

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

I. OPENING

Chair Dwinell called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

PRESENT

Chair Jerry Dwinell (Alternate)
Member Sara Goldkind (by telephone; joined at 6:24 p.m.)
Member Anthony Matyszyk
Member Bruce Woelfle
Member Carol Haselton

ABSENT

Alternate Member Kurt Shadle
Vice Chair Ralph Severini

TOWN STAFF

Thomas Eddington, Town Planner
Allison Lutes, Town Clerk

III. PUBLIC HEARING

1. **Continuation of Public Hearing to review and potentially approve a Zone Change Request for 8.6 acres of Deer Springs (tax parcel 21-3164) from Mountain (with a PPD for Townhomes) to Neighborhood Commercial**

Chair Dwinell announced the developer requested a continuance of the public hearing on this item; thus, the hearing will be continued to March 19.

Commissioner Goldkind expressed there was much she needed to understand about moving from neighborhood to commercial in a MIDA zone, and the associated ramifications. She suggested working jointly with the Council, Mayor and Jan McCosh to get a better grasp on the issue and to enable the Commissioners to be more prepared with questions of the developer at the hearing. Chair Dwinell responded that Thomas Eddington had already begun those steps, including sales tax revenue under MIDA and should have some answers by the March meeting.

At 6:06 p.m., Chair Dwinell opened the floor for public comments. With no comments forthcoming, Mr. Dwinell closed the floor.

IV. ADMINISTRATION

1. Review and Create Final Draft of Title 3 Changes

Chair Dwinell believed this would be the last review of the Title changes in draft form. He anticipated the Commission's vote on its recommendation to the Council in March.

Mr. Dwinell led a review of the most current draft of Title 3. He highlighted the section concerning the formation of an appeal authority and explained that the Town didn't currently have an appeal authority; it would likely be formed on an ad hoc basis as needed. Mr. Dwinell further explained that the cited language was pulled directly from the current Code. Discussion followed on terms referenced in this section. Mr. Dwinell felt the terms should remain within the Town Council's purview once these Titles are recommended for approval.

Following review, Mr. Dwinell polled the Commission on whether this Title could be finalized for a vote during the March meeting. The Commission was agreeable.

2. Review and Create Final draft of Title 9 Changes

Mr. Dwinell briefly summarized the substance of the HOA's concerns regarding landscaping standards discussed at the last meeting and what had been done since to address those concerns. Thomas Eddington reviewed the HOA's Landscaping Maintenance Requirements and incorporated relevant sections into the current Title 9 draft. Mr. Eddington walked through the changes to the draft, with the goal to keep the standards simple and to provide a general guideline that would encourage natural/native landscaping. Mr. Eddington noted the HOA had a list of recommended plant materials that can be used as a reference during plan review, however he did not recommend including that list in Title 9.

Discussion ensued regarding a requirement that developers replace the natural vegetation disturbed during development. It was agreed the time period to achieve growth of natural vegetation would be two seasons with 70% coverage. Further, Mr. Eddington commented he, Ryan Taylor and Jan McCosh discussed enacting a landscape performance bond. The Commission was supportive of the idea.

Next, the Commission discussed how to handle turf or sod. It was indicated a statement could be made that the standards set out in a Title would apply, unless overridden by a specific zoning level.

Review and discussion of the remaining comments and definitions continued, with editing and clarifying as needed.

Regarding design standards, the Commission felt it prudent to have Mr. Taylor and Mr. Eddington review them. Mr. Eddington commented he was generally familiar with the standards and he would review them and confer with Ryan Taylor.

Commissioner Matyszczuk suggested adding a clause addressing exterior wood, stone and stucco and the minimum installed distance from the ground; it was indicated this would be added to state no less than four feet from finished grade.

It was indicated Ryan Taylor needed to finish his review and edits to the section concerning roads.

Discussion focused back on landscaping, specifically within sensitive land areas and how to ensure developers restore any disturbed areas. Mr. Eddington commented that it would be another reason to implement a landscape bond and include it in the development fee schedule, adding those fees are typically held until the following season before releasing back to the developer.

Chair Dwinell polled the Commission regarding whether this Title, pending input from both Ryan Taylor (regarding roads) and Kurt Shadle (regarding Class B and C misdemeanors) could be made final and presented to the Council. The Commission was agreeable.

3. Review and Create Final Draft of Title 10 Changes

Chair Dwinell walked through remaining comments on the draft. As to issues that hadn't yet been resolved, Mr. Dwinell noted that while it would be preferable to submit a clean final draft, given their time constraints, the Commission would not have to resolve every issue before sending it on to the Town Council; the Council would be able to address those issues during its review.

Discussion focused on the following sections: performance and warranty bonds; form of guarantees; land use applications and the approval process therewith; and concept plan process.

Barring the outstanding comments still to be resolved, the Commission was in favor of finalizing Title 10 for presentation to the Council.

4. Review and Create Final Draft of Title 11 Changes

Mr. Dwinell projected an Excel spreadsheet based on the zones delineated in Title 11 (Mountain, Residential Single Family, Residential Medium Density, Residential High Density, Neighborhood Commercial, Commercial, Light Industrial, Community Site, and Open Space), and setting out suggested dimensional standards for each.

The Commission proceeded in detail through each zone and the recommended standards, discussing acceptable maximum density; minimum open space; lot frontage; lot width and depth; setbacks; offsets; building height; driveway width/length and permitted materials; and ERUs. Mr. Eddington provided input and clarification for the Commission during the discussion. Following, Mr. Eddington offered to run some additional calculations on density and lot coverage.

Chair Dwinell then moved the discussion to address the written comments in the draft. He added that they would need to talk about Commissioner Goldkind's definitions to determine whether to centralize them and which titles would support them. Ms. Goldkind agreed to add them to wherever the Commission deemed appropriate.

The ERU calculation table was discussed. Mr. Eddington commented that each municipality was different, and he offered to research this and provide suggestions on the calculations.

Next, the Commission discussed short-term rentals and concluded it was not in favor of them. Mr. Dwinell suggested, and the Commission was agreeable to, defining short-term rentals as less than 30 days and are not allowed.

Conditional use and traffic studies language were added into this current draft and Mr. Dwinell gave some clarification on those provisions. Mr. Eddington offered to come up with some criteria to add to 11.24.20, *Conditions Relating to Specific Types of Uses*.

Regarding landscaping exceptions, Mr. Eddington stated he would add these to the Light Industrial zone standards.

V. MEETING ADJOURNMENT

Commissioner Haselton moved to adjourn the meeting. Commissioner Woelfle made the second. Voting Aye: Commissioners Severini, Goldkind, Matyszyk, Woelfle and Haselton. Voting Nay: None. The motion carried.

The meeting adjourned at 10:00 p.m.

Allison Lutes, Town Clerk