictions. Mr. Dwinell reviewed that Ryan Taylor was going to conduct a survey of roads less than 26 feet or those that are less than 26 feet with a parked vehicle, because it would create a safety hazard for emergency vehicle access. Mr. Dwinell would ask Mr. Taylor for an update.

A short discussion arose concerning road widths in Shoreline Phase 2. Thomas Eddington noted those roads were approved some time ago, however Glen Gabler may be submitting a revision of a portion of the plat, so there may be an opportunity to make some revisions for at least some of the road widths in that area. With respect to roads where no houses have yet

been constructed, Mr. Dwinell wondered whether the Town could ask the developer to bring the roads up to current code for health and safety reasons. He stated he would consult Dan Dansie (who was not present at this meeting) whether that would be a legally viable proposition.

Chair Dwinell opened the meeting to suggestions for other short-term items. Commissioner Matyszczyk asked whether there were any restrictions to the number of cars allowed to park in driveways. Chair Dwinell stated the Town Code did not have any restrictions, however the HOA may and there may be time limits as well.

Commissioner Haselton inquired regarding emergency access along Longview toward Tuhaye, and the status of construction of the road down to Deer Waters. Chair Dwinell responded that Nate Brockbank is responsible for completing that road down to Ross Creek. It was held up last year due to weather, but Mr. Dwinell believed it was anticipated to be completed this year. Regarding the road from Longview to Tuhaye, Mr. Dwinell stated it is situated on private property, known as Murdock Canyon, and the Town could not do anything with it, unless it is annexed into the Town, however he confirmed it is an emergency access.

Commissioner Severini suggested having educational presentations in the event of a light meeting docket. Commissioner Goldkind suggested having the P.O.S.T. Committee present at a meeting. Chair Dwinell stated he would add them to an agenda. Further, the P.O.S.T. Committee will be involved in everything the Town will be doing going forward.

Commissioner Severini offered the following be added to long term items: 1) old barbed wire fencing; and 2) State Park access (walk-ins vs. parking). Mr. Severini offered to do some work on this. Thomas Eddington, who is a member of the P.O.S.T. Committee, stated discussions with the State Park had taken place and the Committee had a better understanding of where Hideout Trails could connect to the perimeter trail and the associated required land trades to achieve that. He agreed the P.O.S.T. Committee should present an update to the Planning Commission at a future meeting. He also suggested getting a Planning Commission recommendation and possible approval by the Town Council for a potential sub-area plan for the General Plan, which would present an opportunity for future grant requests for trails. He felt it could be ready for the May meeting.

The Commission decided to move the ordinance re signage to short terms items. Commissioner Goldkind stated she would seek some direction from Chair Dwinell and the Mayor on this before proceeding further, and offered to schedule a meeting.

Chair Dwinell reviewed that Carol Haselton was appointed to the Town Council effective April 25. Therefore, there would be two openings on the Planning Commission. There were currently two applicants from Shoreline. It was hoped Commissioner Haselton's seat would be filled as early as May, but possibly June or later.

At 7:00 p.m., Chair Dwinell opened the meeting for public comment. Commissioner Haselton stated she attended a land use virtual training and she would upload the reference materials to Teams.

With no further comments, the public hearing was closed.

VI. MEETING ADJOURNMENT

Commissioner Haselton moved to adjourn. Commissioner Severini made the second. Voting Aye: Commissioners Severini, Goldkind, Haselton, Woelfle and Matyszyk. Voting Nay: None. The motion carried.

The meeting adjourned at 7:05 p.m.

Allison Lutes, Town Clerk

APPROVED