

Town of Hideout
Planning Commission
10860 N. Hideout Trail
Hideout, UT 84036
July 29, 2019

Present: Jerry Dwinell - Chair
Ralph Severini - Vice Chair
Kurt Shadle - Alternate
Vytas Rupinkas - Member
Tony Matyszczyk - Member

By Phone: Sara Goldkind - Member
Ryan Taylor – Town Engineer

Absent: Bruce Woelfle – Member

OPENING: Call to Order 6:05 PM
Roll Call
Pledge of Allegiance

ADMINISTRATION: Approval of meeting minutes: July 18, 2019
Do not have a draft yet, did not approve.

PUBLIC MEETING: Work Session to discuss definition changes to Hideout Zoning:

Chair Dwinell outlined the reason for the meeting

- Current ordinance is unclear how RSPA and other zones cooperate
- Not consistent with setbacks and offsets
- Broad use of conditional use
- No true commercial zoning
- Resort features not defined
- Land use, open space, parks and trails

Spreadsheet:

- Comment from Mr. Severini - What is a protected view shed. Chair Dwinell clarified that it is a planned community where each home is laid out such that it doesn't block the view of another. Staggered lots and building height. Similar to Residential Single Family.

Discussion ensued as to whether the zone is needed (or enforceable) within Hideout. Chair Dwinell asked for a vote to nix it. Mr. Shadle - yes, Ms. Goldkind - yes, but wants the question on the application.

- Comment about Light Industrial - Category added, used for structures such as town maintenance building.
- Comment on Condominium Hotel from Ms. Goldkind: Chair Dwinell explained that this type of condominium has a front desk and can be used as a rental property.
- Comment on short term rentals: What should length of rental. Good for town for tax revenue. Allow in residential high-density and residential medium-density zoning and change it to ≥ 7 days.
- Comment about Single Family Cluster: Allow in RSF and RMD
- Comment on Time Share Condos: Change to only in RHD.
- Comment on Bus Stops etc. - Not necessarily a zoning issue but needs to have general language to be able to put municipal or infrastructure systems anywhere. Chair Dwinell asked Ryan Taylor to work on this item.
- Comment on Public Works Building from Mr. Rupinskis: Category added to M and LI. This is also a subject that needs to be addressed by Ryan Taylor's team.
- Comment on what RSF ERU number should be: Currently 3 per acre. All in agreement to remain 3.
- Comment on Open Space in RSF and RMD not defined: Currently M has 20%, changed to 72%. RSF currently had none, changed to 40%. RMD currently none, changed to 30%. New RHD will have 20%.
- Comment on Lot Frontage definition: Minimum changed from 300' to 200' in M, to be able to achieve a square lot if need be. RSF will now be 65'.
- Church or Worship Center added to RHD.
- Definition of Community Center and Gathering Center to be defined by Ryan.
- Lakeside Recreation redefined
- Big Box Commercial allowed in commercial only.
- Restaurant categorized into: with drive through, casual sit down and fine dining.
- Hospital vs. Urgent Care and Medical Offices. Removed hospital being that Intermountain Healthcare is in Park City.
- Parking Standards are in place. Parking zoning was removed.
- Recreation Facilities and Structures removed. Need to retain control over what kind of facility. Ryan will define.
- Parking Materials – concrete vs. asphalt. Asphalt is better to maintain and looks better.

Ryan's team to begin work on Land Use Definitions, and the Ordinance that will replace affected sections of Title 10 and 11.

Chair Dwinell requested a motion to adjourn, Sara motioned Mr. Shadle Seconded

Adjourned 9:00 PM