

HIDEOUT, UTAH
10860 N. Hideout Trail
Hideout, UT 84036
TOWN COUNCIL MEETING
May 5, 2020
6:00 p.m.

TOWN COUNCIL SPECIAL MEETING – ELECTRONIC ONLY

II. CALL TO ORDER

Mayor Rubin called the meeting to order at 6:02 p.m. on May 5, 2020.

II. ROLL CALL

Town Council Members Present Electronically:

Mayor Philip Rubin
Council Member Chris Baier (left at approximately 10:00 p.m.)
Council Member Kurt Shadle
Council Member Jerry Dwinell
Council Member Vytas Rupinkas (joined at 6:10 p.m.)
Council Member Carol Haselton

Staff Present Electronically:

Town Administrator Jan McCosh
Town Attorney Dan Dansie
Public Works Kent Cuillard
Town Clerk Allison Lutes
Town Planner Thomas Eddington
Town Engineer Ryan Thomas

Others Present Electronically: Don Blumenthal

III. AGENDA ITEMS

The discussion this evening led by Jerry Dwinell, focused only on Titles 11 and 12 of the Town Code. Titles 3 and 9 were discussed at the April 30 meeting.

Mr. Dwinell proceeded in detail through Title 11, highlighting and addressing recent comments therein, with Dan Dansie, Ryan Taylor and Thomas Eddington providing clarification and suggestions.

A discussion arose concerning performance and warranty bonds and bringing the stated requirements in line with State code (Council Members Rupinkas, Baier and Haselton felt it was not necessary to require Town Council approval of release of bonds and Town Council approval would only be required if a dispute arises.)

A lengthy discussion ensued regarding final plat expiration and revocation (section 11.06.34). The discussion focused on the period for recordation, development and remedies for non-performance. Dan Dansie advised that the Town Code needed to be consistent with State Code,

and it needed to be a reasonable counterpart to the State Code. Following discussion, the Council decided this section would need further review; Mr. Dansie agreed to review and edit this section to ensure alignment with State Code.

At 6:50 p.m. Mayor Rubin opened the discussion for public comments on Title 11. Jan McCosh complimented Mr. Dwinell for his work on the Code. With no additional comments, the public hearing was closed for Title 11.

Mr. Dwinell moved on to Title 12. He noted there were two sections the Planning Commission suggested moving from Zoning Regulations: General Plan Administration (move to Title 1 Administration); and Sign Regulations (move to Title 8 Public Ways and Property). Both sections were removed from the current draft and the Council would need to determine where they should go. It was noted the Council would need to remember to address these two sections prior to any vote on the Titles.

Next, Mr. Dwinell reviewed the enumerated and deprecated (also referred to as outdated or eliminated) zones. The deprecated zones were added into this section under Dan Dansie's direction. They will have limited application in that they are and will remain applicable to all lands that are currently zoned, however they are not available for newly annexed property going forward. Mr. Dwinell stated that none of the currently zoned lands in Hideout would be subject to any of the new zoning; further, the new zoning will not conflict with the Master Development Agreement. He proceeded to detail the enumerated zones (Section 12.02.16), fielding Council questions and comments.

Discussion followed regarding annexation under the new code title and the new requirement that a petitioner include a map of the desired zone(s) in the application. Mr. Dwinell pointed out that there was no annexation process set out in the current code and suggested the Council consider working on one in the near future, after approving these new titles.

Mr. Dwinell moved into a discussion of the enumerated zones, pointing out that each was consistent in setting out Purpose, Land Uses, Dimensional Standards, Landscaping and Maintenance Requirements, and Open Space requirements. He drew the Council's attention to Section 2 that exists in each of the zones' Dimensional Standards sections, which states, "Maximum Density (ERU) is not guaranteed. It is dependent upon geographic, geological, topographical, community character and other limitations as outlined with Town Code"

Next, Mr. Dwinell went through to address Nate Brockbank's comments on the draft regarding zones and dimensional standards, with input from Thomas Eddington and Dan Dansie. A lengthy and detailed discussion ensued in addressing Mr. Brockbank's comments for each zone concerning land use, lot size, setbacks, frontage, driveway widths/lengths and building heights as they pertain to varying density and what are reasonable numbers for each zone.

It was indicated that more detailed work and analysis would need to be completed by Dan Dansie and Thomas Eddington before the Council could adopt an ordinance on these titles, however the Council could finalize their discussions this evening and possibly be prepared to pass it at the next meeting.

At 10:04 p.m., Mayor Rubin opened the meeting for public comment. With no comments, the public hearing was closed.

Mayor Rubin thanked the team for its work on this project. He recommended continuing this public hearing to a date certain to resolve some of the items discussed, particularly in Title 12, this evening. Council Member Dwinell summarized the items that would need to be shored up, which include legal language from Dan Dansie with regard to expiration of plats in Title 11. He felt the dimensional and usage standards they discussed in Title 12 are much improved over what exists today and he recommended the Council pass it sooner than later, noting it could be amended later. Mr. Dwinell added he did not want to be unprepared when the next annexation comes before the Town. Mayor Rubin agreed, and noted there were a couple of things to check. He asked if Messrs. Eddington and Dansie would have sufficient time to resolve those items if the vote was continued to the May 14 meeting; both felt it would be sufficient.

[Council Member Baier had left the meeting.]

Council Member Dwinell Moved to continue the public hearing to May 14, 2020. Council Member Haselton made the second. Voting Aye: Council Members Shadle, Dwinell, Rupinkas and Haselton. Council Member Baier was absent. Voting Nay: None. The motion carried.

IV. PUBLIC INPUT - FLOOR OPEN FOR ANY ATTENDEE TO SPEAK ON ITEMS NOT LISTED ON THE AGENDA

No public comments were given.

V. MEETING ADJOURNMENT

Council Member Haselton moved to adjourn. Council Member Dwinell made the second. Voting Aye: Council Members Shadle, Dwinell, Rupinkas and Haselton. Council Member Baier was absent. Voting Nay: None. The motion carried.

The meeting adjourned at 10:19 p.m.

Allison Lutes, Town Clerk