

Minutes
Town of Hideout Planning Commission
Regular Meeting and Public Hearing
August 15, 2024
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on August 15, 2024 at 6:00 PM in person and electronically via Zoom meeting.

Regular Meeting and Public Hearing

I. Call to Order

Acting Chair Rachel Cooper called the meeting to order at 6:02 PM and reminded participants that this was a hybrid meeting held both electronically and in-person.

II. Roll Call

Present: Commissioner Rachel Cooper (Acting Chair)
Commissioner Joel Pieper
Commissioner Peter Ginsberg (alternate)

Excused: Chair Tony Matyszczyk
Commissioner Glynnis Tihansky
Commissioner Donna Turner
Commissioner Chase Winder (alternate)

Staff Present: Thomas Eddington, Town Planner
Alicia Fairbourne, Recorder for Hideout
Kathleen Hopkins, Deputy Recorder for Hideout

Staff Attending Remotely: Polly McLean, Town Attorney
Jan McCosh, Town Administrator

Public Present: Glen Gabler, Tom Christjans, Brian Cooper, Michael Hicks, Shaun Hicks, Jon Koenig, Maria Koenig, Scott Peters, Attila Poka, Peggy Poka, Joanne Raphaelson, Mark Raphaelson, Brian Reeve and Jeff Turner.

Public Attending Remotely: Dale Aychman, Laura Downey, Gregg Faulconer, Mary Freeman, Susan Geyer, Carol Haselton, Rick Kreysar, Matt Mathiason, Bob Nick, Deb Oliver, Grant Petersen, Helen Sherman, Andrea Spaulding, Matt Stewart, Catherine Woltering and others who may not have signed in using proper names in Zoom.

Acting Chair Cooper announced that the applicant for the Elk Horn Springs Development was not ready to present at this time, so the Public Hearing for that matter would be continued to a Special Meeting and Public Hearing scheduled for September 4, 2024.

III. Approval of Meeting Minutes

1. July 18, 2024 Planning Commission Minutes DRAFT

There were no comments on the July 18, 2024 draft minutes.

Motion: Commissioner Ginsberg moved to approve the July 18, 2024 Planning Commission Minutes. Commissioner Pieper made the second. Voting Yes: Acting Chair Cooper, Commissioner Ginsberg and Commissioner Pieper. Voting No: None. Absent from Voting: Chair Matsyszczuk, Commissioner Tihansky and Commissioner Turner. The motion carried.

IV. Public Hearings

1. Discussion and possible recommendation to Hideout Town Council regarding a final subdivision approval for the Shoreline Phase 4 subdivision

Town Planner Thomas Eddington provided an overview of the Shoreline development, and noted Phase 1 was complete (50 units) and Phases 2 and 3 were currently under construction (87 and 62 units, respectively). The previously approved phases included 199 of the 700 total units approved for the entire development in 2016, and Phase 4 was being proposed to include 239 new units and the community recreation center. He noted Phase 4 was proposed to include both single family homes and multi-plex units. He referred to the Staff Report which was included in the materials circulated prior to the meeting and reviewed several of the exhibits to highlight the location of this phase relative to the rest of the development. Mr. Eddington introduced Mr. Glen Gabler, the Applicant, who was in attendance.

Mr. Gabler discussed the history of the phasing plan for the development and noted the final approval of Phases 2 and 3 included a change to the original plan to relocate the planned single-family homes to an area closer to the Silver Sky development and build them in Phase 3 rather than as originally planned as part of Phase 2. He added this change was requested by the Town staff and residents, and did not impact the total number of approved units, but rather the timing of construction.

Mr. Eddington advised the Planning Commissioners that they should confirm that the proposed Phase 4 plan met the intentions of the previous changes from the preliminary plan that were approved with Phases 2 and 3. Mr. Eddington discussed the proposed mix of multi-plex units which included 4-, 5- and 6-unit structures, across 22, 5, and 21 buildings, respectively. He discussed the planned amenities for the community center, amphitheater and trails. He noted there were drainage issues that would need to be addressed before final plans could be approved, as well as other items detailed in the Staff Report including final civil engineering plans, landscape plans, visitor parking and open space plans.

Mr. Eddington stated the monotony clause language included in current Town Code did not apply to this development which was approved prior to adoption; however, Mr. Gabler had indicated he would work with the Town staff to provide diversity in the architecture and finishes to comply with the spirit of the current code.

Mr. Gabler reviewed several different site maps and proposed architectural renderings of the units to be constructed as well as the community center/club house. He addressed a variety of questions from the Planning Commissioners regarding proposed parking spaces at the club house, maximum building heights, inclusion of roof top decks, future commercial development, location of a future amphitheater, trails and landscaping. In response to a question from Commissioner Joel Pieper regarding the number of units for Phase 4, Mr. Gabler stated that he was vested for a total of 700 units, and while he was seeking approval for a maximum of 239 units in Phase 4, the actual number

would be driven by market demand and may be less than that figure. The commercial development would be included in a future phase.

