

Hideout Planning Commission

10860 N. Hideout Trail

Hideout, UT 84036

October 17, 2019 6:00 PM

Present:

Jerry Dwinell – Chair

Ralph Severini - Vice Chair by phone

Vytas Rupinkas – Member

Sara Goldkind – Member by phone

Tony Matyszczyk – Alternate

Kurt Shadle – Alternate

Absent:

Bruce Woelfle – Member

OPENING:

Call to Order

Pledge of Allegiance

Roll Call

ADMINISTRATION: Approval of meeting minutes:

September 19, 2019 Not able to approve at this time.

ADMINISTRATION: Review Land Use definitions in advancement of Zoning Definition

Change Ordinance.

Chair Dwinell opened: explained document was reviewed by the Commission and comments have been addressed. It has now been sent to T-O. Mr. Shadle agreed that it has been reviewed by all. The Planning Commission will have a chance to review it again after it is returned from T-O (in the form of a Title 11 re-write).

Chair Dwinell stated that this review and the review of Title 10 and 11, are so closely related that they can be done at the same time.

ADMINISTRATION: Review progress of the Title 10 and Title 11 Ordinance change project.

Viewing list of Titles

Chair Dwinell explained there are items which do not relate to zoning and subdivisions in these two Titles and need to be moved accordingly. Title 9, which is for building codes, currently only has chapters on adopted codes and impact fees. He suggests moving items out of Title 10 and 11 which do not apply, into Title 9. There are also items in other Titles, which need to be moved into their correct section. They will be working with T-O to get these items in their correct Title section.

Mr. Rupinkas asked about muni-code coming online and doing double the work. Chair Dwinell explained that the existing code needs to be input into Muni-code so there is a historic record. The Title re-writes would be input in the same way any other code edit would be. Commission agreed that there will be a need for the historical code as well.

Chair Dwinell, referred to Title 10 being for Subdivision Regulations. Within it, is a section for General Plan which has no direct relationship with subdivisions. He would like to see a new Title 13 be used for general plan and miscellaneous items. There should be 4 Titles to present to Council. T-O is familiar with the muni-code numbering system, which will provide a better structure. Mr. Rupinkas wanted to make sure the town Administrator and Clerk are involved in this process.

Viewing Title 10

Chair Dwinell began the discussion on the changes and comments on Title 10.

10.04 Design Standards - should be move to Title 9 and/or the new Title 13 if they aren't directly related to the subdivision application or approval process.

10.05 Construction and Improvements - should be move to Title 9 and/or the new Title 13.

10.01.04 #7 – *and public spaces* was added

10.01.10 - “Design Guidelines” does not exist in the document. Needs to be either be created or moved from this area.

10.01.06 – Subdivision Plat – *more than three (3) years prior to, and no extension has been granted* has been added. Chair Dwinell will ask for a paragraph to be added to address the Towns power to intervene if there is a safety or environmental issue within the 3 years. Chair Dwinell clarified grading needing a permit as well as needing a separate building permit.

10.02.04 – Definitions - *Development Agreement* was struck through but should be there. *Model Home* struck through but should be there. Chair Dwinell wants to make sure all definitions are the same. Bold definition starting word.

10.03 SUBDIVISION APPLICATION AND REVIEW PROCEDURES

10.03.02 – Classification of Subdivision - Any changes in either *Plat Amendment* or *Lot Line Adjustment* will now come back to the Planning Commission for review.

Minor Subdivisions *Concept Plan* should be “Preferred, but optional” only. *Condominium Plat* should be stricken.

Chair Dwinell clarified that a Minor Subdivision will have only residential, no commercial. Allowing the mixed use in the other subdivision categories.

10.03.04 - Application Forms and Permits Required – *Mayor or his/her designee shall author* was added.

10.03.06 - Public Notice Required - electronic notice should align with the Utah State system.

Chair Dwinell expressed a need to define the three development stages. Concept, Preliminary and Final.

10.03.12 - Application and Procedures #3 - Procedures should be consistent in all types of subdivisions. Use electronic format only.

Chair Dwinell recommended that a flow chart or code, of the process, be established to track the progress through the three departments, Administration, Engineering and Fire District. The code needs to be flexible to meet the needs of an individual developments process.

10.04 - Design Standards - Chair Dwinell asked the Planning Commission to review and decide what fits and what needs to be moved or changed.

Mr. Rupinkas and Chair Dwinell suggested that T-O add a section concerning a "Snow Management Plan"

10.05 - Construction and Improvements Required - Chair Dwinell asked the Planning Commission to review and decide what fits and what needs to be moved or changed.

Chair Dwinell asked for a motion to adjourn

Mr. Shadle moved to adjourn Mr. Matyszezyk second the motion All in favor - adjourned 7:55 PM