

Minutes
Town of Hideout
Planning Commission Regular Meeting and Public Hearings
August 18, 2022
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on August 18, 2022 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic.

Regular Meeting and Public Hearing

I. Call to Order

Acting Chair Glynnis Tihansky called the meeting to order at 6:05 PM and referenced the current No Anchor Site letter which was included in the meeting materials. All attendees were present electronically.

II. Roll Call

PRESENT:

Acting Chair Glynnis Tihansky
Commissioner Jonathan Gunn
Commissioner Ryan Sapp *joined at approximately 6:09 PM*
Commissioner Donna Turner
Commissioner Rachel Cooper (alternate)

EXCUSED:

Chair Tony Matyszczyk

STAFF PRESENT:

Thomas Eddington, Town Planner
Cameron Platt, Town Attorney
Timm Dixon, Head of Engineering and Public Works
Alicia Fairbourne, Town Clerk
Kathleen Hopkins, Deputy Town Clerk

OTHERS IN ATTENDANCE: Dallin Quinn, Edwardo Sanchez-Woodworth, Nate Brockbank, Brian Cooper, and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

There were no comments on the draft minutes of the June 3, 2022 and June 16, 2022 Planning Commission meetings.

Motion: Commissioner Gunn made the motion to approve the June 3, 2022 Planning Commission Minutes. Commissioner Turner made the second. Voting Yes: Commissioners Cooper, Gunn, Tihansky, and Turner. Voting No: None. The motion carried.

Motion: Commissioner Turner made the motion to approve the June 16, 2022 Planning Commission Minutes. Commissioner Gunn made the second. Voting Yes: Commissioners Cooper, Gunn, Tihansky, and Turner. Voting No: None. The motion carried.

IV. Public Hearing

1. Discuss and possibly make a recommendation to Town Council regarding a lot/driveway amendment for Lots 38 and 39 of the Overlook Village subdivision

Town Planner Thomas Eddington provided background on this matter and reminded the Planning Commissioners of a similar proposal made previously for properties just north of those in the current request. He discussed the applicant's request to move the location of the driveway for Lots 38 and 39 and amend the adjacent limited common area off Longview Drive which would provide more separation from the neighboring home, reduce some of the pavement area and minimize the steepness of the driveway. He noted both property owners of these two lots were in agreement with the proposal. He noted the proposed 16-foot driveway with 2 feet of gravel on each side would meet Town Code and Fire District requirements. He also discussed the proposed retaining walls also met Town Code. Mr. Eddington referred the Planning Commissioners to the Staff Report which discussed protection of trail easements, all common area to be included in the plat, retaining walls, and slope of the driveway to be less than a 14% grade. Mr. Dallin Quinn, representative of the applicant, was introduced and noted driveway would be 11.9% slope and the Fire Marshall had visited the site and provided feedback which was reflected in the driveway design.

Mr. Eddington stated he had spoken with T-O Engineers to confirm the proposed amendment was acceptable to the Town Engineer. Acting Chair Tihansky asked if the proposed grade of the driveway was similar to the original plan. Mr. Quinn responded it was and added the owner of the neighboring lot 38 had approached the applicant with safety concerns given the proximity of Lot 39's current driveway location which would be just a few feet away from the home on Lot 38. Mr. Quinn stated the proposed location would be safer, especially in ice conditions.

Commissioner Jonathan Gunn asked whether affected neighbors had been notified of this request. Mr. Eddington responded this type of amendment did not require specific notification to neighbors beyond the 10-day public notice filing which had been filed. Town Clerk Alicia Fairbourne added as this matter was not a zoning change request, there was no requirement for communication other than the public hearing notice. In response to a question from Commissioner Gunn, Mr. Dallin responded he had not had any discussions with other neighbors regarding the application.

Mr. Brian Cooper, a member of the Town's Infrastructure Committee asked if the 16-foot driveway was sufficient to meet safety requirements. Mr. Eddington responded the original plat did not specify driveway width, however the proposed 16 feet of pavement with 2 feet of gravel on each side did meet Town Code. Mr. Quinn added the Fire Marshall had requested the additional gravel sides at a site visit with the owner and builder. Commissioner Gunn asked if there was a preference for gravel rather than additional asphalt; Mr. Eddington responded this was intended to reduce watershed.

There being no further questions from the Planning Commissioners, the Public Hearing was opened at 6:21 PM. There were no public comments. The Public Hearing was closed at 6:22 PM.

Motion: Commissioner Sapp moved to make a positive recommendation to the Town Council to approve a lot/driveway amendment for Lots 38 and 39 of the Overlook Village Subdivision. Commissioner Gunn made the second. Voting Yes: Commissioners Cooper, Gunn, Sapp, Tihansky and Tuner. Voting No: None. The motion carried.

Mr. Quinn was excused and departed the meeting.

