

**Hideout Planning Commission  
10860 N. Hideout Trail  
Hideout, UT 84036  
November 21, 2019 6:00 PM**

**Present:**

Jerry Dwinell – Chair  
Ralph Severini - Vice Chair by phone  
Kurt Shadle – Alternate  
Vytas Rupinskas – Member  
Bruce Woelfle – Member  
Sara Goldkind – Member by phone  
  
Ryan Taylor - Town engineer

**Absent:**

Tony Matyszczyk – Alternate

**OPENING:**

Call to Order  
Pledge of Allegiance  
Roll Call

**ADMINISTRATION: Approval of meeting minutes:**

**September 19, 2019** - Motion to approve by Ms. Goldkind Second Mr. Rupinskas Mr. Woelfle and Mr. Shadle abstained, they were not at the meeting. All others vote yes to approve these minutes with added comment and corrections.

**October 17, 2019** - Motion by Mr. Rupinskas Second by Mr. Woelfle Mr. Woelfle abstained, he was not at the meeting, Chair Dwinell votes yes on both. All others voted yes to approve these minutes.

**PUBLIC HEARING: Review and possible recommendation of the Final Plat for the Venturi subdivision located at approximately 11378 N. Shoreline Dr., Hideout, UT**

Chair Dwinell opened the hearing and asked Ryan Taylor, Town of Hideout's engineer, to comment. Mr. Taylor reviewed the application and lot split, mylar has been signed by needed officials, infrastructure there, will serve letters all in. Chair Dwinell asked Mr. Venturi if he had questions, also clarified that he wants to sell the lots (as opposed to developing them). Mr. Venturi said that was correct. Mr. Shadle asked if he is marketing it, Mr. Venturi stated that he was preparing to. Mr. Taylor added the performance bond for this property is zero because the bond is based on development costs, which are zero. Chair Dwinell asked if any of the commission had questions, Mr. Venturi asked what can be built,

Mr. Tayler stated that the application was for one single family home per lot. Chair Dwinell stated what the zoning was. Mr. Rupinskas stated that they must refer back to what the original application was for.

Mr. Shadle asked to have the motion include a restriction stipulating that only one single family home per lot could be built. Chair Dwinell agreed.

No public comments on this.

Motion to recommend the Final Plat to the Town Council: by Mr. Woelfle . Second by Mr. Rupinskas. All others voted yes.

Chair Dwinell gave instruction to Mr. Venturi how to proceed.

**PUBLIC HEARING: Review and possible recommendation of a plat amendment to combine two lots located at 10464 and 10496 N. Forevermore Court, Hideout, Utah into one lot consisting of approximately .68 acres.**

Chair Dwinell opened hearing and asked Mr. Taylor for clarification. Mr. Taylor stated there is a public utility easement (PUE) between the two lots and combining these lots would remove this easement. Letters have been sent out to surrounding entities to find out if there are any utilities or other uses for this easement. Chair Dwinell outlined existing plat issues with Forevermore that will need to be addressed. Chair Dwinell asked if there was a representative for the applicant, no one was present. Chair Dwinell explained that there are slope and a driveway issues. There are also frontage and setbacks in this subdivision which do not meet the required codes. Several challenges need to be addressed and any legal issues need to be deferred to the town's attorney. Chair Dwinell said there are concerns with lots 6, 7, 8, 9, and 10 as well. Mr. Rupinskas asked to clarify who owns lots 8 and 9. Mr. Taylor stated that the County records show the owner as Arrow (HCPC LLC). Lot 10 is owned by North America LD, LLC, Chair Dwinell has concerns on lot 10 being not buildable. Chair Dwinell instructed that the PC would not be voting on this tonight, as it requires legal counsel from the town attorney Dan Dansie. The PC will be seeking legal advice on the best way to proceed. Mr. Rupinskas reviewed frontage requirements as documented in Town Code.

Mr. Shadle commented that this was a perfect example of why lot line adjustments and plat amendments should be heard by the Planning Commission before the Town Council, to head off any of these kinds of issues. Also, there is a need to know if and what the town is losing by combining lots. Mr. Taylor will prepare a presentation. Mr. Rupinskas commented that it depends on what the new building is comprised of.

\*\*phone/recording connection lost\*\*

Mr. Severini commented that any applicant could apply for a variance. Chair Dwinell stated that variances need to be looked at by the town attorney.

Chair Dwinell opened this for public comment 6:35 pm.

Paul Ziggler from Rustler - Asked for a map within the whole to show where it is at. Chair Dwinell showed the map from the application and pointed out where the two lots are. Mr. Taylor said there are maps and provided a paper map. In the future, Mr. Taylor will provide a PowerPoint and other means to view the town maps.

