

HIDEOUT, UTAH
10860 N. Hideout Trail
Hideout, UT 84036
PLANNING COMMISSION SPECIAL MEETING
May 21, 2020
6:00 p.m.

I. OPENING

Chair Dwinell called the meeting to order at 6:00 p.m.

PRESENT ELECTRONICALLY

Chair Jerry Dwinell
Commissioner Ralph Severini
Commissioner Bruce Woelfle
Commissioner Sara Goldkind
Commissioner Tony Matyszczyk
Commissioner John Sherwood
Commissioner Donna Turner (joined at approximately 6:45 p.m.)

TOWN STAFF ELECTRONICALLY

Allison Lutes, Town Clerk

II. APPROVAL OF MEETING MINUTES

1. April 16, 2020 regular meeting minutes

Chair Dwinell walked through an edit he made to the minutes.

2. *Commissioner Goldkind moved to approve, with the cited change. Commissioner Woelfle made the second. Voting Aye: Commissioners Severini, Goldkind, Woelfle and Matyszczyk. Voting Nay: None. Commissioner Turner abstained. The motion carried.*

3. May 6, 2020 special meeting minutes

Chair Dwinell reviewed edits made to the minutes.

4. *Commissioner Severini moved to approve the minutes with the cited edits. Commissioner Woelfle made the second. Voting Aye: Commissioners Dwinell, as alternate, Severini, Woelfle. Commissioners Goldkind and Matyszczyk. Voting Nay: None. The motion carried.*

III. ADMINISTRATIVE ITEMS

1. **Introduce new Planning Commissioners**

Chair Dwinell introduced Commissioners Donna Turner, filling Kurt Shadle's position as an alternate, and John Sherwood who will be replacing Carol Haselton as a voting member.

Mr. Sherwood gave a brief statement on his background. (Ms. Turner was unable to attend this portion of the meeting.) Chair Dwinell asked each Commissioner to introduce themselves and give a brief statement on their backgrounds.

Mr. Dwinell thanked Kurt Shadle for his service on the Commission. Mr. Shadle gave a brief statement regarding his hope that the Commission would look back on some of the previous administration's decisions resulting in many problems including fire and safety issues in Shoreline Phase 2 and Soaring Hawk. He hoped when future items come before the Commission, they find ways to mitigate the past decisions to correct some of those errors.

2. Review tools and processes for new members

Chair Dwinell introduced the composition of the Commission and the tools it uses: Office365 and Teams. He went through an instructional session to explain how to navigate and communicate in Teams.

Next, Mr. Dwinell advised Mr. Sherwood and Ms. Turner about the Open and Public Meetings Act required training, and the benefits of attending Utah League of Cities and Town's Land Use 101 training.

Finally, Chair Dwinell gave a brief introduction to the Town Code on Municode, the Commission's recent work on revising Titles 3, 10, 11 and 12, and where in Teams those revised titles can be found.

3. Review and discuss Docket items

Chair Dwinell projected the Commission Docket and went through the various short-term and long-term items to be addressed.

Short-Term Items

Item 3. Parking Restrictions, Emergency Access, Narrow Roads. Ryan Taylor was tasked with preparing a report on the narrow roads in the Town, however Mayor Rubin advised that he not spend time on that report at further cost to the Town. Instead, Wasatch County created a set of guidelines on roadway width. The Mayor agreed to have Kent Cuillard (Public Works) assemble the narrow roads list to identify those too narrow for emergency access, and subsequently flagged as "No Parking" as they will be deemed a safety hazard.

Item 4. Signage. Commissioner Goldkind had a discussion with the Mayor who preferred tabling this project, but he did have some other projects to work on. She suggested both she and Chair Dwinell scheduling a meeting with Mayor Rubin to discuss those projects.

Item 1. Burn Ban. Commissioner Severini just restarted this project and pulled his files regarding State code requirements. He has not yet had a discussion with the Mayor. He suggested also researching what other municipalities are doing by reviewing their codes. He will upload the information he has gathered to Teams for access by the other Commissioners.

Item 2. Heavy Equipment Parking. Chair Dwinell explained the issue and asked whether any Commissioner would be willing to assume the responsibility for this project, due to

Kurt Shadle's departure from the Commission. Commissioner Sherwood volunteered to work on this.

Long Term Items:

Item 1. Parks and Trails Master Plan document. Mr. Dwinell gave a background of the POST Committee and its members. The Master Plan has not been completed as yet. Mr. Dwinell indicated he would ask the POST Committee to possibly come to the June meeting and provide a status update. He added that as part of the new Code changes, the POST Committee will be more involved in subdivision applications.

Item 2. Conversations with the State Park to address old barbed wire fencing and State Park access.

The POST Committee is also working on this. Mr. Dwinell explained the Town wanted to connect to the State Park to use the trails; and is currently in negotiations regarding State Park walk-in access fees. As to the barbed wire fencing, Mr. Dwinell did not have any updates on that item at this time.

The Commission did not have any other items to add to the docket.

Mr. Dwinell advised the Commission regarding a couple of annexations that could be coming before the Town, which he showed on a map: a parcel adjacent to Deer Springs (Creekside); and two parcels adjacent to Golden Eagle. He added the Town was currently in conversations with Lakeview Estates and he expected the final plat would be issued this summer.

Commissioner Goldkind commented that the important issues before the Commission currently are the narrow roads and the burn ban, as safety is vitally important to the Town. She offered her help on the narrow roads project, if needed. She understood Thomas Eddington was going to approach GCD Builders related to Shoreline Phase 2 emergency access so the Town didn't end up with some of the same issues as in the Rustler subdivision. Mr. Dwinell stated there are large sections of Town that were approved prior to the current administration's tenure. The Town hopes to rectify it if possible, but property owner rights are involved and need to be considered. He added he was advised last month that GCD may be submitting a plat amendment, which may provide an opportunity to have a second look at some of the past approvals on that property and possibly rectify some of those.

Chair Dwinell then advised Commissioners Turner and Sherwood regarding State Law, that when three or more members meet and discuss Town business, it is deemed a meeting; social interaction is allowed, however, Town business should only be discussed in a public meeting. Ms. Goldkind added any debate or discussion on a particular issue in Teams is not allowed, because it is not a public venue, so any issues can be pointed out to other Planning Commission members, identifying it is something to be discussed in a future meeting.

At 7:43 p.m., Chair Dwinell opened the meeting for public comment. With no comments, the public session was closed.

IV. MEETING ADJOURNMENT

Mr. Dwinell advised that future meetings will be held electronically until June 30 when the Governor's Order regarding anchor location ends. Jan McCosh sent a letter to the Governor's office seeking information. The issue is on the Town Council's agenda for next week to determine the Town's COVID procedures.

Commissioner Matyszyk offered his assistance on the parking restriction project.

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

The meeting adjourned at 7:47 p.m.

Allison Lutes, Town Clerk