Mr. Gabler stated the club house would be 6,000 – 7,000 square feet and was intended for use solely by Shoreline residents, however the parks and open space areas not fenced in as part of the club house area would be open to the public. This would include public access to bathrooms, parks, amphitheater and pickleball courts, as approved by the Homeowners Association (HOA) in the future.

Regarding the timing of construction for this phase, Mr. Gabler stated the new infrastructure would be built first to connect to the new Vantage Lane lift station before construction of homes could begin. He noted the original lift station would be torn down once the Vantage Lane station was fully operational and supporting all of Shoreline and the Holmes Homes developments as planned. He stated all the infrastructure would be completed before building homes. He added the timing of the construction of the club house was not mandated by contract, but he hoped to have it completed in conjunction with sales of Phase 3 units to provide for sufficient residents to support the increased HOA fees to maintain the facility.

In response to a suggestion from Commissioner Pieper, Mr. Gabler agreed to the creation of a resident and/or HOA committee to provide more input on the detailed amenities of the club house.

In response to a comment from Acting Chair Cooper, Mr. Gabler noted the proposed number of parking spaces at the club house would be reevaluated as the plan was refined, and he would also include bike racks in the plan.

Mr. Gabler discussed plans for proposed housing types which would be built according to market demand. He indicated there seemed to be demand for smaller units than the existing Shoreline phases and expected home sizes would range from 1,500 square feet for the 6-plex units to 3,000 square feet for the 4-plex units. He noted approximately 50% of the total acreage would be open space.

In response to a question from Commissioner Peter Ginsberg regarding widths of new roads, Mr. Gabler stated the roads for Phase 3 and all other phases would be 29 feet wide, driveways would be a minimum of 20 feet, and the layout would be staggered to provide for a less monotonous appearance. He also noted additional guest parking spaces would be incorporated into the final plans and would be consistent with ratios of guest parking spaces to units in Phases 2 and 3.

Mr. Gabler noted the topography of this phase was fairly flat, and that he would work with Town staff, city engineer and Design Review Committee on details regarding civil plans, retaining walls, geo-tech reports, storm water plans, outside lighting and elevations to ensure views and building heights to meet Town Code.

Commissioner Pieper shared his concerns with the level of density and asked if the units could be spread out a bit to minimize this or to build in Dead Man's Gulch. Mr. Eddington noted this gulch area was quite steep and a sensitive drainage area and a wildlife corridor which would not be suitable for development.

Discussion ensued regarding options to spread the density out over more acreage, the trade off with open space, and the feasibility of building in Dead Man's Gulch. Mr. Gabler responded that the development was approved for 700 total units, and he was confident that the extensive landscaping would make for an attractive community.

There being no further questions from the Planning Commissioners, the Public Hearing was opened at 7:16 PM.

Mr. Brian Cooper, Shoreline resident asked about the appearance of the rectangular grid section; Mr. Gabler responded there would be more variation than this preliminary plan indicated. Mr. Cooper asked if there would be sufficient compaction of soils moved during construction, to which Mr. Gabler replied such testing would continue to be conducted by Epic Engineering and a geo-tech engineering firm. Mr. Cooper asked if the electrical lines would be underground; Mr. Gabler responded the distribution lines would be buried, although the transmission lines would continue to be overhead lines to the best of his knowledge.

Mr. Scott Peters, Shoreline resident, asked if there would be another main access road in/out of this phase; Mr. Gabler discussed the current roads including Recreation Drive which was added after the initial approval per the Fire District requirements and noted it would be the primary road for this phase. Mr. Peters also asked about the timing for commercial development. Mr. Gabler did not have any details on the timing or type of commercial that would be developed.

Acting Chair Cooper asked if there could be a restaurant in the community center. Mr. Eddington stated under current zoning such a business could be allowed. Mr. Gabler stated the inclusion of a restaurant in the community center was not a decision he was prepared to make but would be up to the HOA.

Mr. Tom Christjans, Shoreline resident, asked what the ratio of single units and quads- through six-plexes would be, and if that was negotiable. Mr. Gabler responded the mix would be mandated by demand for various sized units.

Mr. Peters asked how many units would be located within the purple area of the map displayed. Mr. Gabler replied these figures were not yet finalized. Commissioner Ginsberg asked for confirmation that the housing units would not be apartments, which Mr. Gable did confirm.

Ms. Peggy Poka, Shoreline resident, shared her concerns with the level of density proposed for this phase. Mr. Gabler replied he had been approved for 700 units, and density would be in this phase or a future phase.