Bill Bartlett from Forevermore - Viewing previous map he asked if redesigning the remaining lots would be possible. Chair Dwinell gave examples of combining lots and again stated that this would have to be looked at by the town attorney.

Closed the floor to public comment.

Deferred to legal, no vote tonight. Mr. Rupinskas would like to verify ownership and if property taxes have been paid. Chair Dwinell will draft a letter to legal. Ms. Goldkind asked if someone is delinquent, is it Wasatch County or Hideout's issue. Chair Dwinell stated that it would be Wasatch County, since they are the collector.

**PUBLIC HEARING: Review Draft Ordinance restricting on-street parking on Viewside Circle**

\*\*viewing 19-OX ordinance\*\*

Chair Dwinell opened hearing –The whereas's will frame this discussion. Reviewing the ordinance 19-OX,

All commissioners agree that condition exist within the town that could suggest parking restrictions year-round, not just the wintertime. It affects all large-scale vehicles i.e. garbage, emergency, delivery types and is a public safety issue.

Clarified fees, violations, fining authority, signage.

Mr. Rupinskas suggested contacting the residents about this matter. This needs to be via direct mail. Ms. Goldkind asked if this should be broader, there are other areas which might need this enforcement as well. Mr. Shadle/Chair Dwinell asked Mr. Taylor to identify the areas which may need to be included in this ordinance. Mr. Severini questioned the subject of towing. Chair Dwinell added this under the *Enforcement* section.

Chair Dwinell opened to public comment 7:07 PM

Kip Freeman from Shoreline 1 – Many Viewside driveways are not large enough for 4 cars (per google maps). The Town should consider installing parking pads in affected areas if an ordinance of this type is passed. The winter ordinance signs would need to be changed to state any new parking restrictions.

Paul Ziggler from Rustler, Viewside Dr. – said year-round parking restrictions are necessary in many areas, the narrowness, slopes and tight turns make two-way traffic difficult. Not only hard to navigate, but it is a public safety issue.

Chair Dwinell said this is only a draft form. The planning commission will not be voting on it tonight. A mailer will be sent out, issues looked at and addressed, and will be put on the January agenda.

Carol Hazelton – need to notify the Shoreline 1 residents as well. Chair Dwinell wants a list from Mr. Taylor, of the areas which will be affected by the new parking ordinance, Chair Dwinell stated that the PC will be looking at safety and access throughout Hideout.

The Town Engineer has been commissioned to perform a study of the Town to identify narrow streets, tight radius and/or blind curves, any other locations where year-round parking restrictions could/should be examined. This should be ready in December (ahead of January's meeting).

This will be deferred to the January meeting

Chair Dwinell closed the topic 7:35

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

Chair Dwinell said that Tamson has sent out 9 and 10, and 11 earlier today. Chair Dwinell wants to be able to present this to council as a package. Wants 10 solidified. Mr. Rupinskas stated he was not able to get through it as yet. Chair Dwinell asked Mr. Taylor to review required documents.

Mr. Taylor reviewed Title 10. Road standards are updated. Using Wasatch County codes and standards, pertinent items could be inserted into this Title, without a lot of extra work.

Chair Dwinell said Tamson suggested an abbreviated process for simple projects. Mr. Taylor suggested using just the final approval for these. \*\*viewing 10.03.02\*\*

Mr. Taylor said many items in Title 10 could be moved into *city standards and ordinances* to simplify the *engineering standards*, Chair Dwinell talked about adding a Title 13 for miscellaneous items which do not fit into any other Title.

Chair Dwinell wants each member to go through Title 10 to get to a FINAL draft, then 11 followed by 9. Title 10 by the December meeting, then by the end of first quarter, present the complete package to Town Council.

Chair Dwinell stated that this is for future planning, possible annexations will be impacted by these titles.

Chair Dwinell explained the costs and fees incurred with applications. Reviewing these applications cost time and money for Hideout. There needs to be a draw down fund or prepay for these services.

Ms. Hazelton – who is going to follow through with these processes after the end of the year when positions change. Chair Dwinell went over the new Commission seating and other possible positions which could help the Planning Commission's workload.

Mr. Freeman– When is it necessary for a permit. He could not find this anywhere. Mr. Taylor stated that State and International Building Code dictate these. He will upload these standards as soon as possible. Chair Dwinell stated that building permits are not the prevue of the Planning Commission.

Chair Dwinell ask for a motion to adjourn

Motioned by Mr. Rupinskas Second by Mr. Severini All in favor to adjourn 8:00 PM