V. Agenda Items

1. Presentation and discussion of a concept plan for the Cottages at Deer Springs

Mr. Eddington provided background on this item and reminded the Planning Commissioners they had visited to site in 2021 when the applicant, Mr. Nate Brockbank, had requested input on a proposed apartment complex at this location. Mr. Eddington noted the proposed apartment complex concept plan was not well received by the Planning Commissioners, and Mr. Brockbank was now seeking input on a different project which would consist of 35 cottage units and a clubhouse. Mr. Eddington reported the proposed cottage units would range in size from 1,200-2,000 square feet and were being proposed as nightly rentals which were not currently approved beyond Deer Springs Phase 1 and KLAIM subdivisions.

Mr. Brockbank stated he had met with the Town's economic development committee and town staff to discuss ideas for this location which consisted of 8 ½ acres of relatively steep (20-40% sloped) terrain along Jordanelle Parkway.

Acting Chair Tihansky asked about the location of overhead powerlines on or near this proposed site. Mr. Eddington confirmed there could be no structures built within this powerline corridor. Commissioner Donna Turner asked about the location of an electrical transformer in the vicinity as well.

Mr. Eddington referenced the 2017 Deer Springs Master Development Agreement (MDA) which was updated in 2021 and provided for 30 units in Phase 8 rather than the 35 units in the proposed concept plan. He added there was no clubhouse or commercial development included in the existing MDA, which would need to be updated.

Commissioner Rachel Cooper asked whether the buildings near the power corridor might be relocated with open space to surround the powerlines. Mr. Eddington responded the powerline easements could be used for trails. Mr. Brockbank added the proposed building locations were well outside the power line easements.

Mr. Brockbank discussed the project and noted the intention was for his team and partner to own and manage the development of small rental homes which would be intended primarily as nightly/short-term rental units. He stated a nightly rental revenue study was conducted to evaluate potential revenues for the Town, and his intention was to transfer a portion of his MIDA resort and sales tax revenues to the Town which would also be able to collect other sales and room taxes. He stated the preliminary revenue study indicated additional revenues to the Town amounting to several million dollars over a twenty-year period.

In response to a question from Acting Chair Tihansky, Mr. Brockbank stated the clubhouse amenities would be for the use of the development's renters, rather than broader public use. Mr. Brockbank also stated he expected all the units to be short-term/resort rentals, and he discussed the proposed 35 smaller rental units would utilize fewer Equivalent Residential Units (ERU's) than the originally approved 30 town homes.

Discussion ensued the overall ERU's specified in the MDA, and the impact of this project's density and ERUs on the remainder of the Deer Springs development. Mr. Eddington explained ERU calculations are used to estimate infrastructure and water usage. He noted 1 ERU is allocated to less than a 5000 square foot home, and smaller units of less than 1,500 square feet would represent a fractional .75 ERU allocation. He stated these cottage units were desirable from an ERU standpoint but noted the plan for short term rentals would need to be addressed in the MDA.

Further discussion ensued regarding the market demand for nightly rentals given the proximity of other such communities, whether this type of development would be supported by the Hideout community based on comments provided in the recent Town Resident Survey, tradeoffs between

potential attractive tax revenues for the Town through short term rentals versus permanent step-down or starter home residential development, and options to incorporate small commercial development as part of this project.

Mr. Brockbank stated if there was support for this project, he could commence construction of this Phase as early as 2023. Commissioner Turner stated she was more receptive to this proposal than she had been to the previous apartment project given its lower density but added she would like to see some type of commercial development included in the plan. Commissioner Gunn agreed and stated he would like to see some commercial development planned along Jordanelle Parkway given the growth expectations in the area.

In response to a question from Commissioner Gunn, Mr. Brockbank responded he had secured sufficient water rights for the proposed project. Mr. Brockbank also confirmed there were no issues with regard to sewer infrastructure or the need to construct a sewer pump station at this proposed site. Commissioner Gunn stated the project seemed worth pursuing, he did not see any insurmountable obstacles based on this discussion and he looked forward to seeing more details.

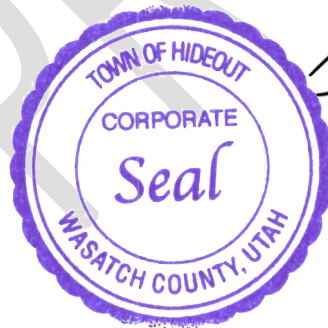
Mr. Brockbank thanked the Planning Commissioners for their feedback which he intended to incorporate into the plan which he would formally submit at a future date.

V. Meeting Adjournment

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

Motion: Commissioner Gunn moved to adjourn the meeting. Commissioner Turner made the second. Voting Yes: Commissioners Cooper, Gunn, Sapp, Tihansky and Turner. Voting No: None. The motion carried.

The meeting adjourned at 7:09 PM.




Kathleen Hopkins, Deputy Town Clerk