

**Hideout Planning Commission
10860 N. Hideout Trail
Hideout, UT 84036**

September 19, 2019 6:00 PM

Present:

Jerry Dwinell - Chair

Tony Matyszczyk – Alternate

Vytas Rupinskas – Member

By phone:

Ralph Severini - Vice Chair – By phone

Sara Goldkind – Member - By phone

Absent:

Kurt Shadle – Alternate – Out of town

Bruce Woelfle - Member

OPENING:

Call to Order

Pledge of Allegiance

Roll Call

ADMINISTRATION: Approval of meeting minutes:

July 18, 2019 No comments. All in favor – Yes

August 15, 2019

Comment: Mrs. Baier? Was she involved in the conversation?

Comment: No mention of MIDA – need to scratch

All in favor with conditions that the meeting recording is reviewed and correct as needed. Mr. Severini will look into the corrections via Nancy Hooton

All in favor - Yes

August 29, 2019

Comment: Is the focus of the Planning Commission clearly stated? Ms. Goldkind and Chair Dwinell reviewed the comment, agreeing that the slide deck, at the beginning of the discussion, covered the three critical points.

Comment: Are the financials explained on these minutes. Chair Dwinell clarified that in this meeting

they were not covered. It was a later meeting with the Town Council, that the financials were discussed.
All in favor – Yes

PUBLIC HEARING: Review and possible approval of the Preliminary Plan for Venturi

Subdivision. [Link to packet](#)

Town of Hideout Engineer – Ryan Taylor: explained the application and recommended approval of preliminary plan. He explained the approval letter and the criteria which the applicant needs to follow. He outlined 5 points which the applicant needs to address and 5 that should be considered.

Ms. Goldkind asked, what is a *will serve letter*? Ryan explained it is a letter in which an entity states that they commit to providing a service to the development.

Mr. Taylor pointed out that Shoreline Drive will be dedicated to the Town of Hideout, and it will be recorded on the final plat.

Rory Murphy from Venturi answered a question about paving on Shoreline Drive.

Chair Dwinell invited Rory Murphy from Venturi to comment. They were unaware of the timeframe for the will serve letters and will get them coming soon. Mr. Rupinkas commented on the will serve letter and how they can get them. Mr. Murphy explained the layout of the plat map. These two lots are to be sold, not to be developed by Venturi.

Mr. Dwinell gave options to approve the preliminary plan and that the “will serve letters” need to be provided. Mr. Rupinkas motioned to approve the preliminary plan with the condition that the “will serve letters” be provided before final. Mr. Matyszezyk second All in favor.

PUBLIC HEARING: Review and possible approval of the Preliminary Plan for Plumb

Subdivision. [Link to packet](#)

Hideout Town Engineer – Ryan Taylor explained application and letters received. Chair Dwinell shared letters and plat.

Chair Dwinell and Phil Plumb clarified acreage is 3.8 and it has been divided into four lots.

Ms. Goldkind asked to explain what is a “detention basin”. Mr. Taylor stated that it is for stormwater and detailed its use. Chair Dwinell asked more details on their detention basin landscaping plan.

Mr. Plumb went over their basic idea of the basin. Chair Dwinell would like a detailed plan on it at final.

Ms. Goldkind asked if there is a code for fencing, concerning safety for children. Mr. Taylor stated most areas have rules on depth and size. Not necessarily fencing.

Mr. Severini and Mr. Taylor discussed the flow of water on the property and how it will be handled.

Chair Dwinell discussed the easements and the plan for the emergency road. Mr. Plumb said the fire department wants it asphalted. The Commission, Mr. Taylor and Mr. Plumb discussed the width, curb and gutter, and access.

Chair Dwinell said if this is approved tonight, the stipulation will be to not take the fire departments recommendation but allow it to stay gravel until further notice.

Ms. Goldkind asked, in the future, how is the decision on the road adjudicated, between Shoreline, Plumb and Hideout? Chair Dwinell asked Hideout's Administrator Jan McCosh to investigate whether Shoreline Phase III has a Final Approval.

Chair Dwinell said this would be a condition of final.

Mr. Rupinkas questioned the size of cul-de-sac vs. others in Hideout and the snow removal plan. Mr. Taylor, the Commission and Mr. Plumb discussed the challenges of a heavy snow year and looked at a few options which could be implemented.

Chair Dwinell opened the discussion to the floor.

Melyssa Davidson representing the Community Preservation Association – She asked if this subdivision is in the boundaries of master development agreement? Chair Dwinell stated that it is. Who and what are the options for maintenance of the detention basin, was reviewed.

Chair Dwinell stated, if the decision to approve this preliminary plan tonight, it will be with the condition that before final, the decision on who would maintain this basin needs to be made.

Ms. Davidson asked for the 4 lots to be brought into the master HOA.

