

HIDEOUT, UTAH
10860 N. Hideout Trail
Hideout, UT 84036
PLANNING COMMISSION SPECIAL MEETING July 20, 2020
6:00 p.m.

I. OPENING

Chair Dwinell called the meeting to order at 6:01 p.m.

PRESENT ELECTRONICALLY:

Chair Jerry Dwinell
Commissioner Ralph Severini
Commissioner Bruce Woelfle
Commissioner Tony Matyscyk
Commissioner John Sherwood
Commissioner Donna Turner (Alternate)

ABSENT

Commissioner Sara Goldkind

TOWN STAFF ELECTRONICALLY

Thomas Eddington, Town Planner
Kathleen Hopkins, Deputy Town Clerk

II. PUBLIC HEARING

1. Review and possibly recommend changes to Titles 3, 10, 11 and 12 of the Town Code to the Town Council

Chair Dwinell led the discussion, noting that since the prior meeting, the Planning Commission members have been provided with marked versions of the documents highlighting the comments and changes received from the Town Council. Each of the items was discussed, with the floor being opened for Public comment prior to each vote.

Title 3 – No comments from the Commission members or Public.

Commissioner Matyscyk moved to approve the Title. Commissioner Turner made the second. Voting Aye: Commissioners Woelfle, Severini, Turner, Matyscyk and Sherwood. Voting Nay: None. The motion carried.

Title 10 – Commission members discussed several items within this section, including:
Section 10.04.10 clarification of delinquent builder fees;
Section 10.08.08.06 regarding approved building materials;
Section 10.08.14.03 regarding on-street parking with small clarifying edits added;
Section 10.04.30 regarding Hours of Operation where the Commission agreed to pose a question to the Town Council to consider codifying the elimination of construction work on Sundays;
Section 10.08.06 3b General Standards for certain future subdivisions regarding variations in elevations to promote more architectural diversity;
Section 10.08.08.11 regarding change to the maximum percentage of glass in garage doors.

There were no comments from the Public.

Commissioner Severini moved to approve the Title. Commissioner Matyszczyk made the second. Voting Aye: Commissioners Woelfle, Severini, Turner, Matyszczyk and Sherwood. Voting Nay: None. The motion carried.

Title 11 – Commission members discussed proposed changes requiring Developers to address Traffic Impact studies and Emergency Evacuation plans in the preliminary planning process. Specific discussion included:
Section 11.06.08.01 clarification of Completion Bond requirements relative to Abandoned Permit Projects;
Section 11.06.08.02 regarding Warranty Bond amounts which are set by the State.

There were no comments from the Public.

Commissioner Woelfle moved to approve the Title. Commissioner Matyszczyk made the second. Voting Aye: Commissioners Woelfle, Severini, Turner, Matyszczyk and Sherwood. Voting Nay: None. The motion carried.

Title 12 – Commission members discussed Zoning Regulations and the proposed changes to details of Dimensional Standards.

There were no comments from the Public.

Commissioner Severini moved to approve the Title. Commissioner Sherwood made the second. Voting Aye: Commissioners Woelfle, Severini, Turner, Matyszczyk and Sherwood. Voting Nay: None. The motion carried.

2. Review and possibly recommend an Ordinance restricting on-street parking

Chair Dwinell reported on feedback received from the Fire Department regarding on-street parking restrictions and emergency access. Based on this feedback it was determined that the Planning Commission's proposals were appropriate. The Commission

members discussed changes to the Public Right of Way restrictions and added clarification to the definition of vehicle used in this section.

Commissioner Sherwood left the meeting at 7:25, and Chair Dwinell assumed his role as Voting Member.

During the Public Comment time, Town Council member Kurt Shadle asked whether anyone else had reviewed these recommendations. Chair Dwinell responded while this has been the second meeting open to the Public, there have not been outside commenters to date. The proposals would go to the Town Council for Legal review and ultimate approval. It was discussed that these proposals would impact various community stakeholders, and would certainly be weighed against the underlying safety benefits.


Commissioner Matyszyk moved to approve the Ordinance. Commissioner Turner made the second. Voting Aye: Commissioners Severini, Turner, Matyszyk and Chair Dwinell. Voting Nay: Commissioner Woelfle. The motion carried.

IV. MEETING ADJOURNMENT

There being no further business, Chair Dwinell called for the meeting to be adjourned.

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

The meeting adjourned at 7:35 p.m.


Kathleen Hopkins, Deputy Town Clerk

Hideout Planning Commission July 20, 2020

