

TOWN OF HIDEOUT
ORDINANCE #2024 – O-02

AN ORDINANCE ADOPTING PUBLIC FACILITIES AS A CONDITIONAL USE IN THE
RSPA ZONE

WHEREAS, A Fire/EMS Station is needed within the Town of Hideout;

WHEREAS, without this adoption, there is no allowance for a Fire/EMS Station within the RSPA zone;

WHEREAS, a conditional use allows for planning commission review reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use;

WHEREAS, a public hearing was duly held before the Planning Commission on February 26, 2024, and before the Town Council on February 28, 2024; and

WHEREAS, noticing requirements have changed in the State Code and no longer require newspaper notice;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HIDEOUT, UTAH, THAT:

SECTION I: The following Section is Adopted.

12.30.06.20 Conditional Use Categories

The following are conditional uses within the RSPA zoning designation that must meet the conditions and requirements of HMC section 12.26:

- Fire/EMS Station

SECTION II: The following Section is amended:

12.30.06.~~20~~21 Application Process

The application process for the approval of phases within the RSPA shall be the same as that found in HMC 11.06 except for the following:

In order to achieve the goals set by Hideout for the RSPA. The property owner(s) shall endeavor to develop an overall programming plan that identifies uses and proposed density pod locations throughout the planning area. Since this process is likely to be highly influenced by market forces it is anticipated that the programming plan will focus on resort attractions and amenities and not on the required infrastructure and that the plan will be subject to frequent changes. As portions of the plan are complete they may be submitted to Hideout for comment and approval. If approved, the plan will then serve as the guiding design and marketing document for the resort.

SECTION III: The following Section is amended:

12.26.08 Notification of a Conditional Use Permit

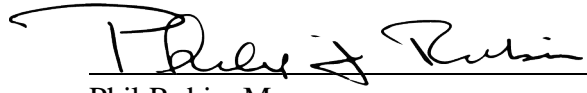
At least seven (7) days prior to the planning commission meeting during which the conditional use will be considered by the commission, a designated agent shall publish a notice in a newspaper of general circulation stating the proposed or requested use, and the date, time and location of the planning commission meeting in which the conditional use will be considered.

When the Application is complete, Town Staff will establish a date for a public hearing and provide sufficient public notice as required by Utah State Code.

SECTION IV: Effective Date. This Ordinance shall take effect upon publication.

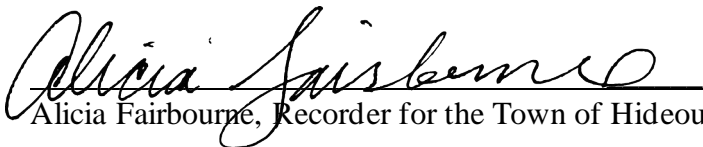
PASSED AND ADOPTED by the Town Council of Hideout, Utah, this 28th day of February in the year 2024.

TOWN OF HIDEOUT



Phil Rubin, Mayor

ATTEST:



Alicia Fairbourne, Recorder for the Town of Hideout

