

**Town of Hideout
Planning Commission Meeting Minutes
10860 North Hideout Trail
Hideout, Utah
July 18, 2019**

Present: Jerry Dwinell - Chair
Kurt Shadle - Alternate - by phone
Vytas Rupinkas
Ralph Severini
Bruce Woelfle
Tony Matyszczyk - Alternate
Sara Goldkind - by phone

Others:

1. OPENING:

- a. Call to Order 6:00 PM
- b. Pledge of Allegiance
- c. Roll Call

2. ADMINISTRATION: Approval of meeting minutes:

- a. March 25, 2019 (Working Session)
- b. April 18, 2019
- c. June 20, 2019

Meetings were approved by all members and motioned by Ralph Severini Seconded by Vytas Rubinkas.

3. PUBLIC HEARING: Consideration of a proposed amendment to the Town's Annexation Policy Plan. First meeting to solicit public feedback.

Chair Dwinell reviewed why this meeting was being held. The State of Utah requires municipalities to have a plan for growth. The town was formed in 2008 and does have a plan in place, but not to the level in which Hideout would like to see for their general growth plan.

This is an annexation plan, not an annexation action. Hideout has no interest in doing a hostile annexation. Any annexation would be a mutual agreement between landowners, homeowners and Hideout.

One comment was that the fear that if annexed in, they would become a part of Hideout's master HOA. The current master HOA boundaries are defined and would not be extended to any new community.

Zoning would be negotiated between the annexed area and Hideout, matching current zoning as closely as possible.

Chair Dwinell explained the process of a Public Hearing. This is a Planning Commission meeting, which will have discussion among members, then it will be opened to the floor for comments and question.

Chair Dwinell gave history of how the town of Hideout was formed. In 2008 the legislature put in place a law, which would allow the formation of towns following a certain criteria. This law was short lived. The landowner/developer became the governing body, which had mixed views by the residents. In the 2018 election, the people had a choice between a developer controlled community or a citizen controlled community. As of 2018, Hideout became a citizen controlled form of government.

Chair Dwinell open the floor to the commission for comment.

Mr. Severini stated that this will be a partnership, approached as a win win situation.

Mr. Rupinkas said that when this plan was taking shape, they looked at surrounding community's annexation plans to make sure we didn't have any overlap.

Chair Dwinell commented that they hired a professional firm to review the general plan for any inconsistencies or overlaps. Also, the way the boundaries were drawn, the plan was to follow the roads to the most northern side of Wasatch County. To help give Hideout a larger voice at the table.

Mr. Woelfle referred to the annexation document which has 9 goals that are the objectives of the annexation.

Mr. Shadle suggested a regional approach to planning, with Park City, Wasatch and Summit Counties. Chair Dwinell agreed with Mr. Shadle, being that Hideout is surrounded by the three municipalities, it would make sense to use this approach. Mr. Severini would like to know who would start this dialogue with the other communities. Chair Dwinell said that they have extended the invitations.

Chair Dwinell asked the Commission for their comments at 6:28 PM, there were none.

Chair Dwinell opened the floor to comments.

Bruce Erickson - Park City Planning Director: suggested reading their planning policies and general plan. Discussed transit, their long-term planning. Chair Dwinell asked for their documents and maps. Mr. Erickson will make sure they get them to Hideout. Welcomes open dialogue and offered a presentation which would explain items such as how MIDA will affect them. Park City does have periodic regional meetings with many entities.

Rick Shore - Deer Mtn.: asked what the annexation procedure is. Chair Dwinell explained that in communities such as his, the conversations likely would be through their HOA. Each HOA has different guidelines which would guide how the procedure is done. Mr. Shore is also concerned about a hostile annexation. Does not feel the benefits discussed would benefit Deer Mtn. residents. Dan Dansie made point that the HOA's involvement would depend on their CCR's.

