

'Planning Commission Meeting Minutes: Sep 20, 2018

Call to Order

Chairperson Kurt Shadle called to order the meeting of the Planning Commission of the Town of Hideout at 6:05 PM on Sept 20, 2018 at 10860 North Hideout Trail, Hideout, Utah.

Roll Call:

Chairperson Kurt Shadle conducted a roll call. The following Planning Commissioners were present:

- Chair: Kurt Shadle
- Vice-chair: Ralph Severini
- Jerry Dwinell
- Vytas Rupinkas
- Sara Goldkind (via telephone)

Absent:

- Jeff Bawol
- Judi Fey

Additional Attendees:

Dan Dansie (attorney) (via telephone)
David Erichson, Town Engineer

Discussion Items

- Vytas Rupinkas provided an overview of the findings of his research on the appropriate application checklist for new subdivision applications.
- Team Software: Questions and commentary by the group with Dan Dansie on whether our use of Microsoft Office365 and Teams including editing of documents meets standards of Utah's Open Public Meeting Act. Discussion centered around elements of Utah State Code 52-4-210 and definitions in 52-4-103 on electronic message and Meeting. While email and chat are clearly spelled out as acceptable, Dan discussed that the area around real time editing of documents by 3 or more commissioners falls into that grey category.
 - Follow-up: Dan agreed to send us an email with some wording that provides the commissioners with further clarity on this subject, and which should provide us with a more firm foundation to continue using Teams in all its capabilities (chat, editing, etc).
- Liability of Commissioners: Following the discussion on the above, the group segued into a complementary discussion on liability, both individual and group. Dan Dansie read the passage provided by David Church, attorney for ULCT, which indicated that, barring some type of gross negligence, planning commissioners are not held liable. In addition, the commissioners are protected by the Public Liability insurance that the town purchases.
 - Follow-up: Dan will provide the commissioners with the town's insurance policy so the commission can review.
- MIDA: This large area across the Jordanelle (west side, extending to Mayflower and across US40 south of Deer Crest) was discussed by the group. MIDA made a presentation recently (that Commissioner Shadle attended). MIDA was also discussed at the last Council meeting. Kurt Shadle said that MIDA projected that the Jordanelle Parkway (the first construction project by

MIDA) will be completed by the end of next summer. MIDA has approached the Town about annexation; which would essentially double the size of the town.

Dan Dansie described how MIDA would retain primary administrative control of the area for 20 years, while Hideout would become, in effect, a subcontractor to MIDA, providing various services. MIDA would have to negotiate and enter into an “inter-local” agreement with Hideout to secure our services.

- Follow-up: Schedule an informational work session with MIDA to obtain further information on this subject. MIDA anticipated that the inter-local agreement should be completed before the end of the year.
- Vytas Rupinkas suggested that as we move forward, we need a more thorough financial projection of tax, revenue sharing and cost implications, and this is an area of challenge for Hideout, whether MIDA or any other project or annexation.
- Vytas Rupinkas discussed his notes and attendance at the ULCT conference, including the “Amazoning of America” reducing the retail store footprint, associated parking, and ways that self-driving vehicles will change the fabric of our environment and economy. Timelines for this new future were not discussed by the speaker; but the commissioner all seemed to think that this future would be at least 40-50 years out.

He also mentioned that Brent Bateman’s presentation (lead attorney for Office of Real Estate Ombudsman) on Annexation was quite useful and that our Annexation Plan needs to be well thought out. Ralph Severini mentioned that he met with Brent on Tuesday of this week, and reinforced that Brent indicated that Annexation needs to focus on the impact to services and the ability of the town to deliver these services as a town expands. Dan and Vytas discussed that Annexation Policy cannot be solely profit driven and must show reasonable and warranted overall justification.

- Follow-up: Clearly, we need at least one or two meetings scheduled to focus on this topic since Annexation offers potential tax revenue, expansion, new development, rebalancing of our residential mix (single family vs. twin and multi-family dwellings) as well as corresponding impacts to our services and infrastructure.
- Fire Ordinance: the commission discussed the draft ordinance designating the County Fire Marshall to approve all developer’s submissions, from a fire safety perspective. Discussion proceeded around our current out-of-date ordinance. Dan Dansie said that the state fire code is the standard to which we are held. It was suggested that an update to our ordinance could just state that Hideout will comply with the current state standards to this effect going forward. Currently Hideout’s reference standard dates back to 2002.
 - Follow-up: Sara Goldkind will take the lead and Kurt Shadle will support the further work on this ordinance.
- Next meeting(s) and rollover:
 - Jerry Dwinell requested that we roll-over all agenda items that we did not address to the next regularly scheduled meeting. Jerry also requested that Ralph Severini schedule one of the 2 steep-slope solution engineering firms that he had separately been in contact with.

Action Items

(see above Follow-ups)

Public Input

None

Adjournment of Meeting

- Motion to Adjourn: Jerry Dwinell
- Motion Seconded to Adjourn: Vytas Rupinskas
- Votes:
 - Affirmative: All
 - Negative: None
 - Motion Passed

Meeting Notes Prepared By: Ralph Severini

Date: Sept 20, 2018

Signed: _____