Mr. Jon Koenig, Shoreline resident, asked for more clarification on how market demand for the proposed building types would determine where the units would be built. Mr. Gabler responded he could not provide a specific answer given changing market conditions, however he expected there would be demand for units of less than 3,500 square feet, and the plan would be adjusted with market demand during construction.

Acting Chair Cooper asked if the construction would begin closest to the water. Mr. Gabler responded the priority would be completing the water and sewer mains along new road(s), with building construction to follow. He did not expect the home construction to begin in the area closest to the water.

Mr. Peters asked for clarification on the construction of the new sewer main, which Mr. Gabler addressed. He noted the initial excavation work had already been permitted to start the work on the infrastructure.

Mr. Attila Poka, Shoreline resident asked for clarification on the access along Recreation Drive. Mr. Gabler noted the other roads throughout the development which would also tie into this Phase.

Ms. Catherine Woltering, Shoreline resident, asked for clarification on whether the number of units approved in 2016 were approved for a total number and by phase. Mr. Eddington explained that the approval in 2016 was approved as a preliminary plan, not by phase, and with pods and conceptual density outlined but not defined by phase. There were no phase lines in that plan. When comparing the current phasing with the 2016 preliminary plan, there were changes in the density by phase and location of housing types. The total 700-unit approval remained binding, but there could be negotiation with the developer on the proposed number of units presented for this phase.

Town Attorney Polly McLean added the 2016 original preliminary plat approval showed an overall concept plan, with allocations by phase to be part of the final platting and overall plan compliance.

Commissioner Pieper asked what documentation there was from the Phase 3 approval process which detailed the approval and changes from the original concept plan approval.

Acting Chair Cooper asked Mr. Gabler if he would consider obtaining approvals of two sub-phases rather than requesting all of Phase 4 approval in one application. Mr. Gabler replied that was not an option as he needed to commence the infrastructure construction for the entire phase. He also noted the proposed 8 units per acre was not higher density than the existing phases, and there would be twenty acres of undeveloped, open space.

Ms. Woltering asked who had the burden to provide information on a legal agreement regarding the changes made since the original 2016 approval. Ms. McLean agreed to research this history from the original approval and each phase in order to provide more information at the next meeting on this matter. Mr. Gabler stated the Master Development Agreement (MDA) provided him the flexibility to shift the units per phase, all within the maximum 700 units. Ms. McLean noted the zoning would still need to be followed within each phase. Ms. Woltering noted her concerns that homeowners purchased their units based on expectations from the original approved plat which now appeared very different.

There being no further public comment, the Public Hearing was closed at 7:49 PM.

Mr. Eddington agreed to work on the research of plat history as discussed, as well as to follow up with Mr. Gabler and the city engineer to review the proposed plan in more detail.

Motion: Commissioner Ginsberg moved to continue this matter to the September 4, 2024 6:00 PM Special Meeting. Commissioner Pieper made the second. Voting Yes: Acting Chair Cooper, Commissioner Pieper and Commissioner Ginsberg. Voting No: None. Absent from Voting: Chair Matyszczyk, Commissioner Tihansky, and Commissioner Turner. The motion carried.

2. **Discussion and possible recommendation to Hideout Town Council regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8182 and 00-0020-8184 (the “Elk Horn Springs” Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 6 (R6), Residential 20 (R20), and Natural Preservation (NP)**
3. **Discussion and possible recommendation to Hideout Town Council regarding a Master Development Agreement (MDA) for the Elk Horn Springs Development, which would include nightly rentals in zoning districts that do not currently allow for nightly rentals**

Mr. Eddington announced that the Applicant had requested a continuation of these two items to the September 4, 2024 Special Meeting.

As these items had been noticed as a Public Hearing, the meeting was opened for public comment at 7:56 PM. There were no public comments, and the Public Hearing was closed at 7:57 PM.

Motion: Commissioner Ginsberg moved to continue the two items related to the Elk Horn Springs Development to the September 4, 2024 6:00 PM Special Meeting. Commissioner Pieper made the second. Voting Yes: Acting Chair Cooper, Commissioner Pieper and Commissioner Ginsberg. Voting No: None. Absent from Voting: Chair Matyszczyk, Commissioner Tihansky, and Commissioner Turner. The motion carried.

V. Meeting Adjournment

There being no further business, Acting Chair Cooper asked for a motion to adjourn.

Motion: Commissioner Ginsberg moved to adjourn the meeting. Commissioner Pieper made the second. Voting Yes: Acting Chair Cooper, Commissioner Pieper and Commissioner Ginsberg. Voting No: None. Absent from Voting: Chair Matyszczyk, Commissioner Tihansky, and Commissioner Turner. The motion carried.

The meeting adjourned at 7:58 PM.



Kathleen Hopkins
Kathleen Hopkins
Deputy Recorder for Hideout