Kirstin Wetstone - Summit County Planning Department: County Manager Tom Fisher sent a letter on June 26, 2019 to Hideout's Town Council outlining Summit County's issues with the annexation declaration draft. Ms. Wetstone pointed out high points and said that they have done extensive work on their general plan in the areas that overlap on the annexation plan. She asked that all Summit County properties be removed from the plan. She also said that they are willing to have further discussions.

Dan Dansie commented that he believes that any decision made in behalf of Summit County would be by their City Council, not just the County Manager.

Chair Dwinell said that there is a property owner who owns land in both Summit County and Wasatch County, that has asked to be annexed into Hideout.

Paul Beckman - Retreat at Jordanelle: Concerned about affordable housing, lack of buildable land, traffic, early building sites future failures.

Chair Dwinell asked Ryan, Hideout's engineer, about potential issues with the early building sites. Ryan stated that he is new to the game and does not have a lot of information on past building codes.

Rick Longo - Deer Mtn.: Cannot envision 20 years from now. Would like to know what the cost will be to him. Chair Dwinell stated that this is also a question that Hideout will be asking if a community is looked to be annexed.

Ron Phillips - General Manager of Jordanelle Special Service District: Stated that JSSD is an effected entity and all the land in the annexation map lies within their district. JSSD was created to serve entities in the Jordanelle Basin with water and sewer. Concerned that Hideout's plan will overlap these services, competing with them and costing unnecessary money. Water storage was designed for anticipated densities. Higher density housing could cause a water shortage. JSSD would like the opportunity to discuss the plan with Hideout.

Asa Shani - Deer Mtn.: Would like a cost analysis. What benefits would it bring? He feels that his community has everything they need five minutes away. He is concerned with higher taxes and water rates.

Kendall Crittenden - Wasatch County Council: Frustration that there has been no communication, excited to co-plan with Hideout. Mr. Wade represents Hideout within Wasatch County. Does not understand the 9 goals and feels that they could create additional problems. Involves three fire districts, which could cause conflict, water and sewer and transportation issues. Acknowledges the school bussing issue.

Jeff Wade stated that the school district has land by Mayflower, and could possibly build a smaller school, when the need arises.

Mr. Shadle asked Mr. Crittenden about the traffic issues on 248. He answered that it is being looked at.

Michael Kowakowski - Star Harbor: Would like his and Pam Fords testimonies from past meetings to be included here. He is on the board in his area and involved in his HOA. Lives in the "donut hole" in MIDA, they are not a part of anything. No representation and had asked to be annexed into the Jordanelle Special Planning Area but were not. They welcome being annexed into Hideout, since they are adjacent properties. He believes that dialogue with JSSD is possible and feels that they need local representation on their board.

Mr. Wade explained that the Wasatch County Council also serves as the JSSD board. Mr. Severini believes that there should be local representation on that board.

Paper water vs. wet water discussion: Mr. Kowakowski feels that more development will impact the water supply. Having local representation will help control the new developments. Mr. Crittenden stated Wasatch County requires real water for any development. The board is responsible to be able to supply water and sewer to all residents. Chair Dwinell said that for all development applications, they require a "will serve" letter from all applicable entities.

Kathy Beckman - Retreat at Jordanelle: She wanted clarification on the area involved on the map and does the HOA have the last word if the community is annexed in. Chair Dwinell replied that each HOA has different guidelines. Mr. Dansie also stated that the CCR's would mandate these guidelines.

Chair Dwinell closed the floor with no more comments.

Chair Dwinell opened the floor to the phone lines, there were no comments. Lines were closed.

Chair Dwinell closed the public hearing. 7:50 PM

Chair Dwinell listed the next steps in the process.

- A ten-day window starts, where comments will be taken, and changes could be made.
- A 2nd public hearing will be held on August 1, 2019
- The version being discussed, will be published prior to the meeting on August 1, 2019
- If the planning commission votes and recommends it, the town Council will review it on August 8, 2019.

4. ADMINISTRATION: Discussion and review of the Planning Commission Docket.

Not discussed.

Chair Dwinell asked for a motion to adjourn

Mr. Severini motioned

Mr. Woelfle second

All voted in favor, adjourned 7:55 PM