Mrs. McCosh interjected that a planner might be hired to resolve these kinds of issues. Commission, Mrs. McCosh and Mr. Taylor discussed who is responsible for the design and maintenance of their basin plan.

Chair Dwinell opened discussion to the floor and phone. No comments.

Chair Dwinell conditions for final:

- Landscape and maintenance plans for the detention basin.
- An agreement as to what entity shall be responsible for maintenance of the detention basin:
 - The Master HOA
 - A Sub-HOA
 - The landowner of lot 2
 - The Town of Hideout
- The Fire District requested that the emergency access road be paved. The PC has determined that until such a time as that road leads to somewhere, the current plan showing it as gravel is sufficient.
 - The Town Staff has been asked to determine the approval status of Shoreline Phase III. If it has already had Final Plan approval, then we may reverse and require that it be paved, curbed, and guttered. If not, then the PC could make that a requirement for GCD.
- A revised plat showing dedicated snow storage allocation.
- A statement from the Town Engineer stating that no issues exist with regard to:
 - Water runoff from any upslope developments
 - Snow melt runoff (particularly from the dedicated snow storage locations)

Mr. Rupinkas motioned Mr. Matyszczyk second All in favor, with Ralph hesitant. Preliminary plan passed.

ADMINISTRATION: Presentation of Master Plan from POST (Parks, Open Space, Trails) Committee. [Link to slide show](#)

Thomas Eddington hired consultant from Integrated Planning and Design, working with the POST Committee – Overview on the Park and open space via slide show.

The 2019 Hideout General Plan has 22 goals. 11 of the goals relate to POST planning.

Land Use Summary

Goal #1 Preserve view sheds and green space

Economic Development

Goal #2 Enhance public gathering spaces and enhance community connectivity.

Goal #3 Improve the quality of life

Transportation Summary

Goal #1 Improved pedestrian connectivity and improve bicycle infrastructure

Goal #2 Map existing and planned trails. Improve quantity of trails. Improve quality of trails.

Public Facilities Summary

Goal #1 Create public spaces to congregate and recreate.

Goal #2 Enhance and expand parks and trails.

Goal #5 Create a Master Plan for the Town's trails, parks and open space. Investigate possible access to public amenities.

POST 7 Priorities:

1. Ensure developer compliance with previously approved subdivisions
2. Finalize Bike and Pedestrian Trails
3. Park Acquisition and Construction
4. State Park Connection
5. SPINE (bike/walking path along the SR248 public right-of-way)
6. Connect the "Last Mile" for All Constructed Trails and Parks
7. Conservation Easements as a partnership tool to protect land under powerlines for parks and trails and explore similar opportunities with the golf course

Reviewed population median age and growth, with today's data.

Chair Dwinell interjected that the MIDA income is not taken in account on this plan.

Recommendations on what needs to be finished, options on public lands, enforcement on developer finishing projects.

Chair Dwinell would like to see a cost range on a city park.

Mr. Taylor suggested that all of the UDOT accesses need to be shown in the agreement before it is signed.

Chair Dwinell would like to see the last priority moved up. Use the easements under the RMP power poles. Mr. Eddington said that working with the utilities could take a long time to make it happen.

Chair Dwinell touched on commercial opportunities and what will be needed to integrate them into the POST plan.

Mr. Rupinkas commented on possible fees for non-resident use, to be used for maintenance costs.

Chair Dwinell requested that the POST Plan be revised to include:

- Estimated costs be added to each recommendation (including ongoing maintenance costs)
- A discussion on the MIDA Development Fund
- A priority be assigned each item, mapped against projected MIDA development fund availability
- Expanded to include integration with Commercial space within annexation lands

Housekeeping items:

Chair Dwinell – At the last Town Council meeting, they declared Chair Dwinell, Mr. Shadle and Mr. Rupinkas to be elected to the Town Council in 2020. This will open two positions on the Planning Commission. The transition plan for this is currently in draft form, but is as follows:

- Chair Dwinell will remain the Planning Commission Chair, but as an alternate member, until the Chair position can be transitioned and filled.
- Mr. Matyszczyk will be made a full voting member (replacing Mr. Dwinell's voting position)
- Mr. Rupinkas will go to the Town Council.
- Carolyn Keys or Carol Haselton will fill Mr. Rupinkas's seat.

ADMINISTRATION: Review Land Use definitions in advancement of Zoning Definition

Change Ordinance.

Because of the late time and lack of time in prior meetings, Chair Dwinell has asked to allow him to consolidate all the comments and options to create a draft with single definitions. The PC could then review and forward to T-O to be included in the Title 11 rewrite.

All in favor of this idea.

ADMINISTRATION: Review progress of the Zoning Definition Change Ordinance.

Commission discussed MuniCode vs. the Planning Commission timeline. Mr. Taylor commented on renumbering that it would not be a big problem. Historic codes will be retained for future reference.

Motion to close Mr. Rupinkas 2nd Mr. Matyszczyk All in favor

Adjourned 8:45